

ORDINANCE 2019-01

AN ORDINANCE OF THE FRUITA CITY COUNCIL AMENDING THE BRANDON ESTATES PUD GUIDE TO ALLOW FOR SINGLE FAMILY DETACHED USES

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

WHEREAS, the city received an application by the owner of the subject property, to amend the existing PUD Guide to allow for single family detached uses, and

WHEREAS, at their November 13, 2018, public meeting, the Fruita Planning Commission recommended approval of the application to amend the PUD Guide, and

WHEREAS, a public hearing was held by the City Council on January 15, 2019 for this amendment request, and

WHEREAS, the amendment request meets all approval criteria that must be considered for an Amendment to a Planned Unit Development Guide pursuant to Section 17.17.060 (A) of the Fruita Land Use Code.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:

THAT the PUD Guide entitled, "Brandon Estates PUD Guide" attached hereto as Exhibit B establishes the amended uses for the lot shown as Exhibit A.

THAT the City Clerk is directed to:

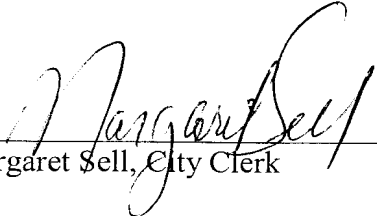
1. File the original of this Ordinance and attached exhibits in the office of the City Clerk of Fruita, Colorado;
2. File one copy of this Ordinance and attached exhibits in the office of the Mesa County, Colorado, Assessor; and
3. File for record one certified copy of this ordinance and attached exhibits with the Clerk and Recorded of Mesa County, Colorado.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS

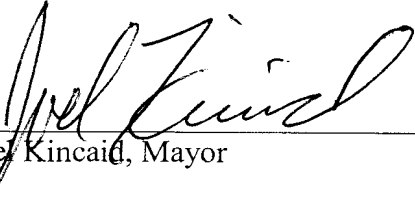
15th DAY OF January, 2019.

ATTEST:

