

Project Narrative

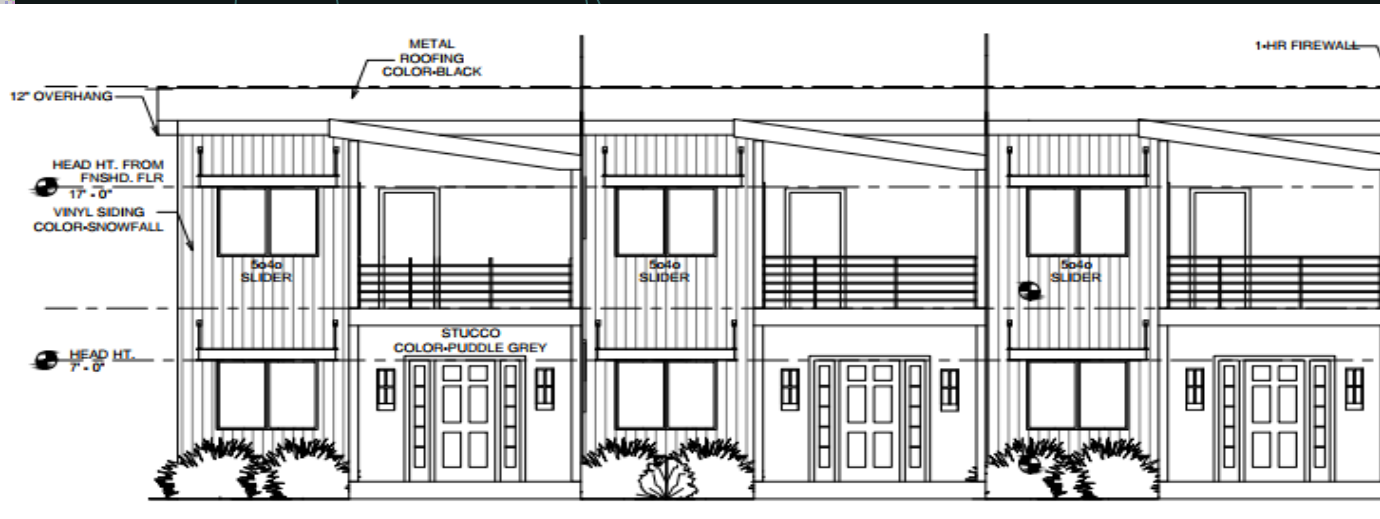
Ottley Suites –

722 W Ottley Ave

Fruita, CO 81521

September 7th, 2022

Multi-Family Development



General Project Narrative Ottley Suites Site Plan

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Prepared by:



Jeffery Fleming, CNUA, RED+U

Colorado Land Advisor, Ltd.

300 Main Street | Suite 302

Grand Junction, CO. 81501

970.812.3288

LandAdvisor@ColoradoLandAdvisor.com

As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.

Table of Contents

Introduction and Summary	4
Site Analysis	5
Existing Land Use and Future Land Use	6
Surrounding Land Use	7
Redevelopment Site Plan	8
Psychographics	9
Demographics	10
Transportation and Emergency Services	12
Area Schools	14
Soils and Geology	15
Utility Services	16
Development Schedule & Evaluation	17

Introduction and Summary

The purpose of this Project Narrative, documents, and accompanying drawings, is intended to provide an overview of the property and proposed development utilizing Fruita's Planning process. The process is intended to gather initial input from review agencies prior to approval of a detailed final development plan.

The site selected for the Ottley Suites development consists of a single parcel of land that is .93 acres. The site is located at 722 W Ottley Ave in Fruita, Colorado. The parcel of land is described as : LOT 5 BLK 1 DOWNER SUB FIL NO 2 SEC 18 IN 2W. The Mesa County Assessor has given the property the following parcel number: 2697-181-01-005. The City of Fruita has designated the area as Community Residential.

This development is owned by Ottley Suites developers, the owners live in Fruita, Colorado.

