

Project Narrative

Name: My Storage Fruita
Application: Site Design Review
April 27, 2023

Project Information

Applicant(s): My Storage Fruita LLC – Owner
Developer: My Storage Fruita LLC
Representative: Courtney Patch – River City Consultants, Inc.
Location: 1930 Highway 6 & 50, Fruita, CO
Parcel No(s): 2967-223-06-001
Zoning: C-1

Project Description:

This proposal is for the Site Design Review application for a storage facility on approximately 7.4 acres. The proposal includes construction of 647 storage units and approximately 20,871 square feet of covered parking canopy for RV & boat storage. This site was previously known as “Grand Valley Storage” and received approval on a site plan review in 2022. Plans were signed by Fruita on 10/11/2022. Since then, the project was sold by the Kimston's to the new owners My Storage Fruita LLC. The new owners have decided to add more units and change the design slightly, which requires another full site plan review.

Neighborhood Meeting:

The parcel recently went through the Minor Subdivision process to create the two lots. There was little public interest in the project and no comments were received on the application. Therefore, the applicant felt a neighborhood meeting for the site plan was not necessary.

Project compliance with, compatibility with, and impacts on:

Adopted plans and policies:

The project meets the intent of the 2020 Community Plan, as well as the requirements of the City of Fruita Municipal Code, updated through November 6, 2020.

Land use in surrounding area including parks and open space:

Land use in the surrounding area is mostly residential/active agricultural. Several properties, including the parcel adjacent to the west, are already zoned C-1 within the Fruita city limits. Commercial uses exist approximately 1,100 feet to the east on Hwy 6 & 50 at 19 ½ Road.

Site access and traffic patterns:

Site access will be from a shared drive at the eastern corner of the parcel. The placement of this access is in deference to CDOT's request for shared access with the parcel located at 1940 Highway 6 & 50. The property owner of 1940 does not wish to relocate their access. By locating access in the eastern corner, if the parcel at 1940 should ever develop, their access could be relocated per CDOT requirements at that time. An existing easement is in place for this purpose (reception number 3048341).

There is ample room on this site for development and adequate traffic circulation. A level 2 traffic impact study is included in the submittal package for review.

Availability of utilities:

All utilities are extended to the proposed lots, except for sewer. Sewer is over 400' away from the subject project. It is proposed to serve the new use(s) with on-site waste treatment system(s).

Special or unusual demands on utilities:

The Site Design for storage units and RV/boat storage will not cause any special or unusual demands on utilities.

Effects on public facilities and services:

The Site Design for storage units and RV/boat storage will not create any extra demands on public facilities and services.

Site soils and geology:

A geotechnical investigation was conducted for this site and is included in the submittal package for review. The report determined that the soils on site mostly consist of silty to clayey sand to the maximum depth explored of nine feet underground. Ground water was not encountered during the testing. The report states that shallow foundations underlain by a prepared soil subgrade and well compacted structural fill may be appropriate for construction on this site.

Natural Areas:

The existing conditions include mostly vacant farmland with an existing home that is to be removed. The natural areas surrounding the parcel include a natural drainage basin to the west that will not be affected by the development on site, but the drainage will be improved to the south draining into the proposed pond on Lot 1. Lot 2 on the west that was created by the Kimston Minor Subdivision will remain vacant and continue to be farmed until plans for future development.

Building Elevations:

The site layout and building elevations meet the specific standards of Chapter 11 of the Land Use Code by not exceeding the allowed height for structures in this zoning district.

Development Schedule and Phasing Plan:

The Kimston Minor Subdivision was recorded on 10/6/22 (Reception number 3045957) that created the two lots now owned by My Storage Fruita LLC. Lot 1 will be the first phase of development for the Site Design review to add 647 storage units and covered RV parking in the back. Lot 2 on the western side will remain vacant farmable land until future development is proposed.

PREPARED BY:



215 Pitkin Ave. Grand Junction, CO 81501

Phone: (970) 241-4722

Fax: (970) 241-8841