

**Project Narrative  
for the  
Fruita Mews Site Plan and  
Burenheide III Subdivision  
Plat.**

Date: July 1, 2022

Prepared by: Robert W. Jones, II, PE  
Vortex Engineering & Architecture, Inc.  
2394 Patterson Road, Ste. 201  
Grand Junction, CO 81505  
970-245-9051  
VEI # F10-053

Submitted to: City of Fruita  
Community Development Department  
325 E. Aspen Avenue  
Fruita, CO 81521

Type of Design: Subdivision, Final Plat, and Site Plan

Applicant: IndiBuild, LLC  
Kimberley Coughlin, Owner, and  
Principal  
4884 Briar Ridge Court  
Boulder, Colorado 80301

Property Address: 1138 18.5 Road  
Fruita, CO 81521

Tax Schedule No.: 2697-094-01-002

## I. Intent

This application requests approval of a minor subdivision and final plat for 1138, 18.5 Road necessary to convey a portion of the parcel to accommodate a new multi-family attainable housing community known as "The Fruita Mews." The subdivision will divide the 17.51-acre parcel into two lots and dedicate a right of way for the K.4 road extension. This application is also to request site plan approval for the resulting and future 7.62-acre parcel modified by recent amendments to the Burenheide PUD. Only the future 7.62-acre lot on the northeast portion of 1138 18.5 Road is slated for development.

## Proposed Fruita Mews Community Site Plan

The Fruita Mews is designed to address the attainable housing needs identified in Fruita's recently adopted Comprehensive Plan - Fruita in Motion. The 1-, 2- and 3- bedroom homes and rental rates are targeted to meet the needs of the current and projected Fruita residents. The Mews will be mixed-income housing and create quality housing attainable to people earning between 30 and 120 percent of the area median income. The property will have on-site management and will be managed by an experienced property management and maintenance team.



The site design is responsive to surrounding uses, City of Fruita design requirements, the City's attainable housing goals, and the Colorado Housing and Finance Agency (CHFA). Keeping the design consistent with recent modifications to the Burenheide PUD and the Fruita in Motion Comprehensive Plan 2020 is intended to create a new community that achieves the comprehensive plan's vision, goals, and policies.

The site plan proposes 50 townhome-type units, with a gross density of approximately seven dwelling units per acre. A minimum of 3 units will be universally accessible. All units have full kitchens with energy-star appliances, washer/dryer hookups, and window coverings. Development amenities will

include an approximately 1,300-square-foot community building. As envisioned, the community building will have centralized mailboxes, a computer lab, kitchen, lounge area and indoor/outdoor flex space for social events and after-school programming, and an expansive "back porch" with covered seating overlooking the outdoor site amenities on the southern green of the property. Site amenities are planned to promote community. The Fruita Mews will have a park-like setting with tree-lined streets, open spaces, and trails that circulate internally and to the adjacent school, and a large natural growth open space trail loop designed to connect to the proposed Canal trail system eventually. Approximately 3 acres will be dedicated to parks, trails and recreation. The site will have community gardens, a play structure, secure bike storage "bike barn," and a bike maintenance and cleaning station. Ten percent of the parking spaces on-site will be electric vehicle charging ready parking spaces with electric infrastructure ready to site charging stations. Two of those parking spaces will have charging stations. The site will also have BBQ/picnic areas, nature play areas, and a structured playground.

The total acreage of the subject property is currently 17.51 acres, 0.6 acres of which will be dedicated to the City of Fruita for K.4 Road right-of-way.

Detailed information concerning drainage and how stormwater will be detained is outlined in the Drainage Report, which has been included with this application. In general, the property slopes to the south and west. Approximately 7 acres of the subject property will drain to the detention facilities on the property. Please see the Drainage Report for more detailed information.

The major streets in the development will be the extensions of K.4 road. All other streets will be local streets 25-feet wide.

Traffic calming is provided at major street intersections. Curb extensions will provide a place of pedestrian refuge while providing traffic calming for vehicular traffic. Where possible, landscaping will be included with the curb extensions to enhance the community appearance and create an inviting space within the development.

Irrigation water is available and will be provided throughout the development through a 4" line and 2" service taps. A pump house and vault will be located at the North end of the property and owned and maintained by the Fruita Mews.

The following agencies will provide public facilities and services:

Sewer: Fruita Sewer District  
Water: Ute Water Conservancy District  
Irrigation: Grand Valley Irrigation Company  
Drainage: Grand Valley Drainage District  
Electric: Grand Valley Power  
Police: Fruita Police Department  
Fire: Lower Valley Fire Department  
Schools: District 51

Other community services such as medical, library, recreational, retail sales, and professional services are available in Fruita. All utility providers have the capacity and willingness to provide services. All required services will be constructed to the design specifications and standards of the utility service provider.

Because the subject property has been farmed in the recent past, no natural features are located on the property that require preservation. Open space, parks, and trails will be provided for use by residents. Open space, parks, and trails within the development will be owned and maintained by the owner.

## II. **Fruita Comprehensive Plan and Zoning**

The subdivision, final plat, and site plan are consistent with current zoning, i.e., City of Fruita Ordinance 2022-07, An Ordinance granting a major amendment to the Burenheide Planned Unit Development (PUD) Guide to increase residential density and allow residential land uses in a portion thereof. Ord 2022-07 addressed the project's conformance with the Fruita Comprehensive Plan. *See attached City of Fruita Ordinance 2022-07.*

## III. **Land Use Code Compliance, Density Bonus Points, and Approval Criteria**

The subdivision, final plat, and site plan are compliant with Ordinance 2022-07, An Ordinance granting a major amendment to the Burenheide Planned Unit Development (PUD) Guide to increase residential density and allow residential land uses in a portion thereof. The ordinance addressed compliance with the City's Land Use Code and identified Density Bonus Points. *See attached City of Fruita Ordinance 2022-07.*

## IV. **17.21.030 Approval Criteria**

The Burenheide III Subdivision is a minor subdivision. It creates fewer than ten building lots; there are no existing buildings on the site. The 7.62 acres parcel slated for development shall be completed in one (1) phase; parcel two has no site plan and is not currently slated for development. All subdivided lots have perpetual unobstructed legal vehicular and pedestrian access to a public way. All new lots conform with the requirements of the zoning district; the subdivision shall not create or increase a non-conforming use or structure.

A subdivision improvements agreement will be required for the proposed development. The applicant requests approval the SIA following site plan and plat approval.

## V. **Development Schedule and Filing Plan**

The applicant proposes the development of the 7.62 acres of the Burenheide PUD in one filing.

