

Preliminary Plan Narrative

For

SUNSET POINTE PLANNED UNIT DEVELOPMENT

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Sunset Pointe Planned Unit Development

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Project Introduction

Sunset Pointe is the last parcel of a larger Planned Unit Development (PUD) known as Kingsview Estates. The concept that drives the Sunset Pointe plan is one of homes sitting within large areas of open space and adjacent to the BLM lands and the City of Fruita's Snooks Bottom Park. The concept provides for walking trails that will connect through these open spaces providing views of the Colorado National Monument as well as the valley floor, the Bookcliffs, the Grand Mesa and the Colorado River. The curvilinear streets are designed with the topography in mind in order that lots sit above the drainages and offer excellent view opportunities.

History

Sunset Pointe is Phase 4 of a larger PUD that was approved by Mesa County in 1977 with an overall density, according to the Outline Development Plan (ODP), of one dwelling unit (DU) per acre. The property, consisting of 234 acres, was later annexed by the City of Fruita in September of 1995, following a request to extend sewer out to the existing subdivision. To date there have been three Phases built in Kingsview, Phase 1 with 19 DU, Phase 2 with 33 DU and Phase 3 with 32 DU for a total of 84 DUs. A previous PUD Plan with the City of Fruita was approved for Sunset Pointe on October 3rd, 2006 and an application for Preliminary Plan approval was later withdrawn on March 25, 2008 as a result of the economic slowdown in real estate throughout western Colorado. In 2018, another application was submitted and later withdrawn based on review comments that were considered difficult to meet.

Property Description

The project presented herein contains approximately 132 acres within 3 different tax parcels. The site is bordered on the east by the existing Kingsview Subdivision, on the south and west by public lands and on the north by open space owned by the City of Fruita. The property slopes gently to the north with hilly terrain in the northern area and more rugged terrain to the south. The site is vacant and sparsely vegetated with dirt roads and paths crisscrossing throughout.

Planned Unit Development Zoning

As a result of the PUD zoning on this property the plan provided herein takes into consideration open space needs, wildlife corridors, drainage characteristics, pedestrian trail locations and home placement flexibility. While for the most part Sunset Pointe utilizes the residential requirements of the Fruita Land Use Code, it does differ in the following areas:

- Provide a six-foot detached sidewalk only along the major roads. Other roads will only have curbs and gutters.
- Allows for 5' Rear Yard Setbacks on lots that back up to Open Space.
- Side Loaded Garages at the 25' Front Yard Setback.
- Detached accessory buildings (Casitas) allowed within the setbacks on most Lots.
- Shared 20' wide Driveways to serve two separate units.
- Type "B" Drainage for lots bordering Open Space.
- Strict limits on fences no taller than 42" and of a split rail type construction.
- All exterior lighting to be low intensity and fully shielded.
- Xeriscaping is a requirement as there is no irrigation water for the property.
- Gray water use for irrigation as per State Regulation No. 86.
- Most homes will be required to provide fire sprinkler systems.
- For other differences see the Planned Unit Control Guide.

Sunset Pointe Planned Unit Development Elements

The development as currently designed includes the following:

- It will remain a unique entity separate from the present Kingsview Homeowner's Association.
- 122 lots averaging 15,000 sq ft. This will occupy approximately 54 acres of the total area or 41%.
- Access from HWY 340 onto Kingsview Drive and into Sunset Pointe.
- Drainage into existing draws and held in water quality ponds before being released into the Colorado River.
- Open space dedicated to the Home Owners Association of approximately 65 acres or 49% of the total area, far greater than the PUD requirement. This open space will maintain the existing trees, native vegetation and wildlife habitat.
- Construction and dedication of trails to the city of Fruita from HWY 340 to Kingsview Road and then up to the existing BLM Trailhead at the southern part of the property.
- Construction of a newly aligned intersection for the primary entrance to Sunset Pointe PUD and Snooks Bottom Park off of Kingsview Road.
- A system of standard residential sub-collector streets (44' ROW), all with curb and gutter and detached sidewalks on one side of the primary streets. Total ROW of approximately 13.2 acres or 10% of the total land area.
- Connection to the City of Fruita sewer at the current lift station along HWY 340.
- A new connection point to the Ute water line along HWY 340 provides for a looped system with increased capacities.

