

924 – A Boutique Tiny Home Enclave Narrative

Project Description/Summary:

The subject property is located at 924 19 Road, is approximately 19.20 acres and is currently zoned Commercial (C-1). The intent of the Planned Unit Development (PUD) is to allow flexibility and innovation in the affordable single-family 400-800 sq. ft. homes. The housing we are proposing, in exchange for a community benefit that could not otherwise be realized through the strict adherence to the Fruita Land Use Code. Under the Commercial C-1 zoning district the allowed uses by right or by condition use permit are limited to “Business Residence”, “Dwelling-Multi-Family”, “Accessory Dwelling Unit”, “Dwelling-Caretaker”, or “Short Term Rental”. The proposed PUD Plan takes a form-based approach to single family, as well as clubhouse development to provide new housing that promotes more affordable housing while providing a demonstrated public benefit that would not be available under conventional zoning restrictions in terms of density, building heights, parking, and public benefit, etc.

The primary goal of the rezone request is to work closely with the city to create this PUD to allow construction of aesthetically pleasing and affordable & ownable homes community in Fruita, CO, and to fulfill the need for economically accessible housing and thus improve the quality of life for Fruita residents and visitors alike.

The Preliminary PUD Plan is to allow the construction of (92) single-family residential Custom-built tiny homes that range from 400 to 800 square feet, a clubhouse, and on-site amenity elements that may include common outdoor gathering spaces, pocket parks, pool, bbq pits, trails, furnished exercise room, and dog parks.

Concept Plan:

As noted previously, the current Commercial C-1 zone district has limited residential uses. The proposed Preliminary PUD Plan is to provide 400-800 sq. ft., detached, single homes all located on a single permanent foundation. Dwelling, Single-Family, Detached, as typically found under City of Fruita Zone Districts “Residential-Rural Estate”, “Residential-Large Lot Residential”, “Residential-Community Residential”, “Residential-South Fruita Residential”, “Downtown Mixed Use”, “Neighborhood Commercial Overlay”, and “Future Land Use”. To be consistent with the character of the surrounding zone districts which lie north of the subject property an underlying zone district that could be considered is “Residential-Community Residential” with the implementation of community/amenities and facilities. The proposed Plan provides greater flexibility for the achievement of the proposed Plan and provides a 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.

Adobe Wash creates a physical barrier to an area east of the wash. Conceptual plans are to construct a vehicle and pedestrian bridge to cross the wash. Further review and research will be conducted to ensure this proposed use is feasible from a logistical and budget standpoint.

- **On site amenities.** Based on input from the Fruita Planning Commission, City Council, local residents and market demands, site amenities will cater to recreation, open space living and enjoyment of the surrounding activities associated with Fruita, Mesa County and the Grand Valley. Ongoing discussions regarding the community/clubhouse will be of design standards that fit to the nature of the area. There is no definitive plan included in the general direction of the project. The intent is to work directly with the City of Fruita to create a plan that benefits both the City of Fruita, and the homeowners of the 924 project.
- **Public Benefit.** Provide a much-needed diversity in Fruita's housing stock, which becomes affordable and attainable to young professionals, up-valley visitors, recreation seekers, etc.
- **Density and Building Heights.** Density as proposed by the Preliminary PUD Plan provides (92) single family homes on approximately 19.20 acres which places density at approximately 5 units per acre which follows the standard Community Residential (CR) zone district. This proposal provides vast open areas between units and large common spaces, trails, etc. for enjoyment. Building heights will be limited to 2-story(s) to preserve the views of the surrounding Monument and Grand Mesa.
- **Minimum Lot Area.** Instead of setting forth 7,000 square feet per dwelling unit to 3,500 square feet allowed with density bonuses, the minimum lot area is proposed to match the developable size of the unit. The remaining area of the property will consist largely of open space and recreational opportunities for the enjoyment of the community.
- **Minimum Front/Street Yard, Side, and Rear Yard Standards.** The proposed yard standards will achieve several goals, including preserving scenic characteristics, creating visually appealing street frontages, and promoting compatibility with the surrounding land uses. Adequate setbacks from Adobe Wash (100-feet from centerline), Ranchsman Canal (50-feet from centerline) and Highway 6 & 50 will be provided to achieve desirable visual, noise and environmental buffering.
 - The minimum front yard to on-site private driveways will be of sufficient depth to achieve landscaping buffers and adequate sight distance for traveling vehicles. It is expected these front yard setbacks to range from 14-feet to 20-feet to aid in 'staggering' of homes to provide a better visual appearance.
 - Minimum side yard shall be set to be meet any building codes (10-feet) and what is desired for 'private' living between units.
 - Minimum rear yard shall naturally be greater than 30-feet between units to aid in desirable visual and noise buffering.
- **Maximum Lot Coverage.** This standard should not be of concern due to the fact great open space is being provided that falls well below the max lot coverage provided in any applicable zone districts.
- **Parking Standards.** Parking will be provided as sufficient to meet the 400-800 square foot homes and their number of bedrooms including visitor/guest parking. No on-street parking will be allowed and community/clubhouse parking will be provided in accordance with land use requirements.
- **Landscape Standards.** Landscaping provided with the Plan will be tailored to the enjoyment of the outdoors and the amenities typically sought after by residents that live in western Colorado. Large grass areas surrounded by 'typical' desert landscaping with a network of on-site trails for walking, bike riding and running will be provided.
- **Sanitary Sewer Service.** The property has limitations for gravity sanitary sewer service. The ideal option is to install a pressure line from the property to the 19 Road gravity sanitary sewer located north of the Ranchsman Canal. This option will require a lift station since topography doesn't allow for the installation of a gravity system.

- **Domestic Water Service.** Ute Water will be installing a new 8-inch C900 PVC water main in 19 Road in conjunction with the City's 19 Road project. This new line will have capacity to serve the proposed development. Since all on-site roadways will be 'private', Ute Water mains will not be allowed within the development therefore, master water meters or multiple master meters will be located along the 19 Road frontage that will deliver 'private' water mains and services to each unit. In addition, 'private' fire hydrants will be located throughout the development for fire protection, unless home construction will be provided with residential fire sprinkler systems. Previous and existing discussions with Lower Valley Fire is ongoing to understand the full fire protection requirements. Provisions have already been made to the layout and design to adhere to these requirements.
- **Stormwater & Drainage.** Site generated stormwater will be routed east to discharge into Adobe Wash. Prior to discharge on-site detention and water quality facilities will be implemented to limit discharge rates and improve water quality conditions to Adobe Wash. These facilities will be incorporated into the overall landscaping appearance of the development.
- **Irrigation.** The property is assumed to contain irrigation shares out of the Ranchsman Canal. It is expected that an on-site storage system will be required to provide adequate irrigation for the development. All landscape upkeep and irrigation will be operated and maintained by the HOA.
- **Electric and Natural Gas Service.** Grand Valley Power provides electrical service while Xcel Energy provides natural gas service. The development will research capacity for both services with the appropriate provider.