## VI. Subdivision Improvements Agreement (SIA)

Preliminary Plans that require a Subdivision Improvements Agreement (SIA) must address the following question in the project narrative:

1. Are the owner of the property and the developer of the property the same, or will they be different people/organizations?  
**Response:** The owner of the subject property will be the same as the developer once the property is sold. The subdivision will allow the future owner to purchase the 7.62 acres. After the subdivision, the yet-to-be-formed Fruita Mews LLLP will become the property owner, and IndiBuild LLC will be the developer. The owner of the record is shown as OMER J. BURENHEIDE.
2. Will the required impact fees be paid before the plat is recorded?  
**Response:** Due to the nature of Low-Income Tax Credit financing, the impact fees will be paid at the issuance of the Building Permit.
3. Will Vested Rights be requested for the subdivision?  
**Response:** We agreed no statutory vested rights.
4. Will the required guarantee be a plat hold for subdivisions, or will the guarantee be a bond, letter of credit, or an escrow and disbursement agreement?  
**Response:** The applicant anticipates utilizing a Letter of Credit at this time; however, the final form of financial guarantee will be determined with the actual execution of the SIA when it is posted with the City of Fruita.

## VII. Conclusion

After demonstrating how the subdivision and site plan meet the goals and policies of the Fruita Comprehensive Plan, the Burenheide PUD, and applicable sections of the Land Use Code, as well as other policies and regulations, we respectfully request approval of the Burenheide III Subdivision and Final Plat, and the Fruita Mews Site Plan.

## VIII. **Limitation/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 the 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 & Architecture, Inc. and is to be taken in its entirety. Excerpts from this report that are 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 & Architecture, 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 & Architecture, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering & Architecture, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

**ORDINANCE 2022-07**

**AN ORDINANCE GRANTING A MAJOR AMENDMENT TO THE BURENHEIDE PLANNED UNIT DEVELOPMENT (PUD) GUIDE TO INCREASE RESIDENTIAL DENSITY AND ALLOWED RESIDENTIAL LAND USES IN A PORTION THEREOF**

**WHEREAS**, the subject property is located at 1138 18 ½ Road, Fruita, Colorado, is shown and described in attached **Exhibit A** and is comprised of approximately 7.62 acres (the “Property”), and

**WHEREAS**, the City of Fruita received an application and project narrative dated October 24, 2021, and attached hereto as **Exhibit B** (“Application”) to amend the existing Burenheide PUD Guide as it applies to the Property to allow for an increase in residential density and allowed residential uses as set forth in the Fruita Mews Planned Unit Development Guide attached hereto as **Exhibit C**, and

**WHEREAS**, at their December 14, 2021 public meeting, the City of Fruita Planning Commission recommended approval of the Application to amend the PUD Guide, and

**WHEREAS**, a public hearing was held by the City Council on February 1, 2022 for this major amendment request and Application, and

**WHEREAS**, the Application requested that the Site Plan and Subdivision Plat be reviewed and approved administratively, and

**WHEREAS**, the Application requested a variance from the City of Fruita Land Use Code (“Code”) requirement of a minimum of two fully platted ingress/egress points (dedicated rights-of-way) and proposed just one fully platted ingress/egress point (dedicated right-of-way), and

**WHEREAS**, the Application stated that the request for a major amendment was to allow for an affordable housing project, and

**WHEREAS**, the City of Fruita Land Use Code (“Code”) allows for a reduction in required parking for affordable housing projects, and

**WHEREAS**, the City Council wanted to ensure that if the affordable housing project was not developed as set forth in the Application that the major amendment to the Burenheide Planned Unit Development Guide (PUD) Guide would be revoked,

**WHEREAS**, the major amendment request meets all applicable approval criteria that must be considered for an Amendment to a Planned Unit Development Guide pursuant to Section 17.19.060(A) of the Fruita Land Use Code.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:**

**THAT** the PUD Guide entitled, "Fruita Mews Planned Unit Development Guide" attached hereto as Exhibit C establishes the amended uses for the lot shown as Exhibit A.


**THAT** on or before July 15, 2022, there must be submitted to the City a final subdivision plat in accordance with the application and if the City does not receive such final subdivision plat by that time, the Fruita Mews Planned Unit Development Guide zoning shall be automatically revoked and the zoning of the Burenheide Planned Unit Development (PUD) Guide will be reinstated on the Property.

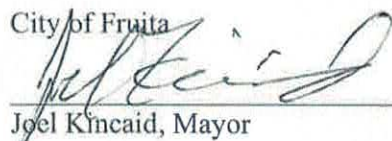
**THAT** the City Clerk is directed to:

1. File the original of this Ordinance and attached exhibits in the office of the City Clerk of Fruita, Colorado;
2. File one copy of this Ordinance and attached exhibits in the office of the Mesa County, Colorado, Assessor; and
3. File for record one certified copy of this ordinance and attached exhibits with the Clerk and Recorder of Mesa County, Colorado.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
1<sup>ST</sup> DAY OF FEBRUARY 2022.**

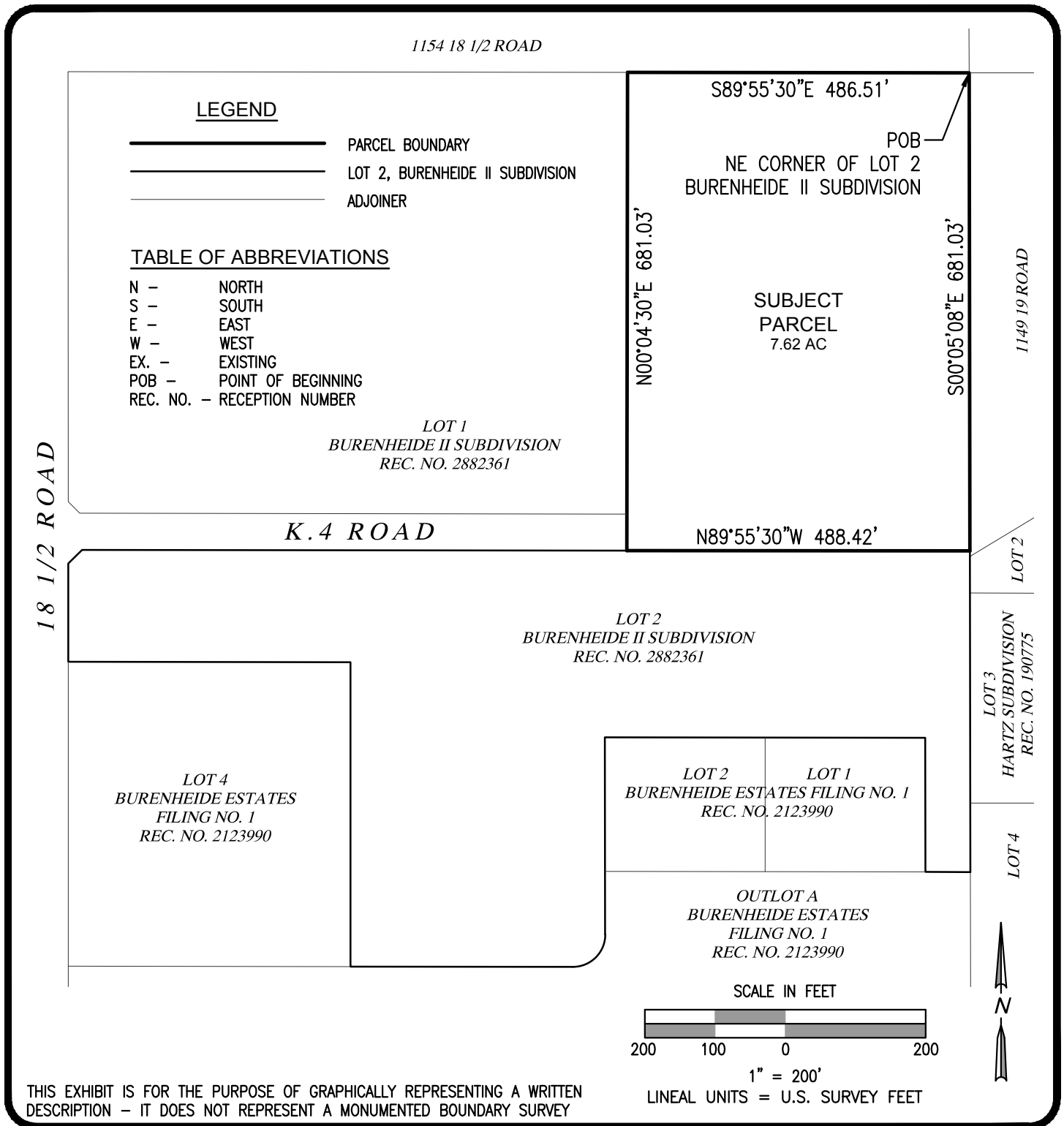
ATTEST:

