

Project Narrative

A Storage Place

Minor Subdivision (Lot Combination) & Site Design Review

March 22, 2023

Project Information

Applicant(s):	A Storage Place-Fruita LLC – Owner
Developer:	A Storage Place-Fruita LLC
Representative:	Courtney Patch – River City Consultants, Inc.
Location:	1960 & 1966 Highway 6 & 50, Fruita, CO 81521
Parcel No(s):	2697-271-02-005 & 2697-271-02-006
Zoning:	C-1

Project Description:

The overall project proposes to combine the two existing lots into one containing approximately 6.22 acres on the north side of Highway 6 & 50 through a minor subdivision process. Right-of-way will be dedicated by the plat on the western side and northern side of the parcel for future access roads.

Additionally, this proposal is for a Site Design Review application to construct 3 new storage buildings that contain a total of 227 additional units of difference sizes on the western side of the existing storage buildings. The office that is on site will remain, along with the existing parking areas to the north of the office. Landscaping will be improved along the frontage of the lot along with around the pond in the southeast corner. The pond will be expanded through this process to account for additional stormwater runoff on site.

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.

Land use in surrounding area including parks and open space:

Land use in the surrounding area is mostly commercial uses zoned C-1 within the Fruita city limits. There appear to be some large lot residential parcels zoned AFT within the jurisdiction of Mesa County to the northeast.

Site access and traffic patterns:

Site access will remain at the existing access location off Highway 6 & 50 at the southwest corner of the parcel. ROW will be dedicated from this access point to the north along the western side of the parcel.

There is ample room on this site for development and adequate traffic circulation. A traffic impact study is included in the submittal package for review prepared by APEX Consulting Engineers.

Availability of utilities:

All utilities are available to the site and can be improved if necessary for the additional development. Sewer is over 400' away from the property. It is proposed to continue to serve the existing office with the on-site waste treatment system.

Special or unusual demands on utilities:

The Site Design for additional storage units will not cause any special or unusual demands on utilities.

Effects on public facilities and services:

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

Site soils and geology:

A drainage report for this site and is included in the submittal package for review. The report determined that the soils on site mostly consist entirely of Sagers Silty Clay Loam (0-2% slopes). Sagers is classified as Hydrologic Soil Group C. Group C soils have slower infiltration rates than Groups A and B Soils.

Existing topography at the site consistently slopes from northwest to southeast with typical grades between 0.5% and 1.5%. The existing detention pond is located in the southeast corner of the adjacent parcel that collects runoff from the project site and conveys flows offsite to the south. Proposed grading from the site will follow the existing conditions and have runoff sheet flow through the site and be collected in the driveways to be routed to the existing pond.

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. Existing storage units are considered legal non-conforming. The new storage buildings are designed to meet the color scheme and materials allowed in this zoning district.

Development Schedule and Phasing Plan:

The Minor Subdivision to combine the two lots into one and the Site Design review to construct additional storage units on site are to be ran concurrently for review. The minor subdivision will need to be recorded prior to final approval of the site design review.

PREPARED BY:



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