



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, October 26, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the October 12, 2022 Planning Commission meeting
- 4) Additions or Deletions
- 5) **VARGAS REZONE** This is a request to rezone 820 6650 Road from "R-2" Low Density District to "R-5" Low Density/Manufactured Housing District. The property to be rezoned is approximately 1.1 acres. The applicant is Rudy Vargas.
- 6) **SEASONS SUBDIVISION REZONE** This is a request to rezone portions of the Seasons Subdivision east of Pennsylvania St from "R-3A" Medium High Density District to "R-4" High Density District, and northeast of the roundabout at the intersection of S Hillcrest Dr and Miami Rd from "B-4" Neighborhood Shopping District to "R-4" High Density District. The applicant is AMG & Associates, LLC.



- 7) **PAINTED WALL SUBDIVISION SKETCH PLAN** This is a review and discussion of the Sketch Plan for the Painted Wall Subdivision and Amended PD. The property is approximately 3.32 acres in size and is bordered on the north and west by Painted Wall Lane, on the south by Odelle Road, and on the east by the Loutsenhizer Canal. The property is zoned “R-3A” Medium High Density District. The property is planned to have 8 single-family residential lots. The current PD designates the area as multi-family residential, with plans for 24 units. A PD Amendment would allow the property to have reduced density. The applicant is Sharon Porter.
- 8) Other Business
- 9) Next Meeting will be November 9, 2022
- 10) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN

Miércoles, octubre 26 de 2022 5:00 PM

Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las Regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda, por favor envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía del día anterior a la junta serán distribuidos a la Comisión de Planificación el día de la junta.

Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

- 1) Comisión de Planificación llamado a orden de la junta
- 2) Toma de asistencia por el Presidente de la Comisión de Planificación
- 3) Aprobación de la minuta de la junta de la Comisión de Planificación de septiembre 12 de 2022
- 4) Adiciones o eliminaciones

- 5) **REZONIFICACIÓN VARGAS** Esta es una solicitud para rezonificar 820 6650 Road de “R-2” Distrito de Densidad Baja a “R-5” Densidad Baja/Distrito de Viviendas Manufacturadas. La propiedad para ser rezonificada es de aproximadamente 1.1 acres. El solicitante es Rudy Vargas.
- 6) **REZONIFICACIÓN FRACCIONAMIENTO SEASONS (ESTACIONES)** Esta es una solicitud para rezonificar porciones del Fraccionamiento Seasons al este de Pennsylvania St de “R-3A” Distrito de Densidad Media Alta a “R-4” Distrito de Densidad Alta, y al noreste de la rotonda en la intersección de S Hillcrest Dr y Miami Rd de “B-4” Distrito de Vecindario Comercial a “R-4” Distrito de Densidad Alta. El solicitante es AMG & Asociados, LLC.
- 7) **BOSQUEJO DE PLANO FRACCIONAMIENTO PAINTED WALL** Esta es una revisión y discusión del Bosquejo del Plano para el Fraccionamiento Painted Wall y Enmienda PD. La propiedad es de aproximadamente 3.32 acres de tamaño y está bordeada por el norte y el oeste por Painted Wall Lane, por el sur por Odelle Road, y en el este por el Canal Loutsenhizer. La propiedad está zonificada “R-3A” Distrito de Densidad Media Alta. La propiedad está planificada para tener 8 lotes residenciales unifamiliares. El PD actual designa el área como residencial multifamiliar, con planes para 24 unidades. Una Enmienda PD permitiría a la propiedad tener una densidad reducida. El solicitante es Sharon Porter.
- 8) Otros asuntos
- 9) La próxima junta será noviembre 9, 2022
- 10) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on October 12, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishering (Chair), Chad Huffman (Vice-Chair), Richard Rogers, Phoebe Benziger, Steve Ball and Ronald Cairns (alternate). Absent: Jan Chastain, Delphine Jadot.

Staff Members Present: Jace Hochwalt (Planning Manager), William Reis (Planner I), Ben Morris (City Attorney), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Montrose Police Officer.

There were 12 members of the public in attendance.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Richard Rogers moved to approve the minutes of the September 14, 2022 meeting as submitted. Ronald Cairns seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

VAMOOSE GEAR CONDITIONAL USE PERMIT.

Vamoose Gear is seeking a Conditional Use Permit to allow the sale of motorcycles and other power sports vehicles at 1912 S Townsend Ave, in the "B-2" Highway Commercial District. Automobile and other vehicle sales or service establishments are considered a conditional use in the "B-2" zoning district. The applicants are Jeff and Linda Kleist with Vamoose Gear.

Staff Presentation

Jace Hochwalt introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Jeff Kleist, applicant, approached the podium.

Questions for Applicant

Planning Commissioners and Applicant discussed nearby businesses, parking, business hours, visibility and traffic, number of vehicles to be displayed, and type of vehicles for sale.

Questions for Staff

Planning Commissioners and staff discussed setbacks, the display area, and some legal conditions of the CUP.

Public Hearing

None.

Discussion

Planning Commissioners, staff and applicant discussed placing a condition on the CUP restricting sales to only UTVs and motorcycles.

Motion and Vote

Chad Huffman moved to approve the request to allow the conditional use for Vamoose Gear Incorporated to utilize the subject property for automotive and other vehicle sales within the “B-2” Highway Commercial zone district with the condition that the automotives being sold are UTVs and motorcycles only. The request meets the Code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report. Richard Rogers seconded, and the motion passed unanimously.

THE FALLS AT VALLEY RANCH SUBDIVISION AMENDED PRELIMINARY PLAT AND PLANNED DEVELOPMENT.

This application amends The Falls at Valley Ranch South Subdivision Preliminary Plat. This proposal will subdivide the property into 7 residential lots (as had been approved with the previous preliminary plat) with an alternate design for right-of-way, utility, and irrigation easements. This project is located north of Otter Road and south of Ogden Road. The applicant is David Coker with Valley Ranch Montrose, LLC.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

David Coker, applicant, came forward to answer any questions and discuss changes to be made to the road, sidewalk, curb and gutter.

Questions for Applicant

None.

Public Hearing

None.

Discussion

None.

Motion and VotePlanned Development:

Phoebe Benziger moved to recommend to City Council approval of the Preliminary Planned Development application. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Richard Rogers seconded, and the motion passed unanimously.

Amended Preliminary Plat:

Phoebe Benziger moved to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Ronald Cairns seconded, and the motion passed unanimously.

EAGLE RANCH SOUTH REZONE.

This is a request to rezone a portion of Outlot 1 of the Cook-Hrubes Exemption for Boundary Line Adjustment, located at 67021 Oak Grove Rd, from "R-2" Low Density District to "R-3A" Medium Density District. The property to be rezoned is approximately 8.42 acres. The applicant is Rick Brown.

Chad Huffman recused and left the room.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Rick Brown, applicant, came forward to answer any questions and speak about the reason for the R-4 zoning request.

Questions for Applicant

A Planning Commissioner inquired about plans for the site.

Questions for Staff

A Planning Commissioner and staff reviewed zoning details and the zoning of adjacent properties.

Public Hearing

Four members of the public came forward to talk about their concerns with the zoning request. The concerns included the potential density of R-4 zoning, roads, drainage, environmental impact studies, and future water availability.

Discussion

A Planning Commissioner and the applicant discussed the reasoning behind the split zoning.

Questions for Staff

Planning Commissioners and staff discussed the density and allowable uses and uses by right in R-2, R-3 and R-3A zones and conformity with the master plan. The applicant was asked to return to the podium to discuss the reason for the R-3A zoning request.

Motion and Vote

Richard Rogers moved to recommend approval of the rezone request of the Eagle Ranch South Rezone to “R-3A” Medium High-Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Ronald Cairns seconded. Steve Ball voted against the motion. The motion passed.

HILLTOP NORTH ADDITION.

This is a proposal for initial zoning of "R-4" High Density District for the proposed Hilltop North Addition, approximately 10.01 acres. The parcel is located east of 6600 Road, and north of the intersection with Locust Road. The applicant is Hilltop Health Services Corporation.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Jason Berry, representing Hilltop Health Services, came forward to discuss the project and the 10 additional acres recently purchased.

Questions for Applicant

Planning Commissioners and the applicant discussed potential densities and affordable and market rate housing.

Public Hearing

Two members of the public came forward to discuss their concerns, which included neighborhood opposition, more neighborhood meetings, conformance to the master plan, and potentially tall buildings that could block the view.