The site is occupied by a single family home. Current access is made off of Ottley along the western side of the parcel. A new access point will be created and the existing access vacated. Along the North side of the property there are all required utilities for the proposed development in a 7 foot utility easement. There is a 10 foot utility easement along the eastern boundary. Stormwater will be handled through drainage microbasins having the appropriate carrying and storage capacity.

This proposal is to build and attach additional units to create a 4-plex unit with 6 associated parking spaces and 8 garages. Construction would begin upon approval. All necessary utilities for the new townhomes: water, gas, sewer, electric, etc. are adjacent, or on-site.

There are no known site conditions which would be impacted by construction. The site has no wetlands, no surface waters, no unusual topography, and slopes 2% towards the southwest. The site is well suited for development.

This development would add modest priced rental housing units to Fruita's inventory without adding any additional infrastructure to be maintained by the City of Fruita. These will be smaller homes on small footprints.

The financial impacts to the community will include:

- * Creating short terms jobs through the design and construction of the site.
- * Creating several long term job opportunities for the management of the property.
- * An increase in real estate tax base through the redevelopment of the site.
- * Increase in sales tax revenue through the sale of building materials.
- * More efficient use of existing city infrastructure with no new items to be maintained.
- * Increased inventory of affordable housing near schools, services, and shopping districts.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the property selected for Ottley Suites development in relationship to the surrounding area. This section also evaluates potential site development assets and constraints.

The site under consideration is one parcel of land which is rectangular in shape. The .93 acre parcel is Zoned R-4 but only contains a single family home on it. Located in Mesa County, Colorado. The longitude and latitude of the approximate center of the property is: **Latitude = 39.1637755 Longitude = -108.7414153**. This underdeveloped land consists of a ground cover of weeds and poorly maintained landscape areas: grasses, trees, and shrubs. It shows signs of previous landscaping including a small (approximately 150 sq. ft.) pond. The rear of the property has been used for storage of numerous boats and recreational vehicles over the years.

Irrigation and drainage waters runs south-southwesterly. In times past the irrigation water was put to beneficial use. Evidence of a vegetable garden and flowers plots remain scattered around the property.

Expansive Views- *Water Elements* | Living healthy
Creating Value Without Consuming Excessive Land | *<quality of life>*

ENERGY ST★R RATED |

Urban Designs | *good karma* | *Indoor Storage* |

Community Recycling | *outdoor common areas*

Rock Garden Riding | *Comfortable Living*

a three minute ride to downtown | *Sense of Community*

Paved Trails \ *Dirt Trails*

Golf Course nearby | *Appreciation of Nature*

4 MINUTE BIKE TO DOWNTOWN *shopping* | *Sustainable Style*

Privacy amongst community

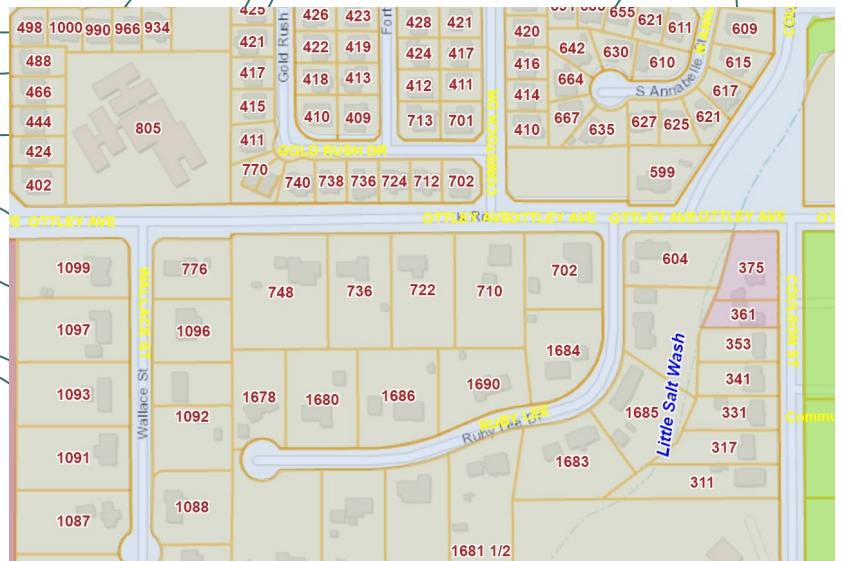
Existing Land Use and Future Land Use Zoning



