

Raptor Crossing  
Preliminary PUD Plan  
853 Raptor Rd.  
5/4/2022  
Project Narrative

## Project Description

The subject property is located at 853 Raptor Rd. in the of Fruita and is approximately 4.9 acres in size. Raptor Crossing is envisioned as a luxury Motorcoach development that targets a specific market. From a regulatory standpoint, the development will be classified as a PUD subdivision with 39 individually conveyable lots. From the curb, Raptor Crossing will appear as a high-end luxury RV Park. However, it is not an RV Park and the main distinguishing factors between a traditional RV park and Raptor Crossing is that the lots are individually owned and there is no limit on occupancy in Raptor Crossing. A PUD is requested to accommodate the unique nature of this development.



*Subject Property*



## Allowed Uses & Bulk Standards

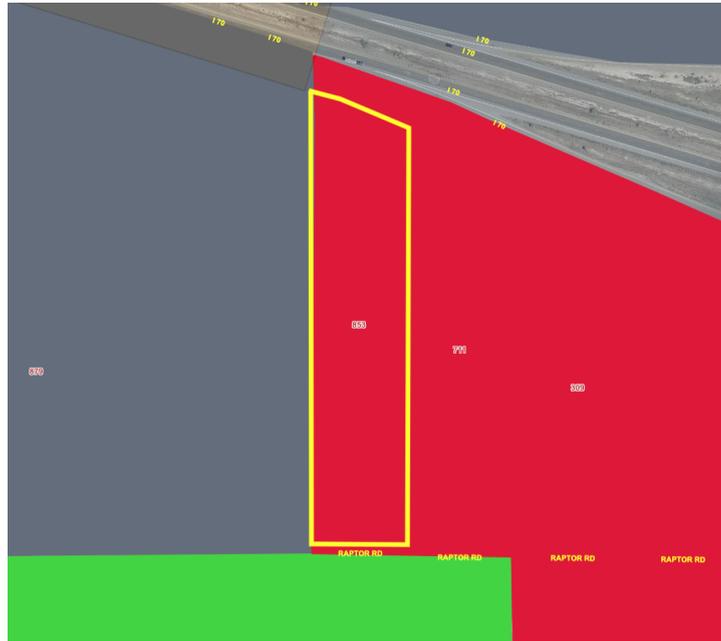
A PUD Guide has been submitted with this application. The PUD Guide serves as the governing regulations for the development and includes regulations on allowed uses and bulk standards. Raptor Crossing is unlike traditional PUD's in that it has very limited allowed uses and property owners are limited on what they are permitted to build on their property.

Each lot is limited to allow one Class A Motorcoach, for residential occupancy. Additionally, each lot owner will be permitted to construct one accessory structure intended to provide a small indoor space to complement the outdoor seating and comfort of the motorcoach. There is no outdoor storage or camping allowed on any lot in the PUD. The table below displays the dimensional standards that will regulate the accessory structure for each lot.

<b>Allowed Uses</b>	
Residential occupancy of one Class A Motorcoach	
One accessory structure per lot	
<b>Dimensional Standards</b>	
Maximum Height	12'
Side Setback	5'
Front Setback	77'

## Fruita Comprehensive Plan

The future land use map of the Fruita in Motion Comprehensive Plan designates the subject property as C2. The C2 land use designation is envisioned for commercial uses that may not be as compatible with downtown Fruita. Hotels, offices, restaurants, and retail are encouraged in this area. With good I-70 access, this area is envisioned as serving both residents, tourists, and pass-through traffic. Lots in this area may be larger than in C-1 and have more parking available.



The proposed development meets the following goals of Fruita's Comprehensive Plan:  
Land Use & Growth:

Goal #2: Prioritize infill development over development at the edge of the city limits.

Goal #4: Allow and encourage a diversity of housing types to fit the needs of the Fruita community and provide the diverse "funky" character that is treasured by residents.

Goal #7: Ensure that development is compatible with the natural landscape and hazard areas and limit the risks of hazards to people and property.

## Zoning and Surrounding Areas

The property is currently zoned Commercial C2. The C-2 zone is intended to accommodate commercial development in appropriate areas with appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity.

Surrounding area zoning and land uses include:

- North - Industrial zoning with Industrial and vacant land uses.
- South - Community Services/Recreation zoning with park and recreation land uses.
- East - Commercial C2 zoning with automotive sales and repair land use.
- West - Community Services/Recreation zoning



## Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development.

