

Exhibit B

Fruita Mews Planned Unit Development Guide

Fruita Mews PUD Guide Introduction

The purpose of the Fruita Mews Planned Unit Development Guide is to serve as the governing regulation which will control the development of Fruita Mews, which amends a 7.62-acre northeast portion of 1138 18 ½ Road within the Burenheide PUD, adjacent to the new Monument Ridge Elementary School, north of K.4 Road. This guide will serve as the zoning regulations for the PUD amendment and is conformance with the Fruita Municipal Code.



Figure 1: Fruita Mews PUD is located in a portion of 1138 18.5 Road (Burenheide PUD) highlighted in gray.

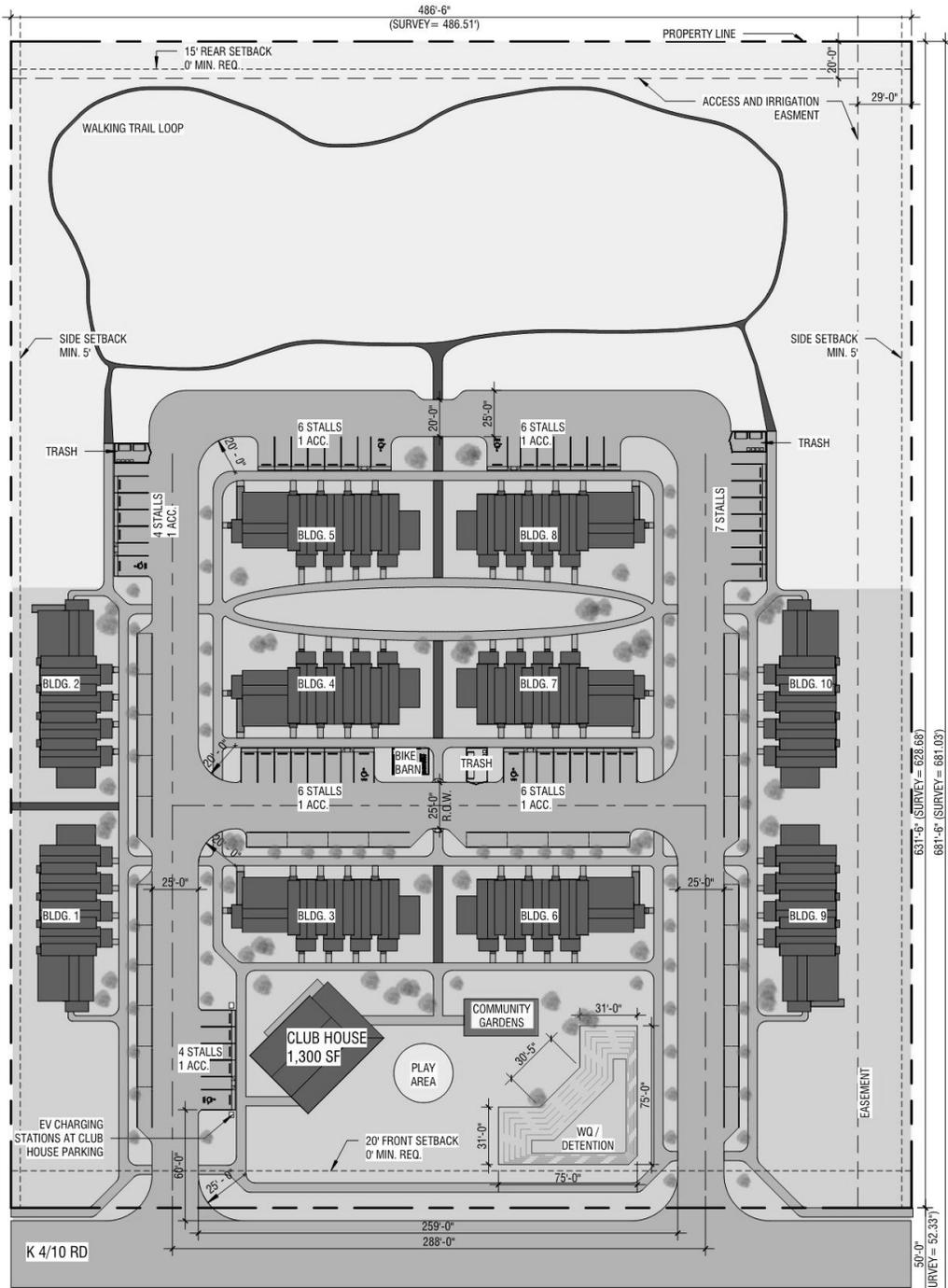
The Fruita Mews PUD Guide amends the existing Burenheide PUD (Ordinance 2002-17 recordation #2077021 on September 19, 2002) to accommodate an attainable housing development consisting of 50 townhomes.

