

924 19 ROAD

PLANNED UNIT DEVELOPMENT GUIDE

SECTION I: INTRODUCTION

The 924 19 Road Planned Unit Development (PUD) provides a flexible, performance-based alternative to standard development requirements where adjustments will permit a development that is superior in its design and functionality to that which would result from the strict application of standards of a straight zone district. The PUD includes innovative design and provides community benefits that could not otherwise be realized through the strict adherence to the specific standards of a straight zone district. The PUD includes modifications to such standards as more specifically set forth in this Guide and in the PUD Zoning Ordinance.

SECTION II: THE PROPERTY

This 924 19 Road Planned Unit Development Guide (Guide) shall establish the zoning and development standards governing the PUD to be developed on 19.62 acres of real property located at 924 19 Road in Fruita, Colorado, legally described in as follows:

ALL THAT PART OF THE FOLLOWING DESCRIBE LAND LYING SOUTH OF THE CENTER OF THE GRAND VALLEY INDEPENDENT RANCHMENS CANAL:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN;

EXCEPT RIGHT OF WAY TO THE GRAND RIVER DITCH COMPANY RECORDED JULY 2, 1887 UNDER RECEPTION NO. 4820 IN BOOK 20 AT PAGE 504;

AND EXCEPT TRACT DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 3, 1918 UNDER RECEPTION NO. 144400 IN BOOK 220 AT PAGE 333;

AND EXCEPT TRACT DESCRIBED IN WARRANTY DEED RECORDED AUGUST 22, 1938 UNDER RECEPTION NO. 340728 IN BOOK 375 AT PAGE 108;

AND EXCEPT TRACT DESCRIBED IN WARRANTY DEED RECORDED JULY 29, 1949 UNDER RECEPTION NO. 504388 IN BOOK 508 AT PAGE 53;

AND EXCEPT RIGHT OF WAY AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 17, 1958 UNDER RECEPTION NO. 729519 IN BOOK 742 AT PAGE 491;

AND EXCEPT ROAD AS DESCRIBED IN DOCUMENT RECORDED AUGUST 7, 1957 UNDER RECEPTION NO. 700396 IN BOOK 714 AT PAGE 521 OF THE RECORDS OF THE MESA COUNTY CLERK AND RECORDER,

COUNTY OF MESA, STATE OF COLORADO

("the Property").

The Property is bordered on the west by 19 Road, on the north by the Independent Ranchmans Ditch, on the south by Highway 6 & 50, and on the east by vacant land. The eastern portion of the Property is traversed from north to south by the Adobe Creek wash (“the Wash”).



Figure 1: Property located at 924 19 Road in Fruita, Colorado.

SECTION III: BASE ZONE DISTRICT

This PUD Guide shall serve as the Plan for the PUD pursuant to Chapter 17.10 of the Fruita Land Use Code (LUC). The Base Zone District for the PUD is Community Residential (CR). The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units. The PUD conforms to the purposes of the CR Base Zone District.

This Guide identifies uses, dimensions, and other standards that deviate from those of the Base Zone District. The applicable zoning standards are modified from those of the Base Zone District as set forth in this PUD Guide, and this Guide shall supersede the requirements of the LUC only as specifically set forth herein.

SECTION IV: APPROVAL CRITERIA

The PUD rezones the Property from its prior zone district of Commercial (C-1) to PUD with a Base Zone District of Community Residential (CR). The PUD meets the criteria established in Section 17.10.030 of the Fruita Land Use Code (LUC), including the following:

1. The PUD conforms to the City of Fruita's Comprehensive Plan, Land Use Code, Design Criteria and construction Specifications Manual and other city policies and regulations.