Utility providers for the site are as follows:

- Sewer: City of Fruita
- Water: Ute Water Conservation District
- Electric: Xcel Energy
- Drainage: Grand Junction Drainage District
- Irrigation: Ute Water Conservation District



All utilities shall be constructed to the design specifications and standards of the utility providers.

## Irrigation

The subject property does not have any irrigation shares and plans to tap into the Ute water line to irrigate the property. As detailed in the irrigation plan, the irrigation system will tap into the project's main water line at the north end of the property and utilize a backflow preventer at that connection point. A 2" irrigation main line and 1" laterals with drop and spray head irrigation will serve the landscaped areas throughout the development, as detailed in the irrigation plan.

## Access, Circulation, and Streets

Vehicular access to this site is from Raptor Road on the south property line. A private road is proposed within Raptor Crossing. An emergency access is designed in addition to the access off Raptor Rd. and integrates into a hammerhead turn around that connects to the Fruita Lagoon property. The proposed road width meets City Standards, and provides a cul-de-sac turnaround at the midpoint and hammerhead turn around at the terminus. Care has been taken in the design of the road and lots to consider the maneuverability of motor coaches and emergency vehicles.

## Drainage

Water quality volume is estimated to be 3,172 cubic feet and will be accommodated with two ponds at the front of the property.

## Open Space, Trails, and Landscaping

Summarize what is provided and how the meets or exceeds land use code requirements Section 17.47.090(B) of the Fruita Land Use Code requires that this development provide .58 acres of open space and 514' of trails. The development exceeds these minimum requirements by providing 1.2 acres of open space 740' of trails.

## Approval Criteria

Section 17.19.030(B)(1) of the Fruita Land Use Code states the Planning Commission and City Council shall evaluate the Preliminary Plan application according to the Concept Plan criteria in Section 17.19.030(A)(1) and:

- a. Adequate resolution of all review comments; and

**Response:** The project will adequately address all review comments.

- b. Proposed zoning and adjustments are generally consistent with the character in the immediate area, or are necessary to address an important community purpose, as determined by City Council.

**Response:** A residential Motorcoach community is compatible with the existing land uses in the immediate area including recreational uses, the planned Fruita Lagoon property, and nearby automotive-centric commercial uses.

- c. Conformance to the approval criteria for Subdivisions (Chapter 17.21) and/or Site Design Review (Chapter 17.09), as applicable; except where Adjustments to the standards of the Title are allowed, and;

**Response:** Section 17.21.040(A) (1-5) provides review criteria for a Major Subdivision. Raptor Crossing PUD is consistent with the review criteria in the following ways:

- a. The proposed development meets the goals and vision of the City's Comprehensive Plan and Land Use Code (with specific deviations to bulk standards and use as noted in the PUD Guide). Design Criteria and Construction Specifications Manual and other city policies and regulations shall be met with the preliminary and final design of the development.

**Response:** Raptor Crossing has been designed to meet the vision, goals, and objectives of Fruita in Motion Comprehensive Plan. Prioritizing infill development is a primary objective of Fruita's Comprehensive Plan. The project will be an infill development that takes advantage of existing infrastructure. Raptor Crossing has been designed to meet the City's Construction Specifications Manual as the proposed street in Raptor Crossing shall be designed in a safe manner that meets the City's standards and allows for emergency access per the City's and Fire Department's standards

- b. The proposed development is compatible with the existing land uses in the immediate area including recreational uses, the planned Fruita Lagoon property, and nearby automotive-centric commercial uses.

**Response:** A residential Motorcoach community is compatible with the existing land uses in the immediate area including recreational uses, the planned Fruita Lagoon property, and nearby automotive-centric commercial uses.

c. Adequate provision of all required services and facilities shall be provided concurrently with construction and development of the subdivision.

**Response:** The development has been designed to provide all required services and facilities including streets, emergency access, utilities, sidewalks, landscaping, etc. as required by the the Fruita Land Use Code.

d. Adequate environmental protection shall be provided concurrent with construction and development of the subdivision.

