

GEODE FLATS

City of Fruita, Colorado

PRELIMINARY PUD GUIDE

November 29, 2023

WRITTEN RESTRICTIONS

Intent

The purpose of this Planned Unit Development is to allow flexibility and innovation in the development of market rate or workforce/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. This PUD Guide will serve as the zone district regulations for the PUD. This PUD Guide is a site-specific development plan and creates vested rights pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended.

Underlying Zoning

Commercial Two (C-2)

Allowed Land Uses

All uses permitted by right and conditional use in the C-2 zone district, including but not limited to:

- Multifamily Residential
- Clubhouse

On Site Amenities

On site amenities shall include at least two of the following elements:

- Playground equipment
- Common outdoor gathering spaces
- Pocket Park
- Raised garden beds
- Trails
- Furnished exercise room
- Community room
- Computer room

Community Component

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.

Workforce/Affordable Housing

Multifamily development may be either market rate or affordable housing.

Overall Site Dimensional Standards

Density: No specific standard
 Maximum Number of Buildings: 5
 Minimum Landscape Area: 10%

Planning Area A

Maximum number of Buildings: 3

Planning Area B

Maximum number of Buildings: 2

Density and Dimensional Standards Table

Use	Max Density	Min Lot Area	Min Front/Street Yard	Min Interior Side Yard	Min Rear Yard	Max Structure Height	Max Lot Coverage
Multi-family	12 DU/acre Minimum Deviation: No Specific Standard Minimum Unit Size: 500 sf	5,000 sq ft per dwelling unit Deviation: 4.5 Acres	0 feet Deviation: PA A: 14' PA B 14'	10 feet for primary structures 5 feet for accessory structures except 0 feet where common wall or zero-lot line dev. Allowed Deviation: 14 feet for primary structures	20 for primary and accessory structures except 0 feet where common wall or zero-lot line dev. Allowed Deviation: Not Applicable	35 feet for primary structures 25 feet for accessory structures Deviation: PA A: 4 Stories PA B: 3Stories Elevator overrun and mechanical equipment exempt from maximum building height See Figure 1.1 B for building height measurement	80% Deviation: PA A: 35.3% PA B: 24.4% See Figure 1.1 for lot coverage diagram.

Use	Max Density	Min Lot Area	Min Front/Street Yard	Min Interior Side Yard	Min Rear Yard	Max Structure Height	Max Lot Coverage
Non-Residential Development	Not Applicable	5,000 sq ft	0 Feet	10 feet for primary structures 5 feet for accessory structures except 0 feet where common wall or zero-lot line dev. allowed	20 feet for primary structures 5 feet for accessory structures except 0 feet where common wall or zero-lot line dev. Allowed	35 feet for primary structures 25 feet for accessory structures	80%

