

Project Narrative
Name: Grand Valley Estates III
Application: Annexation/Zoning
September 15, 2020

Project Information

Applicant:	Grand Valley Estates Development, LLC
Owner:	Grand Valley Estates Development, LLC
Representative:	Linda Daly, Managing Member Ivan Geer, P.E. – River City Consultants, Inc.
Location:	1848 J Road, Fruita, CO
Parcel No:	2697-163-00-100
Application:	Annexation/Zoning
Zoning:	Current Mesa County AFT – Proposed Community Residential (CR) within the City of Fruita

Project Description:

The project is located on the northwest corner of J Road and Fremont Street. The project is proposing Annexation and Zoning of CR. The total acreage is approximately 4.57 acres. All setback requirements for the CR zone district will be met.

The parcel is currently vacant land with no defined access. J Road is classified as a major collector roadway.

The project is adequately served by utilities including sewer. Irrigation water is available to the project. The site has not been agriculturally active. A Preliminary Plan for a Major Subdivision will be submitted at a later date and is expected to have minimal impact on urban services, i.e. police and fire protection.

This application includes documents as required by the submittal checklists provided by the City of Fruita.

Annexation and Zoning – Within the City’s Urban Growth Area

Does the annexation meet the requirements of State law (Title 31, Article 12)?

The annexation of the subject property does meet the requirements of Colorado State Law (Title 31, Article 12). Petitions for Annexation and Annexation Maps have been included with this submittal and the subject property has the 1/6 contiguity with the City limits required for annexation. The legal description of the annexation can be found on the Annexation Map. The parcel is adjacent to CR zoned developments to the west and north.

Can the area to be annexed be efficiently served by urban services and facilities (police and fire protection, sanitary sewer service, potable and irrigation water, drainage structures, streets and trails, etc.) and what will the impact be to these urban services and facilities?

The project is adequately served by utilities including sewer. Irrigation water is available to the project. The irrigation system in Filing I was designed to accommodate Filing I, II and III of Grand Valley Estates. A Preliminary Plan for a Major Subdivision will be submitted at a later date and is expected to have minimal impact on urban services, i.e. police and fire protection.

Is the area to be annexed contiguous with existing urban development?

As explained above, the property has the 1/6 contiguity required for annexation and is contiguous with CR zoned properties to the west and north.

Is the annexation consistent with the City’s Master Plan?

The annexation and proposed zoning are consistent with the City’s Master Plan including the Fruita Community Plan. The project provides land at an appropriate density for the area and is located in the Fruita 201 boundary.

Is the annexation supported by local residents and landowners?

The project has not been presented to the public.

Will the annexed land have a logical social and economic association with the City?

The annexation and future development of the parcel will provide the City with increased tax revenues.

Zoning Map Amendment (Rezone)

- 1. The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the city's goals, policies and Master Plan; and**

The request to rezone to CR is compatible with surrounding land uses with CR zoned properties located to the west and north. Surrounding lands uses include medium density residential, large lot residential and agricultural uses. The Fruita 8 and 9 School is located across J Road to the south with Fruita Monument High School located adjacent to the 8-9 School to the west. The project provides land at an appropriate density within the 201 Boundary making this project consistent with the City's goals, policies and Master Plan.

- 2. The land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the city's goals, policies and Master Plan; or**

The land to be rezoned is currently outside of the City of Fruita city limits. This criterion is not applicable.

- 3. The area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or**

This area is just inside the Fruita 201 Boundary. In order to develop this property, the parcel must annex and be zoned within the city limits. The proposed CR zoning is an appropriate density for the area.

- 4. The amendment is incidental to a comprehensive revision of the city's Official Zoning Map which recognizes a change in conditions and is consistent with the city's goals, policies and Master Plan; or**

A new Comprehensive Plan was adopted in February 2020. The project is currently outside of the City of Fruita limits and must be zoned upon annexation. The CR zoning is an appropriate zone district based on the adopted Comprehensive Plan.

- 5. The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the city's goals, policies, and Master Plan.**

The project is requesting annexation into the limits of the City of Fruita. The requested zoning to the CR zone district is consistent with the City's goals and policies as expressed in the Master Plan.