City of Fruita



Margaret Sell, City Clerk



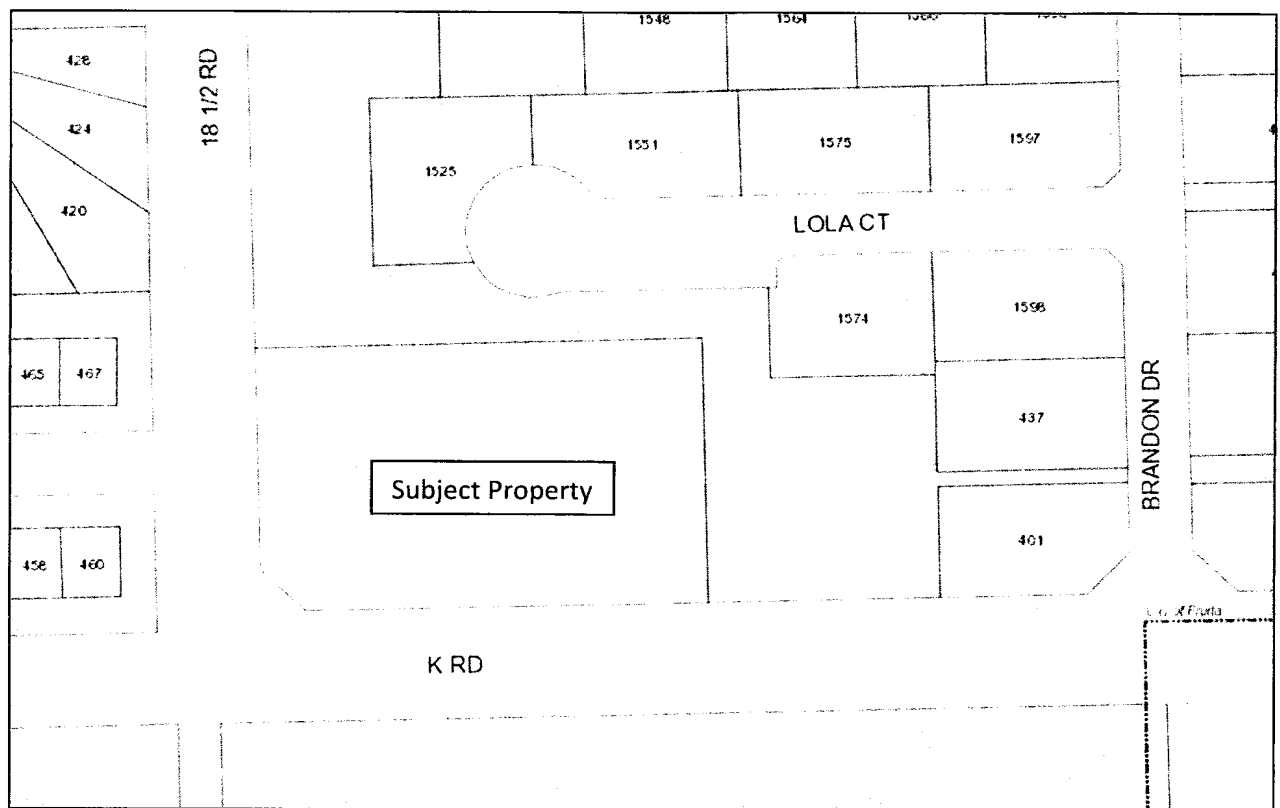
Joe Kincaid, Mayor

EXHIBIT A TO ORDINANCE 2019- 01

Legal Description

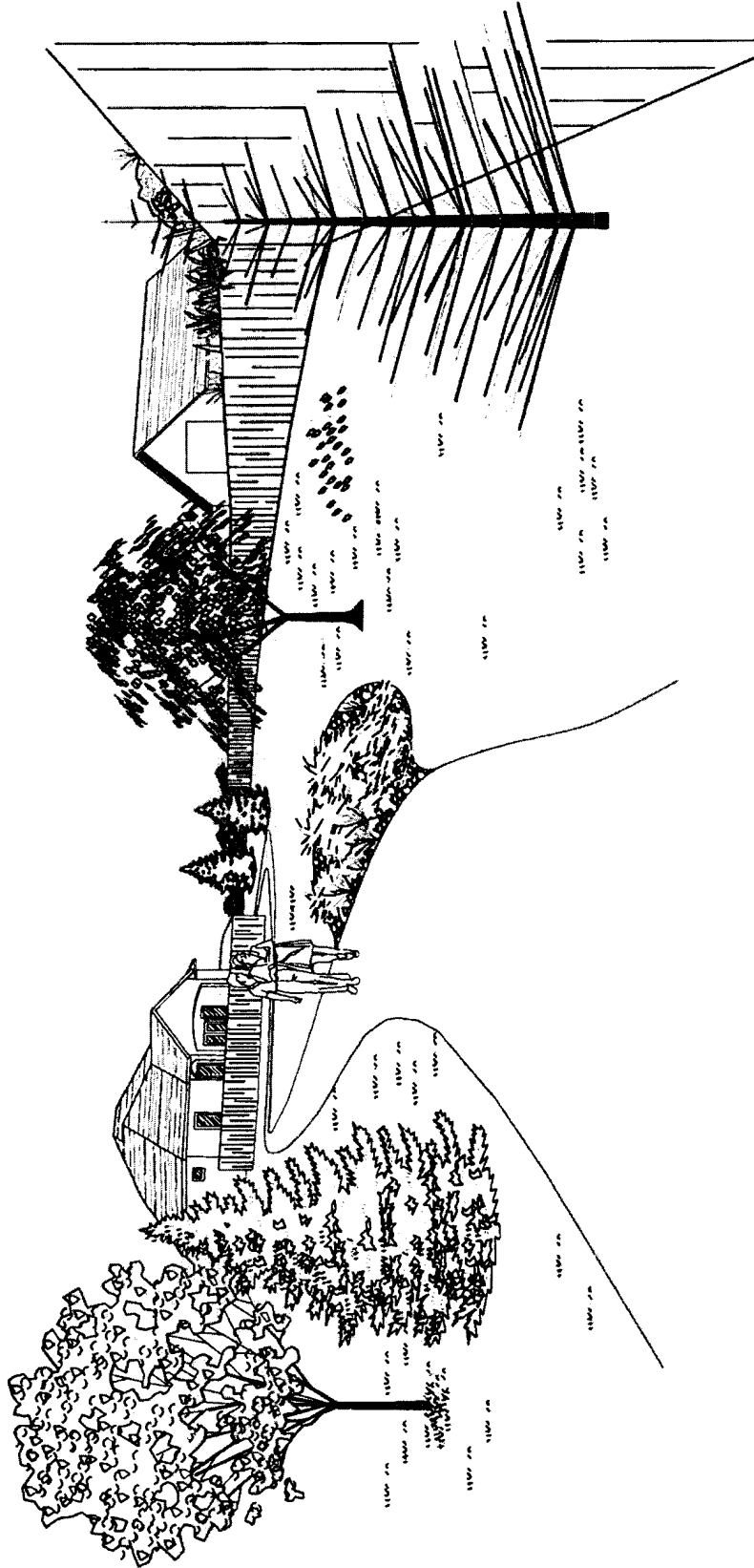
The legal description of the site is:

LOT 76 BRANDON ESTATES FIL I SEC 9 1N 2W & AN UNDIV INT IN TRACTS -
1.35AC/58748 SF



ORDINANCE 2019-01 - EXHIBT B

BRANDON ESTATES PUD



ANOTHER QUALITY COMMUNITY PLANNED BY:

Rev: 02/21/14 REVISION: JAN 2019

VORTEX
ENGINEERING, INC.
Grand Junction, CO 81505
2394 Patterson Road, Suite 201
Phone: (970) 245-9051
Fax: (970) 245-7639