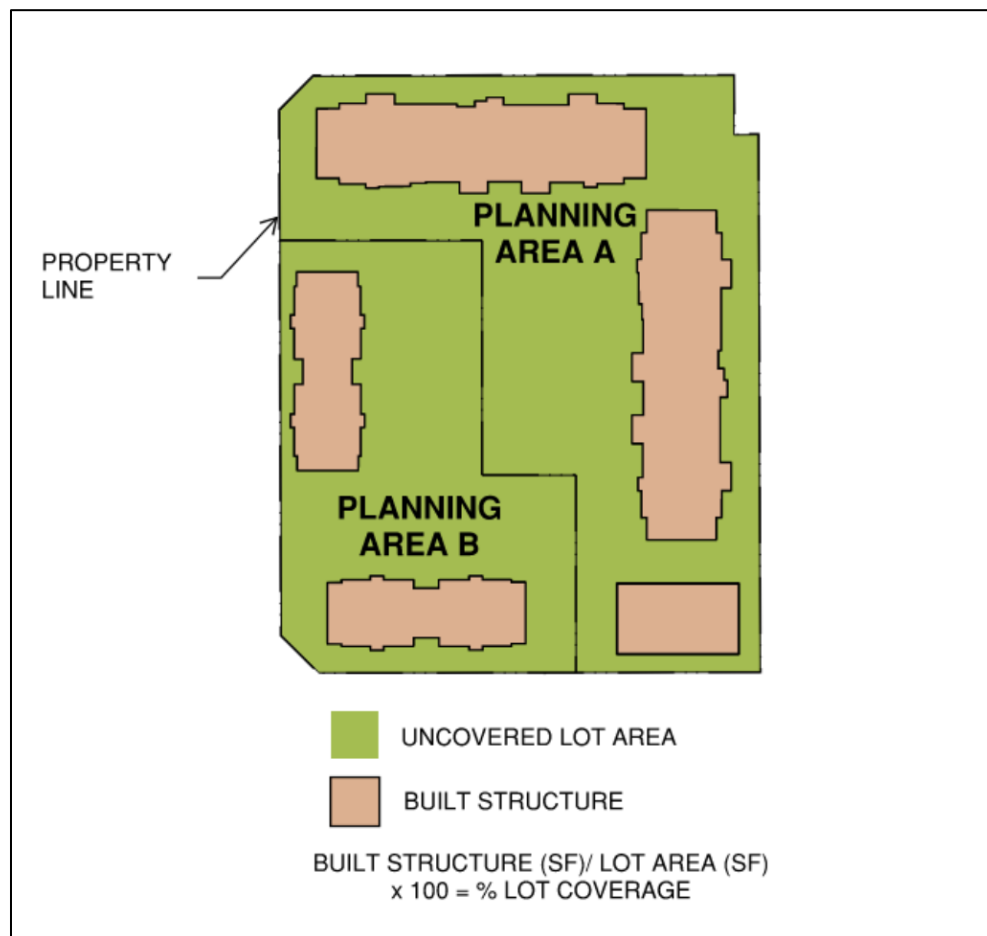


Figure 1.1: Lot Coverage Diagram

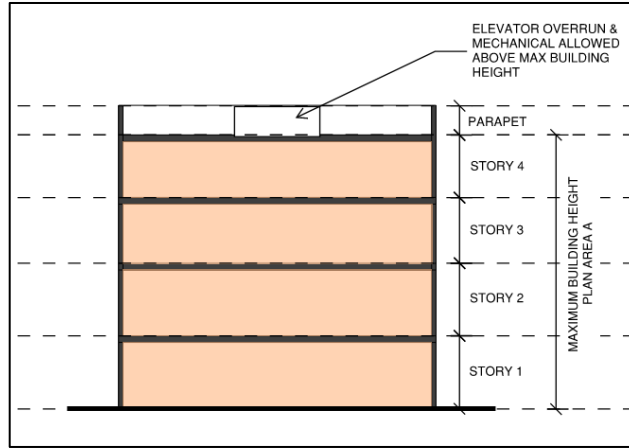


Figure 1.1 A: Plan Area A Height

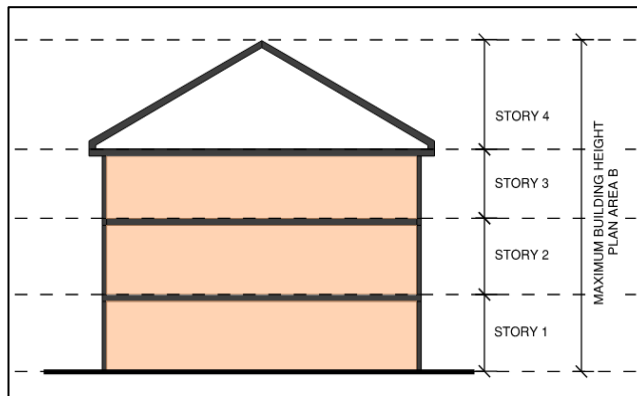


Figure 1.1 B: Plan Area B Height

SITE DESIGN

Primary Entrances

- a. Primary building entrances shall be oriented to the public street right-of-way and/or public sidewalk and shall be connected to the public street right-of-way and/or public sidewalk by a concrete walkway not less than six (6) feet in width. Primary building entrances shall be within twenty (20) feet of the public street right-of-way and/or public sidewalk.

Proposed Deviation: When a building has street frontage the building should incorporate one primary entrance that faces the street and/or public sidewalk and shall be connected to the public street right-of-way and/or public sidewalk by a concrete walkway not less than six (6) feet in width. See Figure 1.2 below.