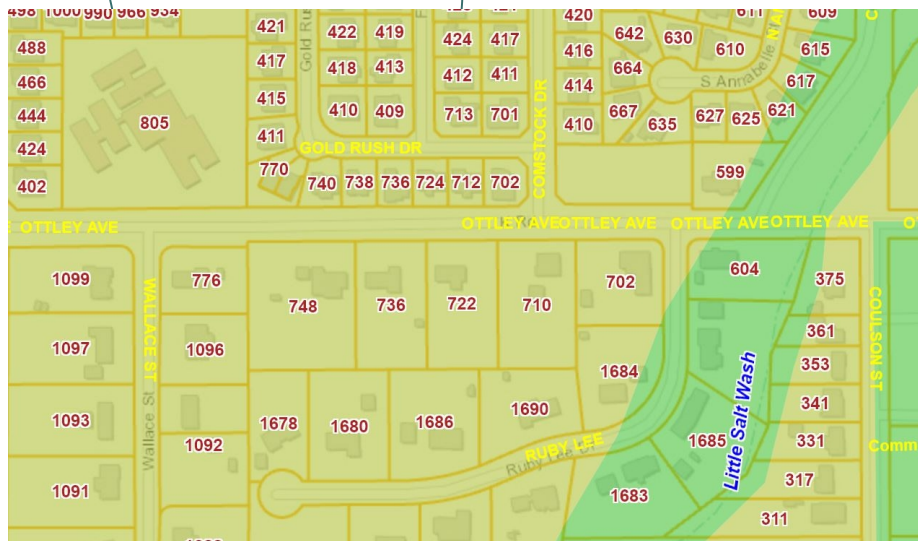
Ottley Suites plans to attach a three-plex to the existing structure in order to create the four-plex unit on the parcel.



The Community Residential Zoning would not change with this proposal. The current use of residential housing would remain the same as well. Single family development will be integrated with other dwelling types, including duplexes, and low multi-intensity attached residential development. A reproduction of part of the City's Zoning Map follows:



On the Future Land Use Map nearby parcels are designated as Community Residential (CR) (4-6DU/Acre based on minimum lot size). According to Fruita's Comprehensive Plan a mix of residential development types with gross densities of 3.62 dwelling units per acre are anticipated in areas with this designation.



Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding Land Uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

Northwest	North	Northeast
Single & MF Residences	Single Family Residences	Single Family Residences
West	SITE	East
Single & MF Residences		Hospital and Community Services
Southwest	South	Southeast
Single Family Residences	Single Family Residences on large lots	Single Family Residences

Psychographics

Ottley Suites will be one of the first developments of this type within the city, a development that increases density up to its intended density.

The Ottley Suites development will be desired by the empty nesters wanting “**downsizing upscaler**”. It will provide luxury living with a small foot-print. This development will create value without taking up excessive land. It will bring home-owners into a new hassle-free community and homeowners will be attracted to Ottley Suite's location and upscale finishes.

It will be wanted by “**over-committed professional and medical staff**” who's on-call careers keep them from making large time commitments to home projects, but want to live in a modern home/neighborhood with easy access to work and outdoor adventures.

It will be sought after by retirees who want to “**lock and leave**” so that when they head to Europe for a couple of months they know someone is taking care of the place.

Single parents who feel like “**time stretched parents**” divvying up their life between work, parenting, kids, and everyday life will be attracted to Ottley Suite's less complex living community. Of this group Single parents like a neighborhood being close to schools and close enough to feel secure, as they tend to prefer a sense of community.

Young families who are fast tracking their lives will want a place that “**frees up to move up**” rather than being tied down to mow down weeds.