  
\_\_\_\_\_  
Margaret Sell, City Clerk

City of Fruita  
  
\_\_\_\_\_  
Joel Kincaid, Mayor



# Exhibit A



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

*IndiBuild*  
1138 18 1/2 Road  
*Boundary Description Exhibit*

PROJECT NO: F21-079      DATE: 07/01/2021      DRAWN BY: ABL      CHECKED BY: ABL

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By  
**VORTEX**  
ENGINEERING, INC.  
861 Rood Avenue  
Grand Junction, CO 81501  
(970) 245-9051

ORDINANCE 2022-07

EXHIBIT B



LAND DEVELOPMENT APPLICATION

Project Name: The Fruita Mews
Project Location: 1138 18 1/2 Road Fruita, CO 81521
Current Zoning District: PUD Requested Zone: PUD Amendment
Tax Parcel Number(s): 2697-094-01-002 Number of Acres: 7
Project Type:

Property Owner: Omer Burnheide Developer: IndiBuild llc
Property Owner: Contact: Kimberley Coughlin
Address: 1150 18 1/2 Road Address: 4884 Briar Ridge Ct
City/State/Zip: Fruita, CO 80521 City/State/Zip: Boulder, Colorado 80301
Phone: Fax: Phone: 303.817.6737 Fax:
E-mail: E-mail: Kim@indiBuild.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: Shopworks Engineer: Vortex Engineering, Inc
Contact: Chad Holtszinger Contact: Robert Jones
Address: 301 W. 45th Ave Address: 861 Rood Avenue
City/State/Zip: Denver, CO 80216 City/State/Zip: Grand Junction, CO 80501
Phone: 720244.8402 Fax: Phone: 970.245.9051 Fax: 970-245-7639
E-mail: Chad@shopworkskarc.com E-mail: rjones@vortexeng.us

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

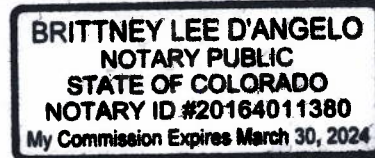
The above information is correct and accurate to the best of my knowledge.

Omer Burnheide Signature POA 10-24-21
Name of Legal Owner Signature Date

Name of Legal Owner Signature Date

Name of Legal Owner Signature Date

STATE OF COLORADO)
) ss.
COUNTY OF MESA )



The foregoing instrument was acknowledged before me this 24 day of October, 2021

My Commission expires: 3-30-2024

Signature of Notary Public
Notary Public

## Project Narrative

**Applicants:** IndiBuild/ Shopworks Architecture / Vortex Engineering Inc.

**Owner:** Omer Burenheide

**Location:** 1138 18 ½ Road, Fruita, CO 801521

**Parcel #:** 2697-094-01-002

**Application Type:** Zoning Map Amendment (Rezone)

**Current Zoning:** Burenheide PUD

**Proposed Zoning:** Burenheide PUD Amendment #1 / Fruita Mews PUD Guide

**Future Land Use (Comp Plan):** Residential (4-8 DU/Acre)

### Intent

This application is to request a zoning map amendment (rezone) for a 7.62-acre portion of the existing Burenheide PUD to accommodate a new single-family attached attainable housing community known as “The Fruita Mews”. This amendment includes changes in siting, bulk of structures, height and character of the site that was not foreseen at the time of the adopted Burenheide PUD in 2002. This request supports the Fruita in Motion Comprehensive Plan 2020’s goal for a variety of housing types and infill development. The applicant’s intent is to develop a modern community with a hometown feel that embraces the uniqueness of Fruita.

The following narrative addresses how this zoning map amendment request adheres to the following approval criteria for amendments to the Official Zoning Map:

1. The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the City’s goals, policies, and Master Plan;

**Response:** The Fruita Mews PUD amends the existing Burenheide PUD to accommodate a new attainable housing community that will be approximately 7 dwelling units per acre. The current site has no significant structures and is used for grazing. The site lies immediately east of the new Monument Ridge Elementary School. Adjacent land uses include vacant land to the north and agricultural uses east and south. Future land uses for all adjacent properties, including the proposed site is identified as Residential (4-8 DU/Acre). According to *Fruita in Motion*:

*“The Residential 4–8 land use category is intended for undeveloped areas where public infrastructure and services are available and proximal. This land use is also recommended for developed or semi-developed areas that are built out at a minimum of 2 units/acre...In areas designated as Residential 4–8, there should be a clear and easily recognized pattern with a regular order to the lots and a recognizable geometry to the spaces between buildings. Innovative neighborhood designs in this land use category are encouraged. Neighborhoods in this area can be developed up to 8 units/acre to incentivize developers to provide amenities such as parks and trail connections and different types of housing. Rather than a complex bonus density program to get up to the maximum allowed density, the new Land Use Code should outline the requirements so that up to 8 units/acre can be done as a use-by-right (p.32).”*

Due to the existing context of the site, and the vision set forth within the *Fruita in Motion Comprehensive Plan 2020*, the proposed PUD amendment is compatible with surrounding land uses, is consistent with the City’s goals, policies, and Master Plan.