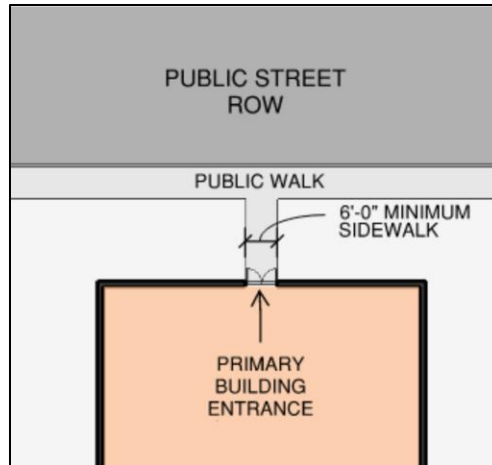


Figure 1.2: Concrete Walkway Requirement

- b. Where it is not practical to locate primary building entrances within twenty (20) feet of the public street right-of-way or public sidewalk, the concrete walkway connecting primary building entrances to the public sidewalk or public street right-of-way shall be no less than ten (10) feet in width. This concrete walkway must have three-foot wide planter strips on each side.

Proposed Deviation: Where it is not practical to locate primary building entrances within twenty (20) feet of the public street right-of-way or public sidewalk, the concrete walkway connecting primary building entrances to the public sidewalk or public street right-of-way shall be no less than six (6) feet in width. This concrete walkway must have three-foot wide planter strips on each side.

- ~~c. Primary building entrances located more than forty (40) feet from the public street right-of-way or public sidewalk will require a pedestrian plaza outdoor seating area, courtyard, or other civic amenity is provided between the building and street.~~

Proposed Deviation: Strike completely as the lot is bounded by three street frontages.

- d. Where a primary building entrance is located more than twenty (20) feet from a public street right-of-way and/or public sidewalk, or where parking and/or driving aisles are provided between the primary building entrance and public street right-of-way and/or public sidewalk, a fifteen (15) foot wide minimum landscape screen shall separate all off-street parking areas from adjacent public street rights-of-way or public sidewalks.

Proposed Deviation: Where no building entrance is located within a (20) feet of a public street right-of-way and/or public sidewalk, a ten (10) foot wide minimum landscape screen shall separate all off-street parking areas from adjacent public street rights-of-way or public sidewalks. See Figures 1.3a, 1.3b, 1.3c below.