2. The PUD is consistent with the following goals justifying a deviation from the requirements of the Code:
 - a. Convenient location of residences in relation to places of employment and services in order to minimize strain on transportation systems, ease burdens of traffic on streets and highways, and promote more efficient placement and utilization of utilities and public services; and
 - b. Promotes greater variety and innovation in residential design, resulting in adequate housing opportunities for individuals of varying income levels; and
 - c. Relates development of the site to the physiographic features of the site to encourage preservation of natural wildlife, vegetation, drainage, and scenic characteristics; and
 - d. Conserves and makes available open space; and
 - e. Provides greater flexibility for the achievement of these purposes than would otherwise be available under conventional or straight zoning restrictions; and
 - f. Encourages more efficient use of land and of public services and reflects changes in the technology of land development so that resulting economies may inure to the benefit of those who need homes; and
 - g. Conserves the value of land and provides a procedure which relates to the type, design, and layout of residential, commercial and industrial development to the site; and
 - h. Encourages preservation of the site's natural characteristics.
3. The PUD conforms to the approval criteria for Site Design (Chapter 17.05), with adjustments as set forth in this Guide and in the PUD zoning ordinance.

All site plans for any portion of the Property shall be considered and reviewed administratively pursuant to this Guide, the PUD zoning ordinance, and Chapter 17.05 of the LUC. All subdivision plats, if any, of any portion of the Property shall be considered and reviewed administratively as Minor Subdivisions pursuant to the LUC.

Minor amendments to the PUD and this Guide shall be reviewed and considered administratively, including without limitation any minor changes in location, siting and bulk of structures, or height or character of structures required by engineering or other circumstances not foreseen at the time the PUD or this Guide were approved. Administrative adjustments or modifications shall be reviewed and approved in accordance with Fruita Land Use Code Section 17.23.020 Administrative Modifications, and Table 17.23.020 C: Allowed Administrative Adjustments.

SECTION V: SITE CHARACTERISTICS

Although the PUD may consist of any of the allowed uses as provided in this Guide, the proposed project is to develop ninety-two (92) detached small homes of up to 1000 square feet on permanent foundations. Whether the Property Owner chooses the Ground Lease Development or the Individual Lot Development model for the project (see Sections XI below), the essential visual characteristics and functionality of the community will be the same: each home will be surrounded by ample open areas to provide the space, light, air, and openness that the setback provisions of the LUC are intended to create and preserve. These areas will be for the enjoyment of all unit residents. They

may include lawn areas, landscaping, driveways, parking spaces, open space, trails, and other community amenities. See *Figures 6 through 14*.

The development will be consistent with the character of the surrounding area and with the surrounding zone districts. Overall design of the site will make the best possible use of the views of the Monument, Bookcliffs and Grand Mesa. The Adobe Creek wash (“Wash”) on the eastern side of the Property creates a physical barrier to the portion of the Property that lies east of the Wash. Conceptual plans include construction of vehicle and pedestrian bridges across the wash, if economically and logistically feasible, so that the area of the Property east of the Wash can be accessed internally.

The Adobe Creek Wash area will be created as a trail area for the common use of the lot owners. Other amenities may include secure bike storage and/or storage for other small recreational equipment, community garden, picnic area, natural play areas, a clubhouse, and/or other amenities that will cater to passive and active recreation and enjoyment of open spaces and views of the Colorado National Monument and Bookcliffs. Amenities will be situated in the common areas and will be owned and managed by a homeowners association.

Common areas will be open to all homeowners within the community, except that some areas may be created as limited common areas for the use and enjoyment of fewer than all homeowners, as appropriate.

SECTION VI: DENSITY

The overall density of the community will be approximately 5 units per acre which is consistent with the CR Base Zone District. The community will have a park-like setting with open areas, trees, natural areas, and trails that circulate internally and to adjacent public rights-of-way.

SECTION VII: PHASING

The project will be developed in a single phase.

SECTION VIII: LANDSCAPING

Common areas will be landscaped with grass areas surrounded by desert landscaping with a network of trails for walking, bike riding and running. Appropriate drought-tolerant trees and plantings will be included in the common areas.

