



535 W Aspen
Site Design Review
535 & 507 W Aspen Ave, Fruita, CO 81521
8-2-2022
Project Narrative

Project description including location, acreage, existing use, proposed use

The project includes two adjoining parcels at 535 & 507 W Aspen Avenue in Fruita, Colorado. 535 W Aspen Avenue was granted a Right-of-Way Vacation along Pabor Way. The property went from 2.678 acres to 3.07 acres. 507 W Aspen is 0.76 acres.

These two properties will also go through a Minor Subdivision concurrent with this application to adjust the property line between 535 W Aspen and 507 W Aspen.

The adjoining properties' existing use includes a 978-square foot vacant commercial building and attached shed, 31 mobile homes of varying sizes, and an 838-square foot single family home and shed. All of these buildings will be removed.

The proposed use will be (3) apartment buildings, (16) row homes with attached garages on 535 W Aspen Ave. 507 W Aspen will be Future Development.

Neighborhood meeting notes and attendance if one was held including date, time and place of meeting

- A Neighborhood Meeting was not held for this Site Design Review.

Project compliance with, compatibility with, and impacts on:

Adopted plans and policies

Land use surrounding area including parks and open space

- Triangle Park to the south
- Single-family residential to the north
- Single-family residential and commercial to the east
- Single-family residential to the west.

Site access and traffic patterns

- Currently the access is off of W Aspen Ave, Coulson Street and Pabor Way.
- This proposed development will close off the access to Coulson Street (fire access only) and keep the access of W Aspen Ave and Pabor Way.

Availability of utilities

- Sewer: Pabor Way and Coulson Street
- Water: Coulson Street & Pabor Way
- Storm: Coulson Street
- Irrigation: Coulson Street
- Overhead Electric: Coulson Street and along west property line

Special or unusual demands on utilities (high water usage, grease, sedimentation, pre-treatment needs, etc.)

- The addition of multi-family apartments and row homes will have expected, but not unusual demands on the utilities.

Effects on public facilities and services (police, fire, sanitation, roads, parks, schools, irrigation, etc.)

- The addition of multi-family apartments and row home will have expected, but not unusual impacts on public facilities and services.

Site soils and geology

- A Phase I ESA was completed and concluded that there are no RECs or CRECs associated with the Site. HREC was identified as well as de minimus conditions. Please see the attached Phase I ESA Report prepared by Indigo B2B, LLC for details.

Natural areas

- N/A

Specifically describe how the site layout and building elevations meet the specific standards of Chapter 13 of the Land Use Code.

A. Site Design Standards

1. Open Space and Civic Space

At least three percent of every development site shall be designed and improved as civic space.

- a. Dimensions:** All civic spaces shall have dimensions of not less than 8' wide and deep and have a surface area of not less than forty-eight square feet.
- b. Public Access:** areas shall abut a public ROW or otherwise be connected to and visible from a public ROW by sidewalk or ped access. Accesses shall be identifiable with a change in paving materials.
- c. Pedestrian Amenities Required:** amenities such as plaza space, extra wide sidewalks, benches, public art, pedestrian lighting, shade structures, etc.

2. Access and Circulation

- a. Pedestrian Access.** Walkways are a minimum of (4) feet and links to every building entrance and civic space.
- b. Vehicle Access and Driveways.** Access will be from W. Aspen Avenue and W. Pabor Way.

d. Off-Street Parking and Loading.

Parking Summary:

16 Row Homes @ 2Sp/Unit = 32 Spaces
9 Studio Apts @ 0.95 Sp/Unit = 9 Spaces
36 1 Bed Apts @ 0.95 Sp/Unit = 35 Spaces

27 2 Bed Apts @ 1.25 Sp/Unit = 34 Spaces

Total Parking Required = 110 Spaces

Total Parking Provided = 134 Spaces (24 Spaces for Future Development)

Included in the total parking provided are 102 surface parking spaces and 32 garage parking spaces. Included in the 102 surface parking spaces are (5) ADA spaces.

Parking and vehicle circulation areas that abut a sidewalk, public right-of-way, or pedestrian access have a landscape screen as a buffer. Trash storage areas in the parking lot are screened from public view.

3. Landscaping

a. Plant Material. +/- 64% of the non-developed areas are landscaped (minimum is 50%). Desert landscaping and low water usage plant species are used in this development.

b. Parking Areas. The parking area is landscaped.

B. Building Design Standards

1. Heights

a. Maximum Height. This property is zoned Downtown Mixed Use. The maximum height in Downtown Mixed Use is 4 stories. The apartment buildings are three stories and have a maximum height of 38'-10". The row homes are three stories and have a maximum height of 33'-0 3/4".

b. Minimum Height. The new apartments and row homes are above the minimum of 22'.

Development schedule and phasing plan (if any)

- 535 W Aspen Avenue was granted a Right-of-Way Vacation with the City of Fruita on May 3, 2022.
- A Minor Subdivision of both properties will happen concurrently with this Site Design Review.
- Site Plan Review of future lot.

If credits against impact fees are requested, the Project Narrative must specifically identify what credit is requested and justify the request