PURPOSE

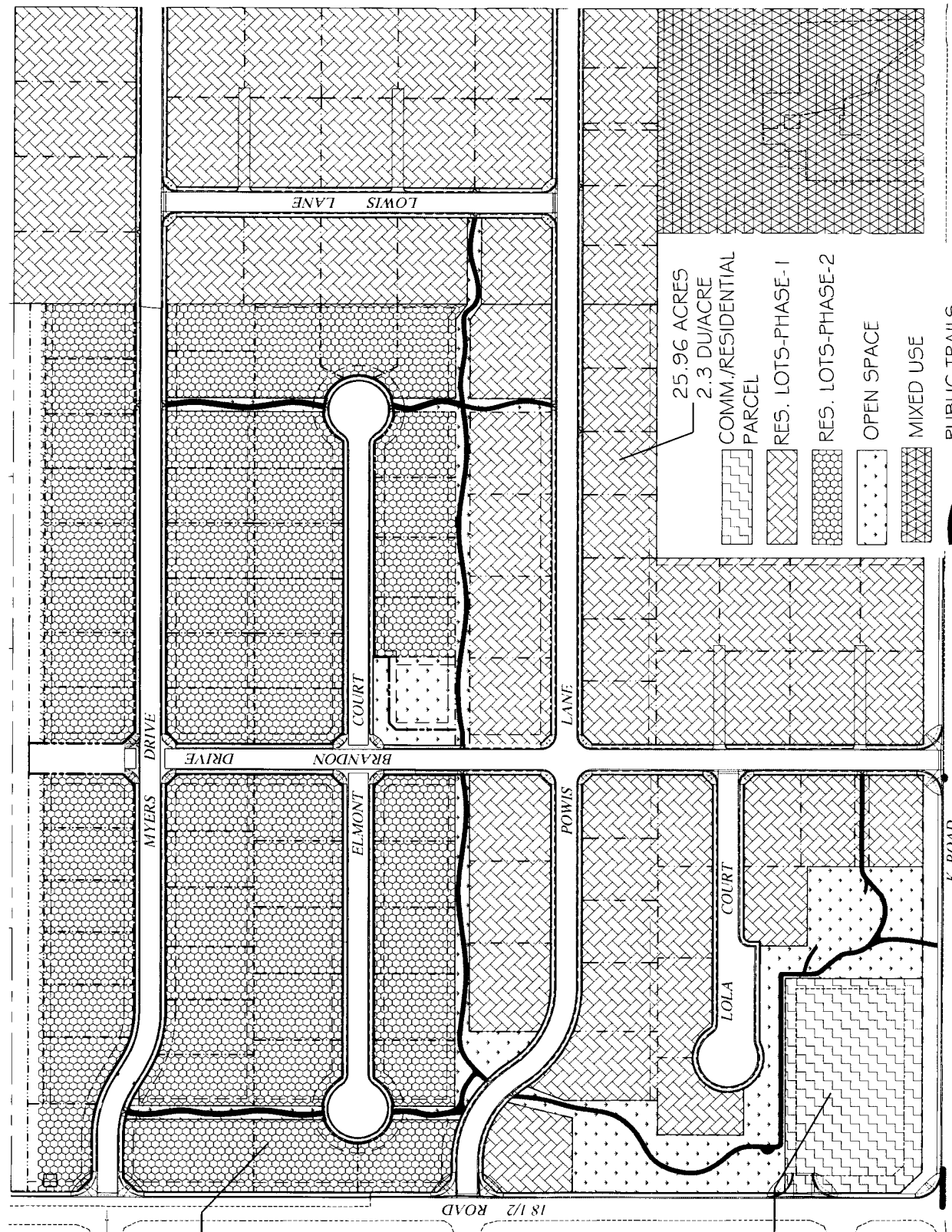
"The purpose of the Brandon Estates Subdivision P.U.D. Control Guide is to serve as the governing regulations which will control the development of the Brandon Estates Subdivision P.U.D. The P.U.D. Control Guide will serve as the "zone district regulations" for the P.U.D. and is in conformance with Section 17.03.519 of the Fruita Municipal Code.

Development within the Brandon Estates Subdivision P.U.D. will be regulated and administered by the City of Fruita through the provisions of this P.U.D. Control Guide. Building construction within the P.U.D. is governed by the applicable City of Fruita ordinances, rules, regulations and building codes. Approval of this P. U. D. Control Guide constitutes a vested property right pursuant to Section 24-68-103. C.R.S., as amended.

The specific provisions of this P. U. D. Control Guide shall supersede those contained in Title 17 of the Fruita Municipal Code. However, where this P.U.D. Control Guide does not address a particular issue or subject matter, the specific provisions of Title 17 of the Fruita Municipal Code, the City's Land Use Code, shall prevail. In case of a dispute or ambiguity, the City shall be responsible for interpreting the applicable regulations and resolving the dispute or ambiguity."