## Project Narrative

2. The land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the City's goals, policies, and Master Plan; or

**Response:** The existing Burenheide PUD was adopted in 2002, prior to the adoption of *the Fruita in Motion Comprehensive Plan 2020*. The Burenheide PUD set forth a set of development standards that were more suited for large lot single family detached dwellings and are incompatible with the proposed medium density single-family attached attainable housing community that the applicant plans to develop. This zoning map amendment is consistent with the City's recent adoption of *Fruita in Motion* sets forth a clear vision for a diversity of housing and infill development, specifically:

- *The vacant parcel analysis shows that there is more than enough land within both the existing city limits and the UGB for Fruita to "grow from within" rather than continue to expand beyond its borders (p. 24.)*
- *This plan encourages a diversity of housing options. (p. 24)*
- *The current build-out of residential dwellings is well below the densities allowed for and intended by each zoning category. This contributes to an inefficient development pattern. City service provision (sewer, roads, etc.) is more fiscally prudent at higher density levels. (p. 24)*
- *An urban-rural edge defines Fruita as a freestanding community separate from Grand Junction. Edges discourage sprawling growth, encourage the preservation of rural areas, and allow for a more efficient use of infrastructure and urban services. Undeveloped parcels within the edge are encouraged to develop at higher densities than beyond the edge where rural densities are desired. An UGB depicts where moderate density development ends and rural density development starts (p. 26).*
- *The Future Land Use Map prioritizes infill over sprawling residential development at the edge of the city limits. The policies in this plan aim to spur residential development within the existing city limits and UGB (p. 26)*
- *Reconsider the value of zoning categories that allow between 1–3 units/acre (LLR, SFR, RR) and consider allowing either higher densities (4–8 units/acre) or lower densities (1 unit/10 acres) in these areas to create a more efficient development pattern with a more distinct edge. (p. 36)*
- *Consider allowing up to 8 units/acre for residential development outside of downtown. Additional density would be allowed in a new development for performance on the following measures: location (proximity to city center), amenities (open space, trail connections), size and diversity of housing types, and alternative street sections that meet certain criteria" (p. 37)*

## Project Narrative

3. The area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or

**Response:** The area has been envisioned for residential development since the adoption of the Burenheide PUD in 2002. Since that time, the area surrounding 1138 18 ½ Road has developed substantially. Brandon Estates to the South was annexed in 2006 and is currently being finished, Oak Creek to the east was annexed in 2019 and was recently developed. The Burenheide II subdivision and Monument Ridge Elementary School was completed in 2020. Other parcels to the southeast in the urban growth boundary are currently being planned for annexation and development.

In 2020, the *Fruita in Motion Comprehensive Plan 2020* was adopted setting forth a clear vision to grow from within and to prioritize infill development. The proposed PUD Amendment will enable the Fruita Mews attainable townhome community with an appropriate density of 7 dwelling units per acre, providing a diversity of housing options for future and existing residents of Fruita.

4. The amendment is incidental to a comprehensive revision of the City's Official Zoning Map which recognizes a change in conditions and is consistent with the City's goals, policies, and Master Plan; or

**Response:** Please refer to response to criteria #2.

5. The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the City's goals, policies, and Master Plan.

**Response:** The site is within the urban growth boundary and was annexed into the city in 2002. With a new elementary school, a new collector road, and new infrastructure the property has become more feasible and desirable for development. This proposed PUD Amendment replaces the Burenheide PUD and enables the development of a new single-family attached attainable housing community. All future development will be consistent with the City's goals, policies, and Master Plan.

# Burenheide Planned Unit Development Amendment #1

## Project Narrative

### Fruita Mews Community Overview

The Fruita Mews is a proposed attainable housing community consist of 50 rental townhomes for families located on a to-be subdivided approximate 7.62-acre northeast portion of 1138 18 ½ Road adjacent to the new Monument Ridge Elementary School the west. The site will remain north of K.4.



The Fruita Mews is designed to address the attainable housing needs identified in Fruita’s recently adopted Comprehensive Plan - *Fruita in Motion*. The 1, 2- and 3- bedroom homes and rental rates are targeted to meet the needs of the current and projected Fruita residents. The Mews will be mixed income housing and create quality housing attainable to people earning between 30 and 120 percent of the area median income. The property will have on-site management and be managed by an experienced property management and maintenance team.

IndiBuild is negotiating partnerships with several local employers, agencies and nonprofits. IndiBuild has memorandums of understanding (MOU) with Mesa County Valley School District 51 (D51) and Eureka!. IndiBuild is partnering with D51 to provide proactive outreach to teachers, as well as all D51 employees to streamline the availability list/application process for the Fruita Mews attainable housing and to provide a safe route to the school. IndiBuild has an MOU with Eureka! to provide after school programming that includes outdoor recreation (specifically on-site kid’s bike skills clinics) and after school/summer programs focused on science, technology, engineering, arts, and math. Additional partnerships are under consideration with local businesses, including community bike shares/donations, bike maintenance classes, kid’s farm to food programs, and other outdoor children’s programming. Short-term rentals will not be permitted in The Fruita Mews. The Grand Valley Transportation Planning office and the Grand Valley Metropolitan Planning Organization will consider future route proximity for the proposed

## **Project Narrative**

development due to its density, attainability and proximity to a school. The developer of the property is IndiBuild LLC, a development company with over 100 years of collective experience in housing development, finance, planning and design. The development team will prepare and apply for 2022 Round 1 LIHTC award to the Colorado Housing and Finance Authority (CHFA) on February 1, 2022.

### **Proposed Fruita Mews Community Site Plan**

The site design is responsive to surrounding uses, City of Fruita design requirements, the City's attainable housing goals, and the Colorado Housing and Finance Agency (CHFA). Keeping the design consistent with recent modifications in the Fruita Municipal Code and the City's recently adopted *Fruita in Motion Comprehensive Plan 2020* is intended to create a new community that achieves the vision, goals and policies in the comprehensive plan and help expedite review and approval of the Fruita Mews PUD.

The site plan proposes a total of 50 townhome units, with a gross density of 7 dwelling units per acre. A minimum of 3 units will be universally accessible. The final unit mix will be determined upon completion of a market study currently commissioned by Prior and Associates.

All units will have full kitchens with energy-star appliances, washer/dryer hook ups, and window coverings. Development amenities will include an approximately 1,300 sf community building. As envisioned the community building will have with centralized mailboxes, a computer lab, kitchen, lounge area and indoor/outdoor flex space for social events and after school programming and an expansive "back porch" with covered seating overlooking the outdoor site amenities on the southern green of the property. Site amenities are planned to promote community. The Fruita Mews will have a park-like setting with tree-lined streets, open-spaces and trails that circulate internally and to the adjacent school, and a large natural growth open space trail loop that will be designed to eventually connect to the proposed Canal trail system. The site will have community gardens, secure bike storage "bike barn", and a bike maintenance and cleaning station. 10 percent of the parking spaces on site will be electric vehicle charging ready parking spaces with electric infrastructure ready to site charging stations. Two of those parking spaces will have charging stations. The site will also have BBQ/picnic areas, nature play areas and a structured playground area.

### **Architectural Character**

The architectural design for the Fruita Mews will be a "modern farmhouse" vernacular that relates to the "Mews" definition. Each of the buildings will front a green space or street and will include covered entrance porch that will provide a sense of arrival/place and relate to the pedestrian scale and pedestrian experience along the sidewalks. The townhomes are two-stories in the center and steps down to one story on each end, this provides a variety of roof forms that break down the scale of the building and give each home an identity. The community building and amenities will compliment to the overall style of the project and will become a hub of activities for the community.