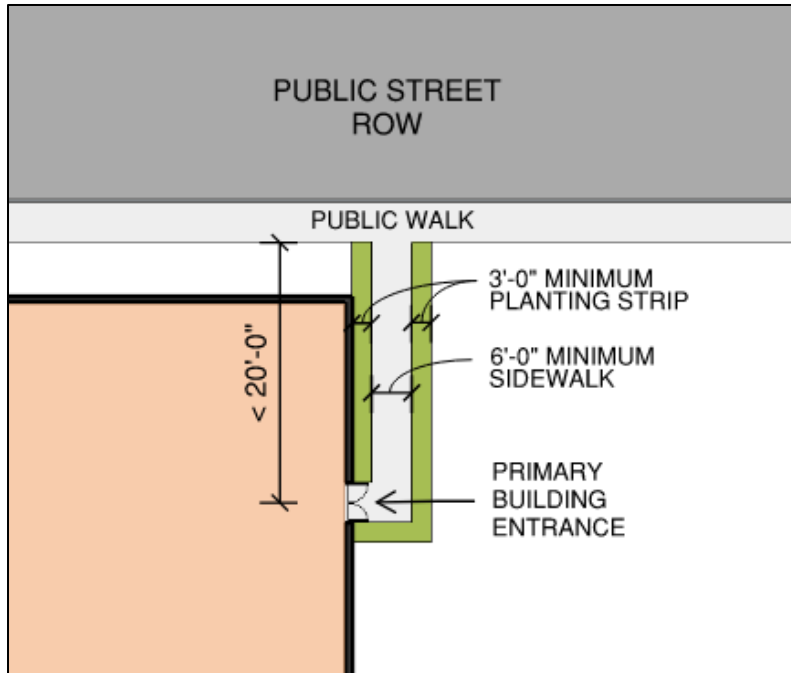


Figure 1.3a: Landscape Screen Requirement

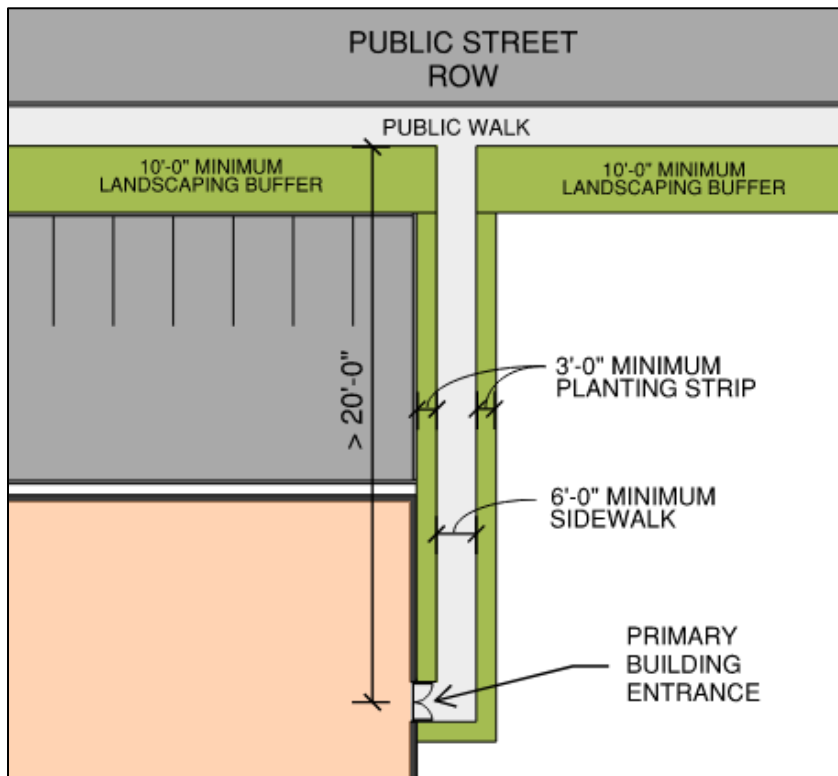


Figure 1.3b: Landscape Screen Requirement

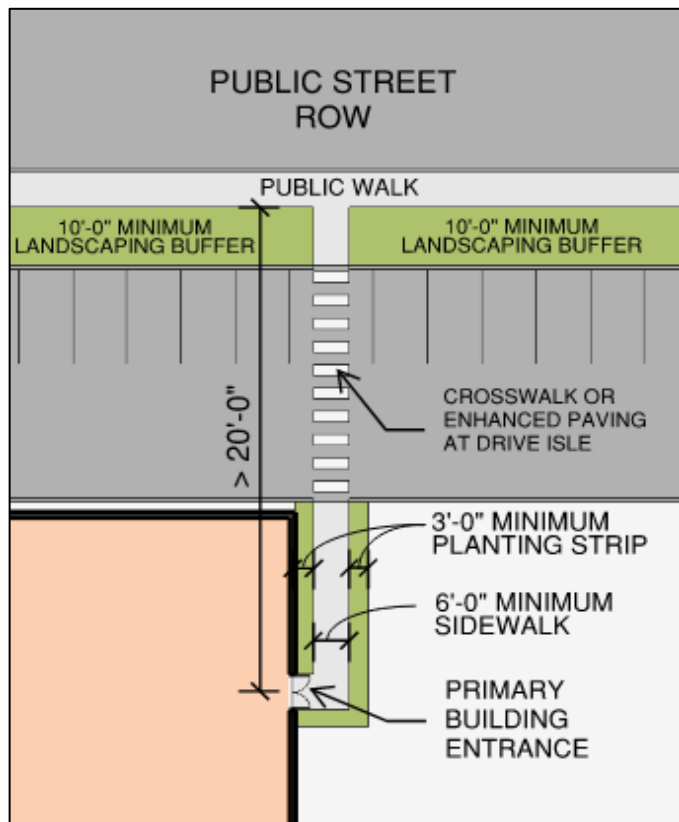


Figure 1.3c: Landscape Screen Requirement

- e. Buildings shall have clearly defined primary entrances that provide a weather-protection shelter for a depth of not less than five (5) feet (e.g., either by recess, overhang, canopy, portico and/or awning) extending from the building entry.

Proposed Deviation: None

Blank Wall Prevention

- a. Buildings shall meet transparency and weather protection standards (Subsection B, Building Design below) along all street-facing elevations and any elevations containing a primary building entrance. A landscape screen at least five (5) feet wide shall cover any blank building walls (i.e., lacking windows and weather protection) and contain materials of sufficient size/species to screen the blank wall.

Proposed Deviation: Buildings elevations that are public street-facing shall meet transparency and weather protection standards (Subsection B, Building Design below) along all street-facing elevations. A landscape screen at least five (5) feet wide shall cover any blank building walls over 10'-0" in length (i.e., lacking windows and weather protection) and contain materials of sufficient size/species to screen the blank wall. See Figure 1.4 below.