Discussion

Planning Commissioners and staff discussed appropriateness of request, need for flexibility for project design, future resource needs, and density and safety concerns.

Motion and Vote

Richard Rogers moved to recommend to City Council approval the initial zoning request of “R-4” High Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Chad Huffman and Steve Ball voted against the motion. Ronald Cairns seconded, and the motion passed.

OTHER BUSINESS

Jace Hochwalt discussed the status of the Code update.

Ben Morris and the Planning Commission talked about the potential for a quorum showing up to a public meeting and what to do.

On Tuesday, October 18, 2022, there will be a film showing at MADA.

On Monday, October 24, 2022, there will be a Development Team virtual meeting.

NEXT MEETING

The next Planning Commission meeting is scheduled for October 26, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Richard Rogers moved to adjourn the meeting. Chad Huffman seconded, and the meeting ended at 6:54 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Planning Manager
DATE: October 26, 2022
RE: Vargas Property Rezone
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos of Project Area
- Exhibit C: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission shall make a recommendation to City Council on the rezone of the Vargas Property. The Planning Commission will consider all of the information in this memo in making a decision.

Applicant: Rodolfo Vargas Perez

Application Background:

The proposal is to rezone the Vargas property from “R-2” Low Density District to “R-5” Low Density/Manufactured Housing District for future development of a modular home on the site. The property totals approximately 1.1 acres in size and is located at 820 6650 Road. The zoning hearing is scheduled for the November 15 & December 6, City Council meeting.

Proposed Zoning: “R-5” Low Density/Manufactured Housing District

Staff Analysis:



1. Municipal Code, Section, 4-4-29(A), Rezoning.
“Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan or,
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.”
2. The Planning Commission should consider the merits of the proposed rezone only and make a recommendation to City Council based on whether it should be rezoned to “R-5” Low Density/Manufactured Housing District. The current zoning is “R-2” Low Density District.
 - Zoning Regulations. The "R-5" Low Density/Manufactured Housing District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences with certain other compatible land uses. Manufactured housing meeting the performance standards of Subsection (D) of Section 4-4-8.1 is allowed. These performance standards are outlined in Exhibit C. The R-5 district provides for other uses which are compatible with the intent of the R-5 zone district (Section 4-4-8.1).
 - Exhibit C includes an excerpt from the Municipal Code showing uses by right in the "R-5" Medium Density/Manufactured Housing District.
3. This property is adjacent to properties that are zoned “R-6” Medium Density/Manufactured Housing to the south, and agricultural to the north, east, and west (outside City limits, zoned within unincorporated Montrose County).
4. General Conformance with the Comprehensive Plan:
 - The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).
 - Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites.
 - Goal HN (Housing & Neighborhoods) 1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - a) Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - b) Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.



- Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - a) Objective 2.1: Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - Staff finds that the proposed zoning meets numerous goals and objectives of the Comprehensive Plan.
5. The “R-5” zoning does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.

Staff Recommendation:

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the "R-5" Low Density/Manufactured Housing District.

Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:

“I hereby make a motion to recommend approval of the rezone request of the Vargas property to the “R-5” Low Density/Manufactured Housing District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

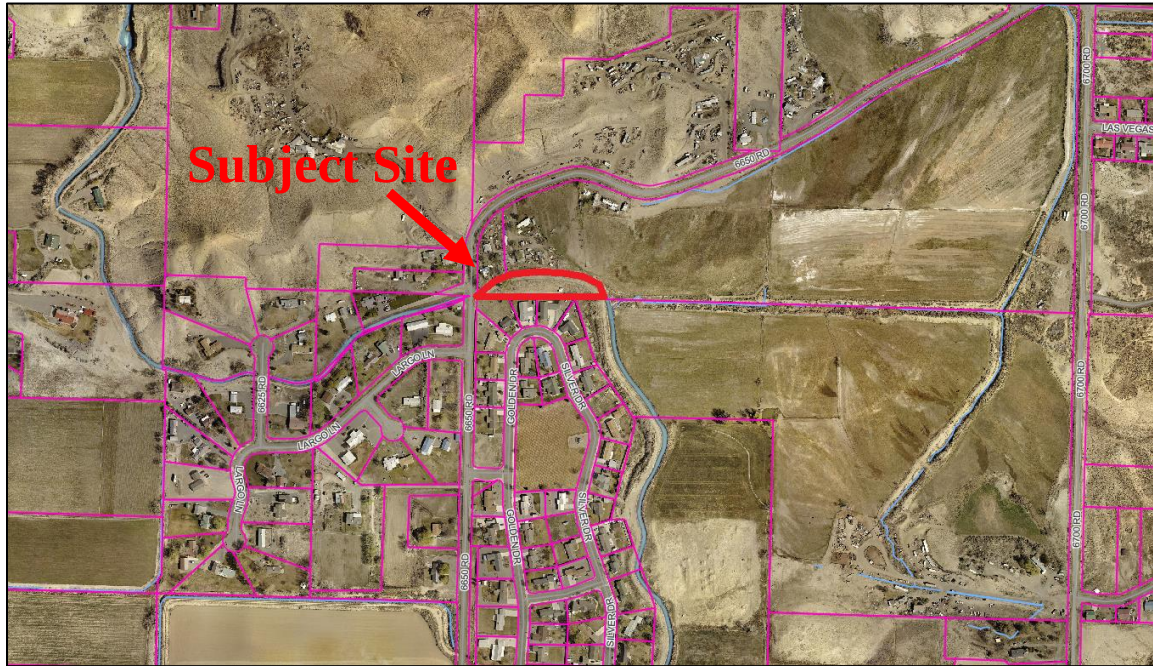
Denial/No Action Motion Recommendation:

“I hereby make a motion to take no action on the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”



EXHIBIT A: Maps

Vicinity Map (Zoomed In)



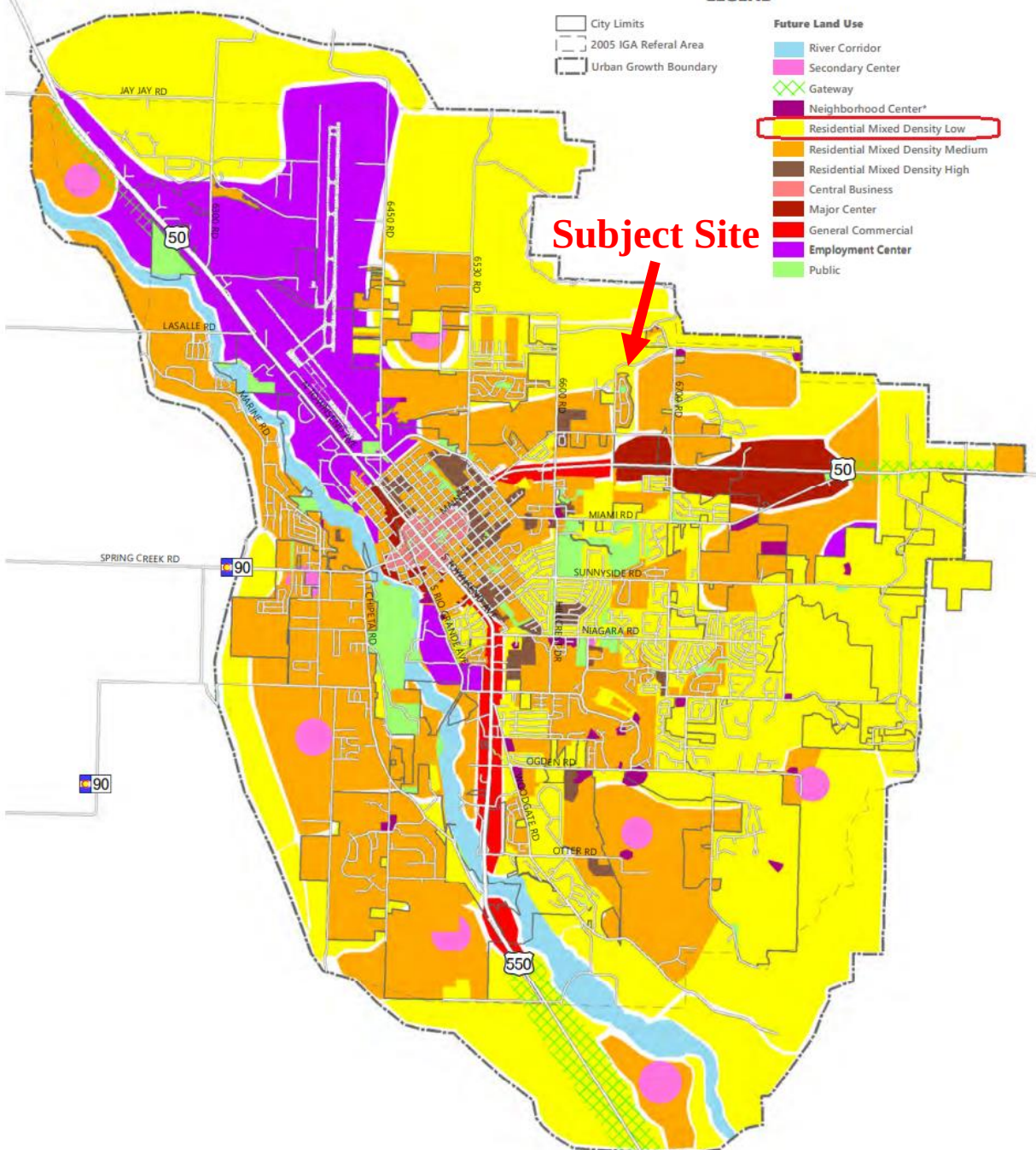
Vicinity Map (Zoomed Out)