REVISION: JAN 2019

CONTEXT PLAN



17.14 ACRES
2.2 DU/ACRE

COMMERCIAL/
RESIDENTIAL
PARCEL 1.35
ACRES

25.96 ACRES
2.3 DU/ACRE
COMM./RESIDENTIAL
PARCEL

RES. LOTS-PHASE-1

RES. LOTS-PHASE-2

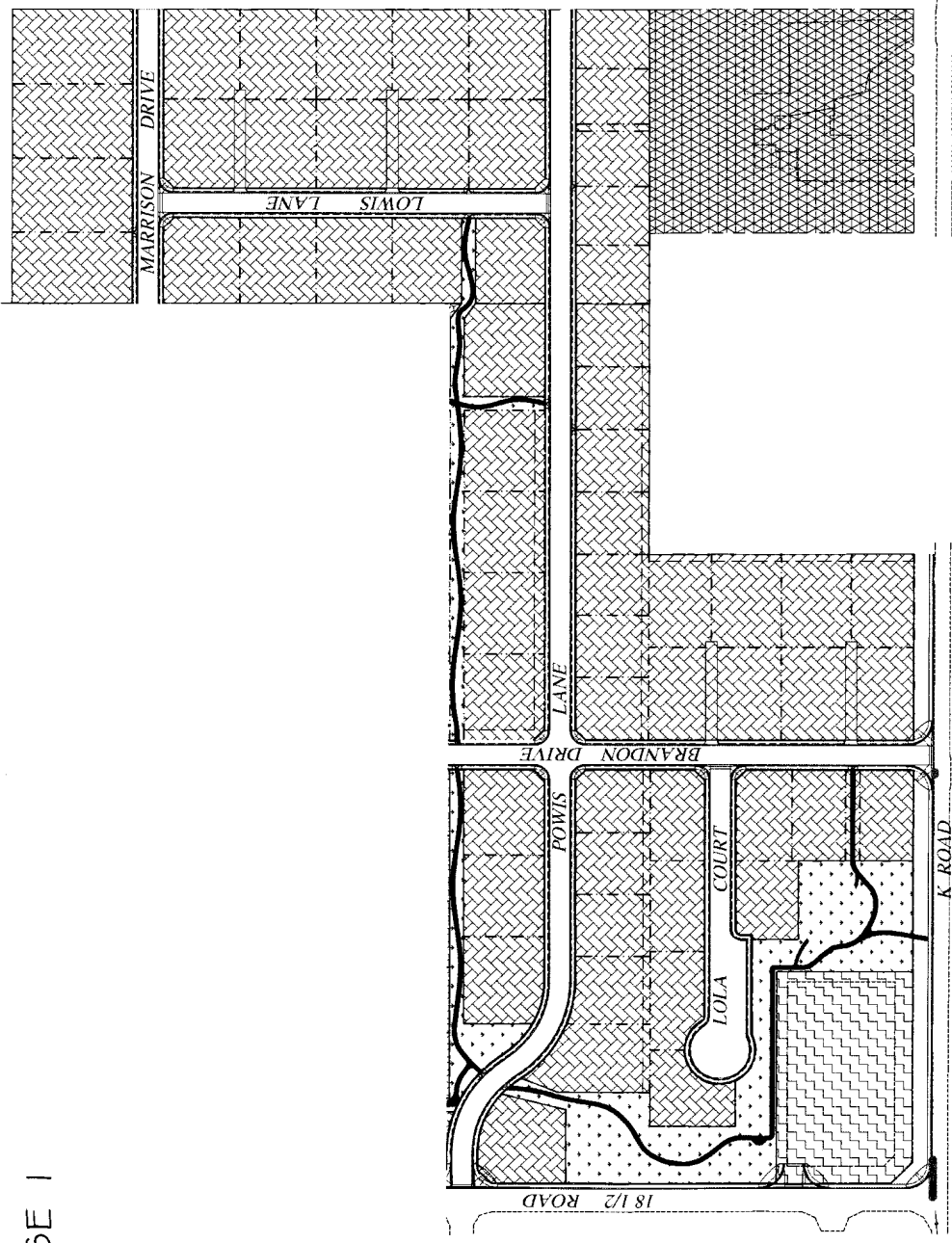
OPEN SPACE

MIXED USE

PUBLIC TRAILS



PHASE I



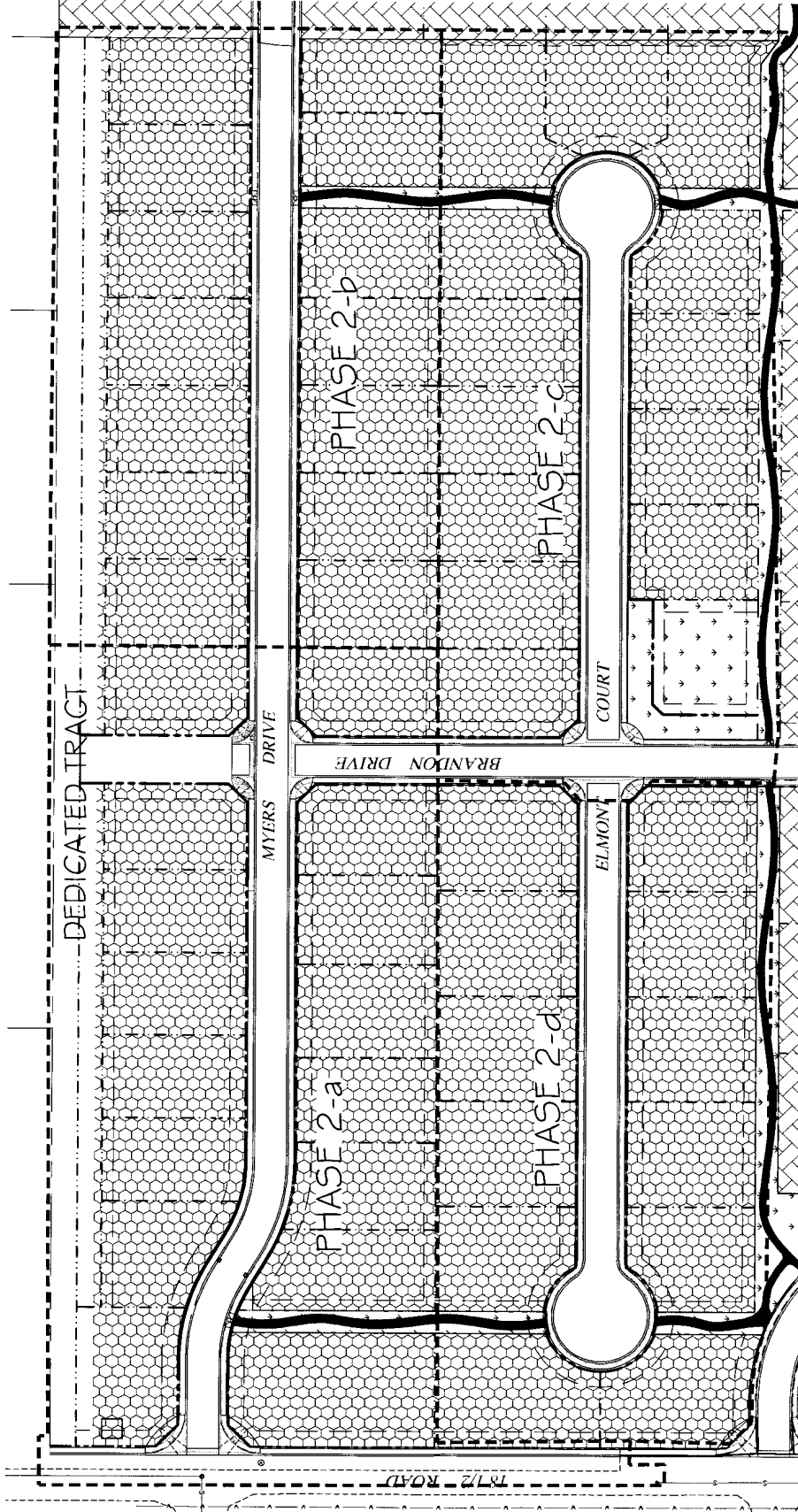
- COMM./RESIDENTIAL PARCEL
- RES. LOTS-PHASE-I
- OPEN SPACE
- MIXED USE
- PUBLIC TRAILS

