

**Project Report
Rose Creek
Final Plan**

Date: January 19, 2023

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Submitted to: Fruita Planning & Development Department
325 E. Aspen Street
Fruita, CO 81521

Type of Design: Preliminary Plan

Property Owner: Fiddlers Grove, LLC
1023 24 Road
Grand Junction, CO 81505

Property Address: Parcels north & east of 1892 K Road
Fruita, CO 81521

Tax Parcel No: 2697-094-79-002
2697-094-00-715

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Project Intent

This application is made to request approval of the Preliminary-Final Plan for property located at 1892 K Rd. which was annexed into the City on January 5, 2021 and property located at 1123 19 Rd. which was annexed into the City on July 6, 2021. The proposed development will occur on both of the previously mentioned properties. The applicant's intent is to construct a subdivision in a manner that is consistent with the goals and policies of the recently adopted Fruita Comprehensive Plan and the CR zone district.

Project Description

The subject property consists of two parcels, one is approximately 7.85 acres and located north of 1892 K Road and east of Brandon Estates at the end of Myers Lane and Powis Lane, while the other 14.89-acre property is located on the NW corner of K Rd. & 19 Rd. The subject property is zoned CR (Community Residential).

The applicant is requesting Preliminary Plan approval for a 130-lot subdivision for detached single-family homes and townhome duplexes. Base Density of the subdivision is 5.7 du/ac. Internal streets will be constructed as urban residential streets with a 44' right-of-way and will extend to the eastern property line for future access to the vacant property on the east property line.

The subject property is shown on the aerial map below.

Density Bonus

Density Bonus Section 17.09.050:

1. The applicant has designed this project to ensure the Density Bonus Criteria can be utilized. The lot sizes proposed, are requesting approval of density bonuses. The density bonuses will allow for the lot sizes to be decreased to a minimum of 3,500 square feet. A breakdown of the dwelling unit housing type is as follows:
 - a. The application proposes a total of 130 dwelling units.
 - i. Attached units = 111 (85%)
 - ii. Detached units = 19 (15%)
 - iii. Section 17.09.050 (D)(4) states, *A mix of housing types are proposed with a minimum of twenty (20%) percent of the dwelling units being single- family attached, duplexes and/or multi- family units. The unit types shall be dispersed within the development, and a site plan shall be recorded to ensure that the final buildout reflects representations in the density bonus review.*
 - iv. This application has met the mix of housing standards for approval of 1 additional density bonus.
 - b. The project was proposed to also provide for additional amenities by numerous trail corridors. Approximately 1,379 linear feet of internal trails within the subdivision have been

incorporated. These trail corridors meet the bike and trail connections criteria for approval of 1 additional density bonus.

- i. Section 17.09.050 (D)(2) states, *The project includes an internal trail network, a continuation of an existing trail network, or the continuation of a bike lane system internal to the project and along adjoining rights-of-way. The bike and trail amenities must be at least 500 feet of linear length to qualify for this bonus. On-site trails and/or sidewalks shall be extended to existing off-site trails, sidewalks or parks if the extension is less than two hundred (200) feet in length. An easement, or other form acceptable to the City Attorney, shall be required with the first phase or first filling of the subdivision to ensure the space is permanently designated as a trail.*

In summary, the project has met both criteria to implement the smaller lot sizes requested and achieve the goals and policies of the Fruita Comprehensive Plan envisioned.