Access to Sunset Pointe PUD will be provided primarily from Kingsview Road. There will be three access points, two off of Golondrina Way and a third, emergency access, off of Fowler Drive/Court. Secondary emergency access for the entire area west of HWY 340 will be provided to Kingsview Drive from HWY 340 following the sewer line alignment to the lift station for the Kingsview Subdivision. This new corridor should provide emergency relief in the face of blockage at the Kingsview Dr. and HWY 340 intersection. This secondary access will also provide a pedestrian/bicycle access to Kingsview Road intersecting at a point near to the snooks bottom intersection.

This area is served by the city of Fruita Police Department, Lower Valley Fire District, Ute Water District, Grand Valley Power, Xcel Energy (Gas), CenturyLink, Charter Communication/Spectrum and the Mesa County School District. While growth has an impact on all of these services, this piece of ground has been annexed and zoned for many years and the density is within the range of the original PUD. It is easily served by all of these providers as they already serve the existing Kingsview Subdivision.

There are two easements that will need to be addressed at the plat stage. The first is a temporary easement to a 36 acre tract to the south of existing Kingsview referred to here as the Ask property. Presently the Ask property has a temporary easement through Sunset Pointe in order to access the 36 acre tract. That easement would be redefined to a permanent location off of Catarina Court. Presently the Ask piece has access at the BLM trailhead through an agreement with the BLM. Access to the Ask piece would remain available through the Sunset Pointe property and once all the roads have been built would become limited to the Catarina Court area. The second is an easement to Xcel for a transmission line which will be relocated. This easement and the newly proposed alignment are shown on the plan, with the new location running through open spaces on both the City of Fruita property as well as Sunset Pointe. The final easements have yet to be determined.

In order to clean up property lines it is suggested that the Owner and the City of Fruita consider properties that are separated by Kingsview Road. The Owner would deed to the City a parcel known as Tract D (17,061 Sq Ft) on the North side of Kingsview Road and the City would allow the Owner to use property on the south side of Kingsview Road (9,104 Sq Ft) as part of the water quality basin in that area. This would clean up property lines and allow for the consolidation and further use of areas without having the separation of Kingsview Road.

The plan for Sunset Pointe fits in well with the existing ground. It provides ample open space and buffering against the existing Kingsview neighborhood. The plan stands as a low-density transition to the Public lands to the south and west, while providing access to existing trailheads. Most of the improvements will be well away from the drainage channels and allow for large areas of open space and wildlife corridors. The plan also provides for a pedestrian friendly atmosphere with sidewalks and trails connecting to open spaces and public lands.

The subdivision has been designed into 122 single family lots with the plan of placing homes of approximately 2,000 sq. ft. on most lots. We are proposing to keep the majority of the garages with side entrances off the street with the aim of creating visually appealing streetscapes. Separate structures or casitas will be permitted within the setbacks in order to accommodate in-laws, extended families and friends.

This property has no water rights to provide irrigation to the open space areas or to the individual home sites. As a result, there is no irrigation plan provided and the resulting landscape will be minimized.

Design criteria will be provided for landscaped areas at the entrance areas to Sunset Pointe as well as the areas between the detached sidewalk and the streets. This will include the use of low water-need plant material and rock mulch. This will also be the design criteria for home sites, where front and side yards will be required to use xeriscape materials. The xeriscaping will provide for aesthetically pleasing environments where well adapted plant materials will be mixed with ground covers, minimizing water use.

All areas that are disturbed during the construction of infrastructure as well as by the construction of homes, will be revegetated to provide control of erosion as well as to stabilize slopes and bare areas.

