

ORDINANCE 2010-15

**AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ZONE
FOR THE LEGACY PUD SUBDIVISION LOCATED AT THE NORTHEAST
CORNER OF PINE STREET AND WILDCAT AVENUE
(Project #2010-17)**

WHEREAS, the subject property is shown and described in attached Exhibit A,
and

WHEREAS, the City received an application from Concepts at Legacy, LLC, the
owner of all but one of the effected properties, to amend the Legacy PUD Guide which
was approved by the City Council in 2006 through Ordinance #(2006-19), and

WHEREAS, the proposed amendments regarding fencing, setbacks, and other
clarifications affect the subdivision's 40 single family detached residential lots only, and

WHEREAS, at their October 12, 2010, public hearing, the Fruita Planning
Commission recommended approval of the application to amend the Legacy PUD Guide
as proposed with no conditions, and

WHEREAS, a public hearing was held by the City Council on November 2,
2010, and

WHEREAS, this PUD amendment request meets all approval criteria that must
be considered pursuant to Sections 17.17.060 and 17.13.060 of the Fruita Land Use Code
(2009, as amended).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF FRUITA, COLORADO:**

THAT the Legacy PUD Guide is hereby amended as requested and these
amendments are reflected in the revised Legacy PUD Guide attached hereto and
incorporated herein as Exhibit "B".

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
7th DAY OF DECEMBER, 2010.**

ATTEST:

CITY OF FRUITA, COLORADO

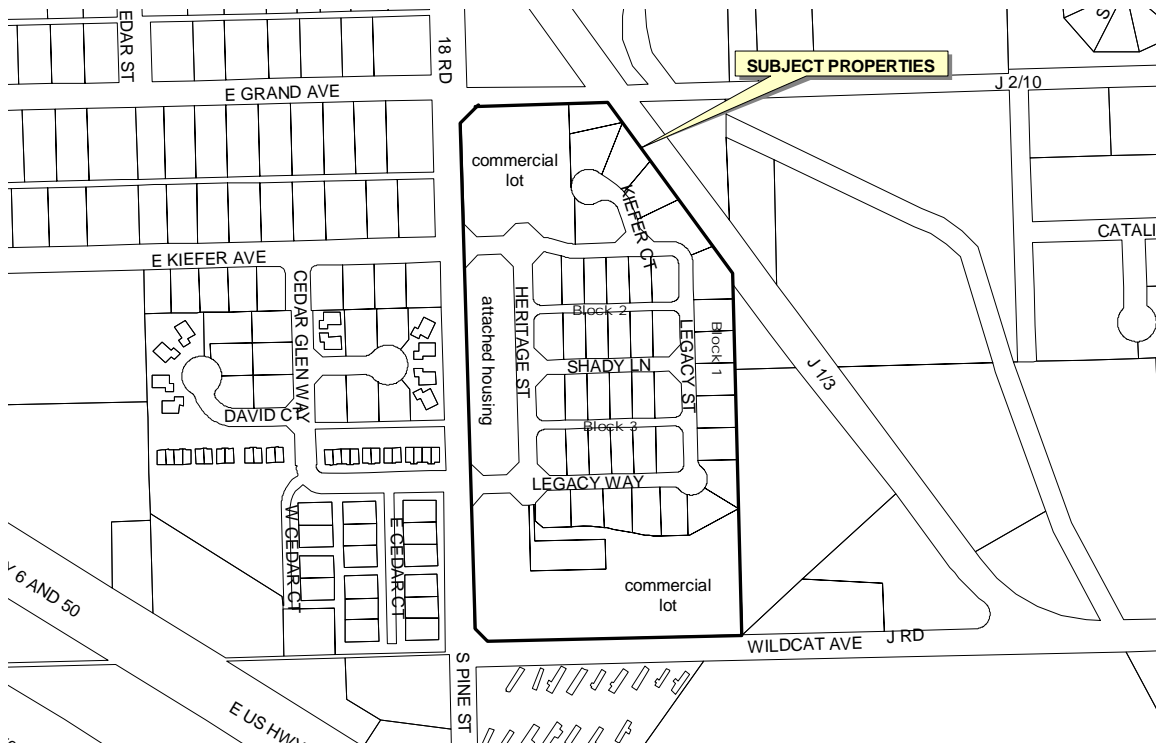
Margaret Steelman, City Clerk

H. Kenneth Henry, Mayor

Ordinance 2010-15
EXHIBIT "A"

