



**PLANNING & DEVELOPMENT DEPARTMENT
-CITY COUNCIL-
STAFF REPORT
FEBRUARY 8, 2022**

Application #:	2021-40
Project Name:	Raptor Crossing RV Park
Application:	Concept Plan
Representative:	Kaart Planning
Location:	853 Raptor Road
Zone:	Commercial 2 (C-2)
Request:	This is a request for general feedback and direction of a Concept Plan to develop approximately 4.88 acres of vacant property to 39 residential recreational vehicle lots.

PROJECT DESCRIPTION:

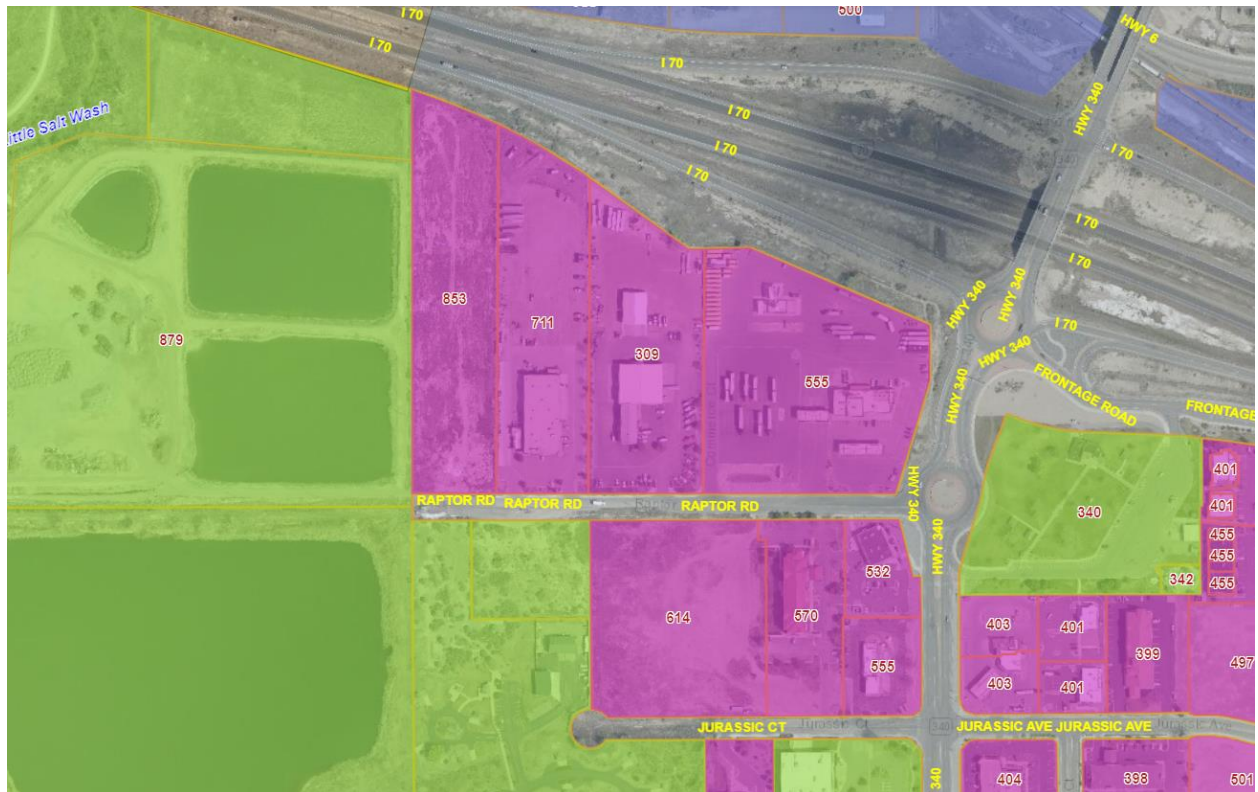
The application for review is a Concept Plan, which is designed for applications that are unique in nature. The purpose of the Concept Plan submittal and review is to be able for the applicant to garner general, non-binding feedback from Staff, Planning Commission, and City Council as stated in Section 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 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.

SURROUNDING LAND USES AND ZONING:

Surrounding land uses are primarily commercial. There is Mack Truck Sale and repair shop directly to the east. 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



2020 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 Land Use Code requires approval of a Conditional Use Permit to operate a Recreation Vehicle Park in the Commercial 2 (C-2) zone district.

- 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:*

The applicant will need to provide more information with regards to the following general goals (listed below) of a PUD which are to justify a deviation from the conventional zoning standards in the Commercial 2 zone district. The applicant must also explain how the request for the PUD aligns with the general purpose of a PUD zone.

More specifically, the applicant needs to determine why there is a need for this property to be zoned PUD. It is Staff's interpretation from this submittal, that the primary purpose of the PUD request is to decrease the minimum lot size. It wasn't clear in the submittal, the size of the lots, but it appears they may be near the 2,000 square foot range. If the main purpose of the PUD request is to deviate from the minimum lot size in Commercial 2 (C-2) zone, the PUD may not be the best way to proceed.

- 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.*
- 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;*

Based on the submittal, the application is proposing to subdivide the individual parcels which will need to be processed through the subdivision standards as described in Section 17.21 of the Land Use Code. Furthermore, the nature of the project would also need to follow the Site Design Review standards set forth in Section 17.09 of the Land Use Code. If the application were to continue to the next steps, more information on how the application is meeting these requirements will be needed.

- 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.

Based on the submittal request, it appears that the purpose of the request of the Planned Unit Development (PUD) zone is to deviate from the lot size standards. The applicant will still need approval of a Conditional Use Permit to operate a Recreational Vehicle Park (RV Park) in the Commercial 2 zone.

Additionally, Staff does not believe that this request for a Planned Unit Development fully meets the intention of the Code requirements stated above. The Planned Unit Development section is not just meant to deviate from the minimum lot size requirements unless the application can fully satisfy the approval criteria in a transparent manner. Based on the limited amount of information submitted, the RV Park can be pursued through the Conditional Use Permit process and managed by the property owner to establish the type of RV Park they would like to operate.

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. All review comments must be adequately resolved with the Final Plat application.

PUBLIC COMMENTS:

No written public comments have been received at this time.

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.

PLANNING COMMISSION SUGGESTED MOTION:

No motion is required for this application.

<u>FRUITA PLANNING COMMISSION WORKSHOP: February 8, 2022</u>

<u>FRUITA CITY COUNCIL WORKSHOP: March 1, 2022</u>
