



FRUITA
COLORADO

LAND DEVELOPMENT APPLICATION

Project Name: The Residences at Fruita
Project Location: 614 Raptor Road
Current Zoning District: Commercial 2 (C-2) Requested Zone: PUD
Tax Parcel Number(s): 2741274 Number of Acres: 5.07
Project Type: Concert Plan

Property Owner: TWG Raptor, LP Developer: TWG Development, LLC
Property Owner: Louis A. Knoble, Member Contact: Ryan Kelly
Address: 1301 Washington Street, Ste 100 Address: 1301 Washington Street, Ste 100
City/State/Zip: Indianapolis, IN 46202 City/State/Zip: Indianapolis, IN 46202
Phone: 317.559.7009 Fax: Phone: 765.748.1818 Fax:
E-mail: rkelly@twgdev.com E-mail: rkelly@twgdev.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: McCool Development Solutions Engineer:
Contact: Carrie McCool Contact:
Address: 4383 Tennyson Street, Unit 1-D Address:
City/State/Zip: Denver, CO 80212 City/State/Zip:
Phone: 303.378.4540 Fax: Phone: Fax:
E-mail: carrie@mccooldevelopment.com E-mail:

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Louis A. Knoble

Name of Legal Owner

[Signature]

Signature

11/30/22

Date

Name of Legal Owner

Signature

Date

Name of Legal Owner

Signature

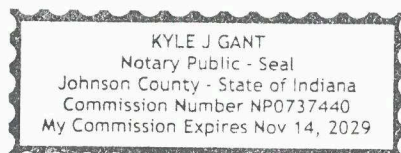
Date

INDIANA
STATE OF ~~COLORADO~~
MARION) ss.
COUNTY OF ~~MESA~~)

The foregoing instrument was acknowledged before me this 30th day of November, 2022

My Commission expires: 11/14/2029

[Signature]
Notary Public





November 29, 2022

City of Fruita
Henry Hemphill
325 E. Aspen Avenue
Fruita, CO 81524

**Re: Residences at Fruita Multifamily Housing at 614 Raptor Road
Project Narrative**

Dear Mr. Hemphill,

On behalf of my Client, TWG Development, LLC (TWG), we are requesting Concept Plan approval to be reviewed in a work session with the Fruita Planning Commission and City Council. TWG is an Indiana-based multifamily housing developer specializing in affordable and senior housing. They have developed over 7,000 units across the country. The following project narrative provides conceptual development information to assist the City in the review of this Concept Plan application.

General Information: The subject property, located at 614 Raptor Road, is approximately 5.07 acres and is currently zoned Commercial-Two (C-2). The project would include the build-out of Jurassic Court, Raptor Road, and the construction of a north/south minor collector to provide connectivity between Raptor Road and Jurassic Court as illustrated on the Road Classification Map in the Comprehensive Plan. Access is proposed off of Jurassic Court and the newly constructed north/south minor collector located on the western boundary of the property.

The Concept Plan includes four multifamily residential buildings and a 3,000 square foot clubhouse within two Planning Areas (A and B). The proposed overall site dimensional standards include a minimum lot size of 4.5 acres with a maximum of five (5) buildings with no specific density standard and a parking ratio of .5 spaces per dwelling.

Planning Area A includes two multifamily buildings with a minimum front setback of 14 feet, interior side setback of 10 feet, maximum lot coverage of 28 percent and a 3,000 square foot clubhouse along the Jurassic Court frontage. This planning area proposes a maximum structure height of 4 stories for consistency with the building mass of the La Quinta hotel located along the eastern boundary of the site. Planning Area B includes two 3-story multifamily buildings with a minimum front setback of 14 feet and maximum lot coverage of 30 percent.

