

1873 K Road – REZONING NARRATIVE

1873 K Road – Fruita, CO 81521

Location: 1873 K Road
Fruita, CO 81521

Tax ID: 2697-161-00-008

Property Owner: Hays Development, LLC

Date: November 6, 2023

Purpose:

The purpose of this application is to propose the rezoning of a 14.52 acre parcel located at 1873 K Road into the City of Fruita from AFT to CR 4-8. This application has been prepared on behalf of LC Fruita, LLC and the property is currently owned by Hays Development, LLC.

Project Compliance / Surrounding Area / City Master Plan:

This rezoning application is supplementary to the annexation application for said property

The property to be rezoned is contiguous with the existing urban development boundary and coincides with the City's 2020 Master Plan. The Future Land Use Map identifies this property as Community Residential 4-8 units/acre and there are existing development applications for nearby properties consistent with the requested rezoning.

Aerial View:

