

COMMUNITY DEVELOPMENT ACTIVITIES: July, 2008

Planning Commission actions:

The following items were approved on Consent on July 8, 2008:

2008-27 Siegmund

Application: Administrative Subdivision
Petitioner: Meadowlark Consulting
Location: 542 N Plum Street and 545 N Mesa Avenue
Zone: Community Residential

A request to approve a lot line adjustment between two existing lots and an administrative subdivision creating 1 new lot.

2008-29 Rowe Fence

Application: Special Fence Exception
Petitioner: Robert and Grace Rowe
Location: 275 N Orchard Court
Zone: Community Residential

A request to grant a special exception to the Land Use Code fencing requirements in a Community Residential zone.

The following items were heard and acted on on July 8, 2008:

2008-05 Fowler

Application: Conditional Use Permit
Petitioner: Mark & Connie Fowler
Location: 1960 Highway 6 and 50
Zone: Large Lot Commercial Design District

A request to approve a Conditional Use Permit to allow for Heavy Equipment Storage on approximately 2 of 5 acres in a Large Lot Commercial Design District.

Planning Commission Action:

Paul Johnson- Mr. Chairman, I move that the Fruita Planning Commission approve project number 2008-05, Fowler Conditional Use Permit, subject to the conditions set forth by city staff in their report and that the applicant adequately resolve all such conditions within six months from the date of the CUP approval.

Jeff Pace- Seconds

6 Yes votes; Motion passes

2008-25 Harvest Moon

Application: Annexation/PUD Concept
Petitioner: Cathy Horen
Location: 1930 Highway 6 & 50, 924 19 Road
Zone: Large Lot Commercial Design District & AFT to PUD

A request to approve a Concept Plan/Annexation on approximately 36 acres in a requested Planned Unit Development zone and consisting of commercial and multi-family dwelling units.

Planning Commission Action:

Jeff Pace- Mr. Chair, I move that we approve project 2008-25, Harvest Moon PUD Concept Subdivision/Concept Plan with all staff recommendations in the report be adequately resolved with a Preliminary PUD Plan application.

Linda Deaton- Seconds.

Mr. Johnson- Yes

Mr. Fuller- Yes

Mr. Grimsby- No. I'm stuck on the thirty-five foot (35') height.

Mr. Pace- Yes

Mr. Karisny- No. My comments would be similar to the previous no. I believe that the density needs to be reduced and I think it's misleading to let the developer go with the current numbers of units.

Ms. Deaton- Yes

4 yes votes; 2 no votes; Motion passes.

Tim Grimsby- Do we need a motion on the annexation Dahna?

Dahna Raugh- Yes, please.

Paul Johnson- Mr. Chairman I move that the Fruita Planning Commission approve project number 2008-25, Harvest Moon PUD Subdivision Annexation.

Jeff Pace- Seconds.

6 yes votes; Motion passes.

2008-26 Stellaris Park
Application: Annexation/PUD Concept
Petitioner: Cathy Horen
Location: 941 & 945 19 1/2 Road
Zone: AFT to PUD

A request to approve a Concept Plan/Annexation for 150 residential units on approximately 29 acres in a requested Planned Unit Development zone.

Planning Commission Action:

Dave Karisny- I could try a motion if you want. Mr. Chair, in regards to Stellaris Park PUD subdivision Concept Plan Annexation, the recommendation is to continue the Concept Plan, I won't indicate when, and the general recommendations would be (I'm going to make general recommendations and then certainly the Planning Commission can join in on that) to reduce the density, to move or change some of the actual Sketch Plan details to remove the density away from the edges and possibly move the density away from the east and towards the west, the whole project would be contingent and require a CDOT access plan which is part of this current submittal, that would be automatic.

Paul Johnson- Seconds

6 Yes votes; Motion passes

City Council actions:

The following items were heard and acted on on July 1, 2008:

2008-19 Aspen Village Townhomes

Application: Sketch Plan/Annexation

Petitioner: Jim McCurter/McCurter Land Company, LLC

Location: 1062 18 Road & 1806 J 6/10 Road

Zone: AFT to Community Residential

A request to approve a Sketch Plan/Annexation on approximately 8.53 acres with 50 townhomes and two existing homes in a projected Community Residential Zone located at the northeast corner of Aspen Avenue and North Pine Street.

Planning Commission Action:

Paul Johnson- Mr. Chairman, I move that the Fruita Planning Commission approve Project #2008-19 Aspen Village Townhomes Annexation and Planned Unit Development zone subject to the conditions adequately being resolved as set forth by City Staff in their report. Mel Mulder- Seconds.

7 Yes Votes; Motion Passes

Paul Johnson- Mr. Chairman, I move that the Fruita Planning Commission approve Project #2008-19 Aspen Village Townhomes Sketch Plan subject to the conditions set forth by City Staff in their report being adequately resolved with the additional two following conditions: 1. That the sidewalk on the east side of Laura to Aspen not be required that the developer will be build. That the sidewalk on the west side is sufficient. 2. That we prefer the cul-de-sac to be not owned by the HOA privately-owned, but to the owned by the City with the attempt to keep the parking spaces and to resolve that with the developer and the planning staff. Jeff Pace- Seconds.

