

Date: November 12, 2021

To: City of Fruita Planning Department
Attn: Dan Caris, Director
325 E. Aspen Avenue
Fruita, CO 81521
File #: 2020-003

RE: Response to Comments, Round 1
Dwell PUD – Final Plan/Rezone Request
1136 17 ½ Rd
Fruita, CO 81521
VEI #: F19-095

Dear Mr. Caris,

The Dwell PUD is proposed at the above-referenced location in the City of Fruita. The following information is provided in response to agency review comments for the PUD Guide received November 5, 2021, from the City Planning Department

CITY OF FRUITA PLANNING DEPARTMENT

PUD Guide:

1. The underlying zone for the PUD Guide is Community Residential.

Response: Yes, acknowledged.

2. In order to provide more clarity in Planning Clearance review. Please break down the dimensional standards per lot.

Response: Dimensional standards table per lot has been added, see Table 1.

3. The side setbacks on Page 11 for single-family attached buildings indicate a 0' setback. This doesn't appear to include both sides and would indicate 0' on both sides. A 5' setback would be acceptable and will be similar to the community residential zone.

Response: This has been removed from page 11. There is no deviation requested for side yard setback requirement on attached single-family units. Underlying CR zone setbacks of 5' and 0' for common wall of attached single-family will be relied on for all of Dwell.

4. The PUD Guide gets recorded with the Ordinance. The PUD Guide will not record in color.

Response: The PUD Guide has been updated and all images and renderings have been removed.

5. Parking standards were not included. This would indicate that the Community Residential parking requirements apply. However, from the Preliminary PUD Plan review, parking is not going to be allowed on the street.

Response: Acknowledged. All lots will comply with the Community Residential parking requirements.

6. The PUD calls out duplex units. However, based on the dwelling units proposed it would appear that these are actually townhomes.

a. The duplex is single ownership of 2 units on 1 lot, whereas, a townhome is 2 units with property line separating ownership. In order to avoid confusion in the future, please clarify.

- i. DUPLEX. A building containing two (2) dwelling units totally separated from each other by an unpierced wall extending from ground to roof located on a single lot and all under the same ownership.
- ii. DWELLING, MULTI-FAMILY. A building containing three or more dwelling units arranged, designed for, and intended for occupancy of three (3) or more family units independent of each other, having independent cooking and bathing facilities located on a single lot and all under the same ownership.
- iii. DWELLING, SINGLE-FAMILY, ATTACHED. One of two (2) or more single family dwelling units having a common or party wall separating dwelling units with each dwelling unit located on a separate lot.

Response: There was a typo in the legend on Figure 2 in the PUD Guide. That has been corrected. All units in Dwell will be single-family detached or single-family attached.

7. The Fence details don't cover any scenario for homeowner installed fencing.
- a. If any existing fencing is removed and or replaced, what would the materials be to replace it?
 - b. Just to provide clarity for when fence permits are requested and according to the PUD Guide submitted, are homeowners only allowed to build the 5-foot vinyl horizontal slat fence?
 - i. Under the current Land Use Code fencing regulations contained in Section 17.07.022 (H) allows a mix of height and materials both along property lines and in the front yards. If you have specific fencing standards, Staff suggests making the PUD Guide clear.

Response: The fence details have been removed from the PUD Guide. The CCRs control fencing for the development (pg. 18-19). The developer will work with the City of Fruita to pull fencing permits, in accordance with the Fruita Land Use Code, as he develops lots throughout the subdivision.

8. Lot Coverage should be better defined. Is it impervious surface? Is it just roofed/covered structures?

Response: Any reference to lot coverage has been removed as it is our intent to rely on the underlying zoning and Fruita Land Use Code for how that is defined.

9. The PUD Guide contains architectural design standards on page 13. This would imply that these elements must be reviewed by Staff at the time of Planning Clearance. Is this the intent?

Response: This has been removed from the PUD Guide. The CCRs and Architectural Control Committee will control review of architectural details on all buildings in Dwell.

10. Page 12 of the PUD Guide calls out allowed uses, however, footnotes refer to the Land Use Code. The underlying zone of Community Residential already covers these uses. Since the allowed uses need to meet the Land Use Code, there is no need to call this out in the PUD Guide.

Response: Acknowledged. Allowed uses have been removed from the PUD Guide.

Vortex Engineering, Inc. looks forward to working with the City of Fruita to successfully permit this property.

Upon your review of the responses provided, should you have any questions or require additional information, please do not hesitate to contact me at 970-245-9051 or by email at rjones@vortexteng.us. Thank you.

Sincerely,

Vortex Engineering & Architecture, Inc.

A handwritten signature in black ink, reading "Robert W. Jones II". The signature is written in a cursive, flowing style with a large, stylized "R" at the end.

Robert W. Jones II, P.E.

Cc: File