



GEODE FLATS PRELIMINARY PUD PLAN (REZONING) PROJECT NARRATIVE

Project Description

The subject property is an infill site located at 614 Raptor Road, is approximately 5.07 acres and is currently zoned Commercial-Two (C-2). The intent of the Planned Unit Development (PUD) is to allow flexibility and innovation in the development of rental market rate or affordable multifamily housing in exchange for a community benefit that could not otherwise be realized through the strict adherence to the Fruita Land Use Code. The proposed uses include all uses permitted by right and conditional use in the C-2 zone district, including but not limited to multifamily residential and clubhouse. The proposed Preliminary PUD Plan takes a form-based approach to multifamily development to provide new housing that matches the look and feel of the surrounding area and promotes more affordable housing while providing a demonstrated public benefit that would not be available under conventional zoning restrictions in terms of density, building heights, parking, and public benefit.

TWG's primary goal of the rezone request is to work closely with the City to create this PUD to allow construction of affordable housing in Fruita who earn at and below 140% of the area median income (AMI) to fulfill the need for affordable housing and thus improve the quality of life for Fruita residents. The project would include the build-out of Jurassic Court, Raptor Road, and the construction of a north/south minor collector to provide connectivity between Raptor Road and Jurassic Court as illustrated on the Road Classification Map in the Comprehensive Plan. Additionally, this connection will promote circulation with convenient connections via streets and pedestrian ways to parks, and adjacent neighborhood-oriented services and amenities in conformance with the Fruita Design Principals as outlined in Chapter 17.13 of the Fruita Land Use Code. The community component of the project includes a payment of \$100,000 to the city in lieu of performance to assist in providing additional childcare facilities in the area.

The Preliminary PUD Plan is divided into two (2) planning areas (A and B) to allow the construction of four (4) multifamily residential buildings, a clubhouse, and a minimum of two on site amenity elements that could include playground equipment, common outdoor gathering spaces, pocket park, raised garden beds, trails, furnished exercise room, community room or computer room. The proposed overall site dimensional standards include a minimum lot size of 4.5 acres with a maximum of five (5) buildings with no specific density standard and a parking rate of 0.75 spaces per dwelling unit for affordable rental and 1.31 spaces per dwelling unit for market rate rental. Planning Area A would allow two (2) multifamily buildings and the clubhouse building. A maximum structure height of four (4) stories is proposed for consistency with the building mass of the La Quinta hotel located along the eastern boundary of the site. Planning Area B would allow two 3-story multifamily buildings to provide an appropriate transition to the James M. Robb – Colorado River State Park to the west.

Neighborhood Meeting

The TWG Team hosted a neighborhood meeting on Wednesday, September 6, 2023, from 5:30 – 6:30 P.M., at the Fruita Community Center. One person attended the meeting (see attached sign-in sheet). The meeting participant did not have any concerns with the proposal but noted there were multifamily projects in Fruita that were approved with a parking reduction and he felt they had problems.

Justification of Modifications of Zoning and Design Standards

The submittal includes a Preliminary PUD Plan and PUD Guide. Below is an overview of the proposed deviations from the underlying zone district density and design standards, as well applicable narrative on how the Preliminary PUD complies with the conditions of approval on the Concept Plan:

- **Allowed uses.** In addition to all uses permitted by right and conditional use in the C-2 zone district, multi-family residential and clubhouse are also included in the allowed land uses to provide greater flexibility for the achievement of the purpose of PUDs and provide a more convenient location of residences, places of employment, and services in order to minimize the strain on transportation systems, to ease burdens of traffic on streets and highways, and to promote more efficient placement and utilization of utilities and public services.
- **On site amenities.** Based on input from the Fruita Planning Commission and City Council, the Preliminary PUD includes a list of amenities wherein a minimum of two elements must be included in the Site Design plan set. This allows for flexibility in selecting the most appropriate amenities to serve the needs of future residents.
- **Public Benefit.** In addition to providing a much-needed diversity in Fruita's housing stock, the Preliminary PUD Plan proposes a childcare center as the community component of the project. A payment of \$100,000 is due upon issuance of building permits in lieu of dedicated land for a childcare center to be provided off site pursuant to Council's directive at Concept Plan approval. The cash-in-lieu contribution will provide the city with the resources needed to select a childcare provider partner and the best location for a new childcare center to meet community needs.
- **Density and Building Heights.** Instead of setting forth a maximum density limitation, the Geode Flats PUD focus is placed on the size and mass of the multifamily buildings per planning area. You'll see that the two planning areas propose height limitations in terms of the number of stories versus the 35-foot height limitation of the C-2 zone district. Planning Area A would include two 4-story buildings to complement the building form of the La Quinta hotel, with Planning Area B transitioning down to 3-story buildings along the southwestern portion of the site. The Preliminary PUD Guide includes a diagram to illustrate how to measure building heights (see Figures 1.1 A and 1.1 B) with a slight deviation to allow elevator overrun and mechanical to extend beyond the 4-story height in Planning Area A. This approach would allow for unique architecture with appropriate building mass and scale that is consistent with the building form in the area.
- **Minimum Lot Area.** Instead of setting forth 5,000 square feet per dwelling unit, the minimum lot area is proposed to match the developable size of the lot.
- **Minimum Front/Street Yard, Side, and Rear Yard Standards for multi-family.** The deviations from the setback requirements outlined below are due to the property's unique configuration, as the lot has three street frontages and an interior side yard (no rear yard). The proposed yard standards will achieve several goals, including preserving scenic