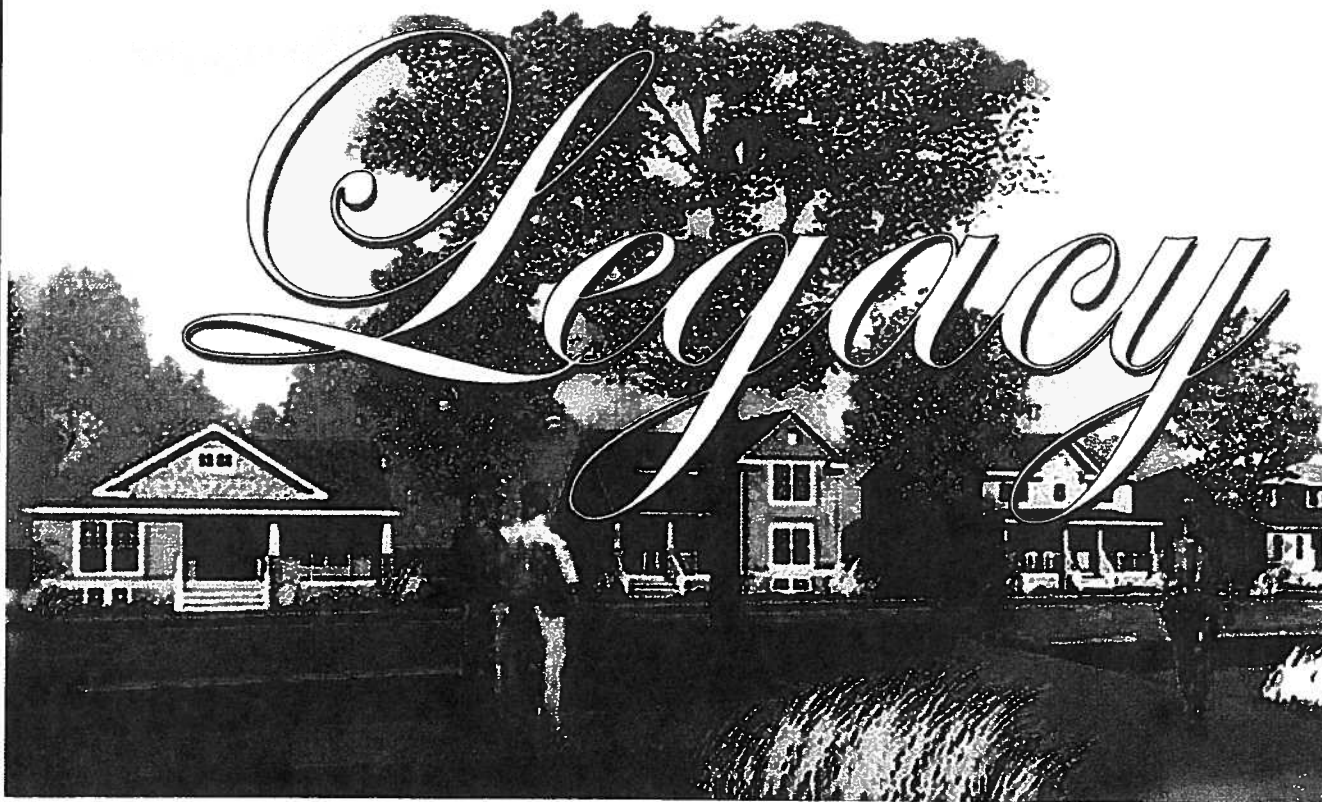
Legal Description: Legacy PUD Subdivision situated in the SW ¼ SW ¼ Section 16,
T1N, R2W, Ute Meridian

