

**Project Report  
Weston  
Preliminary Plan**

Date: August 31, 2023

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Submitted to: Fruita Planning & Development Department  
325 E. Aspen Street  
Fruita, CO 81521

Type of Design: Preliminary-Final Plan

Property Owner: M&D Enterprises LLC (Parcels 1 and 2)  
PO Box 1968  
Grand Junction, CO 81502

Steven and Martin Azcarraga as Joint Tenants (Parcel 3)  
PO Box 2072  
Grand Junction, CO 81502

Property Address: Two parcels with no assigned addresses (Parcels 1 and 2)  
1877 J 2/10 Road (Parcel 3)  
Fruita, CO 81521

Tax Parcel No: 2697-164-00-050 (no assigned address – Parcel 1)  
2697-164-00-074 (no assigned address – Parcel 2)  
2697-164-00-129 (Parcel 3)

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# Project Intent

This application is made to request approval of the Preliminary-Final Plan for property located at the NW corners of 19 Road and J Road and the SW corner of J 2/10 Rd. and 19 Rd. The proposed development will occur on what is currently three separate properties, as displayed in Figure 1. The applicant's intent is to construct a subdivision that is consistent with the goals and policies of the Fruita Comprehensive Plan and the CR zone district.

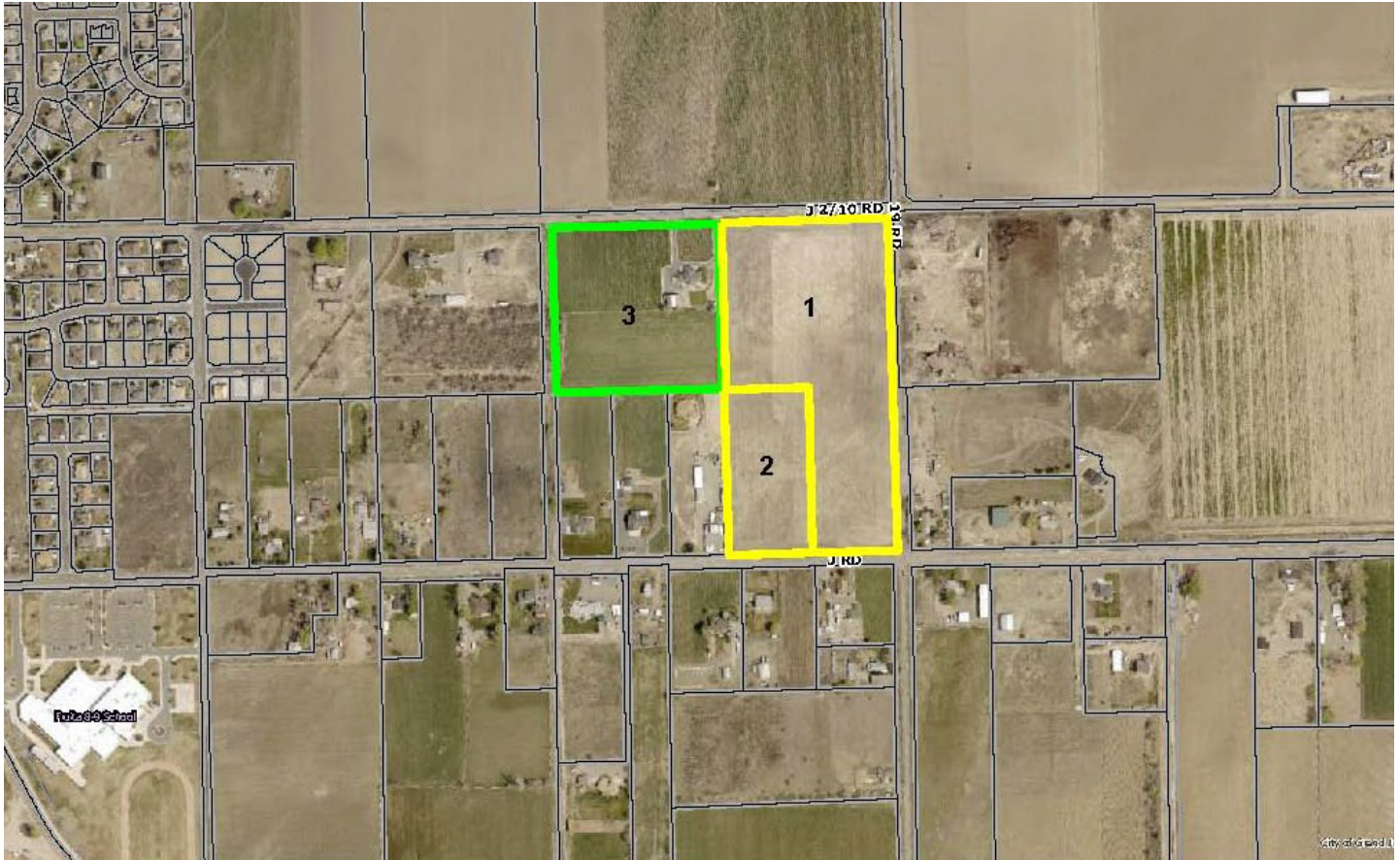


Figure 1 Subject Property

# Project Description

The subject property consists of three parcels which are combined for approximately 27.7 acres. The applicant is requesting Preliminary Plan approval for a 109-lot subdivision for detached and attached single-family homes, as displayed in Figure 2. The development will be built out over two filings with 53 lots in the first filing and 56 lots in the second filing. Internal streets will be constructed as urban residential streets with a 44' right-of-way and there will be three access points in/out of the subdivision—one onto J Rd., one onto 19 Rd.; and one onto J 2/10 Rd.

The density of the proposed Weston subdivision is 4 dwelling units per acre which is at the bottom of the density range anticipated by the City's Comprehensive Plan but is compatible with adjacent single-family development.



Figure 2 Proposed Lot Layout

## Legal Description

The legal description of **2697-164-00-050** (no assigned address) is:  
NE4SE4SE4 + E2SE4SE4SE4 SEC 16 1N 2W

The legal description of **2697-164-00-074** (no assigned address) is:  
W2 LOT 8 FRANK D KIEFERS SUB TO TOWN OF CLEVELAND SEC 16 1N 2W

The legal description of **2697-164-00-129** is:  
LOT 5 FRANK D KIEFER'S SUB TO THE TOWN OF CLEVELAND SEC 16 1N 2W - 10.00AC