characteristics, creating visually appealing street frontages, and promoting compatibility with the surrounding land uses.

- The minimum front yard has been increased from zero to 14 feet to allow for landscape buffers along all street frontages.
- Minimum side yard has been revised to clarify that it is a minimum interior side yard with no deviation proposed to the standard.
- Minimum rear yard standards are not applicable as there is only one interior side yard that forms the eastern boundary of the site.
- **Maximum Lot Coverage.** Reduction in the maximum lot coverage from 80% to approximately 60% with 35.3% for Planning Area A and 24.4 percent for Planning Area B. The reduction would allow for more land to be allocated to common areas and recreational amenities, which will enhance the overall quality of life for residents. The Preliminary PUD Guide includes graphics to illustrate maximum lot coverage (see Figure 1.1).
- **Design Standards.** The Preliminary PUD Guide includes the Business Design Standards from Section 17.13.060 of the Land Use Code with slight deviations to primary entrances, preventing blank walls, architectural features, window transparency, building mass, materials, and color choices to account for the specific lot configuration, which includes three street frontages. Proposed deviations demonstrate conformance to approval criteria for subdivision (Chapter 17.21) and/or site design (Chapter 17.09) and will promote greater variety and innovation in multi-family residential design resulting in housing opportunities for individuals of varying income levels.
- **Parking Standards.** The Preliminary PUD Plan submittal includes a Parking Study as required by Council at the time of Concept Plan approval. Based on the findings of the Study and connectivity from Geode Flats to the greater multimodal network, surface parking will be provided at 1.32 spaces per dwelling unit for market rate rental and .075 spaces per affordable dwelling unit. The PUD Guide includes parking management provisions to be included in the individual apartment leases, specifying the parking requirements and enforcement policies. Additionally, garages and other parking areas are required to be oriented away from neighborhood streets or provide a 6-foot landscape buffer between the street and parking areas to implement the residential and subdivision principles. If the property developed non-residential, off-street parking is required to be provided in accordance with Chapter 17.37 Parking Standards for commercial development.
- **Landscape Standards.** A minimum of 10 percent (10%) of the land area will be desert design-inspired xeriscape landscaping. The PUD Guide requires drought-tolerant plant species provided in conformance with Section 17.11.050 Landscape Standards of the Land Use Code.

Project compliance with, compatibility with and impacts on:

Fruita in Motion: Plan like a Local 2020 Comprehensive Plan: Adding diversity in Fruita's housing stock is a pervasive theme throughout the 2020 Fruita in Motion that is grounded in the City's community values with the commitment to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents. The following is an overview of the concepts for which the Residences at Fruita PUD further the goals of the Comprehensive Plan:

- Chapter 3 Land Use + Growth, Goal #2. The proposal represents an infill development opportunity that takes advantage of existing nearby roads and James M. Robb Colorado River State Park.

