



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT
JANUARY 24, 2023**

Application #: 2023-02
Project Name: Residences at Fruita
Application: Concept Plan
Representative: McCool Development Solutions, LLC
Property Owner: TWG Raptor LP
Location: 614 Raptor Road
Current Zone: Commercial 2 (C-2)
Request: 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.

PROJECT DESCRIPTION:

The application for review is a Concept Plan, which is designed for applications that are unique in nature. The purpose of the Concept Plan submittal and review is to be able for the applicant to garner general, non-binding feedback from Staff, Planning Commission, and City Council as stated in Section 17.19.030 (A) of the Fruita Land Use Code. Although all applications are reviewed by Staff, the Concept Plan application is a bit different because the process from both Planning Commission and City Council is to review the proposal in a work session instead of a public hearing setting. The Concept Plan is an optional step in the Planned Unit Development review process.

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.

SURROUNDING LAND USES AND ZONING:

Surrounding land uses are primarily commercial. There is a Mack Truck Sale and repair shop directly to the north. East of that is also a large semi-truck repair shop. South and West are the State Park and the City of Fruita old sewer lagoon site. The map below identifies the various zones in this area.

ZONING MAP



2021 AERIAL PHOTO



REVIEW OF APPLICABLE LAND USE CODE REQUIREMENTS:

Section 17.19.010 explains the purpose of a Planned Unit Development and states, “*The purpose of this 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.*”

In accordance with Section 17.19.030 (A) Concept Plan, of the Fruita Land Use Code, the Planning Commission and City Council shall evaluate the Concept Plan application according to the following approval criteria:

- a. *Conformance to the City of Fruita's Comprehensive Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;*

The applicant has submitted enough information to start the discussion of their Concept Plan application. More information is needed from the applicant to determine compliance with the Comprehensive Plan, Land Use Code, and Design Criteria and Construction Specifications Manual.

The City of Fruita's transportation plan requires right-of-way construction connecting Raptor Road and Jurassic Court.

The primary purpose of this PUD request is to allow for more density, less parking, and greater building height than what is allowed under the conventional Commercial-2 (C-2) zone district.

The C-2 zone allows for 12 dwelling units per acre, giving the total allowed residential count of 60 dwelling units (12 du * 5 acres).

The C-2 zone allows for a maximum building height of 35 feet.

As for the parking deviation the application is proposing a parking ratio of .5 spaces per dwelling unit. Section 17.37.030 contains parking requirements for Multi-Family developments. The requirements are as follows:

Use Categories (Examples of Uses are in Chapter 17.03)	Minimum Motorized Vehicle Parking Per Land Use (fractions rounded down to the closest whole number)	Minimum Bicycle Parking Per Land Use (fractions rounded down to the closest whole number)	Minimum Motorized Vehicle Parking Per Land Use (DMU Zone District)
Residential Categories			
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

The application is also proposing childcare center in the form of land dedication or a cash payment in lieu of dedicating land. It appears that the developer is open to creative solutions with regards to the Child Care proposal as a community benefit.

The application has provided a project narrative detailing how the application meets or can meet the following criterion below. The purpose of the Concept Plan is to consider these criteria as the application is proposed to the Planning Commission and City Council. These criteria are used to review a Preliminary PUD Plan, which is the following step in this process if the application were to move forward.

Fruita In Motion: Plan Like a Local Comprehensive Plan (Master Plan):

With regards to the Master Plan, Fruita is an exceptional community. Throughout the comprehensive plan process, residents brought up how much they love living in Fruita, its small-town character, and their desire to preserve the community's most desirable qualities into the future. The plan starts by declaring what makes Fruita special. In turn, these community values are the foundation of the plan—shaping the plan vision, goals, policies, and actions. Two community values represented include:

- *Fruita is a place where you run into neighbors, friends, and acquaintances at local stores and restaurants, parks, and the community center. (Community Values, Page 2, Comprehensive Plan)*
- *Fruita is a community where people are invested and constantly work to make the community better. (Community Values, Page 2, Comprehensive Plan)*
- *Fruita is committed to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents. (Community Values, Page 2, Comprehensive Plan)*

Influenced by the community values expressed on page 2 of the Comprehensive Plan, the Plan Vision states, “The City of Fruita values quality of place. It’s an inclusive city, with a small-town feel and vibrant downtown, surrounded by public lands. People love to live, work, and play in Fruita because the City facilitates community, safe neighborhoods, family-friendly events, and walking and biking. The City governs in a way that’s responsive to its citizens and prioritizes high-impact services and projects. Fruita fosters a fun and funky ambiance around the arts, agriculture, and recreation.”