Please refer to Fruita Mews PUD for architectural character images that accompany this narrative.

### **Allowed Uses and Bulk Standards**

The Fruita Mews PUD Guide accompanies this PUD amendment request, includes changes in siting, bulk of structures, height and character of the site that was not foreseen at the time of the adopted Burenheide PUD in 2002. Deviations from the underlying bulk standards have been shown in the comparison table below.

# Burenheide Planned Unit Development Amendment #1

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## Project Narrative

No changes to the uses by right in the Burenheide PUD (Ordinance 2002-17 recordation #2077021 on September 19, 2002) are being proposed with this PUD amendment for Fruita Mews.

### Uses by Right:

1. Residential single-family detached dwellings
2. Residential single-family attached dwellings
3. Live/work home occupation units which combine residential and commercial uses in a single building
4. Regional detention/retention pond on outlying lot
5. Undeveloped space that may be used as part of the current ranching operation
6. Model Homes
7. Vehicular private driveways
8. Private access lanes
9. Temporary construction staging sites
10. Public Roads and utilities including cul-de-sacs, utility improvements, lines and mains, facilities, services and buildings
11. Additional uses determined to be similar to uses by rights listed above in the Declaration of Covenants, Conditions and Restrictions and homeowner's Associated agreements.

<b>Bulk Standards</b>	<b>Fruita Mews PUD Amendment</b>	<b>Burenheide PUD</b>
Min. Lot Area SF Attached (townhomes)	21,78 OSF	21,78 OSF
Setbacks		
Front	0' min.	25' min.
Garage Front Yard	N/A	25' min.
Side	5' min.	10' min.
Rear	0' min.	20' min.
Max. Building Height	30'	No specific standards
Max. Density	8 dus/ac max.	No specific standards
Max. Lot Coverage	70%	No specific standards



**Project Narrative**

Parking	Required	Provided
Affordable Housing ( <i>Section 17.39.030 are available for uses that advance the City of Fruita’s Comprehensive Plan.</i> )	0.5 spaces per studio or 1-bedroom unit/ 10 (1-bedroom units) = 5 required	75
	0.75 spaces per 2-bedroom unit/ 30 (2-bedroom units) = 23 required	
	1.25 spaces per 3-bedroom or larger unit/ 10 (3-bedroom units) = 13 required	
<b>Total</b>	41	
10% of parking spaces shall be electric vehicle (EV) ready.		

**Density Bonus (FMC 17.08)**

*“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. a. Walkways, trails and other forms of pedestrian access shall form an interconnected system serving as access to open space, common area and other pedestrian destinations.”*

*“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.”*

The overall site plan includes a proposed gross density of the development is approximately 7 dwelling units per acre, all townhomes. The proposed site plan has two elements that allow for bonus density per 17.08:

1. Townhomes make up over 30% of the site in the proposed site plan.
2. The site plan proposes an interconnected network 1,500 feet of trails and 3,700 feet of sidewalk.

**Community Outreach:**

The Fruita Mews team has been meeting with City Staff, residents, and businesses since November of 2020. An online outreach meeting was held on July 6, 2021 at 3 PM. The meeting was noticed in the Grand Junction Sentinel on June 26, 2021.

A community information meeting was held on July 26, 2021. Copies of the attendees list, presentation materials, notification list and mailer were provided to staff. Additionally, staff was provided both minutes from the meeting and follow up communication to all attendees.

**Site Analysis:**

The site is currently 1.6 miles from Fruita’s City square. It is currently irrigated and used to pasture livestock, it has no significant improvements. The property is bounded by an elementary school, single family detached residential lots and agricultural uses. Oak Creek Estates, Burenheide Estates I, Monument Glen, Brandon Estates, and the Holly Park mobile home are located to the south and west.

## Project Narrative

The property was annexed and subsequently zoned PUD in 2002 via City of Fruita ordinance 2002-17. The PUD allows up to 20 units on the entire property and is not an overlay zone. In 2018, Burenheide II subdivided the 29.5-acre site for a new elementary school. Monument Ridge opened in 2020 at the corner of Fremont and K.4 Road. The Mesa County Valley D51 School district informed our team that they intended to dedicate their eastern 2 acres to the city as a park and would still be interested in donating that property. The 2-acres is currently irrigated but undeveloped.

The Fruita Development Code indicates parks and open spaces should be collocated with existing or planned school sites. While the existing site design has a park internal to the site, a pedestrian connection is stubbed to a future park adjacent to the west side of the site plan.

The city boundary follows the site on the north and east boundary. The properties to the north and east are in the county.

Parcels surrounding the existing property:

- **North** - There is one property to the north, 1154 18 ½ Road. It is outside the city boundary located in Mesa County. It is zoned Agricultural, Forestry, Transitional District with single family residential and agricultural land uses. Its future land use is Residential 4-8.
- **East** - Properties to the east include: 1149, 1894, 1890, and 1893 19 Road. They are outside the city boundary in Mesa County. They are zoned Agricultural, Forestry, Transition with single family and agricultural land uses. Their future land use is Residential 4-8.
- **South** – Properties to the south are include: 510 & 512 Fremont Street, 1589, 1593, 1611 Myers Lane, and 1130 18 ½ Road. All are zoned PUD and have a single-family land use. 1180 18 ½ Road is also agricultural. Their future land use is Residential 4-8
- **West**: There are two properties to the west. One is 1501 K 4/10 Road (Mesa County Valley School District 51 Monument Ridge Elementary School), it is zoned PUD, and its future land use is Community/Recreational. The second is 686 Andromeda Way which is zoned Community Residential and has a Residential 4-8 land use designation.

### Compliance with *Fruita in Motion Comprehensive Plan 2020*:

*Fruita in Motion*, the City's recently adopted comprehensive plan sets a vision of an inclusive city where people live, work and play. It highlights the following values and themes:

*“Community Values:*

- *Fruita is a place where children, adults, and the elderly feel safe walking and biking to schools, parks or downtown.*
- *Fruita is committed to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents.”*

## Project Narrative

*“Themes”:*

- *Efficient Development.*
- *Community First, Tourism Second*
- *Connectivity*
- *Strategic Economic Development”*

The Fruita Mews attainable residential development implements the community values, themes and vision identified in the City’s comprehensive plan. It will increase the supply of attainable housing and create a more inclusive housing stock allowing employees of local businesses to move to the city, and in turn encouraging the vision of a city where residents reside in the city in which they work and play.

*“Fruita’s housing stock is getting more homogenous and more expensive. As a community that prides itself on being inclusive, this ethos should extend to providing types of housing for people of different ages, income ranges, family structures, and aesthetic preference. Allowing and encouraging more apartments and/or townhomes in appropriate locations could contribute to more affordable housing options.” (Page 39, Fruita in Motion)*

**Response:** Fruita Mews will provide 50 rental homes attainable to people earning between 30 to 120 percent of the area median income in one bedroom, two bedroom and three-bedroom townhomes.