## Density Bonus

### Density Bonus Section 17.08

1. The applicant has designed this project to ensure the Density Bonus Criteria can be utilized. The lot sizes proposed, are requesting approval of density bonuses. The density bonuses will allow for the lot sizes to be decreased to a minimum of 3,000 square feet. A breakdown of the dwelling unit housing type is as follows:
  - a. The application proposes a total of 109 dwelling units.
    - i. Detached units = 89 (80%)
    - ii. Attached units = 20 (20%)
    - iii. Section 17.09.050 (D)(4) states, *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.*
    - iv. This application has met the mix of housing standards for approval of 1 additional density bonus.
  - b. The project was proposed to also provide for additional amenities by numerous trail corridors. Approximately 2,320 linear feet of internal trails within the subdivision have been incorporated.
    - i. Section 17.08.050 (B)(4)(a) states, *Projects shall include an interconnected pedestrian circulation system utilizing both sidewalks and trails is an integral part of the project connecting streets, dwelling units, open space and common area.*

In summary, the project meets criteria to implement the smaller lot sizes requested and achieve the goals and policies of the Fruita Comprehensive Plan envisioned.

## Public Notice

Public notice shall be provided in accordance with Section 17.01.130, Public Notices, of the Fruita Land Use Code, including mailed notice, published notice and posting of the subject property.

## Fruita Comprehensive Plan

The Residential 4–8 land use category is intended for undeveloped areas where public infrastructure and services are available and proximal.

A key theme of the recently adopted Fruita Comprehensive Plan is Efficient Development. The Plan states that “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.”

The proposed Weston Estates subdivision will develop property located within the City’s Urban Growth Boundary and make efficient use of existing infrastructure and services by extending needed public services to the site. Undeveloped properties in this area of the community will benefit from the logical extension of public services, thereby making future development efficient through adjacent development and preventing premature, leapfrog development and urban sprawl.

The proposed development also meets the following Core Concept of the Fruita Comprehensive Plan: **Edges.** 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.

The proposed development will develop at anticipated density levels envisioned by the Residential, 4-8 dwelling units per acres land use classification of the Plan’s Future Land Use Map (FLUM). The proposed development is a natural extension of urban services and infrastructure that will provide a variety of housing types, lot sizes, and will extend urban trails and expand open space and park area in the City.