All streets are designed to Fruita City standards. The street system allows for efficient and safe traffic circulation while providing easy access for emergency vehicles. All streets within the subdivision shall meet the sub-collector street standards of a 44' ROW, with 28' of mat, and a drive over curb and gutter. We are proposing to use a 6' detached sidewalk along Golondrina Way and Lucia Circle. The smaller cul-de-sacs would not have sidewalks on either side. Access from Kingsview Road to HWY 340, between lots B1 and B2, will provide emergency access. The plan also provides a connection from Fowler Court to Catarina Court in order to offer an emergency ingress/egress as well as a utility connection, providing secondary access onto Kingsview Road.

This subdivision is located in close proximity to Snooks Bottom Park and is designed without a pocket park. Without irrigation water available to water a park it would not be a meaningful amenity to the community. Lastly, being in proximity to many open spaces and trails as well as Snooks Bottom, the need for a pocket park for recreational purposes is minimized. The narrow open spaces that lead from the Cul-de-Sacs to the overall open spaces will be used as access to the major trail system leading from the parking area to the Devils Canyon trailhead. These trails will most probably be soft surfaced and be used primarily by the residents living nearby who would want convenient access to the main trail.

The total open space dedication requirement for this subdivision, based on 122 single-family units, is approximately 5.12 acres. The current assigned open space is more than 64 acres (or approximately 49%), exceeding the PUD requirements and adding to the aesthetics of the subdivision. Most of the open space will be dedicated to the Sunset Pointe Community Association (SSPCA). Nearly one-half mile trail will be constructed from Kingsview Road through the dedicated open space to the BLM trail head that accesses the Devils Canyon area. The proposed trailhead would provide for a parking area, trailhead information and signage and would provide hikers to access the BLM property without parking within the subdivision. The trail through Sunset Pointe and the parking area would be dedicated to the City of Fruita. This trail system along with the trail along the emergency access from HWY 340 would provide for a nearly seamless, off-road trail connection from HWY 340 to the Devils Canyon area. This parking area, trail and open space dedication is to be used to offset open space fees.

No Storm Water Management plan has been provided at this time. These plans will be done based on the submittal of each particular Phase.

No Subdivision Improvements Agreement (SIA) has been provided with this preliminary plan. An SIA will be provided with each Final Plat request as prices will vary and each filing will have a specific scope of work.

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Meeting Performance Standards

NEIGHBORHOOD IMPACT

The land uses in the surrounding area are transitional urban to rural, with homes on moderate sized lots within the existing Kingsview Subdivision, open space and the Colorado River to the north and National Conservation Area and BLM Lands to the south. According to the land use plan developed by the City of Fruita, through the public process a few years ago, the future use of this parcel is to be Planned Unit Development (1 unit/acre). This development complies with the existing zoning parameters. The design for Sunset Pointe takes into consideration the existing homes within Kingsview by providing a large buffer area of open space between the two phases.

Each lot will accommodate one home of approximately 2,000 sq ft each, minimum garage space for 2 vehicles as well as sufficient driveway space to accommodate off-street parking for 2 additional vehicles. Lots overlooking the river will be restricted to a height of 28 feet while other homes will be allowed to build to the City of Fruita standards of 35 feet in height or less (see PUD Guide for more specifics). Exterior porches and covered patios will be encouraged in order to take advantage of the moderate climate and provide outdoor living. Small casitas will be options that will allow for additional space to accommodate separate living quarters for extended family members. The target price for these units will be in the \$650,000 plus range.

TRANSPORTATION AND TRAFFIC

The principal entry to the subdivision is located off of Kingsview Road. The intersection of Golondrina Way and Kingsview Road provides adequate sight distances and intersection spacing. This intersection will also provide improved access to the Snooks Bottom Park, realigning the current road and redesigning that portion of Kingsview Road. All internal street cross-sections and pedestrian paths are consistent with City of Fruita standards. An emergency access/trail is proposed from the private drive off of Kingsview Road to the lift station area along HWY 340. A trailhead is provided, with off-street parking on Kingsview Road, to a gravel trail which meanders along a small drainage until reaching the BLM trailhead. Once on BLM property there are numerous trails traversing throughout the Devil's Canyon area.

