



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: DECEMBER 21, 2021

AGENDA TEXT: ORDINANCE 2022-07, 1st Reading – An introduction of an Ordinance granting a Major Amendment to the Burenheide Planned Unit Development (PUD) Guide to increase residential density and allowed residential land uses in a portion thereof for publication of public hearing on February 1, 2022.

BACKGROUND

This is a request for a Major PUD Guide Amendment to the existing Burenheide PUD Guide to accommodate a new single-family attached affordable housing community. The Fruita Mews PUD Guide proposes to amend the existing Burenheide PUD Guide to accommodate an “affordable housing development consisting of 50 rental townhomes for families”. The application contains information on a possible layout of the project along with building elevations and description of building materials. The proposal shows a clubhouse, community garden, playground area, greenspace, and trails throughout.

In addition to the above, the application is requesting modifications to the density and dimensional standards originally intended with the Burenheide PUD Guide. Section 17.19.060 (B) contains guidance on major or minor amendments for Planned Unit Development Guides. The Code considers this application request as a major amendment. Because this is considered a major amendment, the application must be reviewed through the public hearing process by both the Planning Commission and City Council. Section 17.19.060 (D) states, “Major Planned Unit Development amendments shall be reviewed and may be approved in the manner set forth for original Planned Unit Development applications as contained in this Chapter.”

It should be noted that in order to be transparent with the public, the final PUD Guide, if approved, may be modified based on any additional conditions of approval before it is recorded.

The Planning Commission recommended approval of this application to the City Council by a vote of 4-1 at their December 14, 2021, public hearing.

FISCAL IMPACT

Because the nature of this Ordinance is residential, there are no fiscal impacts associated with adoption. If the subject property is to develop, a fiscal impact will be associated with the public improvements.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

With regards to the Master Plan, Fruita is an exceptional community. Throughout the comprehensive plan process, residents brought up how much they love living in Fruita, its small-town character, and their desire to preserve the community's most desirable qualities into the future. The plan starts by declaring what makes Fruita special. In turn, these community values are the foundation of the plan—shaping the plan vision, goals, policies, and actions. Two community values represented include:

- Fruita is a place where you run into neighbors, friends, and acquaintances at local stores and restaurants, parks, and the community center. (Community Values, Page 2, Comprehensive Plan)
- Fruita is a community where people are invested and constantly work to make the community better. (Community Values, Page 2, Comprehensive Plan)
- Fruita is committed to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents. (Community Values, Page 2, Comprehensive Plan)

Influenced by the community values expressed on page 2 of the Comprehensive Plan, the Plan Vision states, “The City of Fruita values quality of place. It’s an inclusive city, with a small-town feel and vibrant downtown, surrounded by public lands. People love to live, work, and play in Fruita because the City facilitates community, safe neighborhoods, family-friendly events, and walking and biking. The City governs in a way that’s responsive to its citizens and prioritizes high-impact services and projects. Fruita fosters a fun and funky ambiance around the arts, agriculture, and recreation.”

OPTIONS AVAILABLE TO THE COUNCIL

1. Publish a synopsis of Ordinance 2022-07, an Ordinance granting a major amendment to the Burenheide Planned Unit Development (PUD) Guide to increase residential density and allowed residential land uses in a portion thereof for publication of public hearing on February 1, 2022.
2. Deny Ordinance 2022-07.

RECOMMENDATION

Staff recommends that the Council move to:

PUBLISH A SYNOPSIS OF ORDINANCE 2022-07, 1ST READING – AN INTRODUCTION OF AN ODRINANCE GRANTING A MAJOR AMENDMENT TO THE BURENHEIDE PLANNED UNIT DEVELOPMENT (PUD) GUIDE TO INCREASE RESIDENTIAL DENSITY AND ALLOWED RESIDENTIAL LAND USES IN A PORTION THEREOF FOR PUBLICATION OF PUBLIC HEARING ON FEBRUARY 1, 2022.