BRANDON ESTATES PHASE I
 *APPROX. 25.96 ACRES
 *61 SINGLE FAMILY RESIDENTIAL LOTS
 *APPROX. 9% OPEN SPACE (2.36 ACRES)

BRANDON ESTATES PUD REVISION: JAN 2019



PHASE 2



BRANDON ESTATES PHASE 2

- * APPROX. 17.14 ACRES
- * 54 SINGLE FAMILY RESIDENTIAL LOTS
- * APPROX. 2.2% OPEN SPACE (0.38 ACRES)

- RES. LOTS-PHASE-2
- OPEN SPACE
- PUBLIC TRAILS
- PHASE LINE

BRANDON ESTATES PUD

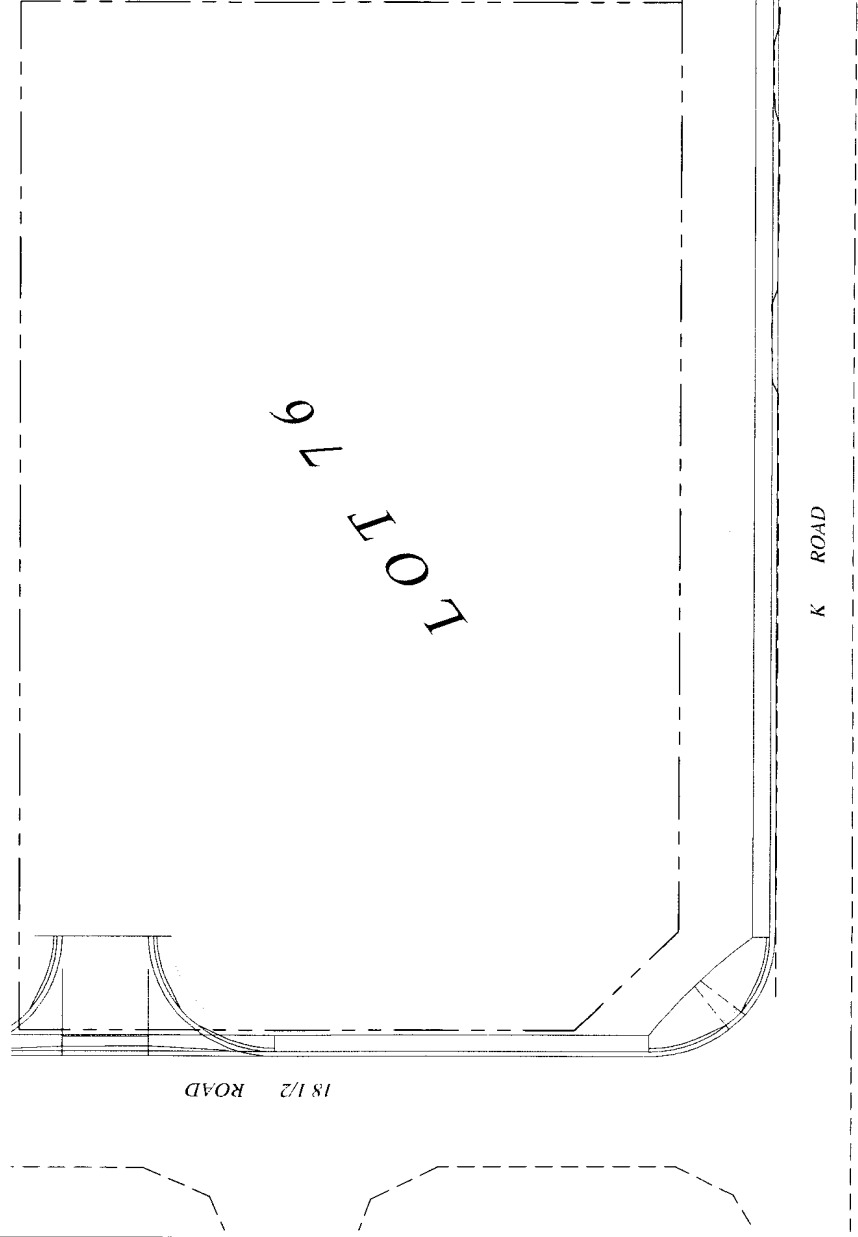


COMMERCIAL/RESIDENTIAL DEVELOPMENT

BRANDON ESTATES COMMERCIAL PARCEL: 1.35 ACRES
 (LOT 76, BRANDON ESTATES Filing #1)

SECTION 17.11.040 LARGE LOT COMMERCIAL DESIGN DISTRICT STANDARDS WILL APPLY TO THIS COMMERCIAL AREA FOR COMMERCIAL ISSUES.

SECTION 17.07.060 COMMUNITY RESIDENTIAL (CR) STANDARDS WILL APPLY TO THIS RESIDENTIAL AREA FOR RESIDENTIAL ISSUES.



