



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council, Mayor, and Planning Commission

FROM: Planning & Development Department

DATE: January 24, 2023

AGENDA TEXT: Residences at Fruita – Concept Plan

GENERAL BACKGROUND:

This coversheet is meant to provide communication to the City Council and Planning Commission on this Concept Plan Application. Typically, the City Council and Planning Commission would be reviewing applications in a public hearing setting after receiving a recommendation from Staff. With the recent amendments to the Land Use Code, the process for reviewing a Concept Plan was modified to discuss the project in a workshop setting instead of a public hearing. This would allow open dialog between the applicant, Staff, the Planning Commission, and City Council. Copied below is text from the Land Use Code about the Concept Plan review process.

- *17.19.030 PUD REVIEW PROCESSES. All PUDs shall be processed in accordance with the Procedures outlined in Section 17.07.040, Common Development Review Procedures. Additionally, the following process steps are applicable to all PUDs.*

Concept Plan. An application for Concept Plan is optional and approval shall be reviewed for compliance with this Title, other requirements of the city, and requirements of other agencies, as applicable. Applications for Concept Plan approval shall be reviewed in a work session process (not a public hearing) with the Planning Commission and City Council. All comments and feedback in the work session are non-binding and are intended to provide overall direction to an applicant.

PROJECT DESCRIPTION:

The property is approximately 5.07 acres located directly west of the La Quinta Inn and northeast of James M. Robb State Park. The property is also bordered by Raptor Road on the north and Jurassic Court on the south. The Concept Plan includes four (4) multi-family residential buildings and a clubhouse with proposed access coming from Jurassic Court on the south and another access coming from the west side. The Concept Plan identifies two (2) separate planning areas, Planning Area A and B. Planning Area A represents two (2) buildings at 4 stories in height located at the northern and eastern portion of the property. Planning Area B represents the remaining two (2) buildings at 3 stories in height located at the southern and western portion of the property with parking for all four (4) buildings located

in the middle of the property. There is also a clubhouse building proposed on the southeastern portion of the property.

FISCAL IMPACT:

There are no fiscal impacts to the City of Fruita at this stage of the review.

APPLICABILITY TO CITY GOALS AND OBJECTIVES:

It is the intention of the Concept Plan to allow for development proposals to be reviewed prior to many of the engineering and development costs associated with a project like this. This allows property owners and developers the opportunity to garner feedback on Planned Unit Development applications.

STAFF RECOMMENDATION:

Based on the submittal documents and direction received, Staff supports the continuation of the application process to Preliminary PUD Plan if the applicant can adequately address the concerns and issues identified in the review comments and Staff Report.

OPTIONS AVAILABLE TO THE CITY COUNCIL & PLANNING COMMISSION:

As represented in the Land Use Code, only general direction on the application should be provided by the City Council and Planning Commission. No motion is required.