



TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 25, 2025

AGENDA TEXT: 924 Boutique Tiny Home Community – Planned Unit Development - Concept Plan (8:00 p.m. – 9:00 p.m.)

PURPOSE

The purpose of this item is for the City Council and Planning Commission to provide general feedback on a concept plan for a tiny home community at 924 19 Road. The discussion will allow open dialog between the applicant, staff, and the Council on the proposed application.

BACKGROUND

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

- *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 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 subject property is approximately 20 acres located northeast of the intersection of 19 Road and Highway 6 & 50. The property is also bordered on the east side by the Adobe Creek Wash and the north side by the Independent Ranchmens Ditch. The property is currently zoned Commercial 1 (C-1), and the applicant is proposing a Planned Unit Development (PUD) zone in order to develop a unique and creative residential development design for small housing types, while also providing preservation of the

Adobe Creek Wash. The overall plan proposes a total of 92 detached dwelling units which is about 5 dwelling units per acre with an increased emphasis on on-site amenities. Amenities proposed also include common outdoor gathering spaces, pocket parks, pool, BBQ pits, trails, furnished exercise room, and dog parks. The applicant is requesting that the lot area matches the developable size of the unit with the rest of the lot consisting of largely open space and recreational opportunities for the enjoyment of the community.

It is the intention of the Concept Plan to allow for development proposals to be reviewed prior to many of the engineering and development costs associated with a project like this. This allows property owners and developers the opportunity to garner feedback on Planned Unit Development applications.