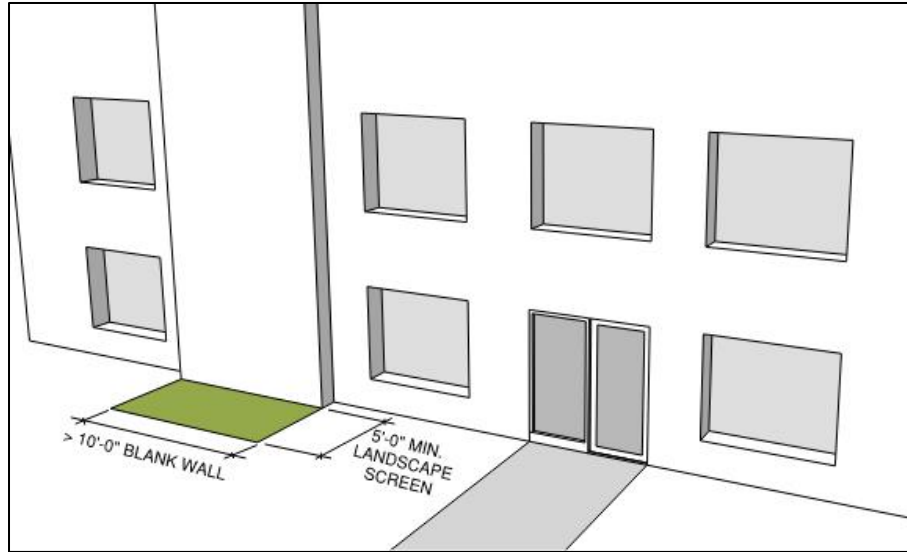


Figure 1.4: Blank Wall Landscape Screen Requirement

- b. Public art and murals may be used to minimize the visual impacts of a blank façade.

Proposed Deviation: None.

Building Design

Overall Design.

- a. Architectural designs shall address all facades of a building visible from the street with materials, detailing, and color. Architectural elements should wrap around building corners. Where a proposed design is based on the applicant’s corporate style guide, as in formula retail stores, restaurants, discount outlets, or similar proposals where a similar building design has been used previously, the applicant must demonstrate that the design has been adapted to fit Fruita’s unique location/historical context (Colorado National Monument/Grand Valley) and desert environment.

Proposed Deviation: Architectural designs shall address all street-facing facades of a building with materials, detailing, and color. Architectural elements should wrap around building corners. Where a proposed design is based on the applicant’s corporate style guide, as in formula retail stores, restaurants, discount outlets, or similar proposals where a similar building design has been used previously, the applicant must demonstrate that the design has been adapted to fit Fruita’s unique location/historical context (Colorado National Monument/Grand Valley) and desert environment.

Stepped Rooflines.

- a. Height should vary from building to building to avoid a homogenous appearance. This standard is met by using stepped parapets, gables, or slightly dissimilar height from building-to-building.

Proposed Deviation: Rooflines should vary to avoid a homogenous appearance. This standard is met by using stepped parapets, gables, changes in roof slope, or slightly dissimilar heights.

Window Transparency.

- a. Building elevations that face a street, parking area, civic space, or open space shall comprise at least forty (40) percent transparent windows, measured as a section extending the width of the street-facing elevation between the building base (or thirty (30) inches above the sidewalk grade, whichever is less) and a plane eighty (80) inches above the sidewalk grade. Upper floors may have less window area but should follow the vertical lines of the lower level piers and the horizontal definition of spandrels and any cornices.

Proposed Deviation: Building elevations that face a street or civic space, shall comprise at least thirty (30) percent transparent windows, measured as a section extending the width of the street-facing elevation between the building base (or thirty (30) inches above the sidewalk grade, whichever is less) and a plane eighty (80) inches above the sidewalk grade. Upper floors may have less window area but should follow the vertical lines of the lower-level piers and the horizontal definition of spandrels and any cornices. See Figure 1.5 below.