Location Map:



PROPOSED

AMENDED PUD GUIDE



~P.U.D. GUIDE~

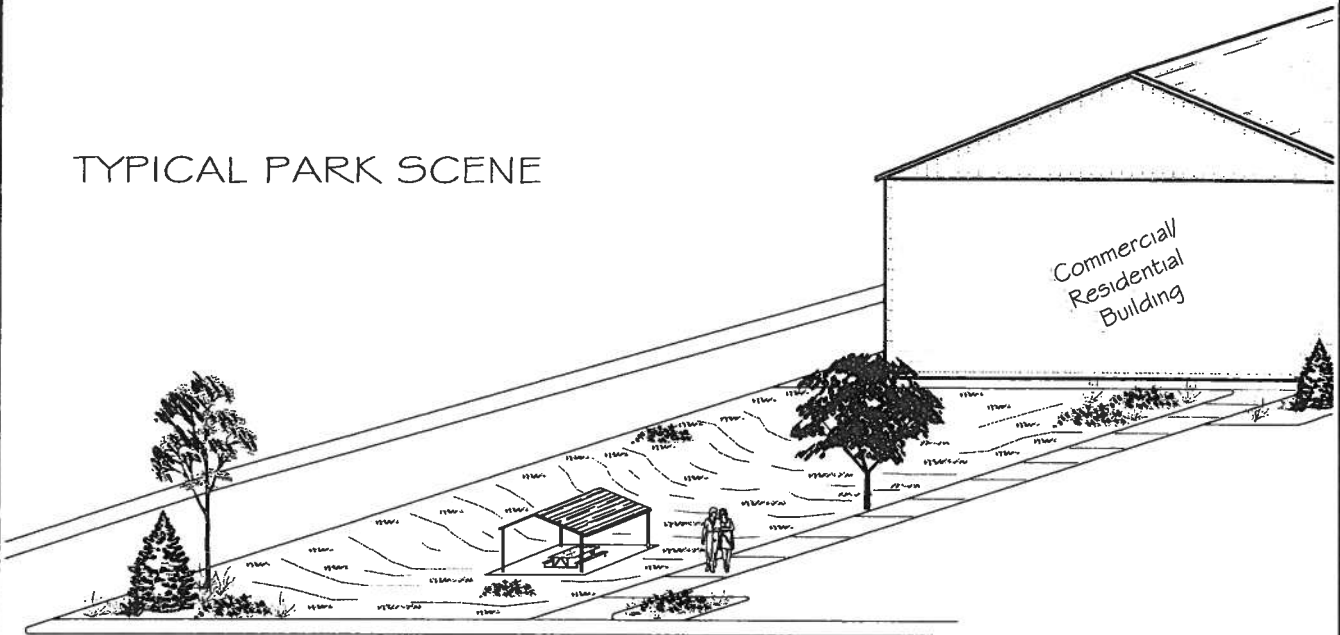
*Legacy PUD is a neighborhood for the future,
built with a sense of the past - and a clear
understanding of what makes people feel at home.*