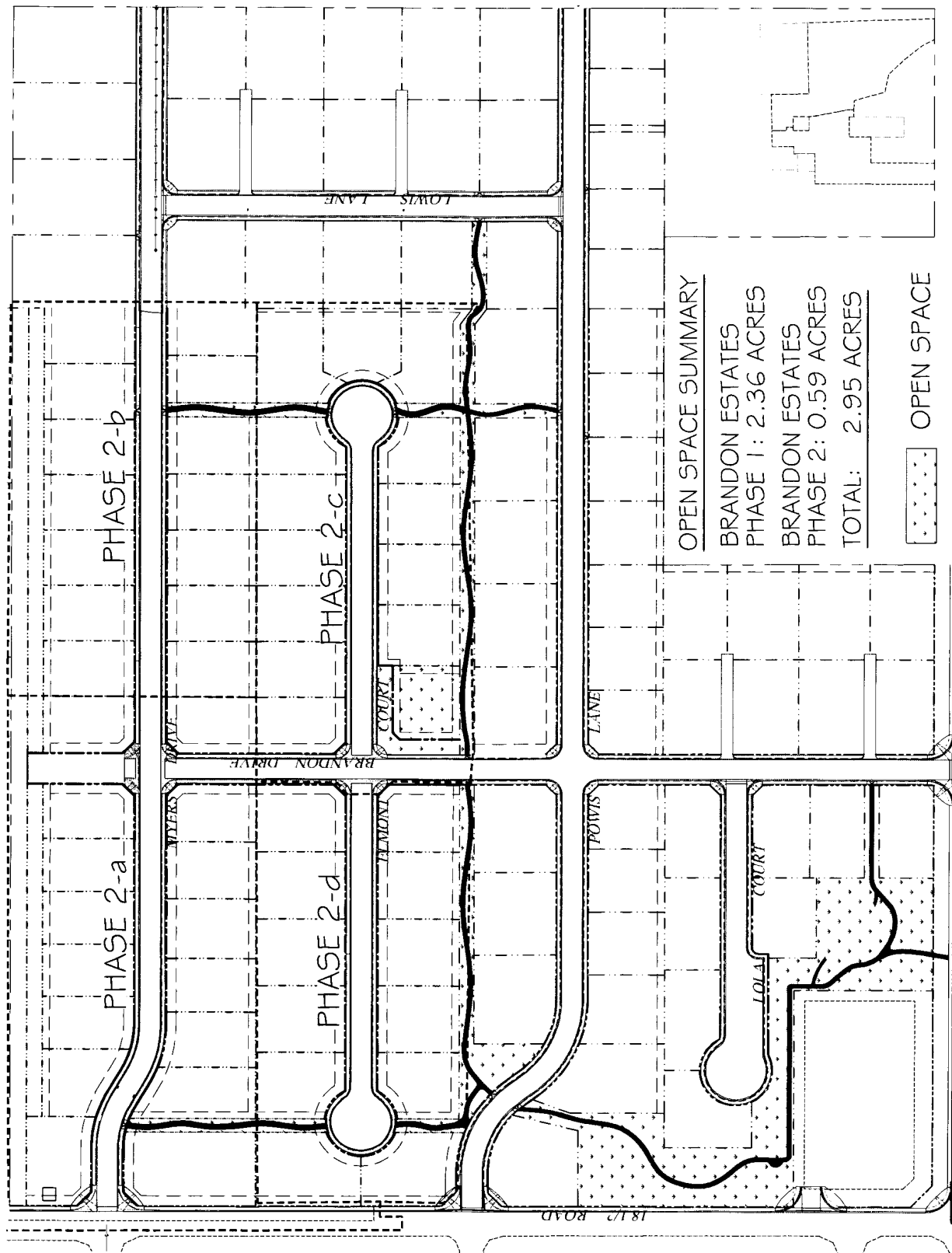
BUILDING SETBACK	LANDSCAPE BUFFER
COMMERCIAL	COMMERCIAL
25'	20'
25	20'
15'	20'
15'	10'

RESIDENTIAL	RESIDENTIAL
20' (H), 25' (G)	5' FROM K OR 18 1/2 ROAD
16' TOTAL-5/3' MIN.	
15/3'	

- MAXIMUM BUILDING HEIGHT: 35'
- Residential Uses:
 *Household living / Single Family Detached
 *Child Care
- Commercial Uses:
 Sales & Rental of Goods and Equipment
 *Indoor sales and display of goods; no outdoor sales or display of goods
 *Office, clerical, research and service not primarily related to goods
 Educational, Cultural, Religious, Philanthropic, Social, and Fraternal Uses:
 *Schools
 *Churches, Synagogues, Temples, and other places of worship
 *Libraries, Museums, Art Gallery, Art Centers & similar uses
 *Social, Fraternal Clubs & Lodges, Union Hall & similar uses
 Recreation, Amusement, Entertainment:
 *Indoor Options
 Institutions, Residence Care, or Confinement Facilities:
 *Hospitals, Clinics, other Medical Treatment Facilities
 Nightclubs (with C.U.P. Approval):
 Restaurants:
 *Restaurant
 *Restaurant with carry out and delivery
 *Gas Sales & Car Wash
 Emergency Services (With C.U.P. Approval):
 *Police Stations
 *Fire Stations
 *Rescue Squads, Ambulance Service
 Miscellaneous Public and Semi-Public:
 *Post Office
 *Dry Cleaner, Laundromat
 *Nursery Schools, Daycare Centers



OPEN SPACE PLAN



OPEN SPACE SUMMARY

BRANDON ESTATES
 PHASE 1: 2.36 ACRES
 BRANDON ESTATES
 PHASE 2: 0.59 ACRES
 TOTAL: 2.95 ACRES

OPEN SPACE

PUBLIC TRAILS

PHASE LINE



BRANDON ESTATES PUD

MIXED USE DEVELOPMENT

BRANDON ESTATES COMMERCIAL PARCEL: 2.82 ACRES

MAXIMUM BUILDING HEIGHT: 35'

BUILDING SETBACK

- 25' (K Road)
- 10' (West)
- 10' (East)
- 25' (North)

*Existing structures allowed in setbacks / buffers.
 *Any building to be demolished or naturally destroyed would have to conform to the new setbacks established.
 *Limit commercial outdoor operations to 35' from K rd.