Fruita in Motion: Plan like a Local 2020 Comprehensive Plan: Adding diversity in Fruita's housing stock is a pervasive theme throughout the 2020 Fruita in Motion that is grounded in the City's community values with the commitment to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents. The following is an overview of the concepts for which the Residences at Fruita PUD further the goals of the city's Comprehensive Plan:

- Chapter 3 Land Use + Growth, Goal #2. The proposal represents an infill development opportunity that takes advantage of existing nearby roads and James M. Robb Colorado River State Park.
- Chapter 3 Land Use + Growth Goal #4. The proposed multifamily residential development provides a diversity of housing types to fit the needs of the Fruita community and will provide the diverse “funky” character that is treasured by residents.
- Chapter 4 Economic Development, Economic Vitality. The addition of apartments to the City’s housing stock increases Fruita residents’ housing choices close to jobs to support the City’s labor force.
- Chapter 4 Economic Development, Workforce. The project increases the availability and cost of suitable rental housing that would help alleviate local businesses’ challenges related to the shortage of workers and residents’ experiences at local businesses.
- Chapter 4 Economic Development Goal 9. Approval and implementation of a Planned Unit Development would support flexibility in zoning and development of diverse housing types as part of an economic sustainability strategy.
- Education, Arts, and Historic Preservation Goal #4, Policy 4.D. The Concept Plan includes a Childcare Center as the community component to provide educationally enriching opportunities by supporting affordable childcare centers for city residents.

Consistency with general goals for a PUD justifying deviation from Code requirements:

Approval of the Residences at Fruita PUD would promote greater variety and innovation in residential design, resulting in housing opportunities for individuals of varying income levels. The proposed Concept Plan takes a form-based approach to multifamily development to provide new housing that matches the look and feel of the surrounding area and promotes more affordable housing while providing a demonstrated public benefit that would not be available under conventional zoning restrictions in terms of density, building heights, parking, and public benefit.

- Density and Building Heights. Instead of setting forth a maximum density limitation, the focus is placed on the size and mass of the multifamily buildings per planning area. You’ll see that the two planning areas propose height limitations in terms of the number of stories versus the 35-foot height limitation of the C-2 zone district. Planning Area A would include two 4 story buildings to compliment the building form of the La Quinta hotel, with Planning Area B transitioning down to 3-story buildings along the southwestern portion of the site. This approach would allow for unique architecture with appropriate building mass and scale that is consistent with the building form in the area.
- Parking. Surface parking would be provided at .5 spaces per dwelling unit rather than requiring a certain amount of spaces per bedroom unit basis. This approach reflects the need for various types of housing that is affordable to residents with various incomes that are supported by several goals and policies of the Fruita Comprehensive Plan.
- Public Benefit: We have heard there are very limited childcare opportunities in Fruita and valley-wide. In addition to providing a much-needed diversity in Fruita’s housing stock, the Concept Plan proposes a childcare center as the community component of the project. TWG would discuss the possibility of either dedicating land on-site for a childcare center and playground or dedicating it off-site. Another idea to explore is a

cash payment in lieu of dedicating land for a childcare center of which would provide the City with the flexibility to locate a new childcare center to meet community needs.

Conformance with approval criteria for Subdivision and/or Site Design Review and applicable Design Standards and Guidelines: The Concept Plan review process is invaluable as we appreciate the opportunity to obtain Planning Commission and City Council feedback on the Residences at Fruita concepts prior to finalizing any other dimensional standards that could possibly require adjustments to the Site Design Review or Design Standards and Guidelines.

We are thrilled with the opportunity to bring multifamily housing to Fruita and look forward to working with you and the City through the entitlement process. Please feel free to reach out to me at 303.378.4540 or carrie@mccooldevelopment.com if you have any questions or comments. We look forward to the Concept Plan joint work session with the Planning Commission and City Council.

Sincerely,

McCOOL DEVELOPMENT SOLUTIONS

A handwritten signature in black ink that reads "Carrie McCool". The signature is written in a cursive, flowing style.