This development will be a haven for the “**Colorado centralist**”. It will provide adequate storage for all of their gear in the detached garages while having centralized access to bike and hiking trails. A garage for the car and a garage for their stand up paddleboard, the road bike and mountain bike, their camping gear, their skis, their ATV's, and more.

The “**work hard, play harder**” individuals that look forward to the weekend after their work week will appreciate the minimalist effort to maintain their home and will allow them to dwell in comfort.

Demographics

Mountain Biking

Palisade, Lunch Loops, 18 Road, Kokopelli, Rabbit Valley | **Over 1,500 miles of singletrack**

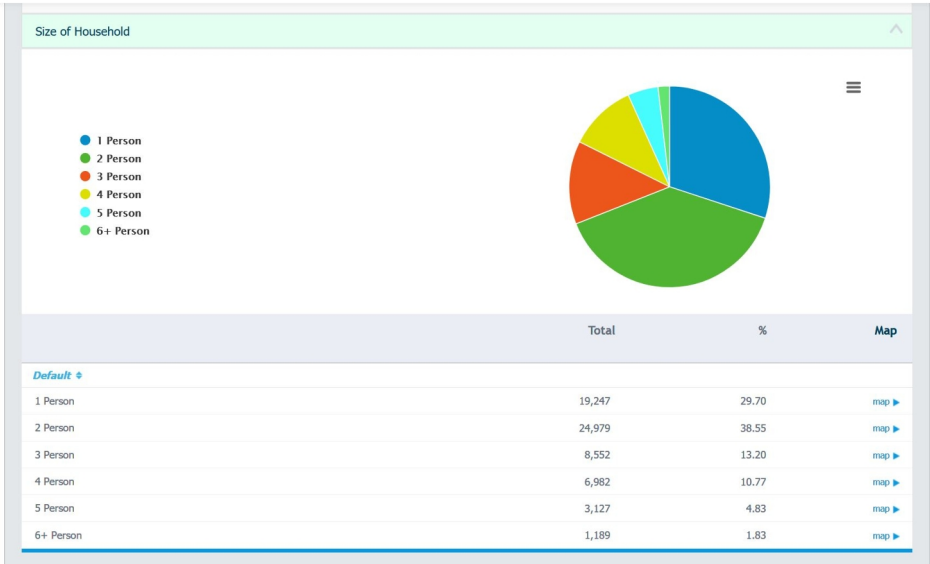
Over 80% of all Coloradoans hike, bike, run or climb on a regular basis and spend more than **\$34 billion per year** on outdoor recreation making **Colorado the #1 healthiest state in the U.S.**

The psychographic of the people dwelling in these homes will be someone who wants to live close to work, but still have accessibility to the outdoors. Although there are outdoor enthusiasts of all types, consumers with high household incomes make up the core demographic. These people will appreciate functional living while appreciating the land and being able to go for a pedal or hike right out their back door. It is a short distance to the Little Salt Wash trail system. Enthusiasts like to experience the outdoors as a way to connect with family and friends, enjoy nature, and escape everyday obligations, many are still interested in staying connected with the world at the same time.



(Source: The Daily Sentinel 2015 Market Study of Mesa County, Colorado, and the Colorado Outdoor Recreation Industry Office)

Demographics continued...



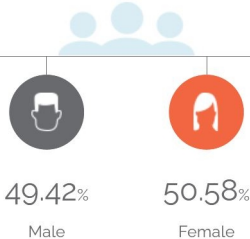
With over 66% of all households in Fruita being one or two person homes, this development will address a gap in the housing needs of the Fruita housing market.

