



Application Type: Concept Plan  
Application Name: Residences at Fruita  
Application Number: 2023-02  
Location: 614 Raptor Road  
Zone: Commercial 2 (C-2)

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**Description:**

This is a request for general feedback of a Concept Plan for a Planned Unit Development (PUD) proposal for a multi-family development on approximately 5.07 acres located in the C-2 Zone district.

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**GENERAL:**

1. The proposal has no specific density limitation called out.
  - a. The density allowed in the C-2 zone is 12 dwelling units per acre.
  - b. It appears that maybe the request is to develop density based on Fruita's Downtown Mixed Use core.
2. The proposal suggests two 3 story buildings and two 4 story buildings.
  - a. The height allowance in the C-2 zone is 35 feet.
  - b. Because the PUD is proposing a deviation from this standard, please justify why this is needed?
3. If this application were to move forward, more work to the PUD Guide is needed to refine specific property land uses. (what's allowed and not allowed)
4. The Concept Plan shows 105 total parking spaces and calls out a parking ratio of .5 parking spaces per dwelling unit.
  - a. This is below the minimum as required in Section 17.37.030 which provides the following:
    - i. 1 space per studio or 1-bedroom unit
    - ii. 1.5 spaces per 2-bedroom unit
    - iii. 2 spaces per 3-bedroom or larger
  - b. This implies a density of 210 (1 parking space = 2 dwellings... 105 spaces \* 2)
5. The City of Fruita's transportation plan requires right-of-way construction connecting Raptor Road and Jurassic Court, the plan shows this as 52 feet total.

**PLANNED UNIT DEVELOPMENTS:**

1. Section 17.19.020 states that "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.”

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.

### **DESIGN STANDARDS:**

Section 17.13.060 contain design standards that must be met for this application if it were to move forward.

### **ZONING STANDARDS – COMMERCIAL 2 (C-2)**

ZONE DISTRICT	MAX RES. DENSITY (GROSS) (A)	MIN LOT AREA (B)	MIN FRONT/ STREET YARD (C)	MIN SIDE YARD (D)	MIN REAR YARD (E)	MAX STRUCTURE HEIGHT (F)	MAX LOT COVERAGE (G)
Commercial-2 (C-2)  Non-residential development	Not Applicable	5,000 sq ft	0 feet	10 feet for primary structures  5 feet for accessory structures  except 0 feet where common wall or zero-lot line dev. allowed	20 feet for primary structures  5 feet for accessory structures  except 0' where common wall or zero-lot line dev. allowed	35 feet for primary structures  25 feet for accessory structures	80%

**PARKING STANDARDS 17.37.030**

<b>Use Categories</b> (Examples of Uses are in Chapter 17.03)	<b>Minimum Motorized Vehicle Parking Per Land Use</b> (fractions rounded down to the closest whole number)	<b>Minimum Bicycle Parking Per Land Use</b> (fractions rounded down to the closest whole number)	<b>Minimum Motorized Vehicle Parking Per Land Use</b> (DMU Zone District)
<b>Residential Categories</b>			
Multi-family	1 space per studio or 1-bedroom unit  1.5 spaces per 2- bedroom unit  2 spaces/unit per 3- bedroom or larger unit	1 space per unit	0.95 spaces per studio or 1-bedroom unit  1.25 spaces per 2- bedroom unit  2 spaces per 3-bedroom or larger unit

Planned Unit Development Process:

1. Concept Plan (Optional step) - Work Session.
2. Preliminary PUD Plan (Required step) – Public hearing required.
  - a. Planning Commission – public hearing
  - b. City Council – public hearing
    - i. This is the step where the zoning Ordinance is considered.
3. Final PUD Plan (Required step) – Administratively reviewed and approved.