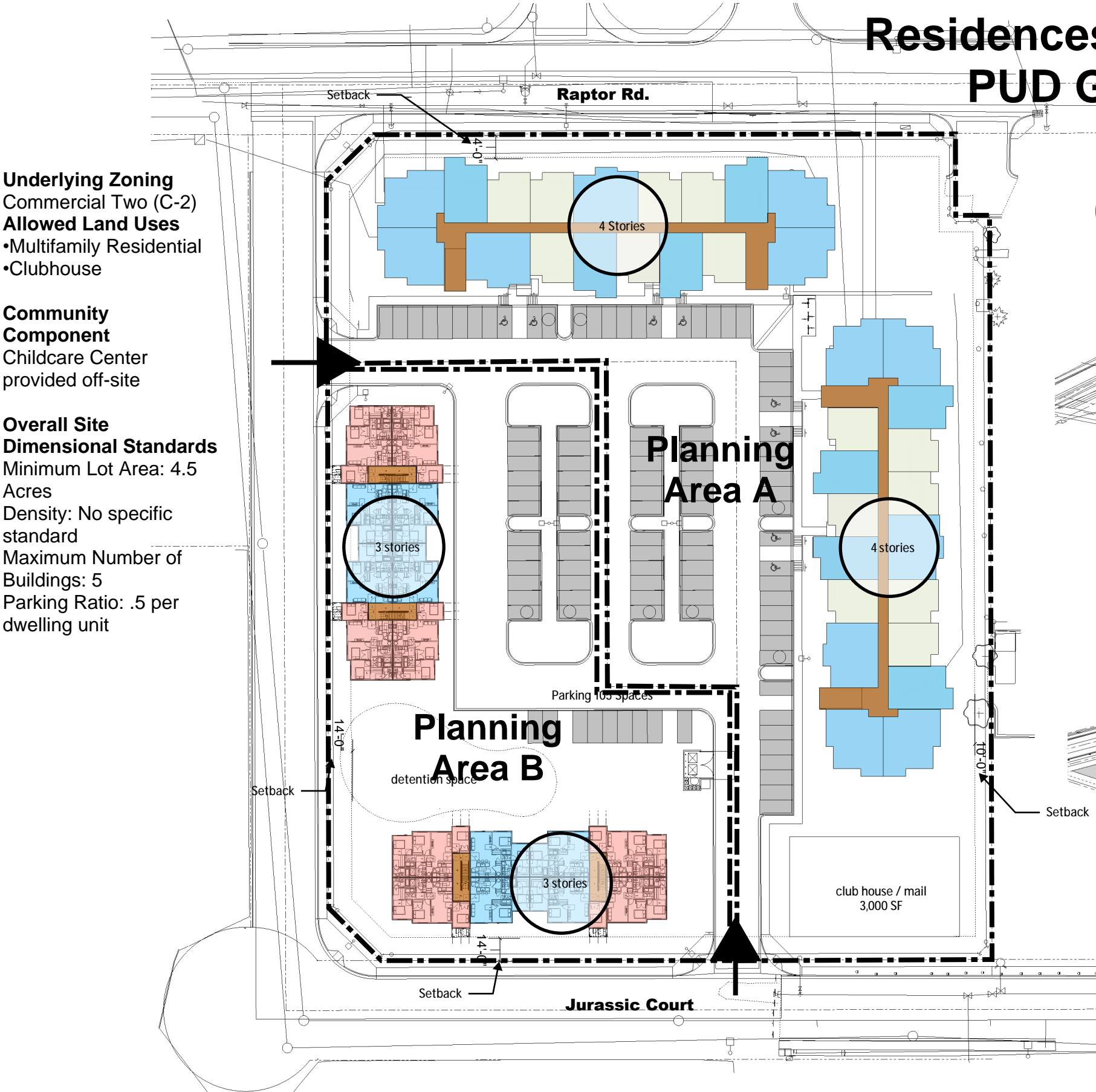
Carrie McCool, Principal

Residences at Fruita PUD Guide

Underlying Zoning
Commercial Two (C-2)
Allowed Land Uses
•Multifamily Residential
•Clubhouse

Community Component
Childcare Center provided off-site

Overall Site Dimensional Standards
Minimum Lot Area: 4.5 Acres
Density: No specific standard
Maximum Number of Buildings: 5
Parking Ratio: .5 per dwelling unit



Planning Area A
Minimum Front/Street Yard Setback:14 feet
Minimum Interior Side Setback:10 feet
Maximum Structure Height: 4 Stories
Maximum number of Buildings: 3
Maximum Lot Coverage: 28%

Planning Area B
Minimum Front/Street Yard Setback:14 feet
Maximum Structure Height: 3 Stories
Maximum number of Buildings: 2
Maximum Lot Coverage: 30%

