

**Project Narrative**  
**Name: Grand Valley Estates Filing II**  
**Rezone/Preliminary Plan Submittal**  
**October 4, 2018**

**Project Information**

**Applicant/Owner:** Grand Valley Estates Development Co.  
**Representative:** Ivan Geer, P.E., Jeff Mace, P.E. – River City Consultants, Inc.  
**Location:** 1849 J 2/10 Road, Fruita, Colorado  
**Parcel No:** 2697-163-00-130  
**Application:** Rezone/Preliminary Plan  
**Zoning:** Current Rural Residential (RR) – Proposed Community Residential (CR)

**Project Description:**

The project is located on the southeast corner of Fremont Street and J 2/10 Road within the city limits of Fruita. The project is proposing rezoning from RR to CR and subdividing the parcel into a total of 20 single family residential lots. Grand Valley Estates previously had final plan approval under a proposed PD zone district in 2008 that included Filing(s) I, II and III. Filing I was finalized and constructed. Filing II was not finalized due to the economic downturn that then occurred. The total acreage of the parcel comprising Filing II is approximately 4.33 acres. Future development will conform to the CR zone district standards and all setback requirements for the CR zone district will be met.

**Zoning Map Amendment (Rezone)**

- 1. The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the city's goals, policies and Master Plan; and***

The request to rezone to CR is compatible with surrounding land uses with CR zoned properties located west, directly across Fremont Street and to the north and south across Fremont Street. The project is within the Urban Growth Area where growth is encouraged first making this project consistent with the City's goals, policies and Master Plan.

- 2. The land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the city's goals, policies and Master Plan; or***

The land to be rezoned was not previously zoned in error but prior to the adoption of the Community Plan. As stated previously, the project is

within the Urban Growth Area and the requested CR zoning is consistent with the City's goals, policies and plans.

**3. The area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or**

This area has seen substantial growth at moderate densities. This project is the continuation of Grand Valley Estates and had final plan approval under a proposed PD zone district that included all three filings of Grand Valley Estates. The proposed CR zone district better meets the needs of this growing community.

**4. The amendment is incidental to a comprehensive revision of the city's Official Zoning Map which recognizes a change in conditions and is consistent with the city's goals, policies and Master Plan; or**

This criterion is not applicable. The City is not currently undergoing a comprehensive revision of the Official Zoning map for this area.

**5. The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the city's goals, policies, and Master Plan.**

The project is already within the limits of the City of Fruita. As explained previously, the requested rezone to the CR zone district is consistent with the City's goals and policies as expressed in the Master Plan.

## **Preliminary Plan**

### **Project compliance with, compatibility with and impacts on:**

#### ***Adopted plans and policies***

The project meets the intent of the 2008 Community Plan, as well as the requirements of the City of Fruita Municipal Code, updated through December 31, 2013.

#### ***Land use in surrounding area including parks and open space***

The existing land use of the parcel is vacant land. Existing, adjacent land uses, include large lot residential/agricultural operations and high density single family residential. Fruita 8 and 9 School and Fruita Monument High School are in close proximity.

#### ***Site access and traffic patterns***

Future access is proposed by the extension of Catalina Avenue and Satterfield Avenue, extending these connections east across Fremont Avenue, and providing for future connectivity to the east. The proposed right-of-way is consistent with Fruita's street standards, as well as requirements for fire department access. No direct access is proposed to J 2/10 Road, which is classified as minor collector roadway and will accommodate the traffic coming from Fremont Street from this project. Fremont Street is also classified as a minor collector and future minor collector roadway.

***Availability of utilities***

All utilities are available adjacent to the site and will be extended into the subdivision. The irrigation system in Filing I was designed to accommodate both Filing I and II of Grand Valley Estates. The HOA has fourteen water shares to disburse between Filing II and future Filing III, an additional 4 shares may be purchased after evaluation of the storage vault at final submittal.

***Special or unusual demands on utilities***

The proposed project will not cause any special or unusual demands on utilities. The infrastructure is in place to support the subdivision.

***Effects on public facilities and services***

There should be minimal impact to the provision of police and fire protection services and other municipal services with the proposed subdivision.

***Site soils and geology***

A geologic hazards and geotechnical investigation was performed by Western Colorado Testing, Inc. in 2005. The site is suitable for the proposed development, and this report will be refreshed and confirmed in the final submittal process.

***Natural areas***

There are no significant natural areas that have been identified or will be affected by the proposed project.

***Stormwater Permits***

It is understood that a CDHPE Stormwater Permit, 5-2-1 Drainage Authority Stormwater Permit and a Post Construction Operations and Maintenance Agreement will be required for this project as more than one acre of land will be disturbed with construction. The permits and agreement will be provided after approval of the Rezone and Preliminary Plan.