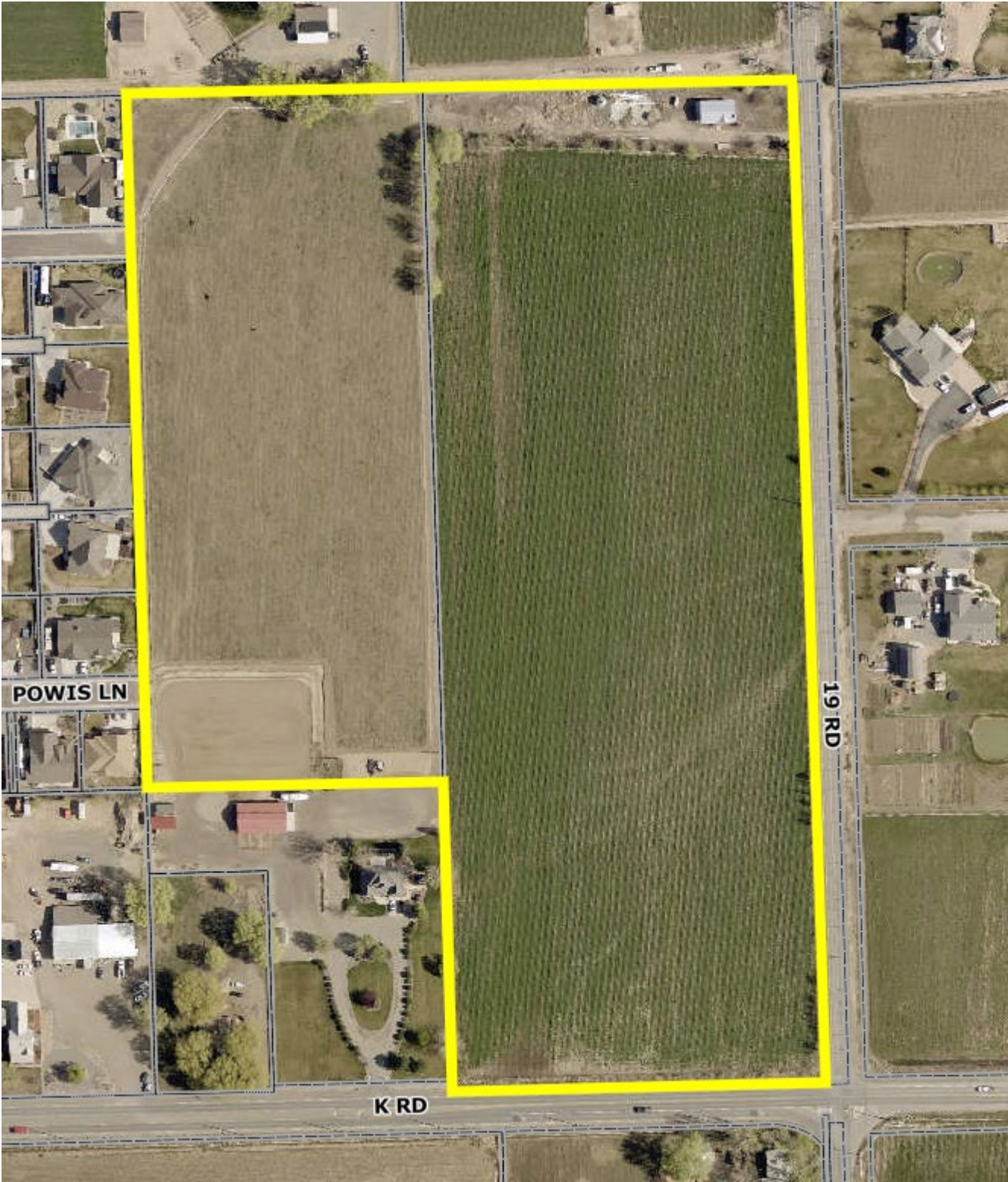


Figure 1 Subject Property

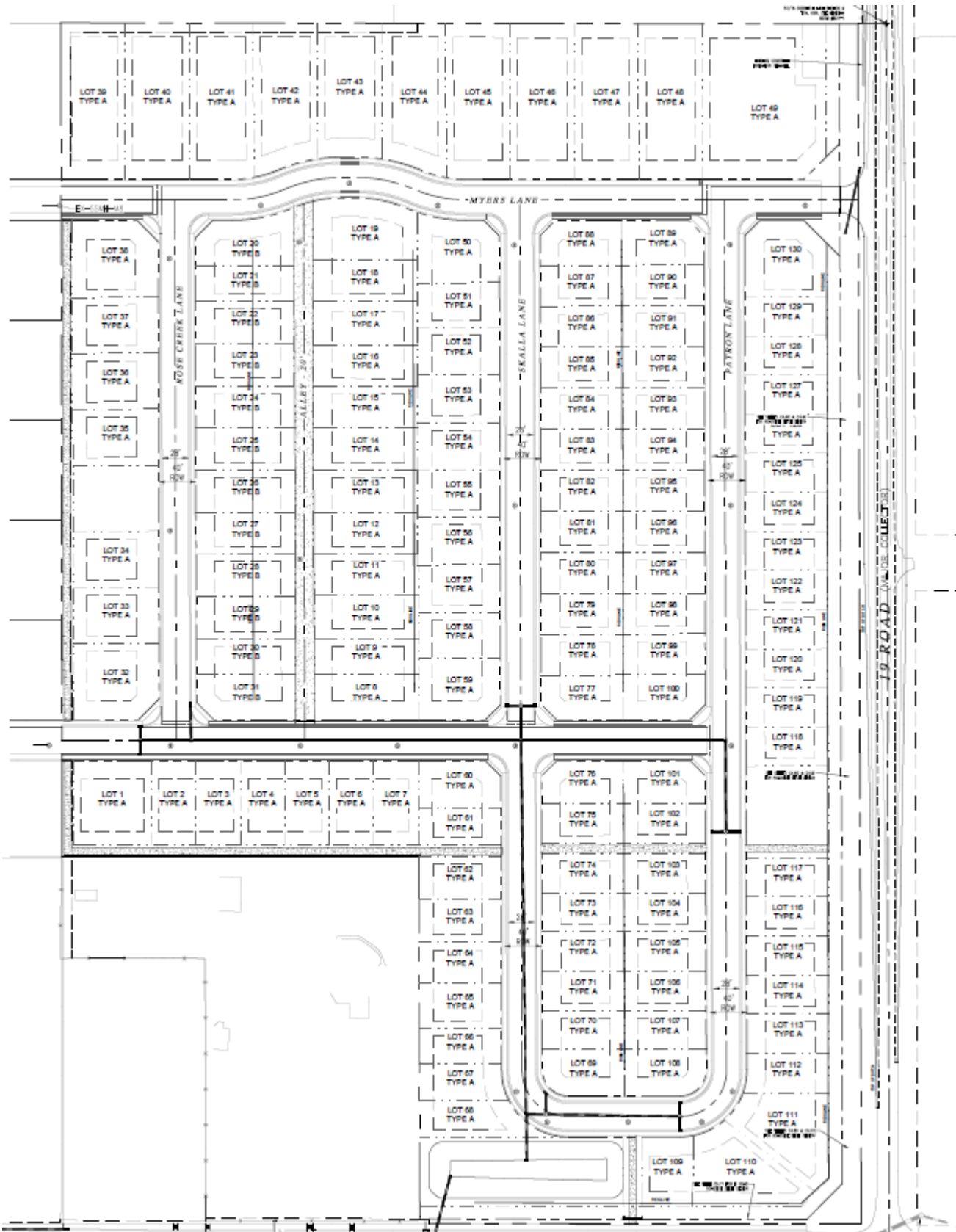


Figure 2 Proposed Lot Layout

Legal Description

The legal description of 2697-094-79-002 is:

LOT 2 SKALLA MINOR SUB LOCATED IN SEC 9 1N 2W UM PLAT RECORDED AT RECPT NO 2963206 MESA CO RECDS - 7.90 AC

The legal description of 2697-094-00-715 is:

E 15AC OF SE4SE4 SEC 9 1N 2W EXC 30FT ON S FOR RD & ALSO INC E 10FT LOT 1 PAULS MINOR SUB SD SEC 9 - 14.96 AC

Public Notice

Public notice shall be provided in accordance with Section 17.01.130, Public Notices, of the Fruita Land Use Code, including mailed notice, published notice and posting of the subject property.

Fruita Comprehensive Plan

The recently adopted Fruita Comprehensive Plan contains several goals, policies and key themes to achieve the vision of the Plan. The Comprehensive Plan is the City's guiding document towards land use and other community development decisions. The goals, policies, and actions of the plan are intended to support and preserve the community values. Based on these values, the following key themes emerged:

Efficient Development-

The City of Fruita encourages infill over sprawl and development within the existing city limits and Urban Growth Boundary (UGB). Efficient development reduces the demand for infrastructure and city services, supports community connectivity, and encourages a thriving downtown core.

Response: The property was recently annexed into the City and is within the Urban Growth Boundary. Annexation and eventual development of this property is consistent with this goal as it will allow development that is more efficient than sprawling development farther away from existing City infrastructure. The resulting development will be more compact, urban development as anticipated by the City's new Comprehensive Plan.

