



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR
FROM: PLANNING & DEVELOPMENT DEPARTMENT
DATE: MARCH 1, 2022
AGENDA TEXT: RAPTOR CROSSING RV PARK CONCEPT PLAN

GENERAL BACKGROUND:

This coversheet is meant to provide communication to the City Council on this Concept Plan Application. Typically, the City Council would be reviewing applications in a public hearing setting after receiving a recommendation from the Planning Commission. 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 review process.

The Planning Commission discussed this application at a workshop on February 8, 2022 and expressed overall support for the project. Draft meeting minutes are provided in the review materials.

- *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 applicant may choose to complete a Concept Plan review with the City to receive initial feedback on the proposed Subdivision. 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. The Planning Commission is a recommending body to City Council for all Concept Plan applications.

PROJECT DESCRIPTION:

The property is approximately 4.88 acres and measures about 214 feet wide by 1,300 feet long. The site plan shows access for the 39 lots from Raptor Road into the site with a cul-de-sac length of more than

1,000 feet. The site also contains a wide gas easement on the west side (50' wide in some areas). From the project narrative submitted, the request appears to be to subdivide the property into smaller lots that may be available for purchase and lease/rent for a residential ownership community for Motor Coaches. The site plan also shows a central common area, perimeter and internal landscaping, security gate at the entrance, and a trail loop on the west side.

Attachments:

1. Staff Report
2. Review Comments
3. Application materials
4. Improvements Survey

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. Items of primary concern at this time that need to be addressed include access, lot size, and uses.

OPTIONS AVAILABLE TO CITY COUNCIL:

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