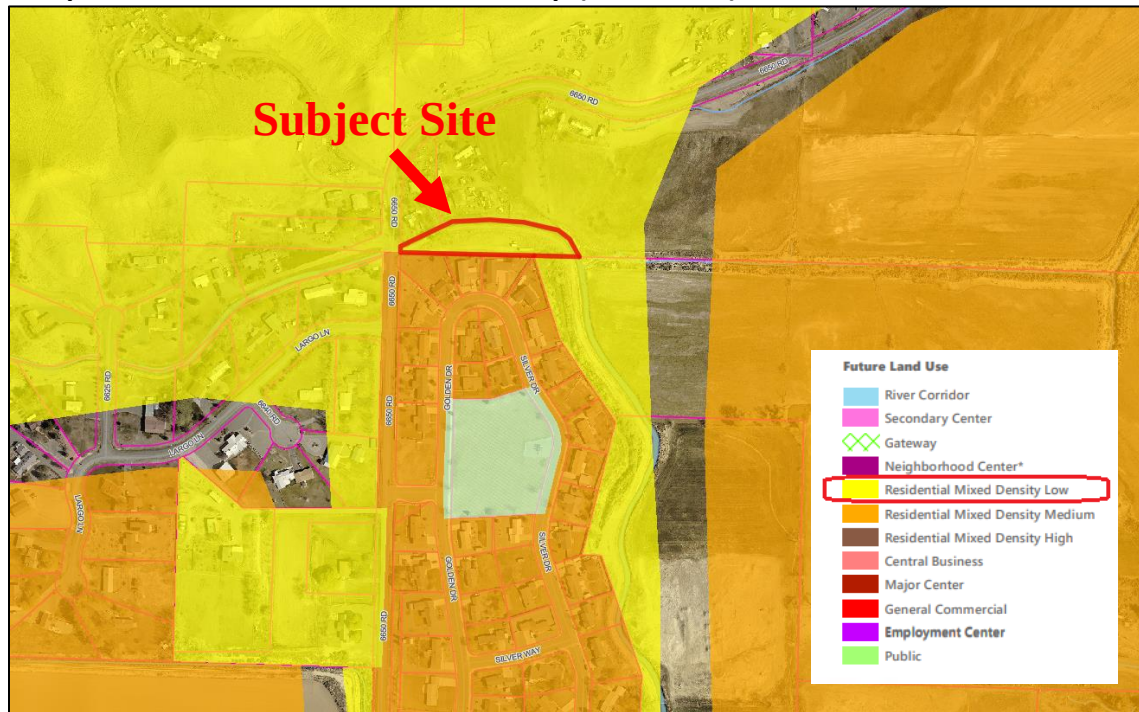
Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



Comprehensive Plan Future Land Use Map (Zoomed In)



Current Zoning Map (R-2 – Low Density District)

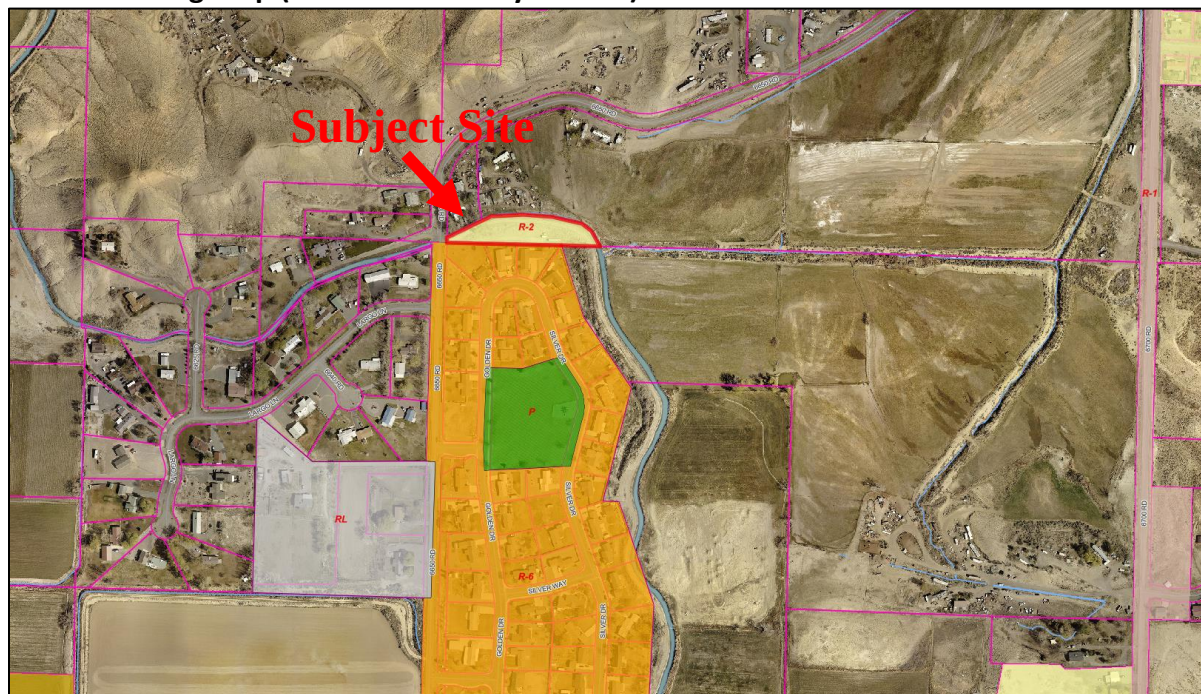


EXHIBIT B: Photos of Project Area





EXHIBIT C: Zoning Code Excerpt

Sec. 4-4-8.1. "R-5" Low Density/Manufactured Housing District.