People

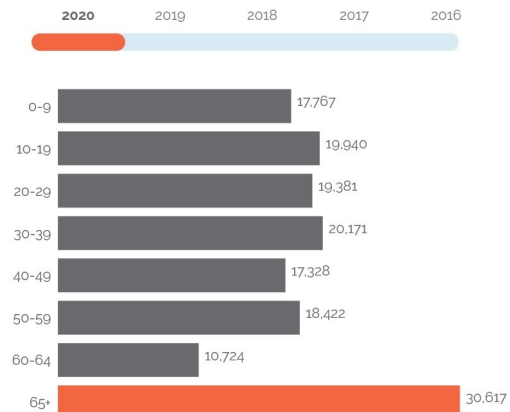
The total population of Mesa County is 154,350. The median age is 38.96

154,350

Total Population



Age Distribution



Median Age

39

Transportation and Emergency Services

Access to the site is gained off of Ottley. Which connects to Coulson and onto Interstate 70. Ottley is well maintained and is in very good condition with newer curb, gutter, or sidewalks.

The property is located near the city core. Fire responses are less than a 2 minute drive from the station. Fire protection is provided by the Lower Valley Fire Department.

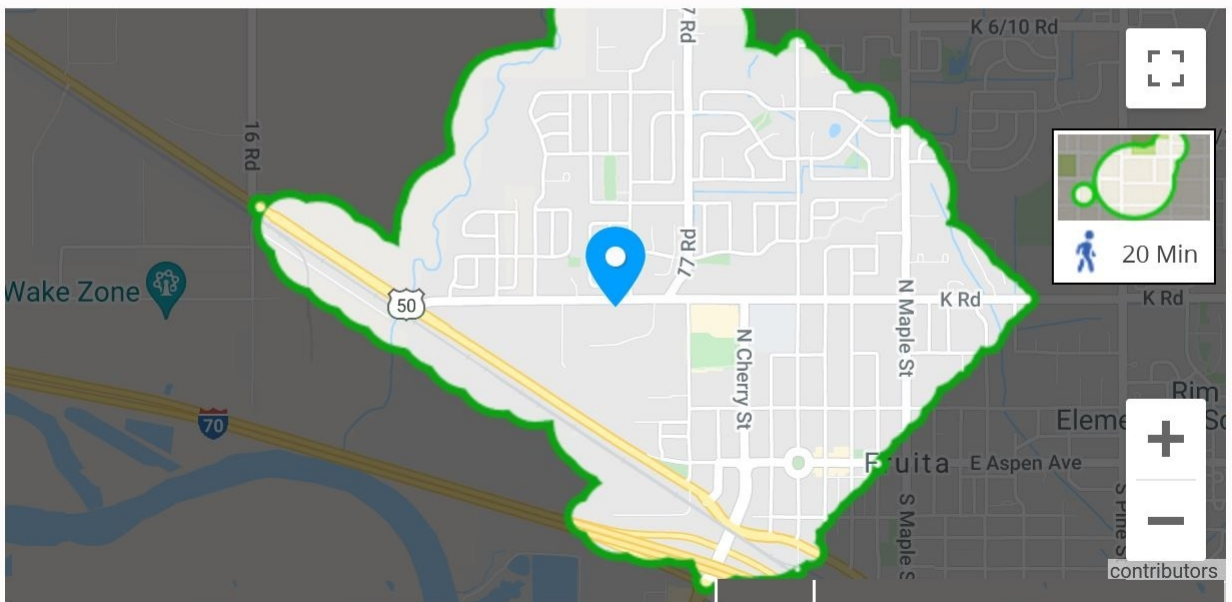
The Lower Valley Fire Department currently employs full time employees and volunteers to serve the western portion of Mesa County. The Fruita Fire Department has made numerous upgrades to it's service including the 911 Call Center and station upgrades in recent years.

Other emergency services are available from the City of Fruita Police Department. This department is staffed to cover Fruita and the immediate area. Officers are well trained and equipment is well maintained.

The most basic mode of transportation, walking, can take you around much of Fruita in 20 minutes or less. The following maps are from WalkScore.com. A person can bike down to Aspen Street in about 4 minutes.

Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 722 West Ottley Avenue.



Transportation and Emergency Services

Access to the site is gained off of Ottley Avenue. Various modes of transportation are available. Downtown Fruita is a 2 minute drive. The GVT Bus system has stops nearby. A 20 minute walk will take you around most of Fruita.