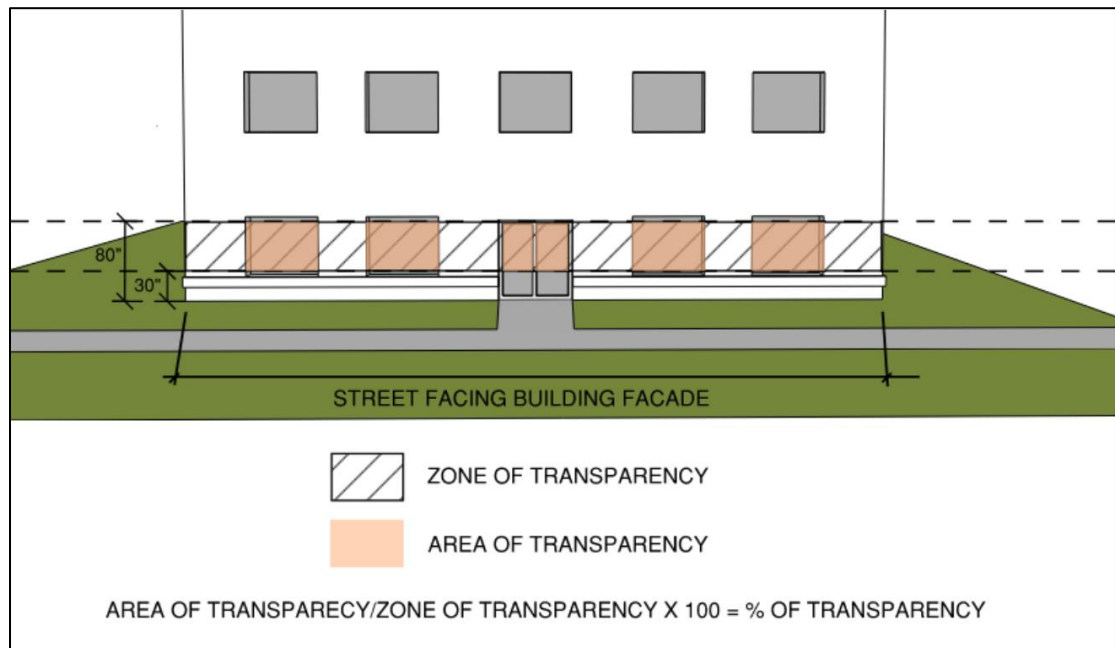


Figure 1.5: Transparency Requirement

- b. Where the Community Development Director determines, based on physical site constraints or the functional requirements of a non-residential building, that providing window transparency is not practical or does not further intent of these standards as stated above, other alternative means of breaking up large elevations (e.g., columns, belt course, and upper story panels/transom, with landscaping) shall be employed.

Proposed Deviation: None.

Building Mass.

- a. Building elevations shall incorporate offsets or divisions to reduce the apparent building scale and to improve aesthetics. Elevations of a structure shall be divided into smaller areas or planes to minimize the appearance of bulk as viewed from any street, civic space, or adjacent property.

Proposed Deviation: None.

- b. When an elevation of a primary structure is more than eight hundred (800) square feet in area, the elevation must be divided into distinct planes of not more than eight hundred (800) square feet. For the purpose of this standard, areas of wall planes that are entirely separated from other wall planes are those that result in a change in plane such as a recessed or projecting section of the structure that projects or recedes at least one (1) foot from the adjacent plane, for a length of at least six (6) feet.

Proposed Deviation: When an elevation of a primary structure is more than ~~eight hundred (800) square~~ twenty-five hundred (2,500) square feet in area, the elevation must be divided into distinct planes of not more than (1,600) square feet. For the purpose of this standard, areas of wall planes that are entirely separated from other wall planes are those that result in a change in plane such as a recessed or projecting section of the structure that projects or recedes at least one (1) foot from the adjacent plane, for a length of at least six (6) feet. See Figure 1.6 below.