SECTION IX: PARKING

Parking areas sufficient to park one vehicle per one-bedroom or studio unit and 1.5 vehicles per two-bedroom unit. Such parking will be in the common areas owned and maintained by the homeowners’ association. Dimensions and design of parking spaces shall comply with Chapter 17.37 of the LUC.



Figure 2: Conceptual Site Plan

SECTION X: USES

Uses by Right: The following uses shall be allowed by right within the PUD:

1. Tiny homes
 - a. Individual detached residences of up to 1000 square feet in area
 - b. Three floor plan examples are shown in Figures 3, 4, and 5 below as examples only; designs shall not be exclusively limited to these three
 - c. Tiny homes may be situated on their own lots or may be situated on land subject to a ground lease; see description of Ground Lease and Individual Lot Development below.
2. Residential single-family detached or attached dwellings
3. Multifamily residential
4. Drainage and detention / retention facilities
5. Common Areas
6. Clubhouse
7. Park type amenities

8. Open space tracts
9. Trails and pedestrian paths
10. Dog park or dog area
11. Bike or other small recreational equipment storage buildings or facilities
12. Bike and/or skate park
13. Ponds, pool, and water features
14. Model homes
15. Home occupations
16. Vehicular private drives
17. Private access lanes
18. Temporary construction staging sites
19. Public Roads and utilities including cul-de-sacs, utility improvements, lines and mains, facilities, services and buildings
20. Additional uses determined to be similar to uses by rights listed above

Conditional or Special Uses: the following uses shall be allowed with a special or conditional use permit approved in accordance with LUC Section 17.09.030.

1. RV storage
2. RV park

SECTION XI: GROUND LEASE DEVELOPMENT OR INDIVIDUAL LOT DEVELOPMENT

The developer may use either a ground lease or individual lot model for development of the project.

Ground Lease Development. A ground lease is a mechanism for separating ownership of the land from ownership and/or encumbrance of the improvements on the land. With a ground lease, the tenant pays rent to the landowner for the ability to develop or acquire improvements on the land and use the land in connection therewith. The tenant owns the improvements (building or residential unit and accessory structures). The leasehold interest and the improvements can be financed/mortgaged by the tenant/unit owner.

A ground lease enables a homeowner to own a home with a lower initial investment when land values run high. It also allows the landowner to maintain a high-quality development over time and to maintain the character and value of the overall development.

If the ground lease model is used within the PUD, the unit owner will own and maintain the residence and any accessory structures. The land and amenities will be owned and maintained by the Property Owner, and/or by a management company or a tenant's association. Each unit owner will pay a portion of the maintenance expenses for those amenities as part of its rent for the ground lease. This ground lease model of development would likely not require any subdivision platting of the Property.

Individual Lot Development. If the individual lot development model is used, the community will consist of "zero-lot line development" single-family detached homes situated on its own lot. Each homeowner will be responsible for maintenance of the residential unit, its lawn area, driveway, and accessory structures (if any). A homeowners association will own and maintain the common areas and will subject the individual lots to assessments for the common maintenance expenses. The individual lot model of development would require recordation of one or more subdivision plats.

SECTION XII: ACCESSORY STRUCTURES

Accessory structures to individual residences may include a carport, storage shed, or small shop. Accessory common amenities may include bike or other recreational storage structures or maintenance sheds.

SECTION XIII: SPACING OF STRUCTURES

All structures will be at least 100 feet from the centerline of Adobe Creek Wash, and 50 feet from the centerline of the Independent Ranchmans Ditch. Structures will also be set back at least 25' from Highway 6 & 50.

Homes will be “staggered” to create visual appeal. Structures will be adequately spaced from one another to preserve scenic characteristics, create visually appealing street frontages, promote compatibility with the surrounding land uses, and to achieve desirable visual, noise and environmental buffering, and appropriate sight distances for vehicular and pedestrian traffic. The sides of homes will be separated by at least ten feet (10'), the rear of homes will be thirty feet (30') feet from the next structure. The front of each home will be from 14 to 20 feet (14'-20') to the street or private drive. Community Buildings (clubhouse, e.g.) will be set back from the public street and from residences by at least 25 feet. Accessory Community Structures (Bike or other Recreational Equipment Storage) will be set back from residential structures and public streets at least 15 feet.