Statements of Administrative Approvals

- This Fruita Mews PUD Guide accompanies a zoning map amendment (rezone) for a 7.62-acre portion of the existing Burenheide PUD to accommodate a new single-family attached attainable housing community known as “Fruita Mews”. The amendment includes changes in siting, bulk of structures, height and character of the site that was not foreseen at the time of the adopted Burenheide PUD in 2002.
- All subdivision plats within the Fruita Mews PUD Guide shall be considered Minor Subdivisions and administratively approved per the Fruita Land Use Code.
- Per the Fruita Land Use Code all site plans within the Fruita Mews PUD shall be administratively approved.
- Amendments to the Fruita Mews PUD shall be administratively approved for 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 Planned Unit Development or Planned Unit Development Guide was approved per the Fruita Land Use Code. The percentage of allowed administrative adjustments/modifications are identified in Section 17.23.020 Administrative Modifications as listed in Table 17.23.020.C: Allowed Administrative Adjustments.

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SITE PLAN

1" = 50'-0"



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The Fruita Mews PUD is a community consisting of 50 single-family attached homes (townhomes) with open space and public trails. The Fruita Mews will have a park-like setting with tree-lined streets, open-spaces and trails that circulate internally and to the adjacent Monument Ridge Elementary School, and a large natural growth open space trail loop that will be designed to eventually connect to the proposed Main Line Grand Valley Canal Trail. The site will have community gardens, secure bike storage “bike barn”, a bike maintenance and cleaning station, BBQ/picnic area, nature play areas and a structured playground area. The site has a gross density of 7 dwelling units per acre. Development amenities will include a community/ clubhouse building.

Phasing

The Fruita Mews community will be developed in a single phase.

Current PUD

The Fruita Mews PUD Guide accompanies this PUD amendment request, that includes changes in siting, bulk of structures, height and character of the site that was not foreseen at the time of the adopted Burenheide PUD (Ordinance 2002-17 recordation #2077021 on September 19, 2002). Deviations from the underlying bulk standards have been shown in the comparison table below.

No changes to the uses by right in the Burenheide PUD are being proposed with the PUD amendment for Fruita Mews.

Uses by Right:

1. Residential single-family detached dwellings
2. Residential single-family attached dwellings
3. Live/work home occupation units which combine residential and commercial uses in a single building
4. Regional detention/retention pond on outlying lot
5. Undeveloped space that may be used as part of the current ranching operation
6. Model Homes
7. Vehicular private driveways
8. Private access lanes
9. Temporary construction staging sites
10. Public Roads and utilities including cul-de-sacs, utility improvements, lines and mains, facilities, services and buildings
11. Additional uses determined to be similar to uses by rights listed above in the Declaration of Covenants, Conditions and Restrictions and homeowner’s Associated agreements.
12. Multiple-family dwellings

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Bulk Standards	Fruita Mews PUD Amendment	Burenheide PUD
Min. Lot Area SF Attached (townhomes)	21,780 SF	21,780 SF
Setbacks		
Front	0' min	25' min.
Garage Front Yard	N/A	25' min.
Side	5' min.	10' min.
Rear	0' min.	20' min.
Max. Building Height	30'	No specific standards
Max. Density	8 dus/ac max.	No specific standards
Max. Lot Coverage	70%	No specific standards

Parking	Required	Provided
Affordable Housing (<i>Section 17.37.030 are available for uses that advance the City of Fruita's Comprehensive Plan.</i>)	0.5 spaces per studio or 1-bedroom unit/ 10 (1-bedroom units) = 5 required	75
	0.75 spaces per 2-bedroom unit/ 30 (2-bedroom units) = 23 required	
	1.25 spaces per 3-bedroom or larger unit/ 10 (3-bedroom units) = 13 required	
Total	41	
10% of parking spaces shall be electric vehicle (EV) ready.		

Individual Lot Guidelines and Requirements:

- Landscaping and accessory structure restrictions apply within all drainage easements.
- All fencing is required to comply with the Fruita Land Use Code.

Architectural Character

The architectural design for the Fruita Mews will be a “modern farmhouse” vernacular that relates to the “Mews” definition. Each of the buildings will front a green space or street and will include covered entrance porch that will provide a sense of arrival/place and relate to the pedestrian scale and pedestrian experience along the sidewalks. The townhomes are two-stories in the center and steps down to one story on each end, this provides a variety of roof forms that break down the scale of the building and give each home an identity. The community building and amenities will compliment to the overall style of the project and will become a hub of activities for the community.

The land use within the Fruita Mews PUD Guide area will comply with the Land Use Compatibility Criteria per Section 17.05.080(C) Fruita Land Use Code.

Building Materials

The building materials will consist of painted cementitious siding and trim, with varying exposures and detailing. Roofing will be composite shingles. Residential windows will be vinyl, and windows in the amenity/clubhouse building will consist of metal-clad wood windows.