Amended for Filing 2
January 23, 2008

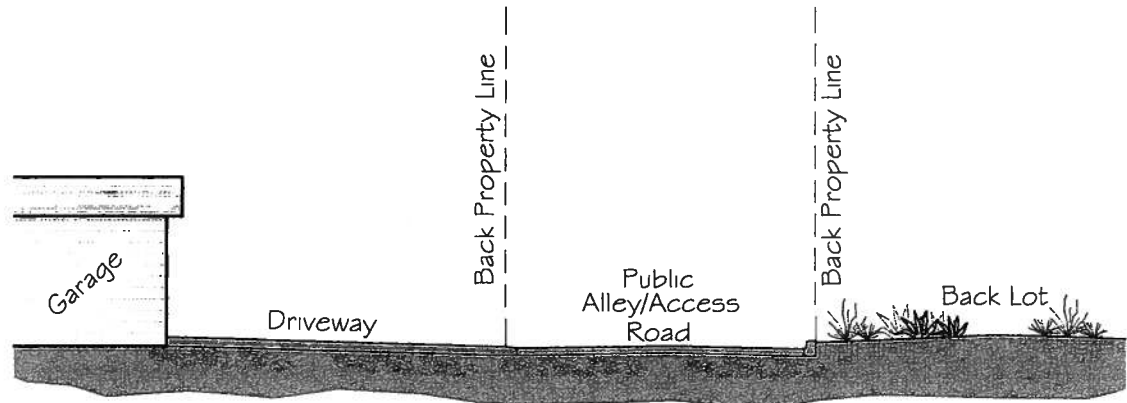
LEGACY PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGEMENT ARCHITECTURE
2000 W. 10th Street
Tulsa, Oklahoma 74106
Phone: (918) 438-0091

TYPICAL PARK SCENE



DRAINAGE ALLEY SECTION



LEGACY PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS • CIVIL ENGINEERS
CONSTRUCTION MANAGEMENT ARCHITECTURE

BLOCK 1, Lots 1-17, SINGLE FAMILY DETACHED RESIDENTIAL LOTS

These lots are required to follow all requirements of the Community Residential zoning standards of the Land Use Code as of 9/1/2010 with the exception that garage faces must be at least 25 feet from the back of the sidewalk instead of from the front property line.

BLOCKS 2-3, SINGLE FAMILY DETACHED RESIDENTIAL LOTS

Primary Building

Front and Street Side Setback: 15 feet
Side Setback: 10 feet on one side, 5 feet on the other
Rear Setback: 15 feet
Maximum Building Height 35 feet

Accessory Buildings

Front and Street Side Setback: 15 feet
Side Setback: 3 feet
Rear Setback: 3 feet
Maximum Building Height 16 feet

All houses must have a front porch which is at least 10 feet long by 8 feet wide and must have a garage, carport or parking area located on the rear half of the lot. Driveway access is required to be from the alley.

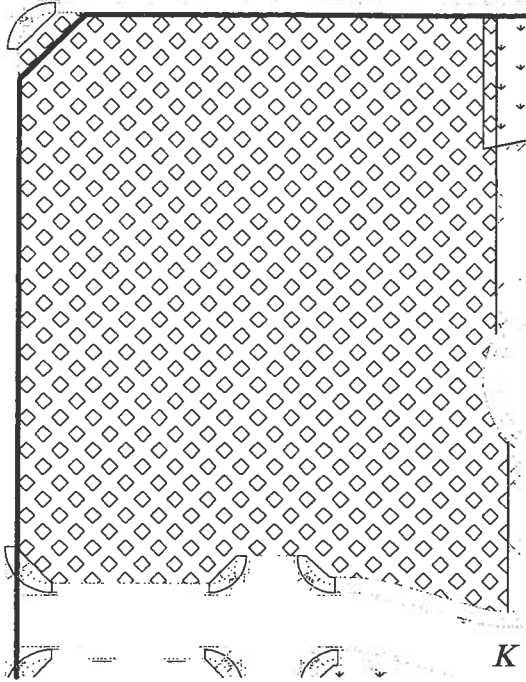
All other zoning standards for these lots are required to follow Community Residential zoning standards as of 9/1/2010.