The Community Snapshot section within the Comprehensive Plan also identified affordability as a growing concern within Fruita. “*Affordability issues are greatest among renters in Fruita, with about half of all renters paying more than 30% of their income towards housing costs. This is defined as being cost burdened, wherein a household is paying too much towards housing. The rental supply in Fruita is extremely limited with essentially zero vacancy, allowing landlords to charge higher rents. The percentage of renters in Fruita has increased, even though most housing being built is in the form of single-family homes. Some people may be renting single-family homes by choice; for others it may be the only option and they would prefer a lower cost option such as an apartment or duplex. Housing affordability issues affect the ability of local businesses to attract and retain employees. This is a threat to economic sustainability if left unchecked.*” (Community Snapshot, Page 12, Comprehensive Plan).

The Future Land Use Map prioritizes infill over sprawling residential development at the edge of the city limits. The policies in this plan aim to spur residential development within the existing city limits and UGB. It aims to transform the State Highway 6&50 corridor by allowing and encouraging multifamily housing on parcels and blocks adjacent to this corridor. (Chapter 3 Land Use & Growth, Page 26, Comprehensive Plan).

Goal #4. Allow and encourage a diversity of housing types to fit the needs of the Fruita community and provide the diverse “funky” character that is treasured by residents. Fruita’s housing stock is getting more homogenous and more expensive. As a community that prides itself on being inclusive, this ethos should extend to providing types of housing for people of different ages, income ranges, family structures, and aesthetic preference. Allowing and encouraging more apartments and/or townhomes in appropriate locations could contribute to more affordable housing options. (Chapter 3 Land Use & Growth, Page 39, Comprehensive Plan).

Goal #9. Support flexibility in zoning and the development of diverse housing types as part of an economic sustainability strategy.

The availability of workforce housing is now an economic development issue in Fruita. Additionally, businesses are looking for the right fit in terms of buildings, land, and space to move, expand, or start businesses. Fruita can look to the experience of high-cost mountain resort towns to observe the risks of waiting too long to act. Local businesses are experiencing workforce shortages. The Land Use & Growth chapter of this plan (Chapter 3) contains strategies and policies on increasing the diversity and supply of housing in Fruita. For workforce housing, emphasis is on market rate and affordable (income restricted) rental housing and attainably priced ownership housing. For commercial spaces, Land Use Code changes can lay the groundwork for being an attractive place for a new or existing business. Flexibility in the design and types of buildings that can be built would be a business-friendly approach. (Chapter 4 Economic Development, Page 58, Comprehensive Plan).

- b. Consistency with one or more of the following general goals for a PUD justifying a deviation from the requirements of the Code, including but not limited to:*
 - i. More convenient location of residences, places of employment, and services in order to minimize the strain on transportation systems, to ease burdens of traffic on streets and highways, and to promote more efficient placement and utilization of utilities and public services; or*
 - ii. To promote greater variety and innovation in residential design, resulting in adequate housing opportunities for individuals of varying income levels and greater variety and innovation in commercial and industrial design; or*
 - iii. To relate development of particular sites to the physiographic features of that site*

in order to encourage the preservation of its natural wildlife, vegetation, drainage, and scenic characteristics; or

- iv. To conserve and make available open space; or*
- v. To provide greater flexibility for the achievement of these purposes than would otherwise be available under conventional zoning restrictions; or*
- vi. To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes; or*
- vii. To conserve the value of land and to provide a procedure which relates the type, design, and layout of residential, commercial and industrial development to the particular site proposed to be developed, thereby encouraging the preservation of the site's natural characteristics.*

Based on the application submittal and the project narrative, the overall goal of this project is to implement many of the housing related goals contained in the City of Fruita's Comprehensive Plan.

- c. Conformance to the approval criteria for Subdivisions (Chapter 17.21) and/or Site Design Review (Chapter 17.09), as applicable; except where Adjustments to the standards of this Title are allowed, and;*
- d. Conformance with applicable Design Standards and Guidelines as outlined in Chapter 17.13, unless approved as an Adjustment pursuant to the Adjustment criteria set forth in Section 17.13.020(B).*

The Design Standards that apply to this area are described in Section 17.13.060. Additional details will be needed from the applicant if the project were to continue to the next step.

LEGAL NOTICE:

Because this Concept Plan application is being reviewed in a work session, legal notice is not required at this time. If the application were to proceed to the Preliminary PUD Plan, legal notice will be required in accordance with Section 17.07.040(E).

REVIEW COMMENTS:

All review comments received are included with this Staff Report.

PUBLIC COMMENTS:

No written public comments have been received at this time.

STAFF RECOMMENDATION:

Because of the general nature of the application and fulfilling the request of the applicant to garner feedback on the application, Staff recommends the applicant provide additional information as stated in the Staff Report in order to fully consider the Preliminary PUD Plan application.

OPTIONS AVAILABLE TO THE PLANNING COMMISSION AND CITY COUNCIL:

Provide general, non-binding feedback to the applicant in accordance with Section 17.19.030 (A) of the Fruita Land Use Code.

SUGGESTED MOTION:

No motion is required for this application.