The proposed development also meets Goal #4 of the Comprehensive Plan: 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.

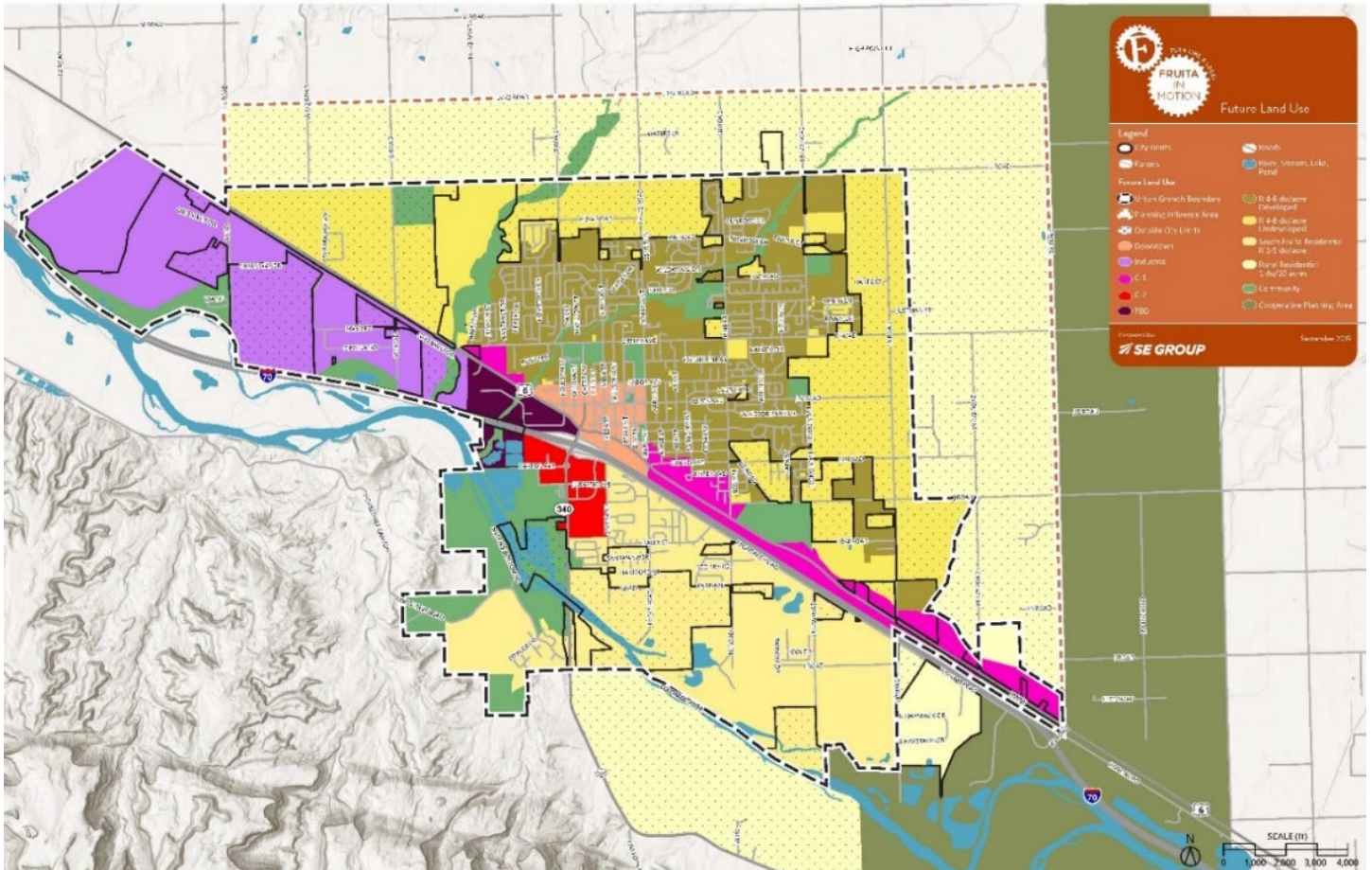


Figure 3 Future Land Use Map

## **Zoning and Surrounding Areas**

The property was zoned to CR, Community Residential, on January 4, 2022 upon annexation into the City of Fruita. The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g. apartments and townhouses).

