



Application Type: Concept Plan
Application Name: Raptor Crossing
Application Number: 2021-40
Location: 853 Raptor Road
Zone: Commercial 2 (C-2) [previously known as General Commercial (GC)]

Description:

This is a request for approval of a Concept Plan for a Planned Unit Development (PUD) of approximately 39 residential recreation vehicle lots on approximately 4.88 acres located in the C-2 Zone district.

GENERAL:

1. Mobile Homes, Mobile Home Parks, Manufactured Homes, Manufactures Housing Parks are all not allowed in the C-2 Zoning District. (Section 17.07.021).
 - a. The project narrative suggests lots are going to be created and be able to be sold separately.
 - b. Each lot created will have space available to construct a garage or storage shed, similar to a residential lot.
 - c. Owner required to landscape the front yard.
2. Minimum lot area for non-residential development in the C-2 Zone – 5,000 square feet.
 - a. More information is needed to determine if this can be met.
3. Section 17.41.040 (A) states, “Development Access. Any development exceeding two hundred fifty (250) average daily trips (ADT) or twenty-five (25) units shall have a minimum of two (2) fully platted ingress/egress points (dedicated rights-of-way), or one (1) fully platted ingress/egress point plus a secondary access point for emergency vehicles. Any development exceeding three hundred fifty (350) ADT or thirty-five (35) units shall have a minimum of two (2) fully platted ingress/egress points. Any development exceeding seven hundred fifty (750) ADT or seventy-five (75) units shall have a minimum of three (3) fully platted ingress/egress points.”
 - a. Please verify that you are meeting this criterion.
4. Section 17.41.040 (C) states, A cul-de-sac shall not exceed two hundred fifty (250) ADT and in no case should its length exceed six hundred (600) feet, unless a secondary emergency access is provided, in which case the cul-de-sac length may be increased to one thousand (1000) feet. Dead end streets or cul-de-sacs without bulbs shall not be permitted. Streets provided or designed for future connection to adjacent areas shall be improved. Such connections which provide access to structures shall have dedicated cul-de-sacs. A cul-de-sac bulb which may be vacated in the future shall be improved to paved standards if access is provided to dwellings or other structures. Cul-de-sac bulbs not providing access to dwellings or other structures shall be improved with a gravel surface and barricades may be required.”
 - a. The cul-de-sac does not appear to meet this criterion at this time.

5. With regards to the security gate proposed:
 - a. Section 17.41.060 (B) (7) states, “An access approach that has a gate across it shall be designed so that the longest vehicle using it can completely clear the traveled way of the public street when the gate is closed.”
6. If the site has mailbox’s available, will this encourage permanent residency?
7. Permanent residency in a camper or RV is not allowed in the City of Fruita.
8. Is it necessary to pursue the Planned Unit Development zone if the primary purpose is to develop an RV park?
 - a. If the application is to continue, you will need to clearly describe why a PUD is necessary for this project.
9. If the project is to continue, please explain how this meets the City of Fruita’s Comprehensive Plan.

CAMPGROUND AND RECREATIONAL VEHICLE PARKS:

Definitions:

RECREATIONAL VEHICLE. A vehicle that is: 1) built on a single chassis; 2) four hundred (400) square feet or less when measured at the largest horizontal projection; 3) designed to be self-propelled or permanently towable by a light duty truck; and 4) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping travel or seasonal use.

RECREATIONAL VEHICLE PARK. Any lot or parcel developed to provide spaces and facilities for the temporary residential use of two (2) or more recreational vehicles. (See Chapter 17.27)

RECREATIONAL VEHICLE RESORT. An integrated development where recreational vehicles are used for temporary residential purposes in conjunction with recreational and social centers designed to provide a significant portion of the recreational and social needs of the occupants of the resort. (See Chapter 17.27).

RECREATIONAL VEHICLE SPACE. A parcel of land within an approved recreational vehicle park, shown in the records of the City of Fruita Community Development Department, and which was designed and intended for the accommodation of one (1) recreational vehicle.

1. Campgrounds and Recreational Vehicle Parks in the C-2 zone require approval of a Conditional Use Permit. Chapter 33 of the Land Use Code contains additional Land Use regulations for campgrounds and RV Parks.

Table 17.05.090 - LAND USE TABLE												
	RE	LLR	CR	SFR	MP	DMU	C-1	C-2	I	CSR	NCO	FLU
Recreation & Entertainment, Outdoor												
Campgrounds & Recreational Vehicle Parks (See Chapter 33)	*	*	*	*	C	*	C	C	C	C	*	*

2. Section 17.33.110 states, “No recreational vehicle or tent shall be used as a permanent place of abode, dwelling or business or for indefinite periods of time. Continuous occupancy extending beyond one hundred and eighty (180) days in a calendar year shall be presumed to be permanent occupancy; however, twenty-five percent (25%) of the recreational vehicle spaces in a recreational vehicle park may be occupied as a recreational vehicle residence for more than six (6) months in a calendar year.”
 - a. There doesn’t appear to be any aspect of this project that suggests this section of the code will be met at all times.
3. Section 17.33.050 requires not less than 10% of the gross area of any campground and RV park, excluding any area dedicated as public-right-of-way shall be developed for passive park and/or active recreational uses.
 - a. If the project continues onto the next step, you will need to confirm this.
4. If these sites are going to be subdivided, individual sewer taps are required.
5. Please demonstrate how you are meeting Section 17.33.090 Sanitary Facilities.
6. Section 17.33.100 (B) states that “Storage buildings, lean-tos, bins or other outside storage facilities (other than waste storage facilities, e.g. trash cans) shall not be allowed at camping or recreational vehicle spaces.”
 - a. If the project continues onto the next step, you will need to address this.
7. If the project continues, you will need to address any of the remaining code sections in 17.33 of the Land Use Code.

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.”
 - i. This gate access must address the maximum RV length plus the car length in order to meet this criterion.
 - ii. From the site-plan submitted, it does not appear this criterion is being met.
2. Because this is an application for a Planned Unit Development, the application calls out the General Commercial (GC) zone (now called the C-2 zone) as the underlying zone.
 - a. If these lots are to be sold, there must be something in place to prevent business operations as allowed in the underlying zone.
3. 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%

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.

Conditional Use Permit Process (if a PUD process is not pursued):

1. Planning Commission – Public Hearing
2. City Council – Public Hearing