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Townhome Elevations:



FRONT ELEVATION



REAR ELEVATION

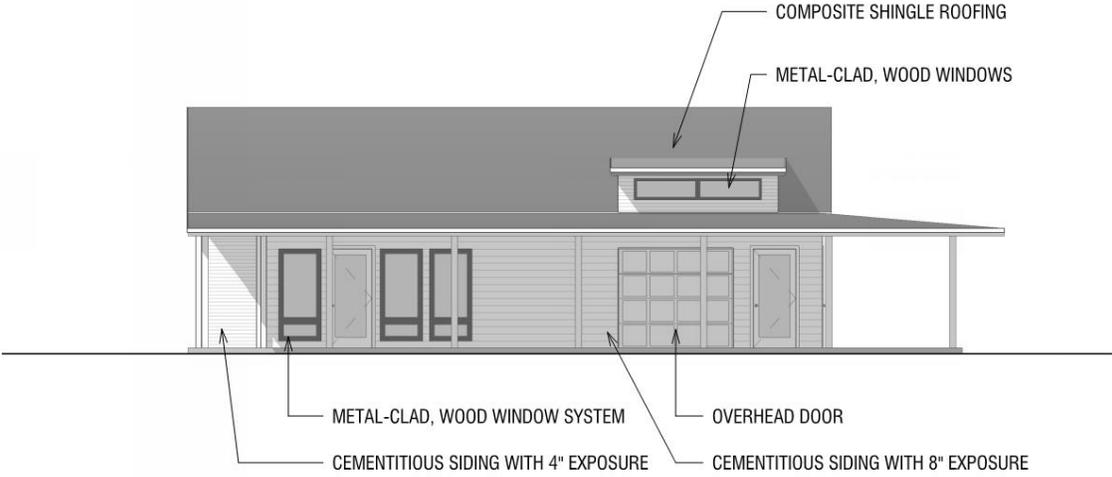


SIDE ELEVATION

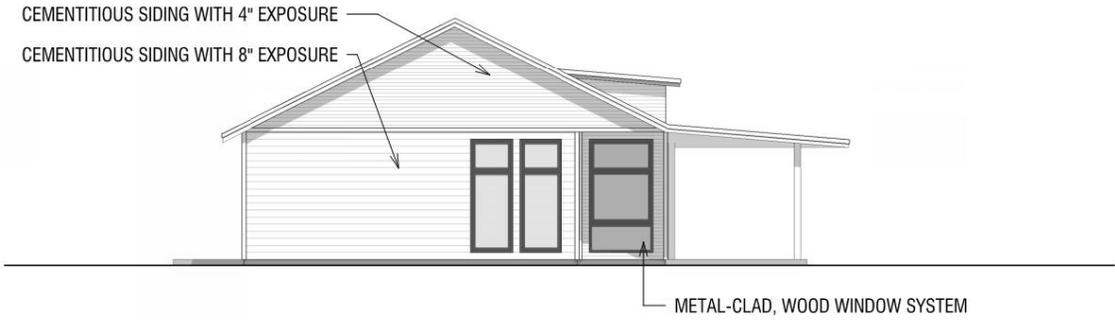


SIDE ELEVATION

Amenity/Clubhouse Building Elevations:



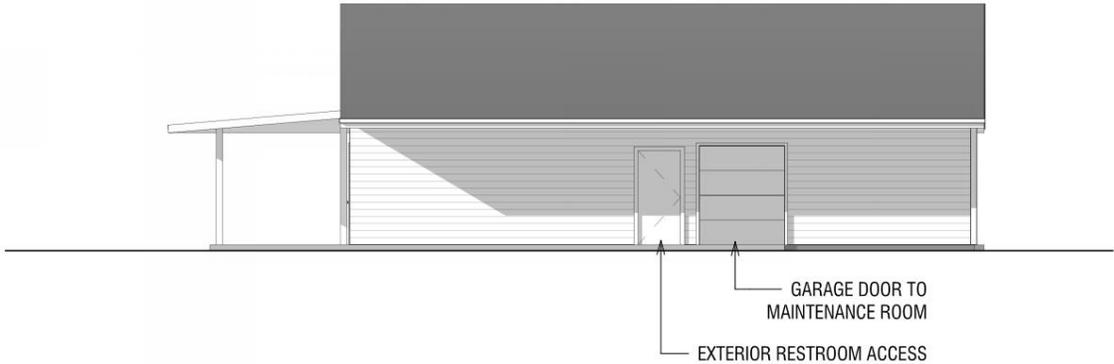
CLUBHOUSE FRONT ELEVATION



CLUBHOUSE SIDE ELEVATION



CLUBHOUSE SIDE ELEVATION



CLUBHOUSE REAR ELEVATION