The City of Fruita is currently updating the CR zone district to implement the new Comprehensive Plan Future Land Use Map designation of Residential 4-8 dwelling units per acre. The current zoning is consistent with and supports the Comprehensive Plan's Future Land Use Map classification of Residential 4-8 dwelling units per acre and will help the city achieve its goal for infill and higher urban density within the city.

Surrounding area zoning and land uses include:

- North – Mesa County AFT with agricultural land use
- South – Fruita Rural Estate with single family/agricultural land uses
- West – Mesa County AFT and Fruita Rural Estate with single family/agricultural land uses
- East – Mesa County AFT with single family/agricultural land uses and Fruita Community Residential

## **Utility Providers**

All required and necessary utilities shall be provided concurrent with development of the three parcels. Utility providers for the development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks, public library, retail sales and services and public safety are available to serve development within 1.5 miles of the site.

Utility providers for the site are as follows:

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

## **Access, Circulation and Streets**

Access to the proposed development will be provided from J Rd, 19 Rd, and J 2/10 Road.



# Wetlands and Floodplain

There are no known wetlands or floodplains associated with the subject property. The property is located on FEMA Panel 0439F.

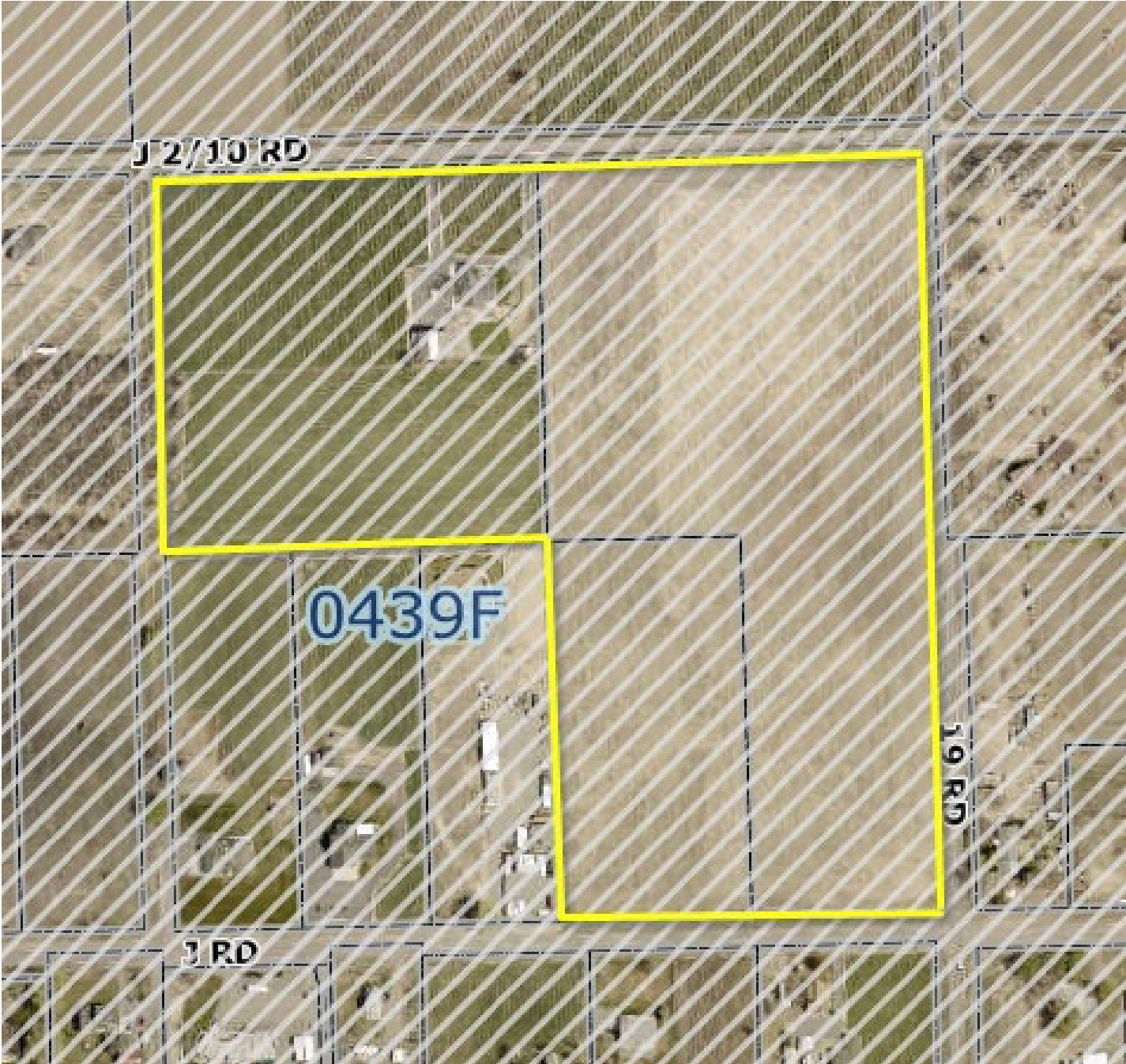


Figure 4 Wetlands and Floodplain

## Approval Criteria

At a public hearing in accordance with Section 17.05.070, the Planning Commission shall evaluate the Preliminary Plan application according to the Sketch Plan criteria in Section 17.15.060(C) and also the following criteria:

1. Adequate resolution of all review comments; and

**Response:** All review comments shall be resolved through the review process of the applicants' request for approval of the Preliminary Plan for the proposed Weston subdivision.

**This criterion can be met.**

2. Compliance with conditions of approval on the Sketch Plan, if any

**Response:** As permitted by the Fruita Land Use Code, the applicants have requested approval for the Preliminary Plan rather than prepare a Sketch Plan.

**This criterion is not applicable.**

Section 17.05.070 approval criteria:

1. Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations.

**Response:** The design, plans and supporting reports and analyses have been prepared in accordance with Fruita's Comprehensive Plan, Land Use Code, Design Criteria and Construction Specifications Manual. All review comments will be addressed and resolved through the review and approval process to ensure that the construction plans and plat for the proposed subdivision will be in accordance with Fruita's design and development regulations.

**This criterion can be met.**

2. Compatibility with the area around the subject property in accordance with Section 17.07.080.