ALLOWED USES

Residential Uses:

- *All
- *Dwelling, Single-Family Detached
- *Home Occupation
- *Dwelling, Single-Family Attached
- *General Offices
- *Office W/Drive-In Facilities
- *Contractors & Trade Shops, Indoor
- *Contractors & Trade Shops, Outdoor Retail and Sales

Vehicle Repair

- *Auto & Light Truck Mech. Repair
- Heavy Equip. Storage

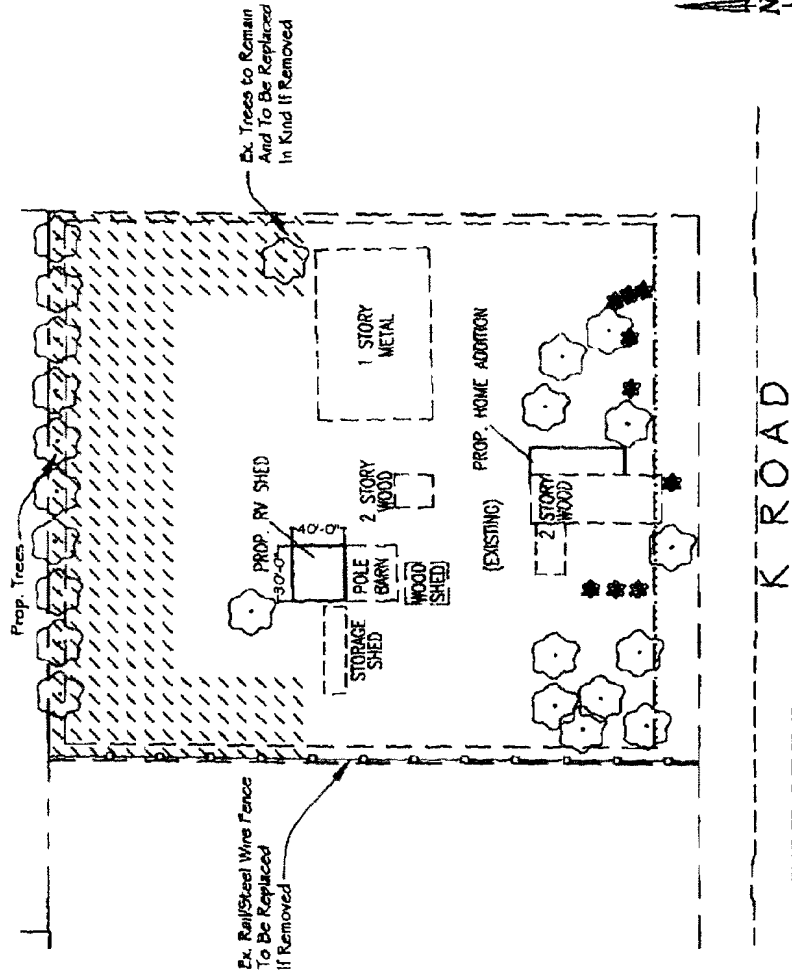
..... 25' US Setback

--- B.R.L. Setback

Ex. Material/Equip. Storage

LANDSCAPE BUFFER

- 10' (North)
- 5' (East)
- 5' (West)
- 25' (South)