7 Yes Votes; Motion Passes

City Council Action:

COUNCILOR MASCARENAS MOVED TO APPROVE THE ASPEN VILLAGE TOWNHOUSES SKETCH PLAN WITH THE CONDITION THAT ZONING BE A PLANNED UNIT DEVELOPMENT ZONE AND ALL REVIEW COMMENTS AND ISSUES IDENTIFIED IN THE STAFF REPORT MUST BE ADEQUATELY RESOLVED INCLUDING WORKING WITH STAFF ON THE SIDEWALK AND CUL-DE-SAC ISSUES WITH A PRELIMINARY PUD PLAN APPLICATION AS THE NEXT STEP IN THE DEVELOPMENT REVIEW PROCESS. COUNCILOR BUCK SECONDED THE MOTION. THERE WERE 6 YES VOTES.

Plats Recorded: River Mesa Condos, Frasca, Woodland Creek Estates

Plats Waiting for Recording: Gewont Townhomes; Hughes Ranch; Orchard Ridge Filing 3; Goss Minor; Grand Valley Estates Filing #2, Grand Valley Estates Filing #3, 576 Kokopelli Condominiums, Bessert-Petree, Jones/Paulson.

Site Plans Waiting for Planning Clearances: Fruita Service Center; Frasca; Soap Creek Kennel/Desert Spring Vet Clinic

Land Use Applications Received:**Date Received**

2008-33 Western Slope Industrial and Rail 7/10/08
Application: Sketch Plan/Annexation
Petitioner: TurnKey Consulting, LLC
Location: 1493 Highway 6 & 50
Zone: County I-2 to Limited Industrial/Research Development District
A request to approve a Sketch plan for 20 commercial/industrial lots on approximately 222.58 acres.

2008-37 Hart Subdivision 7/21/08
Application: Administrative Subdivision
Petitioner: Mark Hart
Location: 749 Ottley Avenue
Zone: Community Residential
A request to approve an Administrative Subdivision to subdivide one existing residential lot into two residential lots on approximately 1.39 acres in a Community Residential zone.

2009-01 Aspen Village Townhomes 8/01/08
Application: PUD Preliminary Plan
Petitioner: Jim McCurter
Location: 1062 18 Road & 1806 J 6/10 Road
Zone: AFT to Planned Unit Development
A request to approve a PUD Preliminary Plan on approximately 8.53 acres with 50 townhomes in 14 buildings and two existing homes in a projected Planned Unit Development zone located at the northeast corner of Aspen Avenue and North Pine Street.

2009-02 Mesa Grand Industrial Park 8/05/08
Application: Sketch Plan/Annexation
Petitioner: Vortex Engineering, Inc.
Location: 16 Road & South of Hwy 6 & 50
Zone: AFT/PUD to Limited Industrial and Research and Development
A request to approve a Sketch Plan/Annexation to subdivide a 40 acre parcel into 6 parcels plus the Annexation of 19 additional parcels for an overall approximate acreage of 131 acres.

2009-03 Sandy Creek 8/05/08
Application: PUD Preliminary Plan
Petitioner: Vortex Engineering & Architecture, Inc.
Location: 1873 K Road
Zone: AFT to Planned Unit Development
A request to approve a PUD Preliminary Plan for 47 Single Family Lots on approximately 14 acres in a Projected Planned Unit Development zone.

2009-04 Fruita Industrial Park 8/7/08
Application: Final Plat
Petitioner: Vortex Engineering, Inc.
Location: Greenway Drive (Greenway Business Park)
Zone: Limited Industrial and Research and Development
A request to approve a Final Plat/Right of Way Vacation for approximately 30 Commercial Lots on 41.9 Acres in a Limited Industrial and Research and Development Zone.

Long Range Planning and Development (Ongoing Projects):

Land Use Code update

The consultants, Siegel Planning Services, Inc., and staff are continuing to work on revisions to the first draft of the language for several sections of the Code which were 'tested' during the consultants' visit at the end of June. They are also working on the 1st draft of the language of all other sections of the Code to be amended.

The time lines for reviewing and adopting the revised Code language has been extended due to the large amount of time required to review the Code language and the continuing workload of current planning projects happening at the same time. This was pointed out by the Planning Commission at the last public meeting. Originally, staff had intended to delay processing of development applications requiring public hearings by the Planning Commission in September and October (with City Council public hearings in October and November). Instead, staff is processing three development applications for public hearing before the Planning Commission in September and City Council in October. These three are Western Slope Industrial and Rail, Lower Valley Senior Center and Williams/Barrus Fence Exception. Processing of development applications then will be delayed for two months to help avoid additional workload for the Planning Commission in October and November to allow more time to concentrate on the Code update. After the two month delay, only two development projects per month will be processed until the updated Code is adopted.

We expect to see the revised language for our review in the next two weeks. There is still time for more comments to be incorporated into the drafts. If anyone has additional comments, please forward them to Planning Staff as soon as possible.

As always, please call the Community Development Department if you have any questions or concerns regarding this project at any step along the way. We can be reached at 858-0786 or email dahna@fruita.org.