FILING 3

LEGACY PUD FILING 3

*APPROX. 5.84 ACRES

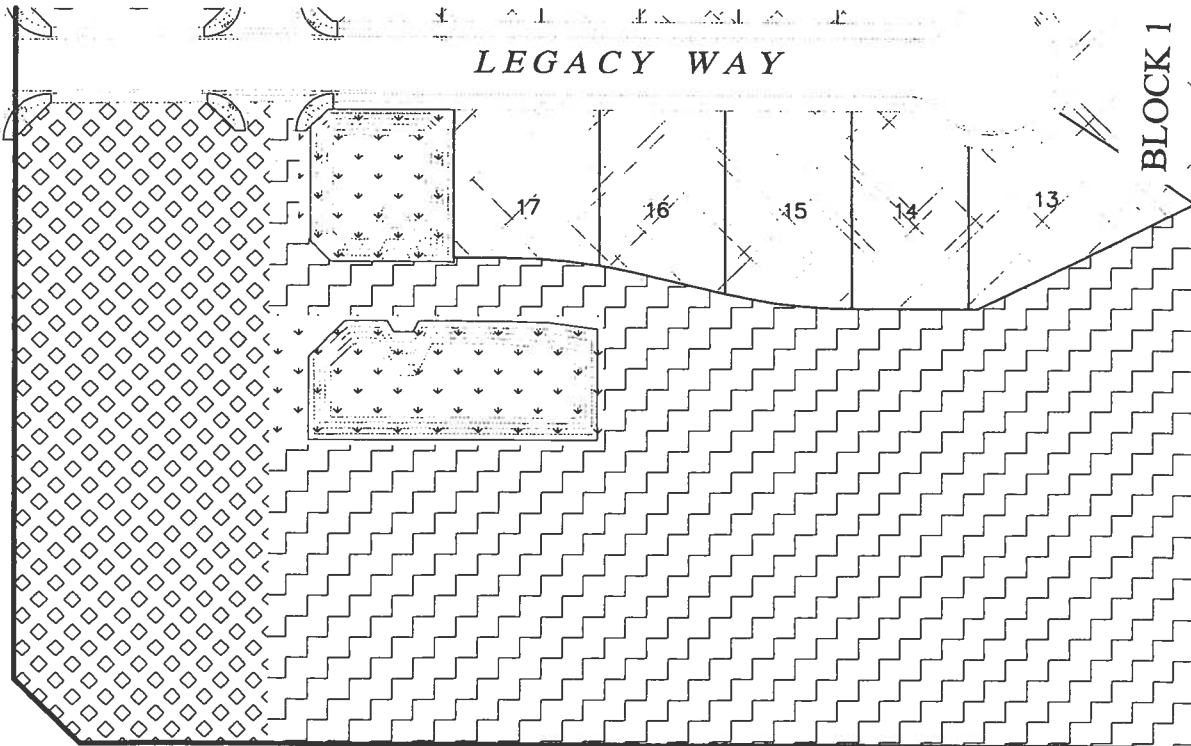
J.2 ROAD (GRAND AVE.)



COMMERCIAL - FILING 3



COMMERCIAL / RESIDENTIAL
FILING 3



LEGACY WAY

BLOCK 1

17

16

15

14

13

LEGACY PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS • CIVIL CONSULTING ENGINEERS
CONSTRUCTION MANAGEMENT & ARCHITECTURE
2511 W. 12th Street
Tulsa, Oklahoma 74107
Phone: (918) 439-9051
Fax: (918) 439-9051

COMMERCIAL/RESIDENTIAL DEVELOPMENT - FILING 3

LEGACY PUD COMMERCIAL/RESIDENTIAL SITE: 2.95 ARCES

MAXIMUM BUILDING HEIGHT: 35'

BUILDING SETBACK

LANDSCAPE BUFFER

0' (Southern extension of Heritage St.)

25' (J Rd / Wildcat Ave)

25' (East)

25' (North)

14' (J Rd / Wildcat Ave)

8' (East)

8' (North)

This P.U.D. must conform to sect. 17.17.130 w/ exceptions of sections: 17.17.130.D.2.e, 17.17.130.E.3, 17.17.130.F.4.d, and 17.17.130.F.5.b

See Below For Allowed Uses

For the commercial/residential development, all residential uses are allowed

*CERTAIN COMMERCIAL LAND USES SUCH AS DRIVE-THROUGH USES LOCATED ADJACENT TO RESIDENTIAL LAND USES MAY REQUIRE ADDITIONAL LANDSCAPING AND SCREENING TO MITIGATE NOISE AND VISUAL IMPACTS.