722 West Ottley Avenue

A location in Fruita

Commute to **233 E ASPEN AVE #B**

2 min 19 min 4 min 18 min [View Routes](#)

Favorite

Map

Nearby Apartments

Walk Score
33

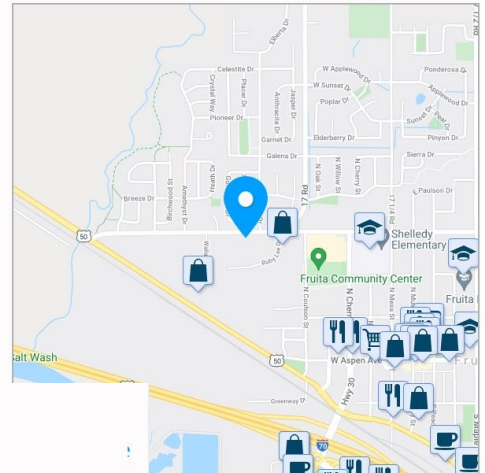
Car-Dependent

Most errands require a car.

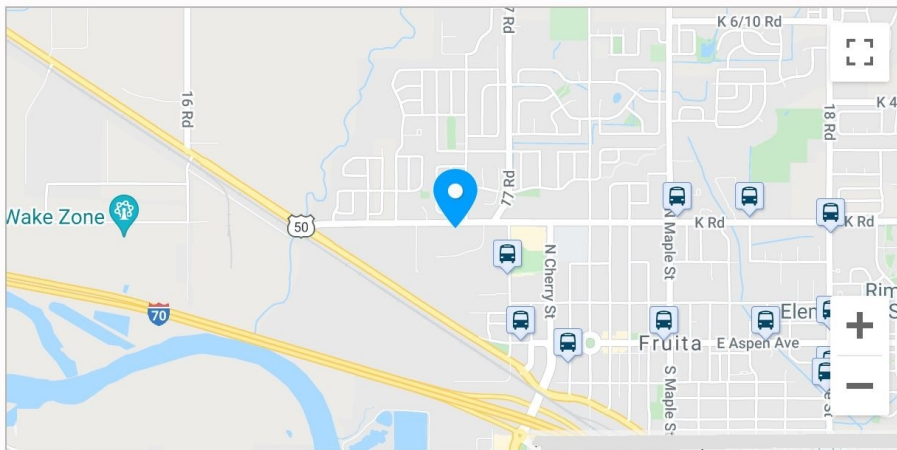
Bike Score
67

Bikeable

Some bike infrastructure.



Nearby Public Transit



Bus lines:

8 Route 8 Fruita

0.2 mi

Area Schools

Schools designated to and around the project site are as follows:

Shelley Elementary School: 353 North Mesa Ave.

Fruita Middle School: 239 North Maple Street

Fruita 8 9 School: 1835 J Rd.

Fruita Monument High School: 1102 Wildcat Ave



Shelley
Elementary School



FRUITA 8/9
School



Fruita Monument
High School

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA Report is available from Colorado Land Advisor)

Mesa County Area, Colorado

Bc—Sagers silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: k0bq
Elevation: 4,490 to 5,900 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sagers and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sagers

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear, concave
Across-slope shape: Linear
Parent material: Cretaceous source alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 12 inches: silty clay loam
C - 12 to 25 inches: silty clay loam
Cy - 25 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

Utility Services

DOMESTIC WATER – All dwellings within the subdivision will be served by a publicly owned domestic water distribution system. New water services will be extended as directed by Ute Water from the existing water mains owned and operated by Ute Water Conservation District. All details will be located in the development as shown on the Utility Composite and Water Plan sheets. It is estimated that 1,200 – 2,000 gallons per day will be consumed once the four-plex is fully occupied.

SANITARY SEWER – Sewage connections will be made to the existing Fruita system through a new 6" line which will connect in the street right-of-way. Each townhome will connect to a private system via individual 4" lines.

