

# General Project Report For Wildcat Residences

## **Project Description (location, Acreage, Proposed Use):**

The purpose of this application is to obtain approval from the City of Fruita to construct two, 20-unit apartment buildings and five, 5-unit “row home” apartment buildings at 1807 Wildcat Avenue in Fruita, Colorado. The project location area is depicted below:



**1807 Wildcat Avenue Project Location**

The 3.7-acre size is Filing 3 area of the Legacy PUD Subdivision Planned Unit Development which was approved by the City of Fruita in 2006. The Legacy PUD development anticipated higher density apartment type development and commercial type uses on this portion of the PD.

The Wildcat Residence project is proposing to construct two, two story 20-unit apartment buildings. Each building will include 18 one-bedroom units and 2 two-bedroom units.

The project is also proposing five “row home” apartment buildings. Each one of these buildings includes 5 four-bedroom apartments with a two-car garage. The two end units will also include an Alternate Dwelling Unit, for a total of 2 ADU's per building.

Two storage unit buildings are proposed to be provided at the west side of the site. The northern most building anticipates 22 storage units and the southern building anticipates 13 units.

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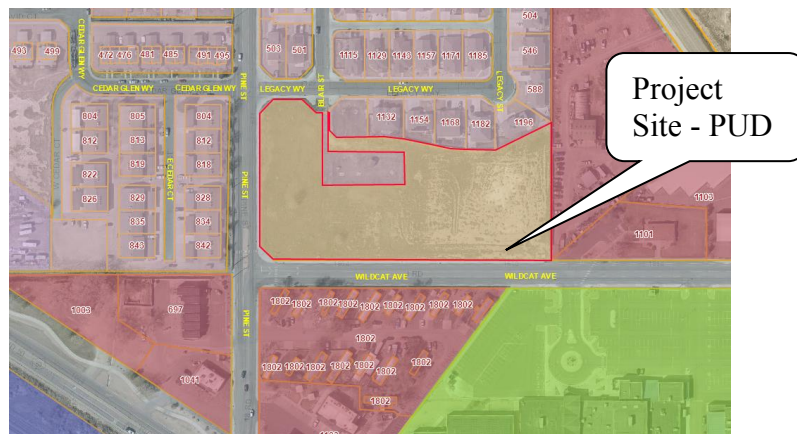
The project is required to provide 113 parking spaces, which is broken down as follows:

20 Plex Building @ 21 Spaces Per Building	
18 ea 1 Bedroom Apartments @ 1 Space/Apt.	18 spaces
2 ea 2 Bedroom Apartments @ 1.5 Space/Apt.	3 spaces
Row Home Building @ 12 Spaces Per Building	
5 ea 4 Bedroom Apartments @ 2 Spaces/Apt	10 Spaces
2 ea ADU Units @ 1 Space/ADU	2 Spaces
1 Addition Parking Space per 6 Apts = 65 Units / 6 =	11 Spaces

The project provides 143 parking spaces, which consists of 73 surface parking spaces, 50 interior garage parking spaces, 20 exterior parking spaces in front of garages (Building 4 & 5).

## **Surrounding Land Uses and Zoning:**

The site is currently zoned PUD. C1 commercial zoning is located to the east and south of the site and the areas to the north and west are zoned PUD. Listed below is the City of Fruita zoning map;



**Current City Zoning**

## **Utilities**

All utilities required to service the property are located on or near the project site.

A new 8-inch sanitary sewer is proposed to be extended from Wildcat Avenue north into the project site which will service all new units within the complex.

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Domestic and Fire water are provided by Ute Water. Ute Water has existing water mains in Wildcat Avenue and Pine Street. Each unit in the five plex buildings will have their own water meter. The two apartment buildings (Building 1 and Building 2), will be serviced from a 4-inch meter off the Wildcat Avenue driveway entry and will also construct and above ground double check enclosure for a 8-inch private fire line lateral and hydrant that will be located interior to the site to service Building 1 and 2.

### **Stormwater Drainage**

The project was originally part of The Legacy PUD which has already constructed drainage facilities designed to address development on the 1807 Wildcat Avenue site. Therefore, no detention or water quality facilities are proposed.

The existing detention facilities currently were not designed to provide water quality treatment. Because the Wildcat Residence project will disturb more than one acre, water quality treatment of stormwater runoff from this site is required. Therefore, the project will modify the southernmost detention facilities outlet control structure to provide a "water quality capture volume" using an extended basin design standards. The modifications will occur in front of the existing outlet control structure and will slowly release the water quality capture volume over a 40-hour time period.

The project will install onsite infrastructure to convey stormwater runoff to the existing detention facility north of the project site.

### **Project Phasing:**

The applicant anticipates constructing the project in six phases.

Phase I anticipates constructing both 20-plex unit buildings and the surface parking lot to the southeast of this building, as well as both site access locations off of Wildcat Avenue and Blair Street.

Phase II anticipates construction of Row Home building 5.

Phase III anticipates construction of Row Home building 4.

Phase IV anticipates construction of Row Home building 3.

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Phase V anticipates construction of Row Home building 6 and the 13-unit storage building.

Phase VI anticipates construction of Row Home building 7 and the 22-unit storage building.

**Schedule:**

The applicant anticipates starting construction in spring of 2024.