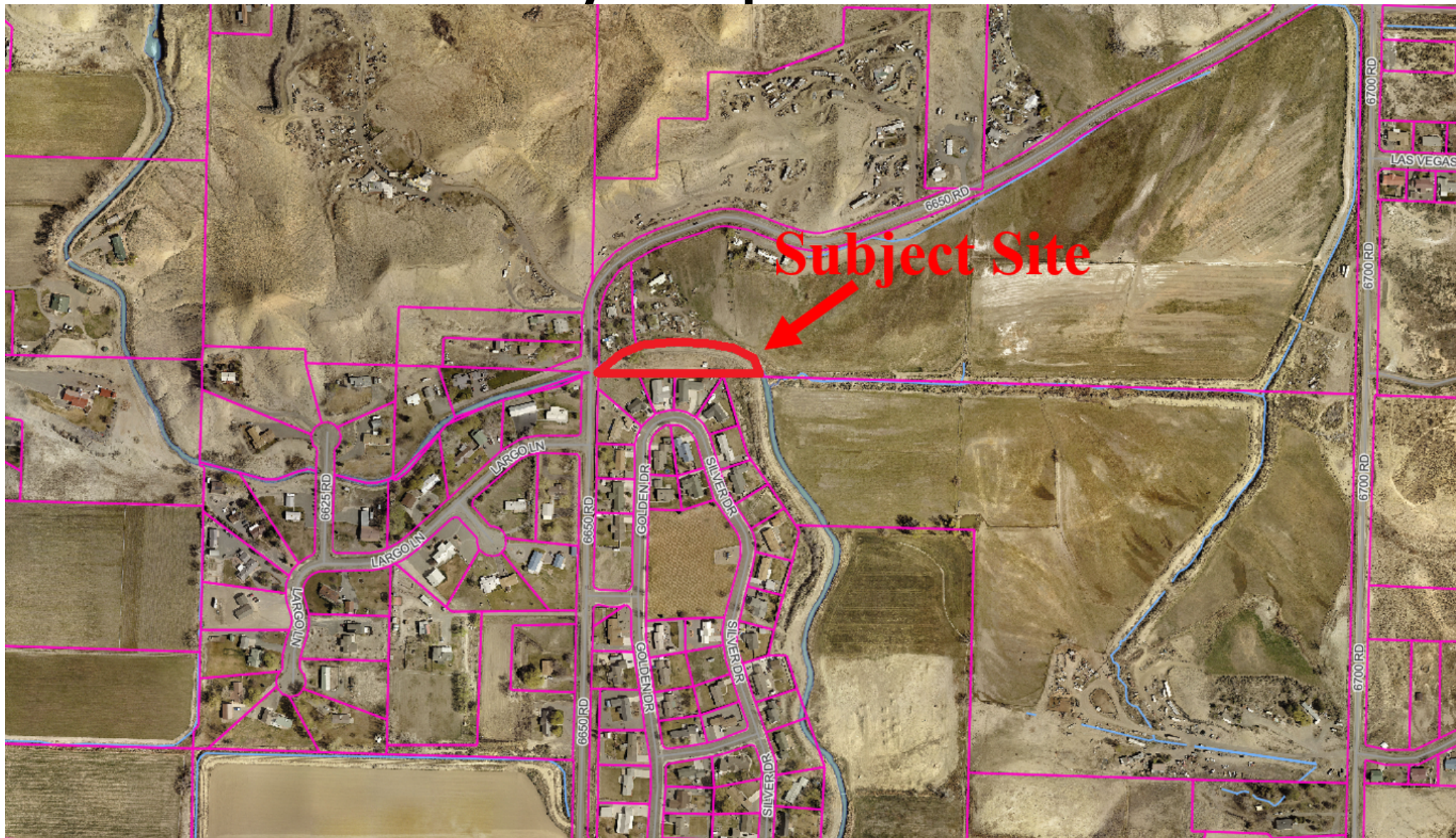
- (A) *Intent.* The "R-5" Low Density/Manufactured Housing District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences with certain other compatible land uses. Manufactured housing meeting the performance standards of Subsection (D) of this Section is allowed.
- (B) *Uses by Right.*
- (1) Single-family homes.
 - (2) Public utility service facilities.
 - (3) Government buildings and facilities.
 - (4) Parks and recreation facilities owned or operated by a homeowner's association.
 - (5) Accessory uses.
 - (6) Short-term rentals.
 - (7) Family child care home.
- (C) *Conditional Uses.*
- (1) Places of worship.
 - (2) Schools.
 - (3) Child care facility.
- (D) *Performance Standards.*
- (1) Single-family homes must have a minimum roof pitch of 3:12, a minimum roof overhang of eight inches, a minimum length and width of 20 feet, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.
 - (2) Each single-family home must have an accessory garage.

(Ord. No. 2472 , § 4-4-8.1, 5-7-2019; Ord. No. 2543 , 6-15-2021; Ord. No. 2561 , 10-19-2021)



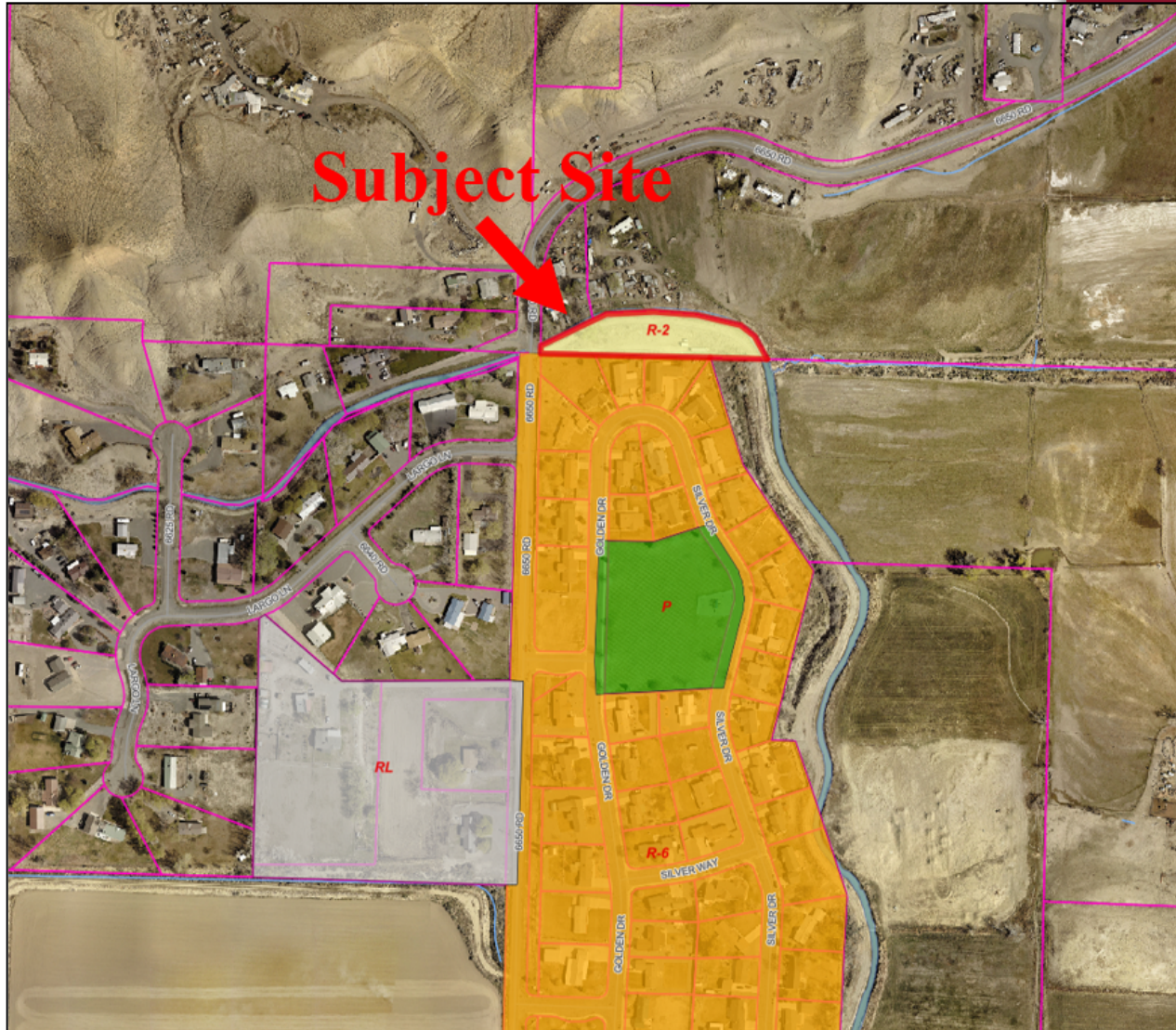


General Vicinity Map



Zoning Map

- Approximately 1.1 Acres in size.
- Rezone from “R-2” Low Density District to “R-5” Low Density/ Manufactured Housing District.
- Proposed development of a manufactured home on site at future date.