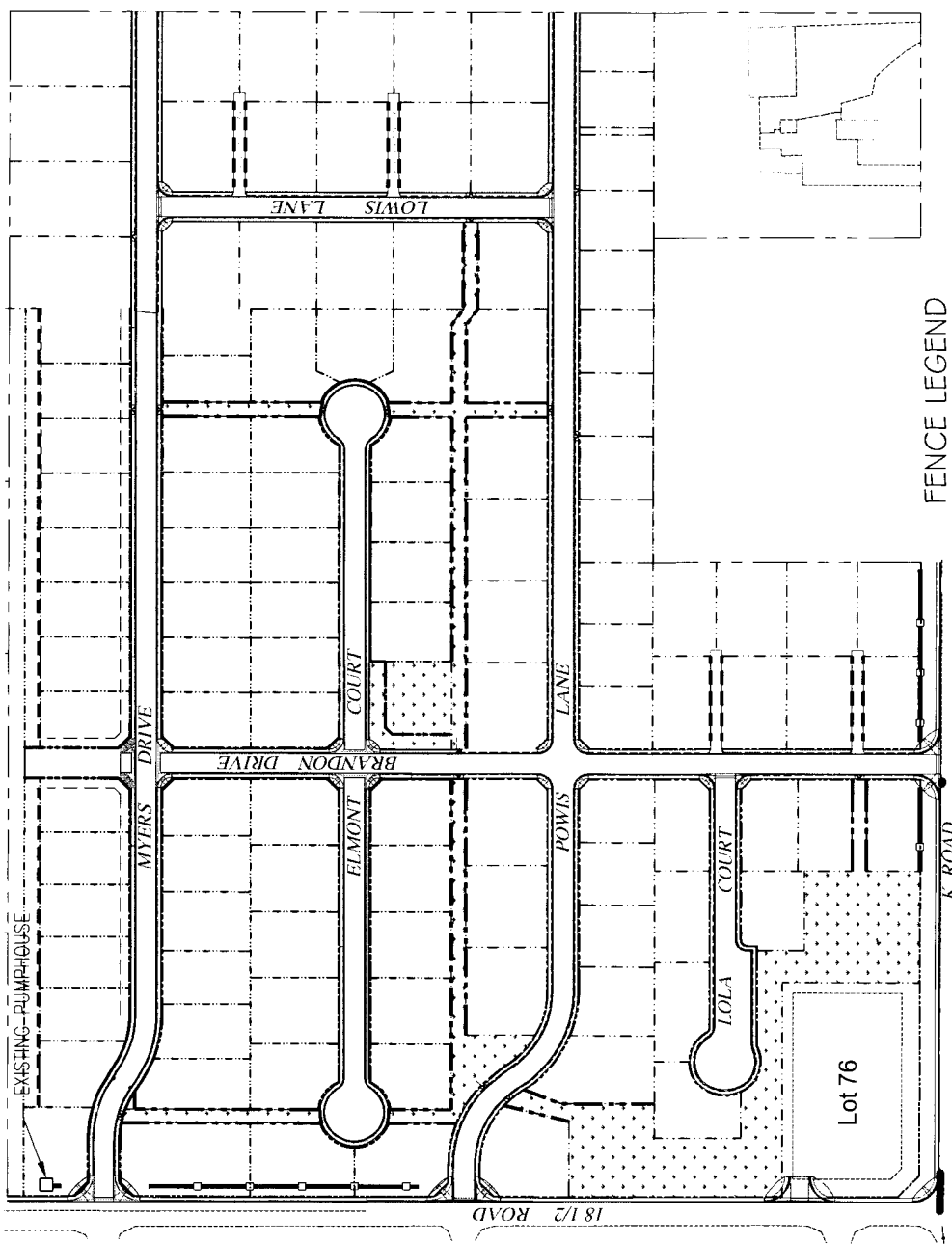


DETAILED SITE PLAN

BRANDON ESTATES PUD



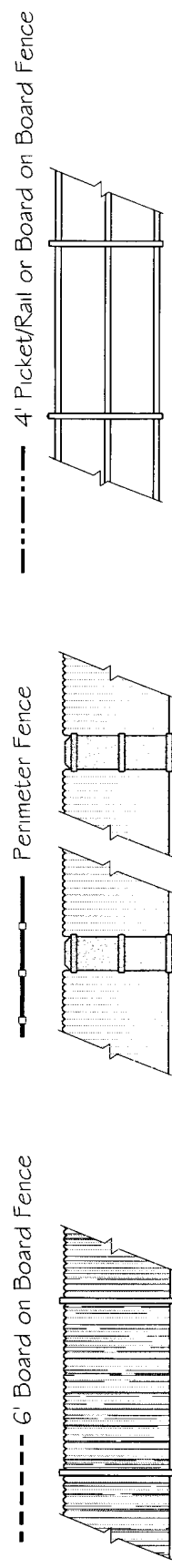
OVERALL MASTER FENCE PLAN BRANDON ESTATES PUD



*ALL FENCING SHALL CONFORM TO THE CITY OF FRUITA FENCE CODE, INCLUDING SIGHT TRIANGLES AND SETBACK REQUIREMENTS.

*6' TALL PRIVACY FENCING ADJACENT TO THE PRIVATE SHARED DRIVEWAYS (TRACTS 'B', 'C', 'K' AND 'L' AS IDENTIFIED ON THE ORIGINAL BRANDON ESTATES PLAT) ARE ALLOWED.

FENCE LEGEND



Earth Tone Colored Vinyl Approved by Amendment

Developer Installed

Earth Tone Colored Vinyl Approved by Amendment

REVISION: JAN 2019



BLOCKS 1-6, ALL Lots, SINGLE FAMILY LOTS

1. / Indicates setbacks or height limitations for accessory buildings which must be located on the rear half of the lot.
2. Base zone of community residential shall apply.
3. No structures, including sheds, slabs, and raised landscaping are allowed in identified drainage easements. See plat and composite site plan for the location of drainage easements.
4. Residential setbacks for Phase III, Lot 76, shall be the same as the Community Residential (CR) zone per ordinance No. 2019-01.

Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max Bldg. Height	Max Lot Coverage
House: 25' (From R.O.W.)	8'/3'	15'/3'	35'/16'	40%/3%
RESIDENTIAL SETBACKS FOR PHASE III, LOT 76				
Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max Bldg. Height	Max Lot Coverage
House: 20' (From ROW) Garage: 25' (From ROW)	16' Total, 5'/3' Min.	15'/3'	35'/16'	40%/3%
INDIVIDUAL LOT GUIDELINES/REQUIREMENTS:				
<p>Landscaping & accessory structure restrictions apply within all drainage easements. See covenants and Composite Site Plan for additional restrictions and location.</p> <p>14' Multipurpose easement along R.O.W. lines</p> <p>8'-10' drainage/irrigation easements. See covenants and Composite Site Plan for additional restrictions and location.</p> <p>Minimum principal structure size = 2,000 s.f. Architectural review of property landscaping is required prior to homeowner placement. A minimum of one (1) tree and two (2) shrubs in the front yard is required.</p>				
<p>REVISED: JAN. 2019</p>				