SECTION XIV: DEVIATIONS FROM BASE ZONE DISTRICT STANDARDS

Deviations from the underlying bulk standards have been shown in the comparison table below.

Bulk Standard	Base Zone District (CR)	924 19 Road PUD
Minimum Lot Area	7,000 s.f.	None
Setbacks – Primary Structure		
Front	20 feet	N/A
Garage Front Yard	25 feet	N/A (no garages)
Side	5 feet	N/A
Rear	15'	N/A
Setbacks – Accessory Structure	3'	N/A
Maximum Building Height – Primary Structures	35 feet	35 feet
Maximum Building Height – Accessory Structures	16 feet	N/A (no accessory structures)
Maximum Overall Density	6 du/ac	6 du/ac
Maximum Lot Coverage	60%	N/A
Community Buildings	N/A	See Section Below
Off-Street Parking	LUC 17.37.030 3 spaces per du	1 space per 1 bedroom unit; 1.5 spaces per 2 bedroom unit

SECTION XV: UTILITIES

The Property can be served by all the necessary utilities common for homes in the area including sewer, water, irrigation, electricity, gas, and telecommunications services.

Sewer. The Property has limitations for gravity sanitary sewer services, as topography does not allow a complete gravity system. Options for sewer service to the project include (1) extension of a gravity line east approximately 2,200 feet to the Property, or (2) a pressure line from the Property to the 19 Road gravity line located north of the Ranchman Ditch. Both options require an on-site lift station.

Domestic Water. Ute Water Conservancy District will be installing a new 8-inch C900 PVC water main in 19 road in conjunction with the City of Fruita's expansion of 19 Road. This line will have the capacity to serve the Community. Service facilities will include master water meters or multiple master meters located along the 19 Road frontage and private service lines to each unit and to the clubhouse.

Drainage. Stormwater runoff from the Property will be routed east to discharge into the Adobe Creek Wash. On-site drainage facilities will include detention and water quality basin(s) designed to release discharge at proper rates and quality for Adobe Creek Wash. These drainage facilities will be attractively incorporated into the overall landscaping design of the community.

Irrigation. The Property has sufficient shares of irrigation water available for irrigating any landscaped areas containing live plantings such as trees, grass or shrubs. An on-site irrigation pond may be provided and if so it will be attractively incorporated into the overall landscaping design.

Dry Utilities. Grand Valley Power provides electricity to the Property and Xcel Energy provides natural gas to the Property; both have capacity to serve the community.

SECTION XVI: ARCHITECTURAL CHARACTER AND BUILDING MATERIALS

The architectural character of the community will be of the modern farmhouse / industrial type. See Figures 3, 4, and 5. The homes and community building(s) will be harmonized to complement one another and to create a harmonious style for the whole project. Residences will be one or two stories or may include lofts. Residences will include one or more outdoor decks(s) and/or patio(s), which may be covered or uncovered. Residences will not include garages or carports.

Building materials will include steel framing as well as treated wood and standard building material. Roofing will be standing seam metal or similar. Windows will be vinyl, except that windows in the amenity/clubhouse building can be metal-clad wood windows.

All residences will be on permanent foundations. See Figures 3, 4, and 5 below for examples of the architectural style, sizes, and materials for the residences.



The Cameron





The Sherman





The Lincoln





Figure 6: Conceptual Neighborhood View



Figure 7: Conceptual Neighborhood View



Figure 8: Conceptual Clubhouse View



Figure 9: Conceptual Neighborhood View



Figure 10: Conceptual Neighborhood View



Figure 11: Conceptual Neighborhood View



Figure 12: Conceptual Neighborhood View



Figure 13: Conceptual Neighborhood View



Figure 14: Conceptual Neighborhood View

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