**Response:** Construction will take place in accordance with local regulations and will not have an adverse impact on the environment.

e. The applicant shall resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

**Response:** All review comments will be resolved throughout the subdivision review process with the City.

d. Conformance with applicable Design Standards and Guidelines as outlined in Chapter 17.13, unless approved as an Adjustment pursuant to the Adjustment criteria set forth in Section 17.13.020(B).

**Response:** The residential design standards apply to the project as it is considered "other residential development" in an "other" zone district, per the table in Section 17.13.020(A) of the Fruita Land Use Code. Raptor Crossing is a truly unique development. There are no models similar to Raptor Crossing in the Grand Valley; however, there are examples in other areas across the west and southwest. As such, it is difficult to judge this development against the residential design standards as they are intended for traditional residential development. However, Raptor Crossing does meet the intent of the residential design standards in that it creates a non-traditional neighborhood and exists as infill development. Additionally, Raptor Crossing is designed to integrate with the neighboring Fruita Lagoons master plan and Little Salt Wash trail so that residents can connect with nearby trails.

e. Compliance with conditions of approval of the Concept Plan, if any



**Response:** There are no conditions of approval of the Concept Plan. This criterion is not applicable.

Section 17.19.030(A)(1) states that the Planning Commission and City Council shall evaluate the Concept Plan application according to the following criteria:

- a. Conformance to the City of Fruita's Comprehensive Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;

**Response:** Raptor Crossing has been designed to meet the vision, goals, and objectives of Fruita in Motion Comprehensive Plan. Prioritizing infill development is a primary objective of Fruita's Comprehensive Plan. The project will be an infill development that takes advantage of existing infrastructure. Raptor Crossing has been designed to meet the City's Construction Specifications Manual as the proposed street in Raptor Crossing shall be designed in a safe manner that meets the City's standards and allows for emergency access per the City's and Fire Department's standards.

- b. Consistency with one or more of the following general goals for a PUD justifying a deviation from the requirements of the Code, including but not limited to:

- i. More convenient location of residences, places of employment, and services in order to minimize the strain on transportation systems, to ease burdens of traffic on streets and highways, and to promote more efficient placement and utilization of utilities and public services; or

**Response:** Raptor Crossing is designed as an infill project to take advantage of existing infrastructure and utilities. The project will not place undue strain on existing transportation systems, as justified and described in the traffic study, and will complement existing commercial and recreational land uses in the surrounding area.

- ii. To promote greater variety and innovation in residential design, resulting in adequate housing opportunities for individuals of varying income levels and greater variety and innovation in commercial and industrial design; or

**Response:** Raptor Crossing provides a unique housing opportunity for a specific market segment that is interested in Motorcoach living and travel. It is an innovative development that requires a PUD to accommodate the unique nature of small lot sizes that are only intended for residential use by way of a Class A Motorcoach.

- iii. To relate development of particular sites to the physiographic features of that site in order to encourage the preservation of its natural wildlife, vegetation, drainage, and scenic characteristics; or

**Response:** The project preserves scenic characteristics in that there is very limited building opportunity on the lots and the maximum height of the allowed accessory structure is only 12'. The development will preserve existing views of Colorado National Monument and McInnis Canyons National Conservation Area for residents of the development and neighbors.

- iv. To conserve and make available open space; or

**Response:** Raptor Crossing has been designed to maximize open space, trails, and community areas for the residents.

- v. To provide greater flexibility for the achievement of these purposes than would otherwise be available under conventional zoning restrictions; or

**Response:** A PUD is needed to provide flexibility from the underlying zoning code. The lot sizes and occupancy restrictions are truly unique for this development. This type of Motorcoach residential development does exist elsewhere throughout the Country, but it is not overly popular and a PUD is needed to allow the development to happen.

- vi. To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes; or

**Response:** The project is a very efficient use of an awkwardly shaped parcel. The location and size of this type of parcel lends itself to very limited commercial opportunities such as storage units. Raptor Crossing targets a

market that will take advantage of nearby recreational opportunities. It also takes advantage of existing infrastructure and utilities and prevents sprawl and the need to extend utilities.

- vii. To conserve the value of land and to provide a procedure which relates the type, design, and layout of residential, commercial and industrial development to the particular site proposed to be developed, thereby encouraging the preservation of the site's natural characteristics.

**Response:** The site's natural characteristics are not remarkable other than the views that exist from the property. The project has been designed to limit height of any accessory structures which will preserve existing views for residents and neighbors.