Rezone Criteria – Section 4-4-29 (A)

(A) Rezoning:

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:

(a) The amendment is not adverse to the public health, safety and welfare; and

(b) The amendment is in substantial conformity with the master plan or,

i. The existing zoning is erroneous, or

ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

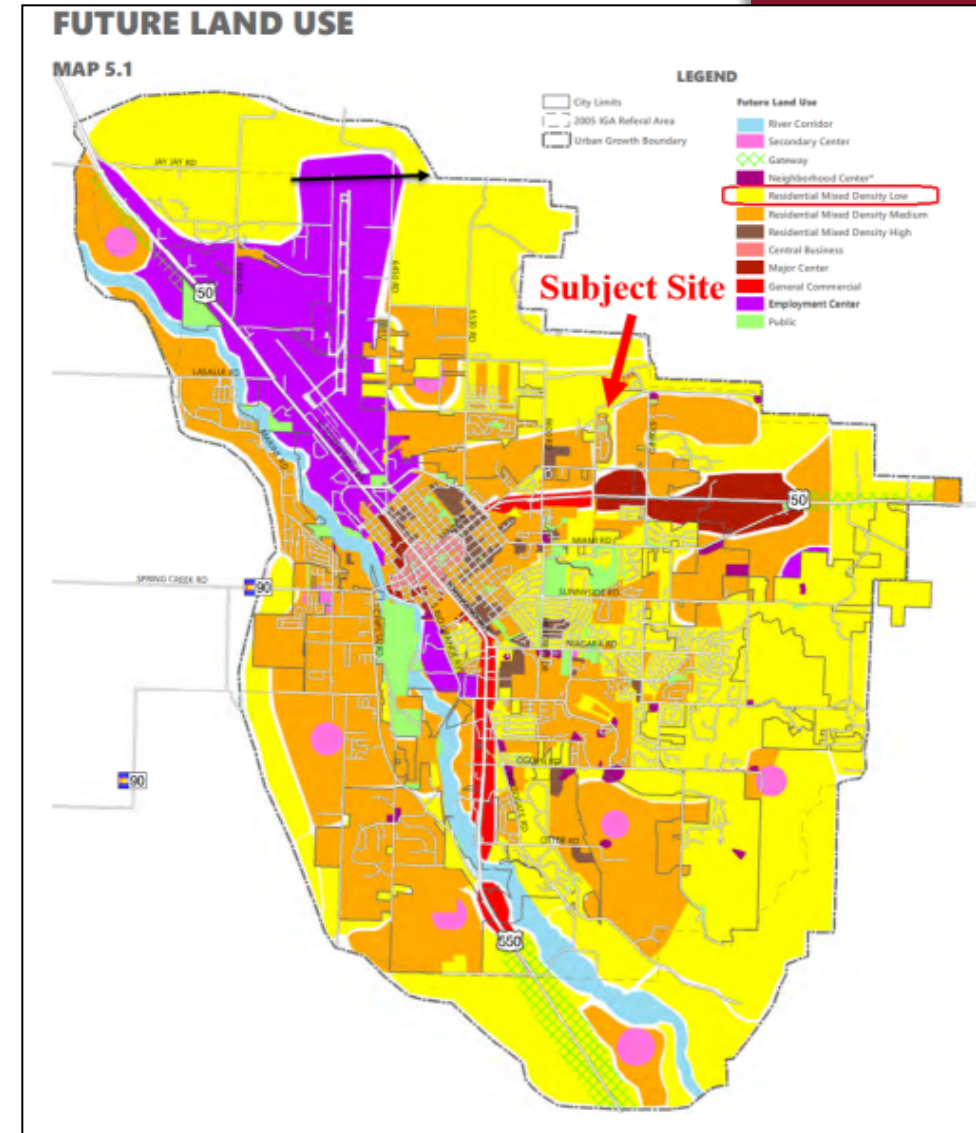
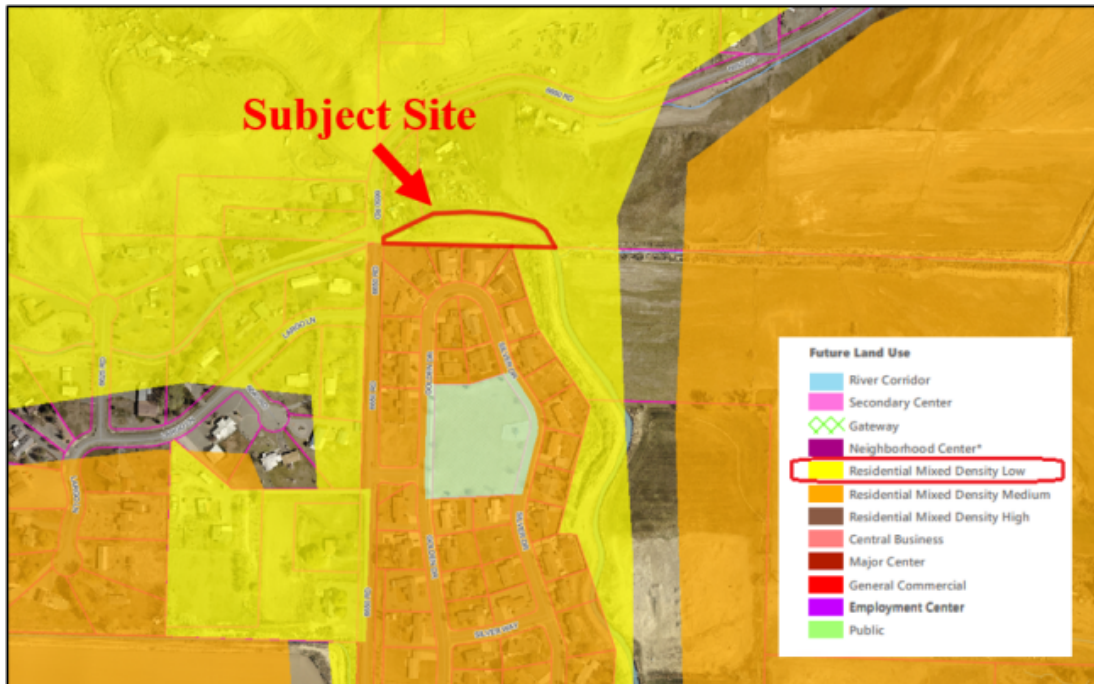
Proposed Rezone

The "R-5" Low Density/Manufactured Housing District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences with certain other compatible land uses. Manufactured housing meeting the performance standards of Subsection (D) of Section 4-4-8.1 is allowed.



Comprehensive Plan – Land Use Chapter 5

Listed as Residential Mixed Density Low in the future land use map. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).



Comprehensive Plan – Goals & Objectives

- Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites.
- Goal HN (Housing & Neighborhoods) 1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
- Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.

Staff Recommendation

- Staff finds that the proposal meets the rezone criteria stated in Section 4-4-29(A)
- The proposal meets the intent of the “R-5” Low Density/Manufactured Housing District .
- It is in compliance with the Comprehensive Plan, specifically numerous goals and objectives.
- It is compatible with existing uses in the surrounding area.
- Staff recommends approval of the rezone.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: October 26, 2022
RE: RZ22-0093 Seasons Rezone

ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos of Project Area
- Exhibit C: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission shall make a recommendation to City Council on the Seasons Rezone. The Planning Commission will consider all of the information in this memo in making a decision.

Applicant: AMG & Associates, LLC

Application Background:

The proposal is to rezone two portions of the Seasons Subdivision, as well as associated rights-of-way, to the "R-4" High Density District. One portion is located north and east of Pennsylvania St. This is a portion of Outlot B of the Seasons Subdivision PD Plan Filing No. 1, Less Lots 16, 17, 18, 19, and Outlot A of Reception #868305, and Lot 1C of Reception #799557, and is currently split-zoned "R-3A" Medium High Density District and "R-4" High Density District. The property currently zoned "R-3A" is more particularly described as follows:

A tract of land situated in SW1/4NW1/4 Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being better described as beginning at a



point N68°38'52"E 1257.40 feet from the West 1/4 corner of said Section 26;
 Thence N87°56'43"W 253.05 feet;
 Thence N01°36'17"E 106.25 feet;
 Thence N87°56'43"W 99.06 feet;
 Thence 26.31 feet along the arc of a curve to the left with a radius of 75.00 feet, an interior angle of 20°05'56" and a chord of S82°00'19"W 26.17 feet;
 Thence S71°57'21"W 12.89 feet;
 Thence N01°36'16"E 239.66 feet;
 Thence N55°21'50"E 36.40 feet;
 Thence S77°41'53"E 153.56 feet;
 Thence N49°08'13"E 34.86 feet;
 Thence N06°47'47"E 71.96 feet;
 Thence N24°56'17"E 104.99 feet;
 Thence N48°21'22"E 143.62 feet;
 Thence S80°14'34"E 66.34 feet;
 Thence S44°30'03"E 166.10 feet;
 Thence N38°46'01"E 8.16 feet;
 Thence S01°20'42"W 59.01 feet;
 Thence S22°20'04"W 129.31 feet;
 Thence S23°24'32"E 67.09 feet;
 Thence N88°39'37"W 93.01 feet;
 Thence N01°20'23"E 11.08 feet;
 Thence N88°39'37"W 158.57 feet;
 Thence S01°20'23"W 117.00 feet;
 Thence S87°56'43"E 93.99 feet;
 Thence S00°56'03"W 50.01 feet;
 Thence S43°18'10"E 20.26 feet;
 Thence S01°20'23"W 92.02 feet to the Point of Beginning.
 Containing 4.31 Acres more or less as described.