NATURAL GAS – XCEL Energy has lines in Ottley which will extend south into the development. Each unit will connect to the new line.

DRY UTILITIES – Electric and communication lines are available in the adjoining streets. These will be extended into the development in order to service the Ottley Suites townhomes. XCEL Energy will provide electric service while Spectrum and Century Link will provide communication lines. All lines will be underground on-site.

DRAINAGE – Historic drainage patterns will be addressed by the project engineer. Developed runoff rates will be controlled as shown on that plan. The use of microbasins is a possibility for the site. Volumes and water quality discharge rates of the site will be addressed through the Drainage Report prepared by the civil engineer.

IRRIGATION WATER – Grand Valley Irrigation Company currently provides water to the development. The owner will continue to maintain the existing lines as well as new lines within the project.

CELLULAR TELEPHONE SERVICE - All major cellular telephone companies provide coverage to the area. Phone reception for each of the carriers is available with signals ranging from very good (AT&T) to excellent (Verizon, Sprint and T-mobile).

Development Schedule and Evaluation of the Request

DEVELOPMENT SCHEDULE – It is anticipated that site development will begin immediately upon the City of Fruita’s approval of the final construction documents. Occupancy of the first dwelling is expected to occur sometime during 2023. It is expected that development of the site will occur in 3 phases.

GENERAL - The development of the subject property is a response to the existing, and future housing demands, of the Fruita area as projected in the Comprehensive Plan.

Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

By utilizing the “performance standards” concept, negative impacts created by the proposal can be minimized. In addition to the performance standards, a review of the proposal by the general population and various governmental agencies will also occur.

Evaluation of the request is accomplished by using criteria contained within Zoning and Development Code for approval of Site Plans. The following response to each of the applicable criteria illustrates compliance:

17.09.020 SITE DESIGN REVIEW

Applicability. Site Design Review is required for the following developments with the exception of subdivisions, detached single family residential, and duplex residential land uses:

1. Changes in land use or remodels that result in an increase in floor area, lot coverage, or parking spaces by more than 40%; or
2. Any change in land use or remodel that requires an Adjustment; or
3. Any development that requires construction of public improvements.

This application proposes to change the land use from single-family to multi-family. This change fits within the current zoning and land use code of Fruita. This change is supported by Fruita’s comprehensive plan. The density on this parcel will result in the average unit size of .19 acres. The lot size is .93 acres and we will have 4 units on the property.

Development Schedule and Evaluation of the Request

(Continued)

B. Procedure. Two types of Site Design Review are authorized, Administrative Site Design Review and Site Design Review with adjustment, as follows:

1. Administrative Site Design Review. Developments subject to Site Design Review that do not require an Adjustment to any regulation under this Title by more than ten (10) percent (dimensional standards only) are reviewed and acted upon by the Community Development Director.
2. Site Design Review With Adjustment. Developments subject to Site Design Review that require an Adjustment to one or more regulations under this Title by more than ten (10) percent are reviewed through the public hearing process in accordance with Section 17.07.040.

This site design review proposal does not request any adjustment to any regulation of greater than 10%.

C. Approval Criteria. The city decision-making body may approve a Site Design Review application only upon finding that it meets the applicable requirements of this Title and other applicable regulations.

We request approval of this development application as it will add additional housing types and choices to Fruita's growing community. This proposal will create housing close to needed services. It is anticipated that the residents of the townhomes will be young families with elementary age children. With this project being close to schools and the recreation center we believe these people will be served by it's close-in location. All information gathered through our site investigation reveals that the site has ample infrastructure to support this project.

The financial impacts to the community will include:

- * Creating short terms jobs through the design and construction of the site.
- * Creating several long term job opportunities for the management of the property.
- * An increase in real estate tax base through the redevelopment of the site.
- * Increase in sales tax revenue through the sale of building materials.
- * More efficient use of existing city infrastructure with no new items to be maintained.
- * Increased inventory of affordable housing near schools, services, and shopping districts.