A key finding of Chapter Two, Community Snapshot, of the Comprehensive Plan stated that housing growth in Mesa County is accelerating, but Fruita's housing stock is growing relatively slowly. Grand Junction issued an average of 280 new construction building permits annually from 2010 to 2018. In 2018, there were nearly 500 new housing starts there. In Unincorporated Mesa County, there were nearly 200 new housing starts annually during this time period and nearly 300 in 2018. In contrast, Fruita has issued an average of 62 new construction building permits per year, with 95 in 2018.

Development of this property will support efficient, compact development in the City and provide needed housing for City residents.

Community First, Tourism Second-

The City of Fruita prioritizes its residents and provides them a high quality of life. Tourists are attracted to Fruita for this and the opportunity to “play like a local.”

Response: Annexation of the subject property was the first step in positioning the property for future residential development within the City limits. The City’s Comprehensive Plan has identified a need to increase Fruita’s housing stock. The residential development of the subject property will support the community by providing needed housing for City residents to live and work in Fruita which supports this goal of the Comprehensive Plan.

A Thriving Downtown-

The City of Fruita supports a thriving downtown with strong local businesses, an inviting streetscape, and events and places that encourage the community to gather. Flexible design standards support creative uses of downtown spaces, and higher-than-existing surrounding residential densities creates a variety of housing units and types for residents to frequent businesses.

Response: The applicant’s intent is to develop a residential subdivision that meets the density anticipated by the Comprehensive Plan’s new land use classification of Residential 4-8 dwelling units per acre which supports this goal of the Comprehensive Plan.

The Comprehensive Plan’s Future Land Use Map shows the subject property as Residential 4-8 dwelling units per acre. Based on the City’s intent to encourage infill and discourage sprawl, the applicant requested annexation with the intent to provide future development at a density that is consistent with the future land use classification. New development will likely occur at higher-than-existing residential densities. Providing needed housing will allow City residents to live and work in Fruita as well as supporting existing businesses in the downtown area.

Connectivity-

It is easy for vehicles, cyclists, and pedestrians to get around Fruita and to visit local destinations. The City of Fruita offers a safe, intuitive, and well connected on- and off-street trail network for pedestrians and cyclists.

Response: The proposed development will include sidewalks and pedestrian trails (where applicable) to extend the City’s existing transportation network. Extending pedestrian and bicycle facilities (even if only on public streets) will enhance the City’s multi-modal network and help the city achieve this goal.

Strategic Economic Development-

Fruita’s approach to economic development focuses on expanding existing businesses while also making Fruita an attractive place to live and do business. Rather than compete with Grand Junction, Fruita is strategic in recruiting businesses that are well-suited for the Fruita community.

Response: Development of the subject property will provide more opportunity for housing that supports local businesses and their employees to be able to live within the City limits. Creating additional housing units will enable Fruita to provide a community where residents can live and work and lessen the impact of being a “bedroom community” for neighboring communities where Fruita residents travel to work.

Development with the CR zone district, which is designed to implement the new land use classification of Residential 4-8 dwelling units per acre, will help achieve the goals and vision of the recently adopted Comprehensive Plan.