The second portion is northeast of the intersection of S Hillcrest Dr and Miami Rd. This portion consists of Lots 1C, 2C, 3C, 4C, 6C, and 7C, as well as adjacent rights of way. The property is currently zoned "B-4" Neighborhood Shopping District, and is more particularly described as follows:

A tract of land situated in SW1/4NW1/4 Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being better described as beginning at a point on the South line of the SW1/4NW1/4 Section 26, said point being S88°30'47"E 107.28 feet from the West 1/4 corner of said Section 26;
 Thence N19°27'35"W 209.69 feet;
 Thence 181.25 feet along the arc of a curve to the right with a radius of 498.22 feet, an interior angle of 20°50'40" and a chord of N09°02'15"W 180.26 feet;
 Thence N01°23'05"E 287.35 feet;
 Thence S88°09'55"E 228.55 feet;



Thence S01°36'16"W 18.69 feet;
 Thence S88°23'44"E 99.68 feet;
 Thence S01°50'05"W 36.64 feet;
 Thence N88°23'44"W 25.19 feet;
 Thence S01°36'16"W 50.00 feet;
 Thence 6.81 along the arc of a curve to the left with a radius of 175.00, an interior angle of 02°13'50" and a chord of N89°30'39"W 6.81 feet;
 Thence S01°36'16"W 270.79 feet;
 Thence S88°23'44"E 125.00 feet to a point on the West boundary shown at Reception No. 868305;
 Thence the following course along said boundary S01°36'16"W 283.00 feet;
 Thence N88°23'44"W 311.33 feet to the Point of Beginning.
 Containing 4.92 Acres more or less as described.

The zoning hearing is scheduled for the November 15 & December 6, City Council meeting.

Proposed Zoning: "R-4" High Density District

Staff Analysis:

1. Municipal Code, Section, 4-4-29(A), Rezoning.
 "Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan or,
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned."
2. The Planning Commission should consider the merits of the proposed rezone only and make a recommendation to City Council based on whether it should be rezoned to "R-4" High Density District. The current zoning is "R-3A" Medium High Density District and "B-4" Neighborhood Shopping District.
 - Zoning Regulations. The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences. (Section 4-4-8)
 - Exhibit C includes an excerpt from the Municipal Code showing uses by right in the "R-4" High Density District.
3. This property is adjacent to properties that are zoned "R-2" Low Density District, "R-3A" Medium High Density District, "R-4" High Density District, "R-6" Medium Density/Manufactured Housing District, "MHR" Manufactured Housing Residential District, "P" Public District, and property outside of City limits.



4. General Conformance with the Comprehensive Plan:

- The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Medium, Residential Mixed Density High, and Neighborhood Center. The Residential Mixed Density Medium district provides for a variety of residential types mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The Residential Mixed Density High district is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. The Neighborhood Center district is intended for small mixed-use commercial uses such as limited convenience shopping, office and professional services, and public facilities.
- Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
- Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - a) Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - b) Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
- Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - a) Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - b) Objective 2.2 Offer incentives and information to encourage affordable housing in new developments.
 - c) Objective 2.3 Support and work with housing agencies, organizations, private developers, and businesses to increase the amount of workforce housing.
- Staff finds that the proposed zoning meets numerous goals and objectives of the Comprehensive Plan.

5. The “R-4” zoning designation does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.



Staff Recommendation:

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the "R-4" High Density District.

Planning Commission Recommendation Alternatives:Approval Motion Recommendation:

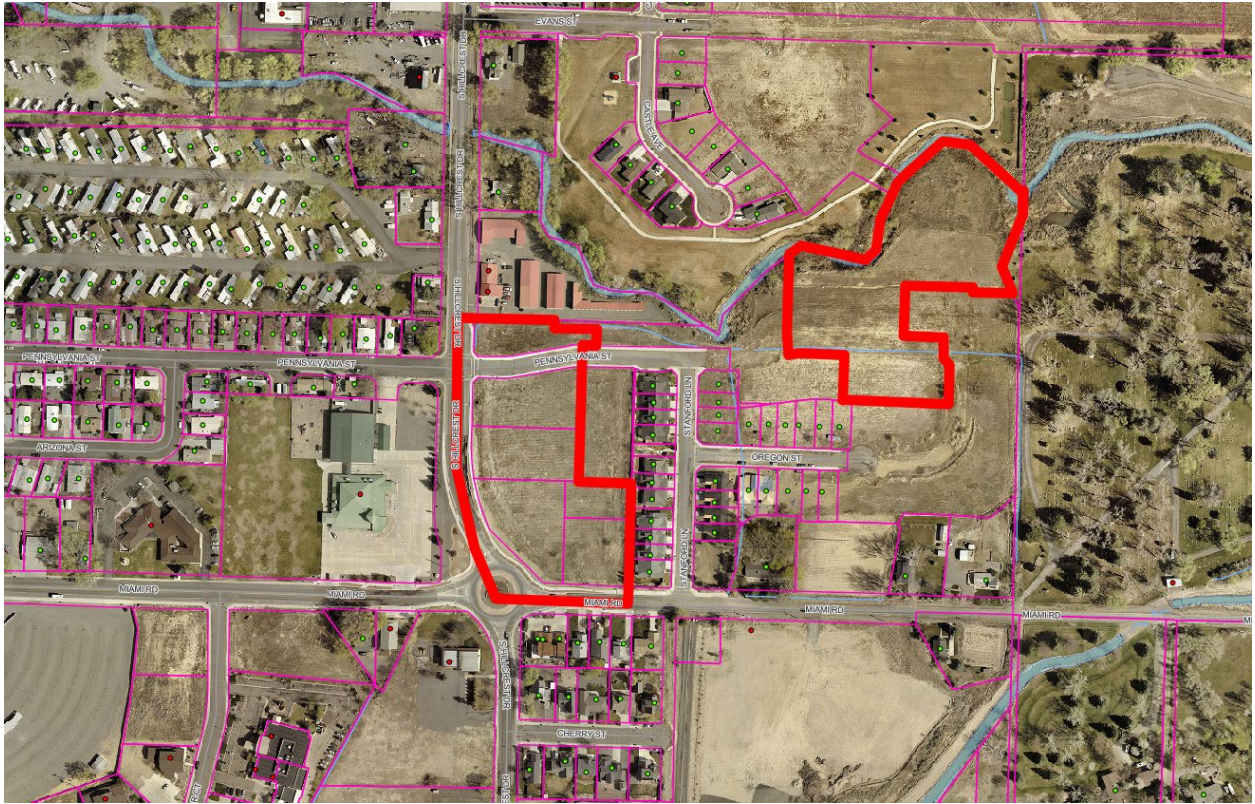
"I hereby make a motion to recommend approval of the rezone request of the Seasons Rezone to "R-4" High Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

Denial/No Action Motion Recommendation:

