



Application Type: Preliminary PUD Plan
Application Name: Raptor Crossing RV Park
Application Number: 2022-30
Location: 853 Raptor Road

- Application sent out for review: 9/8/2022. Comments due 9/29/2022
 - Legal Notice –
 - Paper –9/23/2022
 - Postcards –9/23/2022
 - Sign – 9/23/2022
 - Planning Commission: October 11, 2022
 - City Council: December 6, 2022
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Description:

This is a request for approval of a Preliminary PUD Plan for a luxury motorcoach development on approximately 4.9 acres.

General:

1. There is only 1 ingress/egress to and from the site. What's the plan for a secondary emergency access point?
2. The application shall state which sections and regulations from the Land Use Code are being deviated from and how they meet the general purposes section of the Planned Unit Development chapter of the Land Use Code listed below.
3. The purpose of this the PUD Chapter is to encourage flexibility and innovation in developments in exchange for a community benefit that could not otherwise be realized through the strict adherence to the code. This Chapter allows for modification of the normal use, density, size or other zoning restrictions.
4. Recommendations and decisions concerning a proposed Planned Unit Development shall be based upon the criteria in Section 17.19.030. In no case shall the approval of a Planned Unit Development vary the health and safety requirements contained in Title 8, requirements concerning public peace, morals and welfare contained in Title 9, requirements concerning public improvements contained in Title 12, requirements concerning water and wastewater service contained in Title 13, or the requirements of the city's building codes as set forth in Title 15 of the Municipal Code. To the extent that other regulations in this code conflict with the standard contained in an approved Planned

Unit Development as allowed herein, such regulations shall not be applicable and the provisions of this chapter shall control.

5. With regards to the security gate proposed:
 - a. Section 17.41.060 (B) (7) states, “An access approach that has a gate across it shall be designed so that the longest vehicle using it can completely clear the traveled way of the public street when the gate is closed.”
 - i. This gate access must address the maximum RV length plus a car length in order to meet this criterion (assuming that most, if not all, of these motor coaches will have a car towed behind it).
6. The application should discuss how its meeting or deviating from the Campground and RV Parks chapter of the Code (17.33).
7. Section 17.41.050 (B) states, Private Street Not Maintained by a Public Agency. Such a street shall be constructed according to the provisions of this Chapter and shall be owned by a homeowners association or other private entity that will take responsibility for maintenance. A maintenance waiver shall be signed by all lot owners accessing the street acknowledging that the city does not maintain the street, and will be recorded by the city in the records of the Mesa County Clerk and Recorder. The right-of-way widths and level of improvement of such street shall be the same as that of a public street.
 - a. Since this is a proposal for a PUD, it appears that the road has been designed without the need for curb gutter and sidewalk.
8. The application is proposing fencing around the entire perimeter or the property. More detail and information on this fence will be needed.
9. If there are trees planted over the gas easement, they should be reconsidered to avoid conflicts/issues.
10. Each pad site should have identification in front.
11. Staff will be working with emergency services on addressing.
12. Are there any trash/dumpster locations?
13. Do you want any lights along the trail areas? The SP2 callout on the lighting plan would work.

PUD Guide:

1. The PUD Guide should expressly prohibit commercial types of uses as the C-2 zone allows.
2. The PUD Guide should mention that mobile homes are not allowed.
3. The PUD Guide should call out specific RV’s.
 - a. Does the age or condition matter?
4. The PUD Guide has a section related to Signs and Fences but doesn’t contain anything related to signage.
 - a. Signs are reviewed administratively according to Chapter 15 of the Land Use Code.
 - b. For reference, the Sign Code does not support signs taller than 8 feet in height for this property.

- c. According to Section 17.15.100 (D), Planned Unit Developments and Conditional Use Permits shall have proposed signs reviewed and approved as part of the Planned Unit Development or Conditional Use Permit review process.
 - i. More detail on signage is required.

Subdivision Plat:

1. Lot sizes need to also be listed in square footage.
2. All additional recording documentation that is referenced on the Plat will need to be reviewed and approved by Staff. This includes, but is not limited to, Tracts A-D and the Utility easements.
3. Tract D is called out twice in the “additional recording information block”.
4. Tract E is not called out in the “additional recording information block”.
5. The Private Street will need to be named.