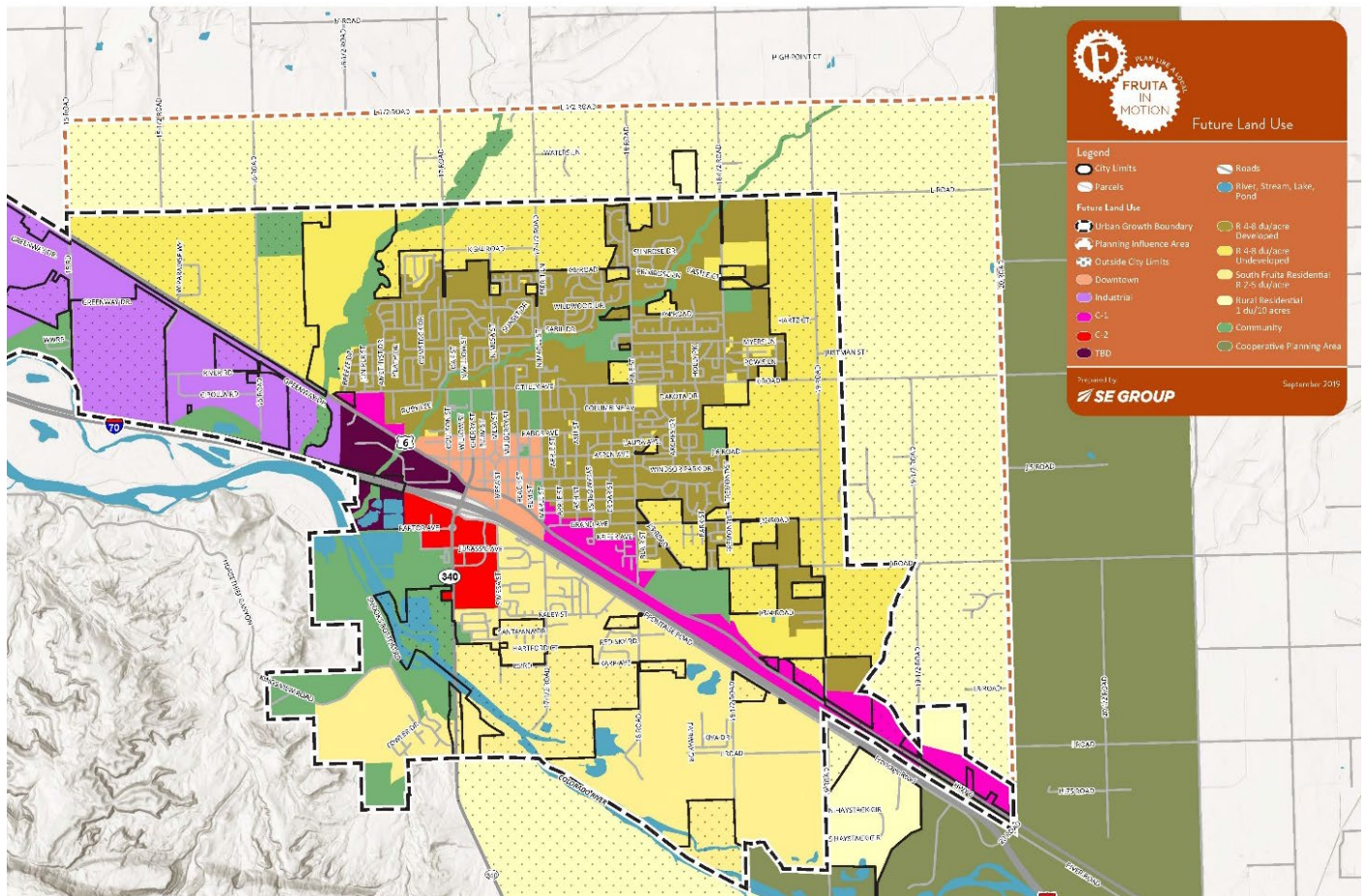


Figure 3 Future Land Use Map

Zoning and Surrounding Areas

The property was zoned to CR, Community Residential, on January 5, 2021 upon annexation into the City of Fruita. 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 (e.g. apartments and townhouses).

The City of Fruita is currently updating the CR zone district to implement the new Comprehensive Plan Future Land Use Map designation of Residential 4-8 dwelling units per acre. The current zoning is consistent with and supports the Comprehensive Plan’s Future Land Use Map classification of Residential 4-8 dwelling units per acre and will help the City achieve its goal for infill and higher urban density within the City.

Surrounding area zoning and land uses include:

- North – Mesa County AFT with single family residential and agricultural land uses
- South – City of Fruita CR with single family land use
- West – City of Fruita Planned Development (PD) with single family residential land uses
- East – Mesa County AFT with single family residential land use