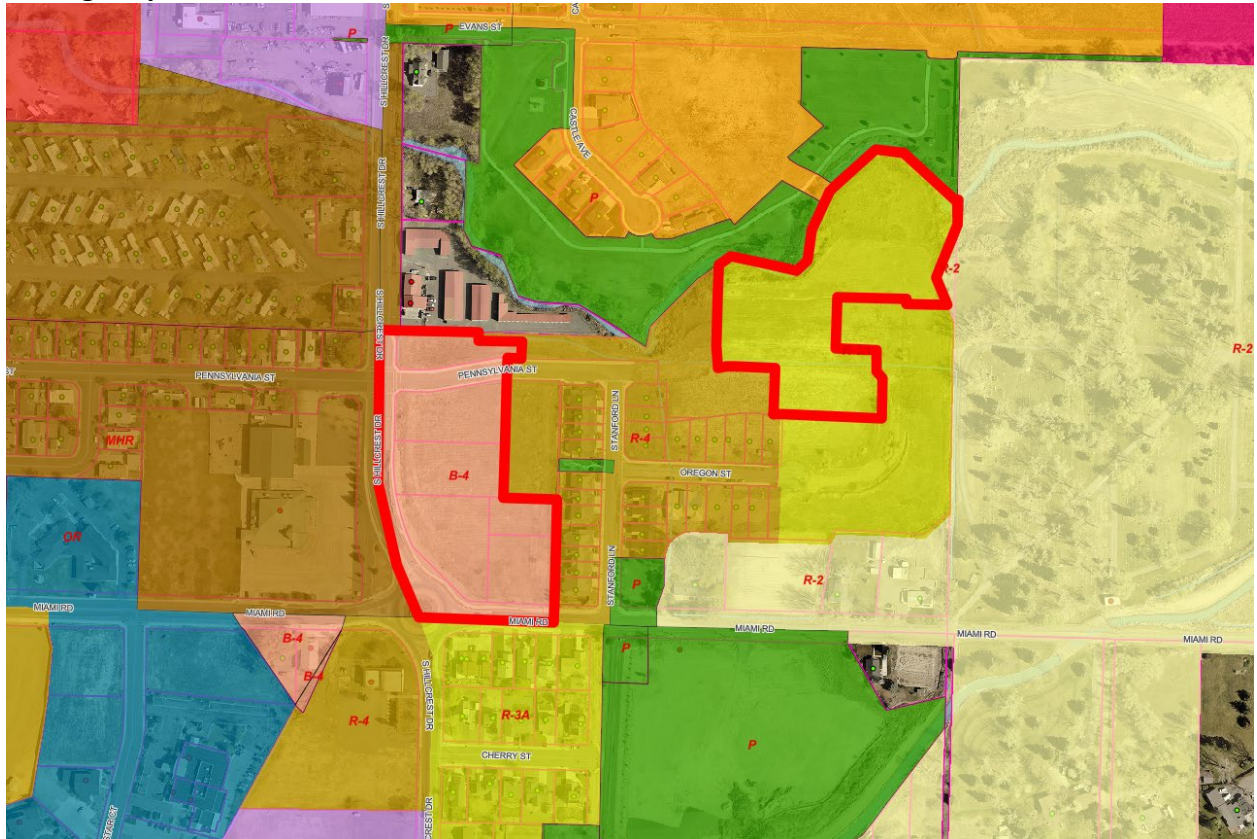
"I hereby make a motion to take no action on the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."