Improvements to the area of Kingsview Road west of the HWY 340 intersection have been submitted for review. The design provides for a straightening of the curvature as

well as raising the road to lessen the grade. Once a design has been agreed upon and incorporated into the SIA, a credit will be requested against the offsite improvement fees.

PHASING PLAN

This project will be built out over many filings, ranging from 2 homes off of Squire Court and up in the future construction phases. A phasing plan is being submitted with the application.

LIGHTING PLAN / POSTAL PEDESTALS

The proximity of this project to the Colorado National Monument provides grounds to limit the amount of street lighting. The lighting plan would ideally provide for no street lights within the proposed project. An alternative to this would be to provide a limited number of street lights to 3, corresponding to the location of the primary Cluster Box Units for mail delivery. This would provide light only to the area that would need it the most.

SEWER

All homes will connect to the City of Fruita sewer system. There is an existing sewer lift station along HWY 340 that can accommodate the added flow generated from this subdivision. A connection would be made along the emergency access from Lorena Court to the HWY 340 lift station.

WATER

Ute Water has an existing main distribution line along HWY 340 and an 8" water line in Kingsview Road. A connection could be made at HWY 340 and carried up the alignment of the emergency/trail access to Lorena Court, along the internal streets and back out to Fowler Drive and Kingsview Road to the east. Conversations with Ute Water personnel have verified that there is sufficient water and pressure to meet fire flow standards.

DRAINAGE

The drainage on the site flows on a gentle grade from south to north. All drainage would flow into existing drainages, which flow into the Colorado River, immediately to the north of the site. There are no major drainage basins that flow through Sunset Pointe as most drainage in the area is directed through the Devils Canyon and the Kodels Canyon basins. Water quality ponds would be located on the south side of Kingsview Rd and would then drain into the Colorado River. There are no drainage or irrigation districts associated with this property.

FLOOD HAZARD

According to the FEMA maps, the 100 year flood plain is consistently well below any possible building envelope on this site.

IRRIGATION

No water rights run with this property. As a consequence, any minimal irrigation needs would be provided from the Ute Water domestic water source. If allowed by the City of Fruita and in accordance with State Regulation 86, gray water would be allowed for irrigation purposes. Landscape standards would encourage the use of xeriscape and low water usage landscaping.

FIRE PROTECTION

This project will be designed to meet the standards necessary to provide fire flow for the Lower Valley Fire Department. Fire flows will be provided through appropriately spaced hydrants within the subdivision. According to Ute Water personnel, there is both enough capacity and pressure to accommodate appropriate fire flow standards for Sunset Pointe. Most of the homes in the project will be required to provide Fire Sprinkler Systems in order to provide additional fire protection.

HISTORIC PRESERVATION

Since there are no structures or historic sites on the property, this standard is not applicable.

NOISE, DUST AND ODOR

This residential development project will be constructed in phases and ground disturbance will be of a major consequence. Ground disturbance to natural ground covers, such as along the two natural drainages, will be minimized by delineating these areas with silt fencing or other erosion controls. Temporary construction fences will also be used to keep construction traffic off of the open space areas. Upon completion of infrastructure construction, re-vegetation will be completed to help hold down the thin layer of sandy soil. The project will also comply with all appropriate local, state and federal air emission and noise statutes. Erosion and sedimentation controls will be used during and after construction.

NATURAL FEATURES/ENVIRONMENTAL PROTECTION

Natural features will be preserved to the largest extent possible. The most important natural features of the site are the areas along the two natural drainages. These areas will remain undisturbed except for the construction of a walking path. The path will be placed to take advantage of the natural topography and native vegetation of the drainage, enhancing and preserving the natural features of the area.

Regarding the area along the Colorado River, according to the geological report prepared by Huddleston-Berry, the bluff along the river is very stable. Homes along this bluff will be setback from the edge a minimum of 30 to 40 feet.