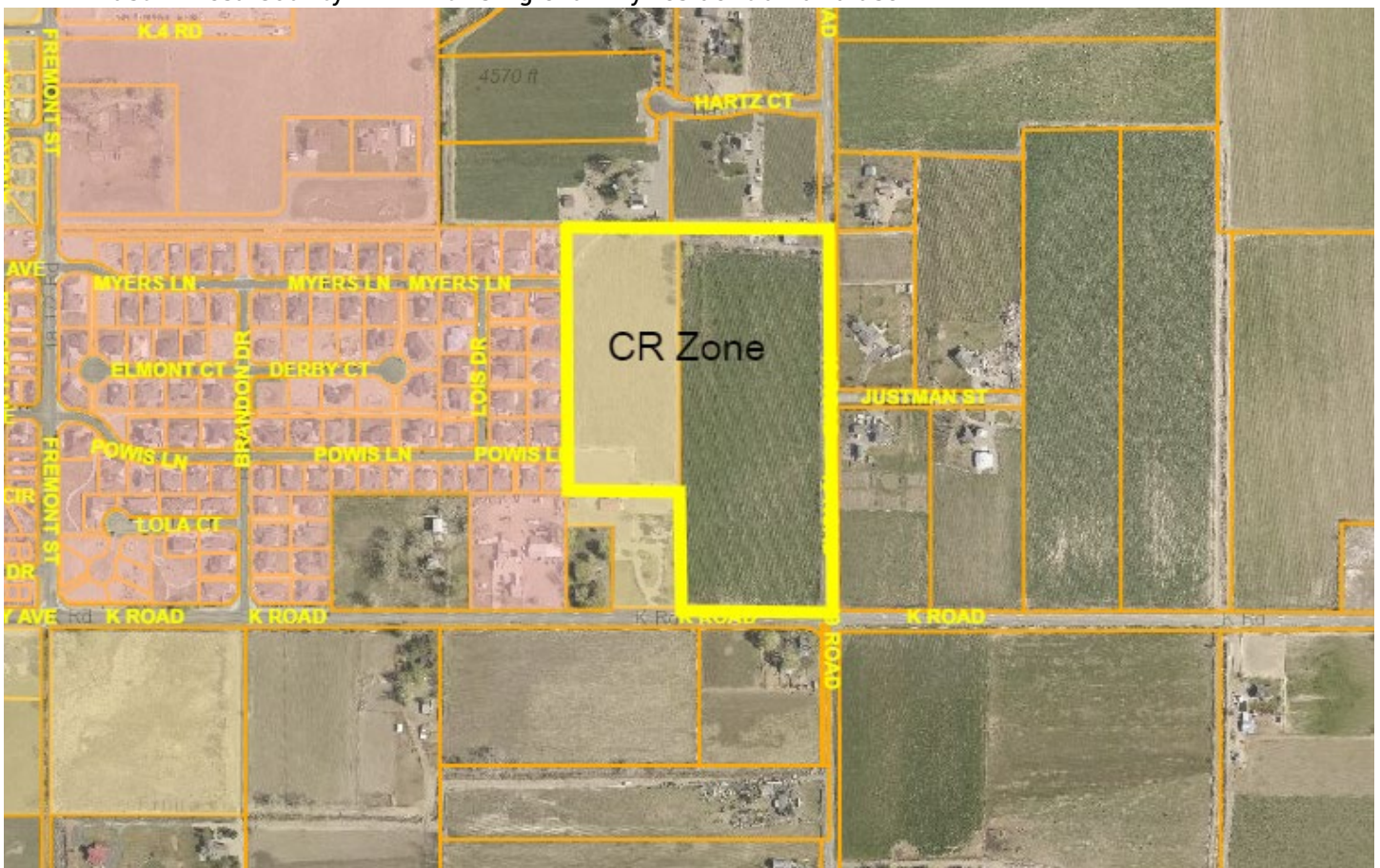


Figure 4 Existing and Surrounding Zoning

Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development.

Public facilities such as medical, schools, parks, public library, retail sales and services and public safety are available to serve development within 1.5 miles of the site.

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development.

Utility providers for the site are as follows:

- Sewer: City of Fruita
- Water: Ute Water Conservation District
- Drainage: Grand Valley Drainage District
- Electric: Xcel Energy
- Irrigation: Grand Valley Irrigation Company

All utilities shall be constructed to meet the service providers specifications. See the Utility plan sheet for specific details.

Parks, Open Space, and Trails

The applicant requests to utilize the payment in lieu of dedication and improvements in accordance with Section 17.47.090 of the Fruita Land Use Code. The proposed development contains 130 lots and will contain a combination of single-family attached and detached units. This dwelling unit count represents 5.70 units/acre, thereby falling below maximum dwelling units that are allowed as use-by-right in the Community Residential zone (6 du/ac). However, with the request for the smaller lot sizes for those attached units, the use of the density bonus points are being requested.

