

MONTHLY REPORT
COMMUNITY DEVELOPMENT ACTIVITIES: January 2012

PLANNING COMMISSION:

The following items were recommended for approval at the Planning Commission public hearing on Tuesday, January 10, 2012:

2011-14 Iron Wheel Estates PUD (Continued from 11/8/11)

Application: PUD Concept Plan
Property Owner: Sonshine II Construction & Development, LLC
Representative: Blue Star Industries
Location: 953, 961, 973 19 Road
Zone: Planned Unit Development

A request for a PUD Concept Plan creating 18 single family lots on approximately 21.6 acres in a Planned Unit Development zone. (City Council will hold a public hearing on this item: February 7, 2012)

Planning Commission Action:

Mel Mulder- Mr. Chair, in regards to 2011-14 Iron Wheel PUD Concept Plan and understanding that we will see this again as a Preliminary Plan application, it is my recommendation to approve this proposed subdivision with the condition that all review comments and issues identified in the Staff Report be adequately resolved with a Preliminary Plan application. Specifically, but not limited to, the following issues: sewer service must be provided to the subdivision, Iron Wheel Road must be designed as a Minor Collector roadway. It should be noted that a PUD zone would not be necessary if sewer service were provided to the development. The City's Master Plan supports CMU zoning for this area and if the CMU zone is to be used to allow density to be shifted across properties, a master plan for all the property involved will be required to be provided.

Dave Karisny- Seconds
7 Yes Votes; Motion Passes

2011-16 Fruita Area Street Classification & Traffic Control Plan

Application: Master Plan Amendment
Representative: City of Fruita, Ken Haley

A presentation regarding updates to the Fruita Area Street Classifications & Traffic Control Plan. (City Council will hold a public hearing on this item: February 7, 2012)

Planning Commission Action:

Dave Karisny- Mr. Chair, I move that we approve the Consent Agenda – Item Fruita Area Street Classification & Traffic Control Plan, Master Plan Amendment.

Mel Mulder- Seconds
7 Yes Votes; Motion Passes

CITY COUNCIL:

The following item was approved by the City Council at their January 3, 2012 public hearing on the Consent Agenda:

2011-12 Dollar General Store

Application: Preliminary PUD Plan including: PUD Zone Amendment, Minor Subdivision and Site Design Review
Property Owner: Vicki Sanger
Representative: Thomas W. Sylvester
Location: SE corner of S. Pine St. & J.2 Rd.

Zone: Planned Unit Development

A request for a Preliminary PUD Plan to amend the existing PUD zone to create one additional commercial lot (approximately one acre) in Outlot A of the Legacy PUD Subdivision, amend the design standards of this PUD zone, and a Site Design Review proposing a 9,100 square foot Dollar General retail store. (City Council will hold a public hearing on this item: December 6, 2011)

DOLLAR STORE:

ORDINANCE 2012-13 – SECOND READING – A REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA TO REZONE APPROXIMATELY 1.04 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PINE STREET (18 ROAD) AND GRAND AVENUE (J.2 ROAD) FROM A PLANNED UNIT DEVELOPMENT ZONE OF ONE TYPE TO A PLANNED UNIT DEVELOPMENT ZONE OF ANOTHER TYPE (DOLLAR STORE)

COUNCILOR BUCK MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED. COUNCILOR MOSS SECONDED THE MOTION. THERE WERE 6 YES VOTES.

Planning Commission Action

Dave Karisny- Mr. Chair, I move that we approve the Planned Unit Development Zone Amendment with the conditions that all Review Comments and issues identified in the Staff Report be adequately resolved. Specifically, the PUD Guide should be clarified before the City Council takes final action on the zone change.

Mel Mulder- Seconds

6 Yes Votes; Motion Passes

Dave Karisny- I think the second one is the Minor. Mr. Chair, I move we approve the proposed Minor Subdivision with the condition that all Review Comments and issues identified in the Staff Report be adequately resolved before the Plat is recorded.

Mel Mulder- Seconds

6 Yes Votes; Motion Passes

Dave Karisny- Mr. Chair, I move we approve the proposed Site Design Review with the conditions that all Review Comments and issues identified in this Staff Report be adequately resolved, in addition to resolving the irrigation issue before a Planning Clearance for Building Permits is issued.

Mel Mulder- Seconds

6 Yes Votes; Motion Passes

OTHER:

Plats Recorded: None

Plats Waiting for Recording: River Rim Lake Estates; Fruita Industrial Park; Western Slope Industrial and Rail; Shelly Smith Minor Subdivision, WCCI, Hughes Ranch, Starr Drain 2, Legacy Commercial Subdivision

Site Plans Waiting for Planning Clearances: Lower Valley Fire Protection District; Arrowhead Veterinary Hospital; Jurassic Park Fruita Center, USA Trucking

Public Hearing Items for Planning Commission 2/14/12:

2012-1 Chapters 13, 15 and 47

Application: Land Use Code Amendment

Representative: City of Fruita

This is a request to amend Chapter 13, Zoning Review and Amendment Procedures, Chapter 15, Subdivisions, and Chapter 47, Vested Property Rights, of the Fruita Land Use Code. (City Council will hold a public hearing on this item: February 21, 2012)

Land Development Applications Received, other than Planning Clearances:

2012-2 Stegelmeier and Quarnberg Rezone

Application: Rezone

Property Owner: Krehl Stegelmeier

Location: 318 & 332 E. Aspen Avenue

Zone: Community Residential to Downtown Mixed Use

A request for a Rezone from Community Residential to Downtown Mixed Use.(City Council will hold a public hearing on this item: April 3, 2012)