

Planning & Development Review Comments

924 19 Road – Boutique Tiny Home Community PUD – Concept Plan

1. Some things contained in the PUD Guide appear to be too broad and may prove difficult to interpret or enforce in the future. Keep in mind, the PUD Guide will serve as the sites Land Use Code and is enforceable by law.
2. The project narrative and PUD Guide call out different unit counts. PUD = 92, Project narrative = 94.
3. The clubhouse will need to meet the parking standards set forth in the Land Use Code.
4. Additional discussion around the Uses in Section X of the PUD Guide will be needed to ensure the intention of developing this property as a unique single family detached development is built out as proposed.
5. Having both options of ground lease and lot development will make this difficult for Staff to track and shouldn't necessarily be in the PUD Guide.
6. In Section XIV of the PUD Guide, the maximum building heights should be reduced and not include the option of 35 feet in height.
7. In Section XIV of the PUD Guide, you indicate that there will be no accessory structures but this is contradicted in Section XII where you specifically call out accessory structures.
8. With each unit needing a building permit, how do you propose that each building permit will include or show that they are meeting the spacing of structures standards in Section XIII of the PUD Guide?
9. There are some cited Land Use Code sections that will need correction if the PUD moves forward.
10. The Red Barn is seen as a unique piece of Fruita's history and should be preserved as much as possible. Staff understands that you may need to conduct an analysis of the structure which would include suggestions on preservation or reuse.