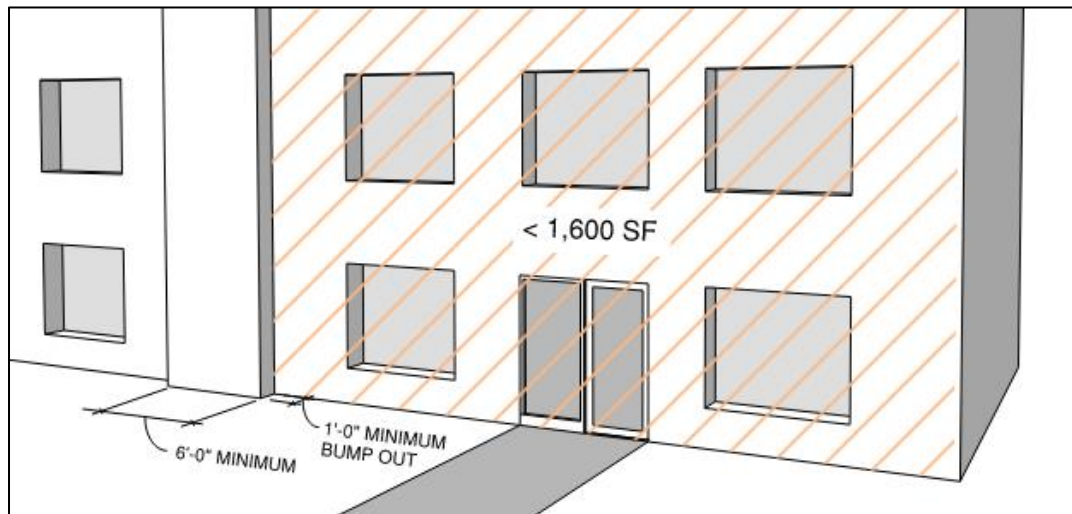


Figure 1.6: Blank Wall Landscape Screen Requirement

- c. Changes in plane may include but are not limited to recessed entries, bays, stepped parapets, secondary roof forms (e.g., gables, lower roof sheds, dormers and towers), building bases, canopies, awnings, projections, recesses, alcoves, pergolas, porticos, roof overhangs, columns, or other features that are consistent with the overall composition of the building.

Proposed Deviation: None.

- d. The distinction between street level and upper floors shall be established, for example, through the use of awnings, canopies, belt course, or similar detailing, materials and/or fenestration.

Proposed Deviation: None.

Materials and Colors.

- a. Exterior materials shall consist of brick, stone, adobe, wood shingle or imitation wood shingle walls, slump block, adobe brick or suitable split block or brick.

Proposed Deviation: Exterior materials shall consist of brick, stone, adobe, wood shingle or imitation wood shingle walls, slump block or fiber cement panel, lap siding, vinyl siding, adobe brick, or suitable split block or brick.

- b. Wood timbers and metal (brushed steel, iron, copper, or similar architectural-grade metals) may be used on canopies, arbors, trellises, pergolas, porticos, brackets, fasteners, lighting, signage, and other detailing, as appropriate, to provide visual interest and contrast. In general, color selection should complement, not compete with, the surrounding desert landscape. Warm earth tone colors (e.g., sandstone reds, desert greens and browns) are generally preferred over cool colors, such as blue and white/off-white. Substitute materials that are equal in appearance and durability may be approved.

Proposed Deviation: None.

ATMs and Service Windows.

- a. Where walkup ATMs or service windows are proposed on any street-facing elevation, they shall be visible from the street for security and have a canopy, awning, or other weather protection shelter. Where drive-up windows or similar facilities are provided the drive-up window and associated vehicle queuing area shall be set back at least twenty (20) feet from all adjacent rights-of-way. The applicant may be required to install textured pavement (e.g., pavers or stamped concrete) for pedestrian crossings of any drive aisle.

Proposed Deviation: None.

PARKING STANDARDS

Off street parking to be provided in accordance with Chapter 17.37 Parking Standards for commercial development.

The following parking rates shall apply to multifamily development.

	Per Dwelling Unit	
	Market Rate Rental	Affordable Rental
Parking Rate	1.32	0.75
180 Units	238 Spaces	135 spaces

- a. Garages and other parking areas are setback and oriented away from neighborhood streets or a 6-foot landscape buffer shall be provided between the street and parking areas.
- b. Parking management included in the individual apartment leases, specifying the parking requirements and enforcement policies.
- c. Bicycle parking provided in accordance with Chapter 17.37 Parking Standards of the Land Use Code.

LANDSCAPE STANDARDS

Site development to employ desert design-inspired xeriscape landscaping. A minimum of 10 percent (10%) of the land area shall be landscaped with drought-tolerant plant species provided in conformance with Section 17.11.050 Landscape Standards of the Land Use Code.

SIGNAGE

All signs shall comply with the City’s Sign Code, unless the developer chooses to submit a master sign program application for consideration by the City.

LIGHTING

All exterior lighting shall be in conformance with the lighting standards of the Land Use Code.

CONFLICTS

In the event a standard in this PUD Guide is in conflict, the standard in this PUD Guide shall govern.