Access, Circulation and Streets

Access to the proposed development will be provided from the extension of two existing streets that currently serve Brandon Estates Subdivision, Myers Ln, and Powis Ln. Myers Ln will be extended all the way to 19 Rd. which will provide another access point into the development.

Drainage

The subject property has a gentle slope toward the southwest corner of the site. Drainage will be detained onsite in a detention facility for the Water Quality volume and released to the City's stormwater system in 17 ½ Road. The larger storm event runoff will be conveyed directly to the City's storm sewer system. The detention facility will be landscaped and maintained by the Home Owners Association.

Residential Design Standards – 17.13.070

The proposed development will comply with the City of Fruita Residential Design Standards as defined in Section 17.13.070 of the Fruita Land Use Code.

17.13.070.A. Site Design

The proposed development will include sidewalks that will provide pedestrian connectivity both within the subdivision and to neighboring Brandon Estates Subdivision. Myers Ln and Powis Ln will be extending into the subdivision providing an extension to the existing street network. Powis Ln will not extend to 19 Rd. which will prevent cut-through traffic on residential streets. Additionally, Myers Ln has been designed with some curvature to it near 19 Rd. which will serve as a traffic calming measure reducing the speed of traffic entering and exiting the subdivision.

Wetlands and Floodplain

There are no known wetlands or floodplains associated with the subject property. The property is located on FEMA Panel 0437F.