*“Goal #4: Allow and encourage a diversity of housing types to fit the needs of the Fruita community and provide the diverse “funky” character that is treasured by residents.” (Page 39, Fruita in Motion)*

and

*“Economic Development Goal #9. Support flexibility in zoning and the development of diverse housing types as part of an economic sustainability strategy.” (Page 58, Fruita in Motion)*

**Response:** The Fruita Mews diversifies the City’s housing stock which today primarily consists of small single homes.

*“Workforce – Local businesses are experiencing a shortage of workers especially in retail, food and beverage, and tourism sector jobs. This affects customer service and visitors’ and residents’ experience at local businesses. The availability and cost of suitable rental housing was cited as a major factor.” (Page 50, Fruita in Motion)*

**Response:** Fruita Mews will create not just suitable, but high-quality rental housing within two miles of Fruita’s Downtown. With the mix of 1,2- and 3-bedroom homes with eligible tenant’s incomes ranging between 30-120% of the area median income).

*“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.” (Page 8, Fruita in Motion)*

**Response:** The site is in the urban growth boundary. It was annexed into the city in 2002. In 2020, construction finished on the Monument Ridge Elementary School, a public school that is

## Project Narrative

part of the Mesa County School District 51. With a new elementary school, a new collector road, and new infrastructure the property has become more feasible and desirable for development. Development will efficiently utilize existing infrastructure and services.

In addition, Fruita's predominant development density is 4 units per acre. Our team plans to build a greater density creating a more efficient use of land than the predominant development type. Locating more development (higher densities) adjacent to schools will encourage students walking to school, promoting health and the environment. Developing this property at a density greater than base density identified in the City's future land use plan will allow development that is more efficient than sprawling development farther away from existing City infrastructure.

Development of this property will support efficient, compact development in the City and provideneeded 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". (Page 5, Fruita in Motion)*

**Response:** As envisioned, the site plan will create a significant benefit to existing and future residents of the Fruita Mews. Residents will have high quality attainable housing with access to a community center, park areas, trails and children will be able to walk to school. Ample landscapewill create a livable community that future residents want to call home.

*"Affordability issues are greatest among renters in Fruita, with about half of all renters paying more than 30% of their income towards housing costs. This is defined as being cost burdened, wherein a household is paying too much towards housing. The rental supply in Fruita is extremely limited with essentially zero vacancy, allowing landlords to charge higher rents. The percentage of renters in Fruita has increased, even though most housing being built is in the form of single-family homes. Some people may be renting single-family homes by choice; for others it may be the only option and they would prefer a lower cost option such as an apartmentor duplex. Housing affordability issues affect the ability of local businesses to attract and retain employees. This is a threat to economic sustainability if left unchecked." (Page 12, Fruita in Motion)*

**Response:** The Fruita Mews will provide enormous public benefit to the community not only through the economic activity generated but more importantly because sustainable, well designed, attainable housing is in everyone's best interest in the community. Workforce housing will provide stable housing for essential workers (teachers, fire fighters, healthcare workers, etc.) and the city's vulnerable population. Local merchants will not have to pay higher wages to attract employees needing to commute to Fruita.

*"Identify vacant land or foreclosed properties within city limits and/or UGB and consider buyingand then providing this land at low or no-cost to developers as an infill incentive or for affordable housing." (Page 37, Fruita in Motion)*

**Response:** Fruita Mews will further the goals in the comprehensive plan without requiring the purchase of property. The site selection is consistent with the desires in Land Use + Growth.

## Project Narrative

### 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.” (Page 5, Fruita in Motion)*

**Response:** The proposed development will include sidewalks and pedestrian trails to extend the City’s existing transportation network. The Mews will create a pedestrian/bicycle connection to the adjacent Monument Ridge Elementary School and proposes an internal trail multimodal trail that stubs a connection to adjacent future multimodal trail located on the Main Line Grand Valley Canal.

### 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.” (Page 5, Fruita in Motion)*

**Response:** 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 and nearly 300 in 2018. In contrast, Fruita has issued an average of 62 new construction building permits per year, with 95 in 2018.

The Mews will increase workforce housing opportunities allowing Fruita businesses to compete for employees that prefer not to commute. Creating additional housing units will also create a more inclusive community where more residents can live and work.

### Site Access and Circulation

Vehicular access to the site is provided from the extension of K 4 Road. The K 4 collector will proceed east west through the property to the eastern property line. The site plan stubs K 4 into at the eastern edge of 1138 18.5 Road.

The Development will meet or exceed the affordable housing off street parking ratios in Section 17.39 of the Fruita Municipal Code (FMC). The proposed site plan has 45 off-street surface parking spaces for residential units. Parking is also proposed at the community center. Guest parking will be primarily located on street. All parking will comply with the dimensional requirements in the Fruita Municipal Code.

### Availability of Utilities

All utilities are available to the site and will be extended into Fruita Mews. The proposed project will not cause any special or unusual demands on utilities. 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 and public safety are available to serve development on this site within 1-2 miles. All utilities shall be

## **Project Narrative**

constructed to meet the service providers specifications. Utility providers for the site are as follows:

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

### **Development Schedule:**

The Fruita Mews will be constructed in a single filing.

**ORDINANCE 2022-07  
EXHIBIT C**

**FRUITA MEWS PLANNED UNIT DEVELOPMENT  
GUIDE**

# Exhibit C

## Fruita Mews Planned Unit Development Guide

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### Fruita Mews PUD Guide Introduction

The purpose of the Fruita Mews Planned Unit Development Guide is to serve as the governing regulation which will control the development of Fruita Mews, which amends a 7.62-acre northeast portion of 1138 18 ½ Road within the Burenheide PUD, adjacent to the new Monument Ridge Elementary School, north of K.4 Road. This guide will serve as the zoning regulations for the PUD amendment and is conformance with the Fruita Municipal Code.



Figure 1: Fruita Mews PUD is located in a portion of 1138 18.5 Road (Burenheide PUD) highlighted in gray.

The Fruita Mews PUD Guide amends the existing Burenheide PUD (Ordinance 2002-17 recordation #2077021 on September 19, 2002) to accommodate an attainable housing development consisting of 50 townhomes.

