

Project Report - Annexation and Rezone

Hitchcock and Stolarczyk Estate
1824 J 2/10 Road
Fruita, CO 81521

Date: 1/30/2023

Prepared by: Pete Hitchcock, Owner

Submitted to:

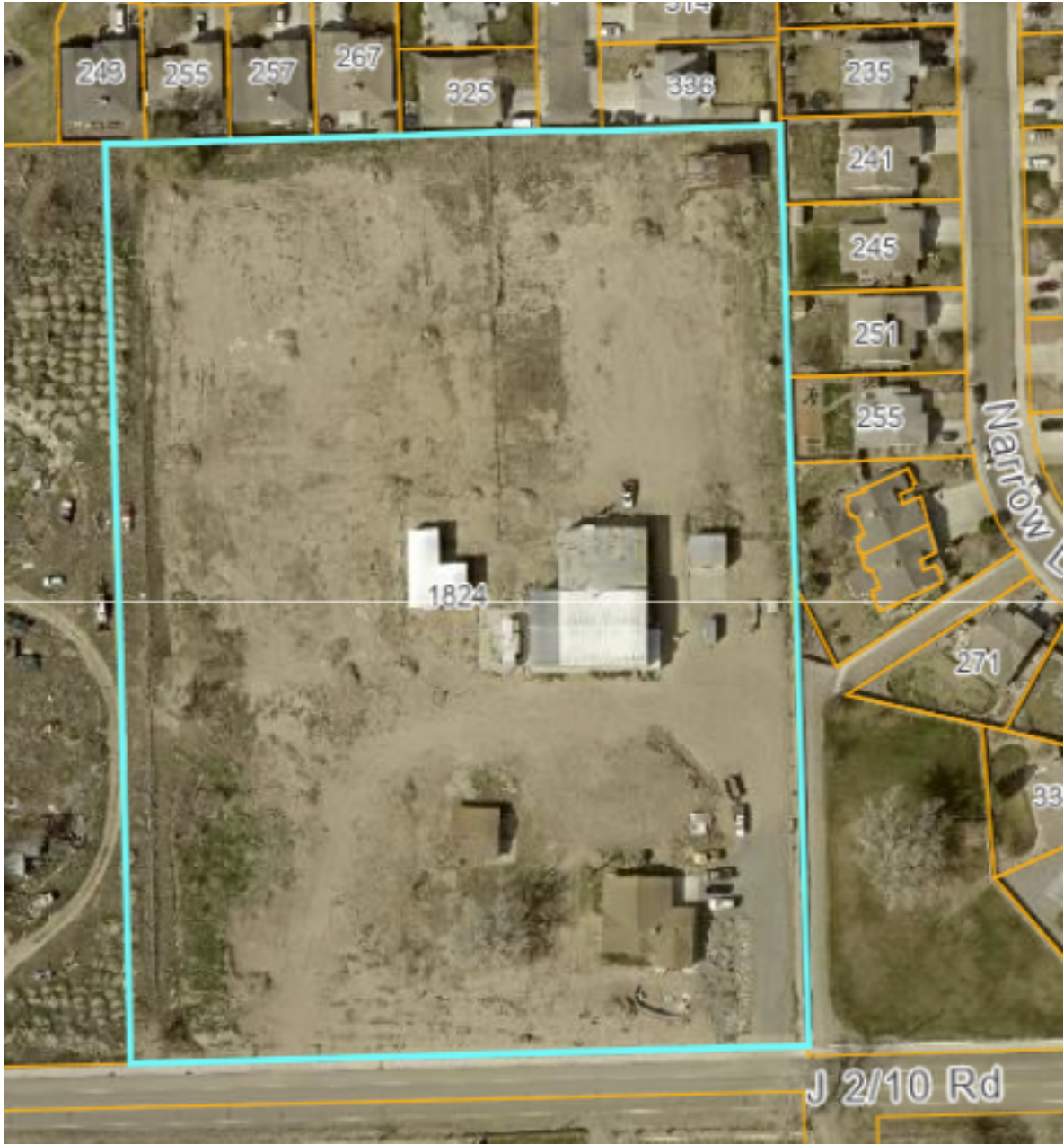
City of Fruita, City Planning and Development
325 E Aspen Ave
Fruita, CO 81521

Attn: Kelli McLeand and Henry Hemphill

Project: Annexation and Rezone

Property Address: 1824 J 2/10 Road, Fruita, CO 81521

Tax Schedule Number: 2697-163-00-038



Date of Aerial Photo: 2022

Project Applicants and Owners: Pete Hitchcock and Anthony Stolarczyk

Hitchcock and Stolarczyk Project Overview:

This annexation and rezone request is submitted by the owners, Pete Hitchcock and Anthony Stolarczyk. The subject property contains 6.68 acres +/- and is located on J 2/10 Road Fruita, CO 81521. The address is 1824 J 2/10 Road, the parcel number is 2697-163-00-038 and the zoning is AFT.

Petitioner's Intent:

The Petitioner's Intent is to Rezone and Annex the property into the city limits of Fruita.

Current Land Use:

4.1.2 | AFT Agricultural, Forestry, Transitional District The AFT, Agricultural, Forestry, Transitional District is primarily intended to accommodate agricultural operations and very low-density single-family residential development within the Rural Planning Area.

Future Land Use:

Community Residential (CR). The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g. apartments and townhouses). Innovative neighborhood design is encouraged in this zone district to provide opportunities for housing diversity. This area is served by public utility infrastructure and is appropriate for density of 4-8 du per acre.

Project Narrative: Annexation

This property is within the City's Urban Growth Area and the annexation meets the requirements of State law (Title 31, Article 12). The area to be annexed can be efficiently served by urban services and facilities including police and fire protection, sanitary sewer service, potable water, irrigation water, drainage structures, streets and trails, etc..

New impacts to urban services and facilities will not be created as the existing lot is currently serviced by city water, Grand Valley Power, Xcel Energy, and has a private septic system. The private septic system will be addressed as part of the future subdivision process.

The area to be annexed is contiguous with the existing urban development boundary and is consistent with the City's Master Plan. The annexation is supported by local residents and landowners. We mailed out 89 invites for a neighborhood meeting on 2/23/23. We had 2 people come to the meeting, one commented that family homes would be a good fit for the land and the other had no concerns with our annexation, but wanted it to be known that he didn't want his property to be forced to annex. The annexation will have a logical social and economic association with the City of Fruita.