*GROUP LIVING FACILITIES MAY EXCEED THE 10,000 SQ. FT. LIMIT ON INDIVIDUAL BUSINESSES AS REQUIRED BY SECTION 17.17.130.C.2.

*OUTDOOR OPERATIONS AND STORAGE IS PROHIBITED FOR ALL COMMERCIAL LAND USES WITH THE EXCEPTION OF MINIATURE GOLF AND OUTDOOR RESTAURANT.

See Below For Allowed Uses

Residential uses:

- *Household living
- Business Residence
- Dwelling, Caretaker
- Home Occupation
- *Group living

Small Group Living Facility/ State Licenced Residential Receiving Homes

Nursing Home/ Assisted Living for the aged

Large Group Living Facility (will require approval of a CUP)

Institutional & Civic uses:

*Colleges and Vocational Schools

Colleges and Universities

Vocational, Technical & Trade

*Community Service

Public Buildings

*Cultural

Museum, Art Galleries, Opera Houses

*Daycare

Home-Based Daycare, Family Foster Home

Childcare Facility, Nursery School

*Hospital/ Clinic

Medical and Dental Clinics

Counseling Centers (nonresidential)

Hospital

Physical and Mental Rehabilitation (resident)

*Parks and Open Space

Parks, Lakes, Reservoirs, Greenways

*Religious Assembly/ Church

All

*Schools

Boarding Schools

Elementary Schools

Secondary Schools

*Utility, Basic

Utility Service Facilities, (Underground)

Commercial uses:

*Entertainment Event, Major Indoor Facilities

*Lodging

Hotels and Motels, Lodges, Transient Housing Bed and Breakfast (1-5 guest rooms)

*Office

General Offices

Offices with Drive-In Facilities

*Recreation and Entertainment, Outdoor

Miniature Golf

*Recreation and Entertainment, Indoor

Movie Theater

Skating Rink

Arcade

*Retail Sales and Service

Animal Clinic/ Hospital/ Boarding/ Sales, Indoor

Drive-In Facilities (Restaurants Retail)

Food Service, Catering

Food Service, Restaurant (Including alcohol)