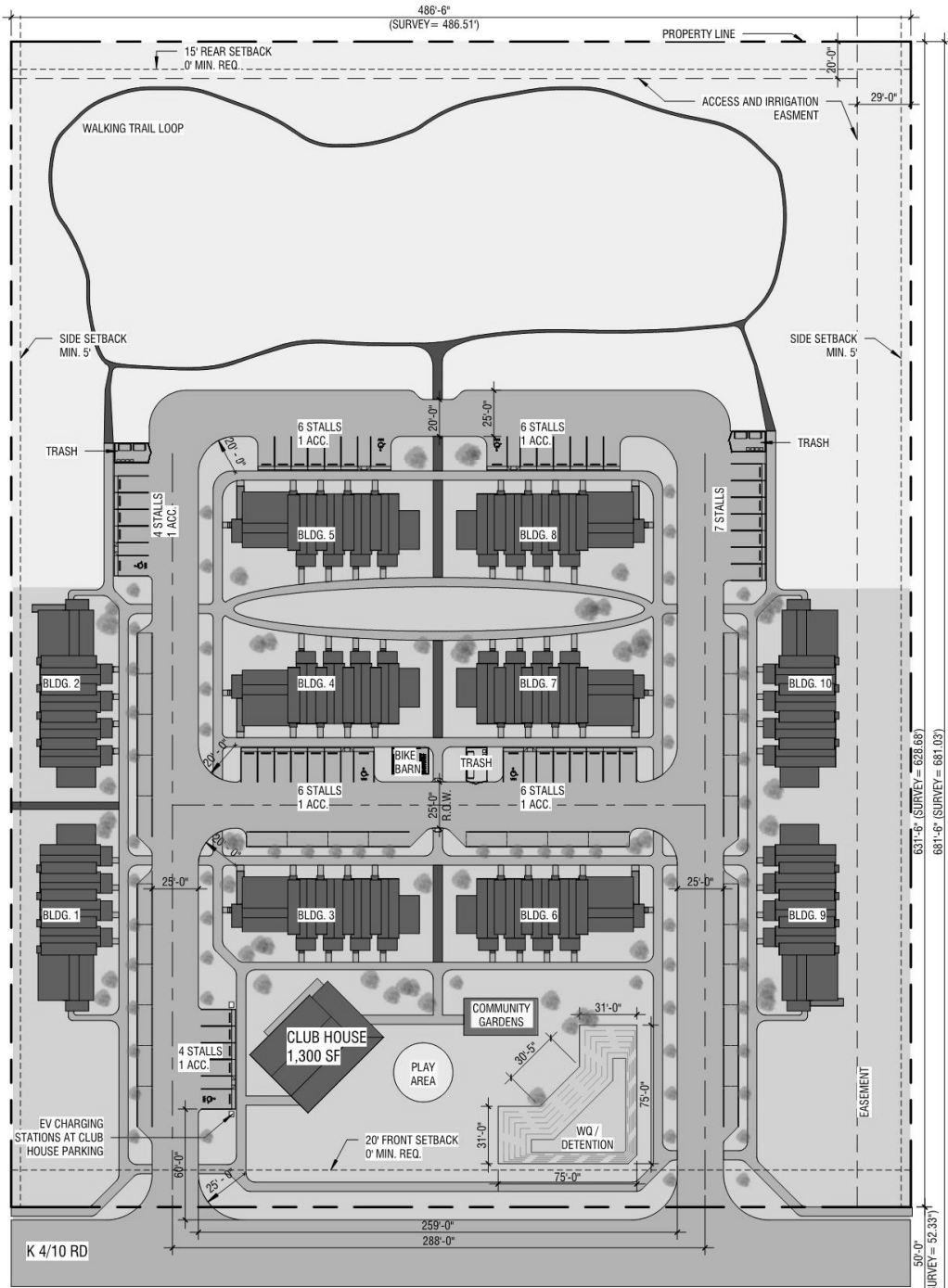
### Statements of Administrative Approvals

- This Fruita Mews PUD Guide accompanies a zoning map amendment (rezone) for a 7.62-acre portion of the existing Burenheide PUD to accommodate a new single-family attached attainable housing community known as “Fruita Mews”. The amendment includes changes in siting, bulk of structures, height and character of the site that was not foreseen at the time of the adopted Burenheide PUD in 2002.
- All subdivision plats within the Fruita Mews PUD Guide shall be considered Minor Subdivisions and administratively approved per the Fruita Land Use Code.
- Per the Fruita Land Use Code all site plans within the Fruita Mews PUD shall be administratively approved.
- Amendments to the Fruita Mews PUD shall be administratively approved for any minor changes in location, siting and bulk of structures, or height or character of structures required by



engineering or other circumstances not foreseen at the time the Planned Unit Development or Planned Unit Development Guide was approved per the Fruita Land Use Code. The percentage of allowed administrative adjustments/modifications are identified in Section 17.23.020 Administrative Modifications as listed in Table 17.23.020.C: Allowed Administrative Adjustments.

# Fruita Mews Planned Unit Development Guide



## SITE PLAN

1" = 50'-0"



## Fruita Mews Planned Unit Development Guide

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The Fruita Mews PUD is a community consisting of 50 single-family attached homes (townhomes) with open space and public trails. The Fruita Mews will have a park-like setting with tree-lined streets, open-spaces and trails that circulate internally and to the adjacent Monument Ridge Elementary School, and a large natural growth open space trail loop that will be designed to eventually connect to the proposed Main Line Grand Valley Canal Trail. The site will have community gardens, secure bike storage “bike barn”, a bike maintenance and cleaning station, BBQ/picnic area, nature play areas and a structured playground area. The site has a gross density of 7 dwelling units per acre. Development amenities will include a community/ clubhouse building.

### **Phasing**

The Fruita Mews community will be developed in a single phase.

### **Current PUD**

The Fruita Mews PUD Guide accompanies this PUD amendment request, that includes changes in siting, bulk of structures, height and character of the site that was not foreseen at the time of the adopted Burenheide PUD (Ordinance 2002-17 recordation #2077021 on September 19, 2002). Deviations from the underlying bulk standards have been shown in the comparison table below.

No changes to the uses by right in the Burenheide PUD are being proposed with the PUD amendment for Fruita Mews.

### Uses by Right:

1. Residential single-family detached dwellings
2. Residential single-family attached dwellings
3. Live/work home occupation units which combine residential and commercial uses in a single building
4. Regional detention/retention pond on outlying lot
5. Undeveloped space that may be used as part of the current ranching operation
6. Model Homes
7. Vehicular private driveways
8. Private access lanes
9. Temporary construction staging sites
10. Public Roads and utilities including cul-de-sacs, utility improvements, lines and mains, facilities, services and buildings
11. Additional uses determined to be similar to uses by rights listed above in the Declaration of Covenants, Conditions and Restrictions and homeowner’s Associated agreements.
12. Multiple-family dwellings

## Fruita Mews Planned Unit Development Guide

Bulk Standards	Fruita Mews PUD Amendment	Burenheide PUD
Min. Lot Area SF Attached (townhomes)	21,780 SF	21,780 SF
Setbacks		
Front	0' min	25' min.
Garage Front Yard	N/A	25' min.
Side	5' min.	10' min.
Rear	0' min.	20' min.
Max. Building Height	30'	No specific standards
Max. Density	8 dus/ac max.	No specific standards
Max. Lot Coverage	70%	No specific standards

Parking	Required	Provided
Affordable Housing ( <i>Section 17.37.030 are available for uses that advance the City of Fruita's Comprehensive Plan.</i> )	0.5 spaces per studio or 1-bedroom unit/ 10 (1-bedroom units) = 5 required	75
	0.75 spaces per 2-bedroom unit/ 30 (2-bedroom units) = 23 required	
	1.25 spaces per 3-bedroom or larger unit/ 10 (3-bedroom units) = 13 required	
<b>Total</b>	41	
10% of parking spaces shall be electric vehicle (EV) ready.		

### Individual Lot Guidelines and Requirements:

- Landscaping and accessory structure restrictions apply within all drainage easements.
- All fencing is required to comply with the Fruita Land Use Code.