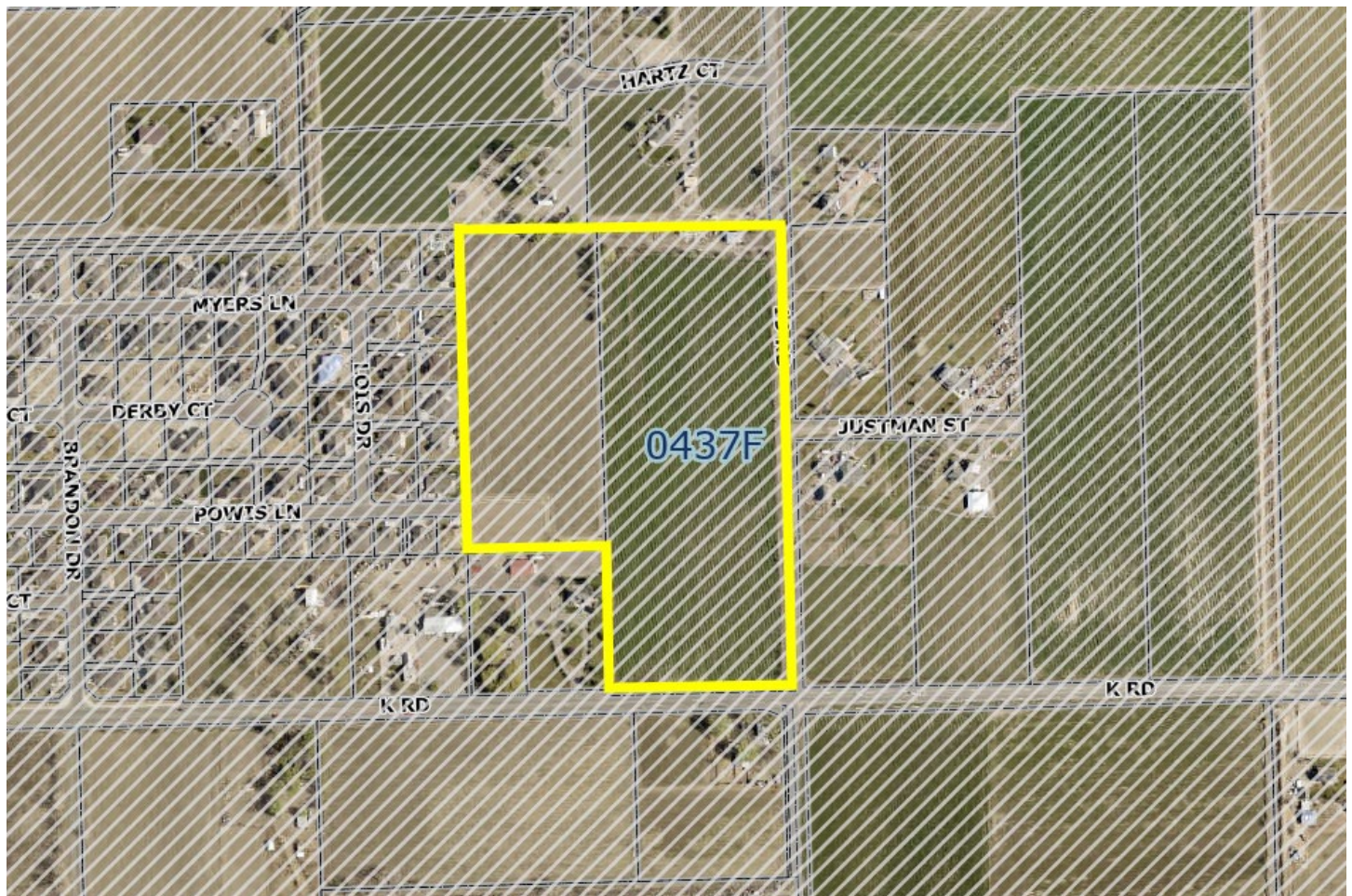


Figure 5 Wetlands and Floodplain

Approval Criteria

At a public hearing in accordance with Section 17.05.070, the Planning Commission shall evaluate the Preliminary Plan application according to the Sketch Plan criteria in Section 17.15.060(C) and also the following criteria:

1. Adequate resolution of all review comments; and

Response: All review comments shall be resolved through the review process of the applicants' request for approval of the Preliminary Plan for the proposed Rose Creek subdivision.

This criterion can be met.

2. Compliance with conditions of approval on the Sketch Plan, if any

Response: As permitted by the Fruita Land Use Code, the applicants have requested approval for the Preliminary Plan rather than prepare a Sketch Plan.

This criterion is not applicable.

Section 17.05.070 approval criteria:

1. Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations.

Response: The design, plans and supporting reports and analyses have been prepared in accordance with Fruita's Comprehensive Plan, Land Use Code, Design Criteria and Construction Specifications Manual. All review comments will be addressed and resolved through the review and approval process to ensure that the construction plans and plat for the proposed subdivision will be in accordance with Fruita's design and development regulations.

This criterion can be met.

2. Compatibility with the area around the subject property in accordance with Section 17.07.080.

Response: Section 17.07.080 states "the purpose of this Section is to provide a fair and consistent manner in which to consider compatibility within the overall context of the Fruita Master Plan, existing adjacent land uses, applicable zoning district requirements, and other city codes and regulations. Nothing in this Section shall prevent the City of Fruita from denying a land use application based on relevant Code requirements or taking enforcement action against a property owner where a nuisance or other Code violation occurs."

For all land uses, "compatibility" is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone. The review authority may require conditions of approval to promote compatibility between uses."

The proposed Rose Creek subdivision has been designed in accordance with all Fruita development regulations and specifications. The Comprehensive Plan's Future Lane Use Map anticipates residential development above the density proposed by Rose Creek subdivision; therefore the proposed development will be compatible with surrounding development because the Comprehensive Plan shows that 4-8 dwelling units per acre is compatible residential density.

This criterion has been met.

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.).

Response: All necessary and required utilities and municipal services shall be provided with the proposed Rose Creek subdivision. Municipal services such as sewer, police service and stormwater facilities shall be provided by Fruita. Domestic water is available through Ute Water Conservation District and fire protection shall be provided by the Lower Valley Fire District.

This criterion can be met.

4. Preservation of natural features and adequate environmental protection; and

Response: There are no natural features shall as a stream or wash on the property. The property has been used for agricultural purposes in recent years; therefore, most of the site has been in cultivation.

This criterion is not applicable.

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

Response: The proposed Rose Creek subdivision has been designed in accordance with the anticipated type of housing and density of the Comprehensive Plan, the bulk standards of the CR zone district and the design specifications of Fruita's development regulations. Plans will be revised as needed in response to review comments from review agencies and city staff.

This criterion can be met.

Conclusion

After demonstrating how the proposed Preliminary Plan meets the goals and policies of the Fruita Master Plan and standards of Title 17 of the Fruita Land Use Code, we respectfully request approval.

Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Fruita, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with

recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

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