- Chapter 3 Land Use + Growth Goal #4. The proposed multifamily residential development provides a diversity of housing types to fit the needs of the Fruita community and will provide the diverse “funky” character that is treasured by residents.
- Chapter 4 Economic Development, Economic Vitality. The addition of either market rate and affordable rental housing apartments to the City’s housing stock increases Fruita residents’ housing choices close to jobs to support the City’s labor force.
- Chapter 4 Economic Development, Workforce. The project increases the availability and cost of suitable rental housing that would help alleviate local businesses’ challenges related to the shortage of workers and residents’ experiences at local businesses.
- Chapter 4 Economic Development Goal 9. Approval and implementation of a Planned Unit Development would support flexibility in zoning and development of diverse housing types as part of an economic sustainability strategy.
- Education, Arts, and Historic Preservation Goal #4, Policy 4.D. The Preliminary PUD Plan includes a Childcare Center as the community component to provide educationally enriching opportunities by supporting affordable childcare centers for city residents.

Land use in surrounding area including parks and open space. Goede Flats is located directly west of the La Quinta Inn within an existing commercial area with access to trails and transportation resources. It is in close proximity to the city owned Fruita Lagoon redevelopment site that will include a combination of open space and recreation opportunities. Surrounding land uses include the Dinosaur Journey Museum and the Colorado State Patrol office to the south, and truck dealerships and a gas station to the north. James M. Robb State Park is located to the east and offers future residents access to camping and outdoor recreation. All of the surrounding land uses and nearby amenities provide excellent recreation and employment opportunities for future Geode Flats residents.

Site access and traffic patterns. All project traffic would access the site via SH 340 by Raptor Road or Jurassic Court. Both streets will be completed to City standards as they are partially built out at this time. Additionally, the project will include the build-out of a collector street along the western property boundary to connect Raptor Road and Jurassic Court, aligning with the City's long-range transportation goals.

Availability of utilities. All utilities are readily available. Water service is provided by the Ute Water Conservancy District. The City of Fruita provides sewer and stormwater. Power and gas are provided by Xcel Energy. No special or unusual demand on utilities is anticipated. The landscape standards include desert-inspired landscaping that would reduce water demand.

Effects on public facilities and services. The subject property can be adequately served by City water, sanitation, storm drainage facilities, and police protection. The property is located with the Lower Valley Fire District and the Mesa County School District No. 51. At time of Site Design Review, it is anticipated that payment of the school land dedication in an amount per unit, based upon the increased number of dwelling units. Depending on the on-site amenities proposed at time of Site Design review, a waiver from the Parks, Health, Recreation, Open Space and Trails impact fee or partial payment toward the impact fee could be requested for City Council’s consideration.

Site soils and geology. The project site is vegetated with sparse grass and underlain by low strength, compressible sands and clays. The site slopes down from the east towards the west/southwest approximately four (4) feet. A Geotechnical Report will be submitted at the time of Site Design Review.

Development Schedule and Phase/Filing Plan

TWG intends to submit the Final PUD application and Major Site Design review upon Preliminary PUD approval. Development of the property is proposed in a single phase.

Credits Against Impact Fees

Raptor Road and Jurassic Court will be completed to City standards as they are partially built out at this time. Fruita in Motion delineates a collector road between Raptor Road and Jurassic Court. As such, the project will include the build-out of a collector street between Raptor Road and Jurassic Court per the city's street standards. As such, TWG respectfully requests 100 percent of the construction costs of the collector street connection be credited against the Transportation Impact fee.

Consistency with Concept Plan

The Fruita Planning Commission and City Council conducted a joint workshop on January 24, 2023. Below is an overview how the Preliminary PUD complies with all conditions of the approval on the Concept Plan:

- The proposed Preliminary PUD includes Council's preferred public benefit of providing for childcare versus parks and trails since parks and trails already have several revenue sources. A cash in lieu of a childcare land dedication is proposed to benefit the community as a whole.
- A Parking Demand Study is included in the Preliminary PUD submittal to support the parking rates proposed for market and affordable housing.
- The building design standards set forth requirements for architecture that have been adapted to fit Fruita's unique location/historical context (Colorado National Monument/Grand Valley and the desert environment. Additionally, proposed building materials will complement the beauty of the State Patrol building with the allowance of exterior materials such as brick, stone, adobe, wood shingle or imitation wood singles wall, slump block or fiber cement panel, lap siding, vinyl siding, adobe brick, or suitable split block or brick.
- The intent of the PUD is to allow flexibility and innovation in the development of rental market rate or affordable multifamily housing; however, TWG's primary goal is to construction of affordable housing in Fruita who earn at and below 140% of the area median income (AMI) to fulfill the need for affordable housing in Fruita.
- Since City Council was not concerned about density due to Fruita's housing crisis, the PUD does not include a limitation on density.

Enclosed: Neighborhood meeting sign in sheet