### **Architectural Character**

The architectural design for the Fruita Mews will be a “modern farmhouse” vernacular that relates to the “Mews” definition. Each of the buildings will front a green space or street and will include covered entrance porch that will provide a sense of arrival/place and relate to the pedestrian scale and pedestrian experience along the sidewalks. The townhomes are two-stories in the center and steps down to one story on each end, this provides a variety of roof forms that break down the scale of the building and give each home an identity. The community building and amenities will compliment to the overall style of the project and will become a hub of activities for the community.

The land use within the Fruita Mews PUD Guide area will comply with the Land Use Compatibility Criteria per Section 17.05.080(C) Fruita Land Use Code.

### Building Materials

The building materials will consist of painted cementitious siding and trim, with varying exposures and detailing. Roofing will be composite shingles. Residential windows will be vinyl, and windows in the amenity/clubhouse building will consist of metal-clad wood windows.

Townhome Elevations:



FRONT ELEVATION



REAR ELEVATION

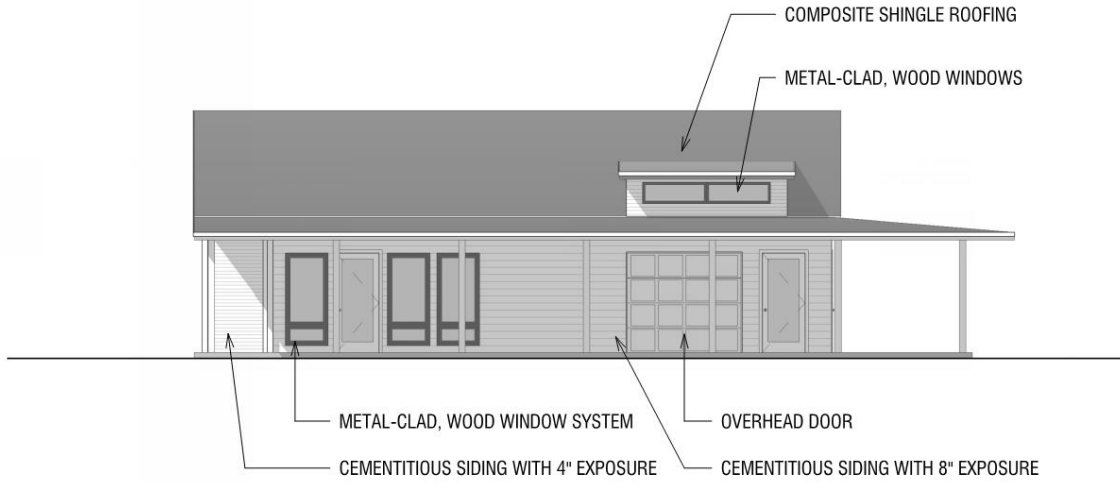


SIDE ELEVATION

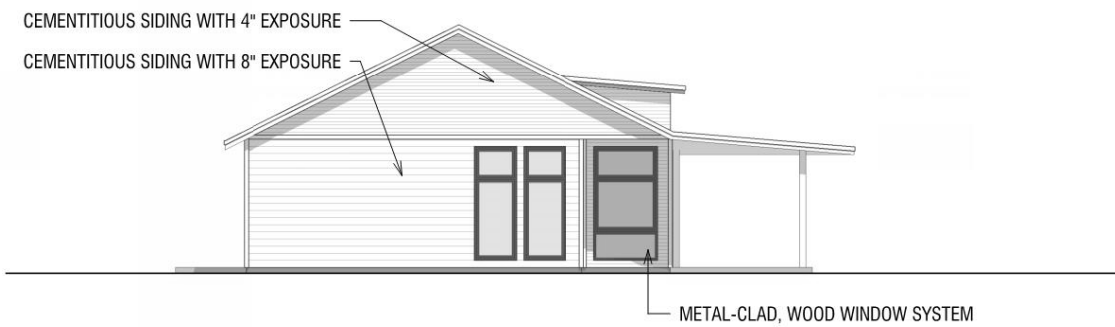


SIDE ELEVATION

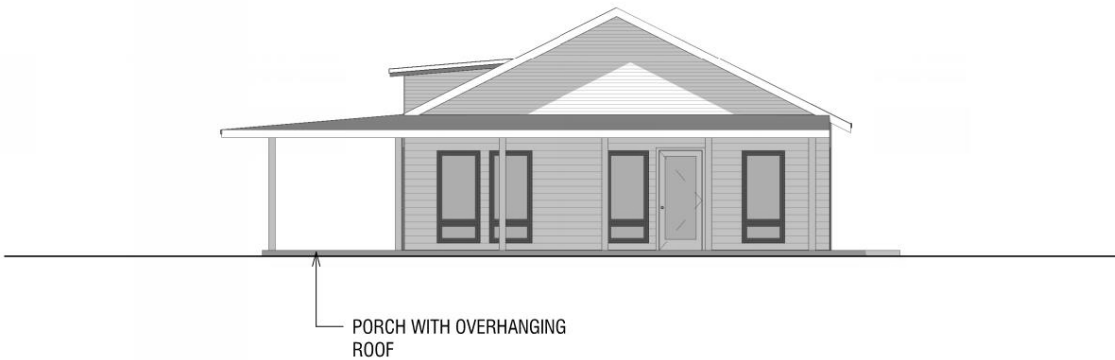
Amenity/Clubhouse Building Elevations:



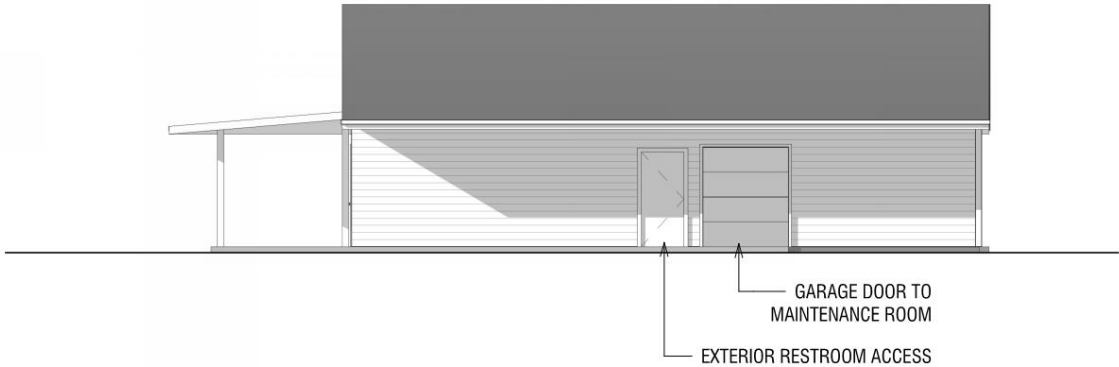
**CLUBHOUSE FRONT ELEVATION**



**CLUBHOUSE SIDE ELEVATION**



CLUBHOUSE SIDE ELEVATION



CLUBHOUSE REAR ELEVATION