**Response:** Section 17.07.080 states "the purpose of this Section is to provide a fair and consistent manner in which to consider compatibility within the overall context of the Fruita Master Plan, existing adjacent land uses, applicable zoning district requirements, and other city codes and regulations. Nothing in this Section shall prevent the City of Fruita from denying a land use application based on relevant Code requirements or taking enforcement action against a property owner where a nuisance or other Code violation occurs.

For all land uses, "compatibility" is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone. The review authority may require conditions of approval to promote compatibility between uses."

The proposed Weston Estates subdivision has been designed in accordance with all Fruita development regulations and specifications; any potentially negative impacts have been mitigated through the design process through compliance with the bulk standards of the CR zone. The Comprehensive Plan's Future Land Use Map anticipates residential development above the density proposed by Weston Estates subdivision; therefore, the proposed development will be compatible with surrounding development because the Comprehensive Plan shows that 4-8 dwelling units per acre is compatible residential density.

**This criterion has been met.**

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.).

**Response:** All necessary and required utilities and municipal services shall be provided with the proposed Weston Estates subdivision. Municipal services such as sewer, police service and stormwater facilities shall be provided by Fruita. Domestic water is available through Ute Water Conservation District and fire protection shall be provided by the Lower Valley Fire District.

**This criterion can be met.**

4. Preservation of natural features and adequate environmental protection; and

**Response:** There are no natural features shall as a stream or wash on the property. The property has been used for agricultural purposes in recent years; therefore, most of the site has been in cultivation.

**This criterion is not applicable.**

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

**Response:** The proposed Weston Estates subdivision has been designed in accordance with the type of housing and density of the Comprehensive Plan, the bulk standards of the CR zone district and the design specifications of Fruita's development regulations. Plans will be revised as needed in response to review comments from review agencies and city staff.

**This criterion can be met.**

## **Development Schedule**

The development will consist of two phases, Weston Estates Filing I and Weston Estates Filing II.

## **Conclusion**

After demonstrating how the Preliminary Plan for the Weston Estates application meets the goals and policies of the Fruita Master Plan and standards of Title 17 of the Fruita Municipal Code, we respectfully request approval.

## **Limitations/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 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, Inc. and is to be taken in its entirety. Excerpts from this report when 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, 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, Inc. is not responsible and accepts no liability for any variation of assumed information.

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