Farm Implement/ Equipment Sales/ Service

Feed Store

Fuel Sales, Automotive/ Appliance

General Retail Sales, Indoor Operations, Display and Storage

Nursery/ Greenhouse

Manufactured Building Sales and Service

Rental, Home Oriented, Indoor Display/ Storage

Repair, Small Appliance

Repair, Large Appliance

Personal Services

All Other Retail Sales and Service

*Self Service Storage

Mini Warehouse/ Self Service Storage Facility

*Vehicle Repair

Auto and Light Truck Mechanical Repair Shop

Body Shop

*Vehicle Service Limited

Car Wash

Gasoline Service Station

Quick Lube

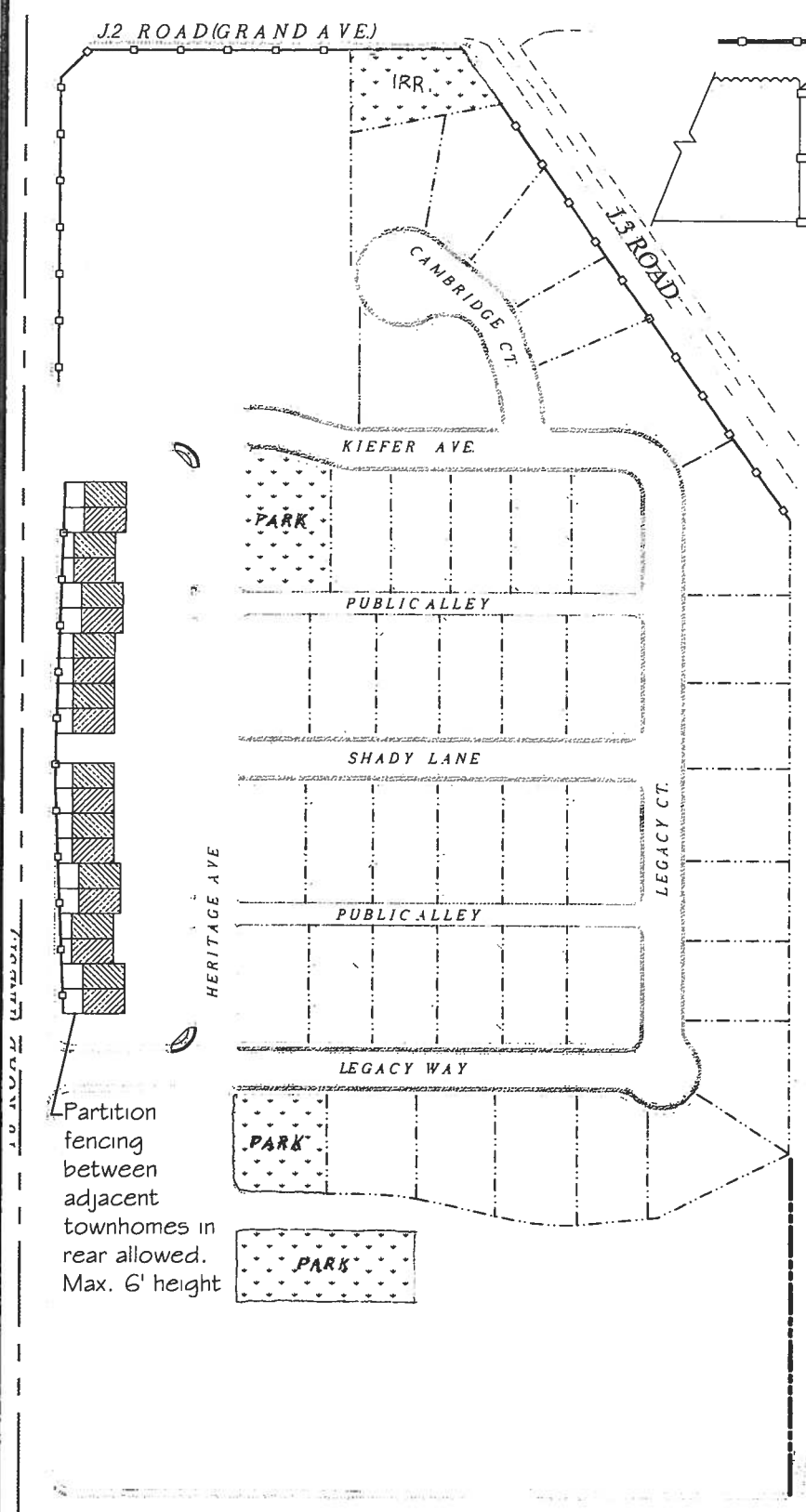
Industrial use:

Bus/ Commuter Stops

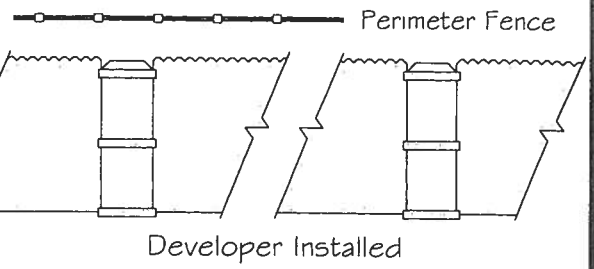
LEGACY PUD

VORTEX ENGINEERS & ARCHITECTS, INC.
PROJECT MANAGER
CONSTRUCTION ENGINEERS
PLANNERS

OVERALL MASTER FENCE PLAN



FENCE LEGEND



*All other fencing shall conform to City of Fruita fence requirements as per Land Use Code as of January 1, 2009.

Partition fencing between adjacent townhomes in rear allowed. Max. 6' height

J ROAD (WILDCAT AVE.)

Amended for Filing 2
January 23, 2008

LEGACY PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGEMENT & ARCHITECTURE

1500 N. WILDCAT AVE.
FRUITA, CO 81505
PHONE: 970.861.2805