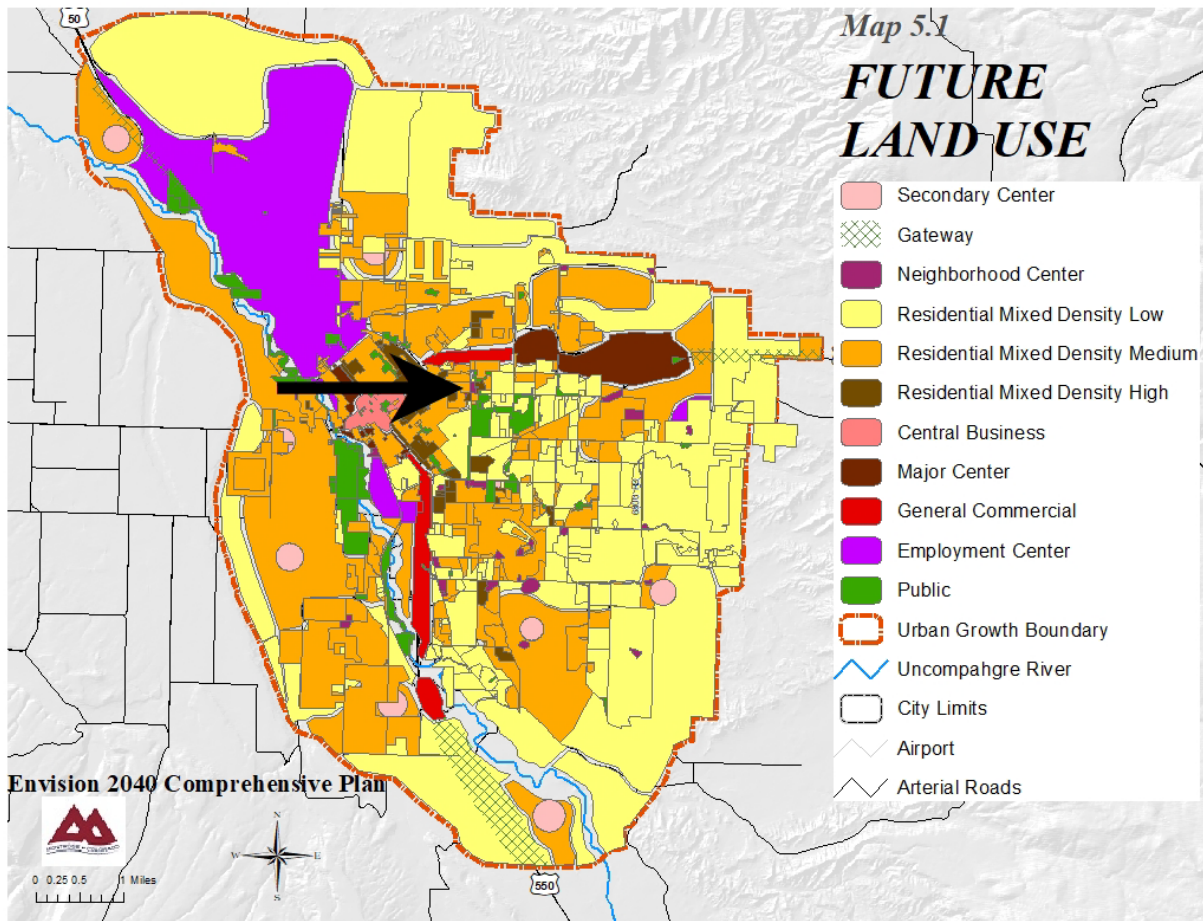
EXHIBIT A: Maps
Vicinity Map



Zoning Map

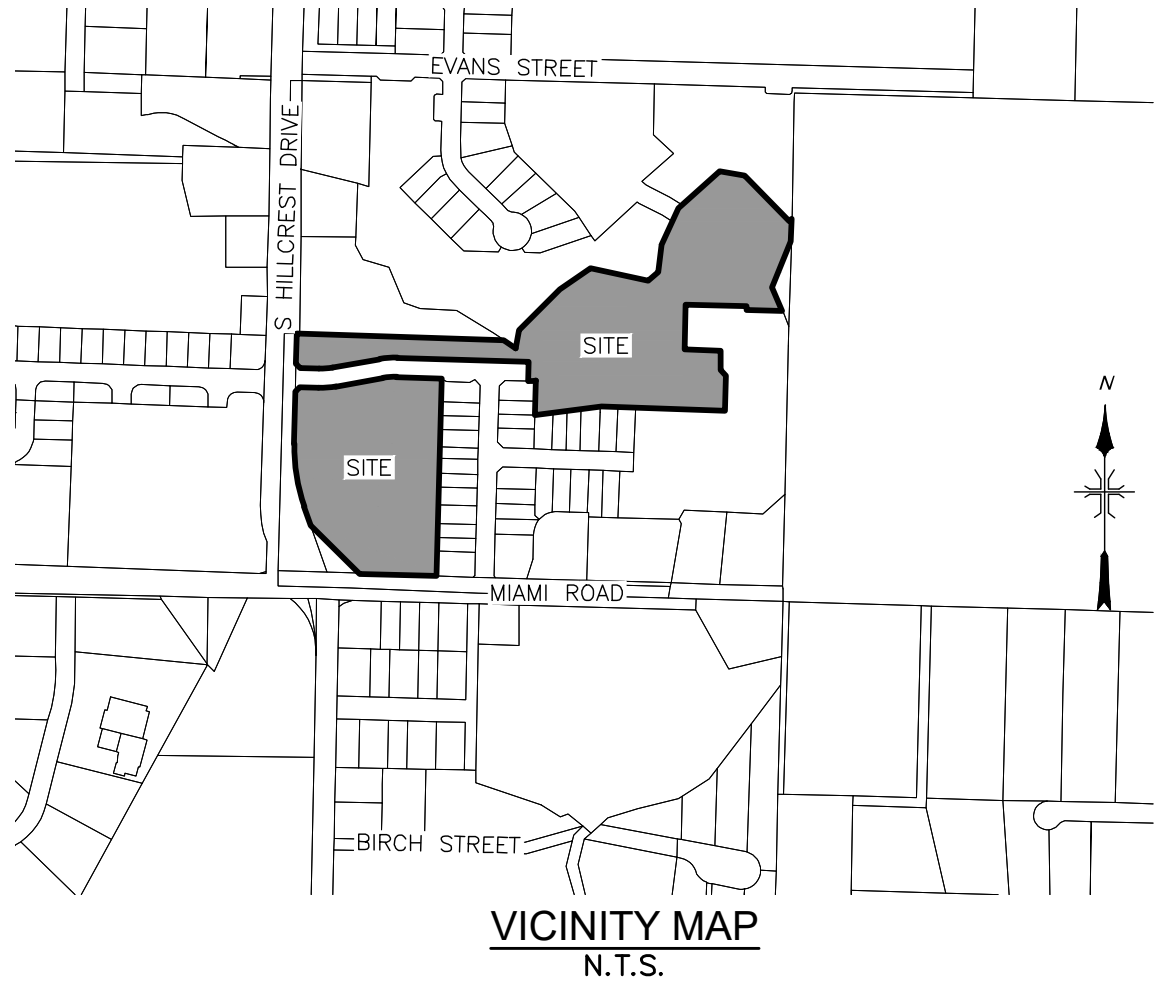


Comprehensive Plan Future Land Use Map



SEASONS ZONING MAP

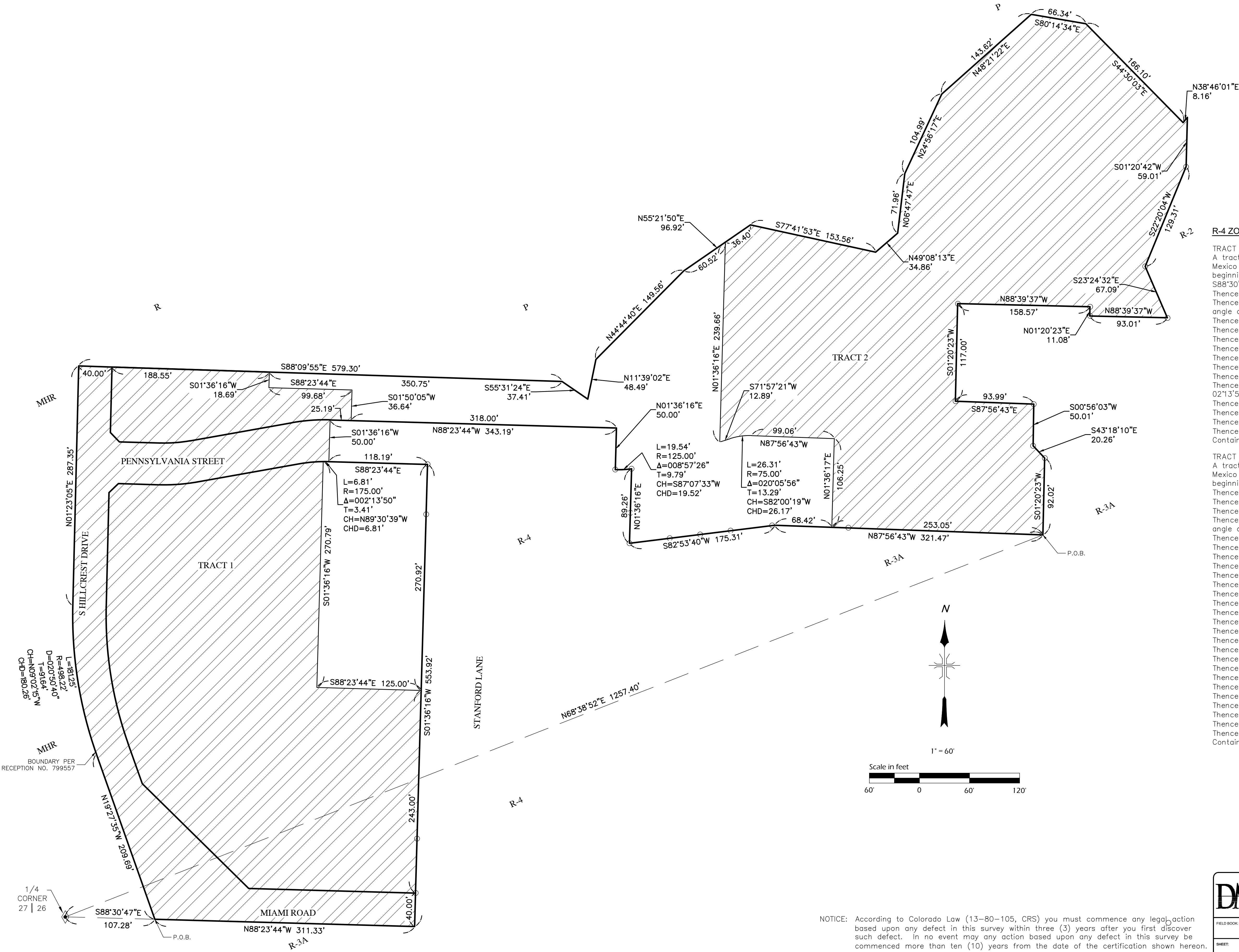
SITUATED IN SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



R-4 ZONING PROPERTY DESCRIPTION:

TRACT 1:
A tract of land situated in SW1/4NW1/4 Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being better described as beginning at a point on the South line of the SW1/4NW1/4 Section 26, said point being S88°30'47"E 107.28 feet from the West 1/4 corner of said Section 26;
Thence N19°27'35"W 209.69 feet;
Thence 181.25 feet along the arc of a curve to the right with a radius of 498.22 feet, an interior angle of 20°50'40" and a chord of N09°02'15"W 180.26 feet;
Thence N01°23'05"E 287.35 feet;
Thence S88°09'55"E 228.55 feet;
Thence S01°36'16"W 18.69 feet;
Thence S88°23'44"E 99.68 feet;
Thence S01°50'05"W 36.64 feet;
Thence N88°23'44"W 25.19 feet;
Thence S01°36'16"W 50.00 feet;
Thence 6.81 along the arc of a curve to the left with a radius of 175.00, an interior angle of 02°13'50" and a chord of N89°30'39"W 6.81 feet;
Thence S01°36'16"W 270.79 feet;
Thence S88°23'44"E 125.00 feet to a point on the West boundary shown at Reception No. 868305;
Thence the following course along said boundary S01°36'16"W 283.00 feet;
Thence N88°23'44"W 311.33 feet to the Point of Beginning.
Containing 4.92 Acres more or less as described.

TRACT 2:
A tract of land situated in SW1/4NW1/4 Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being better described as beginning at a point N68°38'52"E 1257.40 feet from the West 1/4 corner of said Section 26;
Thence N01°36'17"E 106.25 feet;
Thence N87°56'43"W 253.05 feet;
Thence N87°56'43"W 99.06 feet;
Thence 26.31 feet along the arc of a curve to the left with a radius of 75.00 feet, an interior angle of 20°05'56" and a chord of S82°00'19"W 26.17 feet;
Thence S71°57'21"W 12.89 feet;
Thence N01°36'16"E 239.66 feet;
Thence N55°21'50"E 36.40 feet;
Thence S77°41'53"E 153.56 feet;
Thence N49°08'13"E 34.86 feet;
Thence N06°47'47"E 71.96 feet;
Thence N24°56'17"E 104.99 feet;
Thence N48°21'22"E 143.62 feet;
Thence S80°14'34"E 66.34 feet;
Thence S44°30'03"E 166.10 feet;
Thence N38°46'01"E 8.16 feet;
Thence S01°20'42"W 59.01 feet;
Thence S22°20'04"W 129.31 feet;
Thence S23°24'32"E 67.09 feet;
Thence N88°39'37"W 93.01 feet;
Thence N01°20'23"E 11.08 feet;
Thence N88°39'37"W 158.57 feet;
Thence S01°20'23"W 117.00 feet;
Thence S87°56'43"E 93.99 feet;
Thence S00°56'03"W 50.01 feet;
Thence S43°18'10"E 20.26 feet;
Thence S01°20'23"W 92.02 feet to the Point of Beginning.
Containing 4.31 Acres more or less as described.



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 248-2251 • (970) 248-2242 FAX www.del-mont.com • service@del-mont.com		TITLE SEASON'S ZONING MAP
FIELD BOOK:		DRAWN BY: DCC	DATE: 2022-08-24	CLIENT: AMG & ASSOCIATES, LLC
SHEET: 1 of 1		FILE: 21203V_ZONING	JOB NO.: 21203	ADDRESS & PHONE: PO BOX 260770 ENCINO, CA 91426
				TYPE: REZONE

EXHIBIT B: Photos of Project Area





EXHIBIT C: Zoning Code Excerpt

Sec. 4-4-8. "R-4" High Density District.

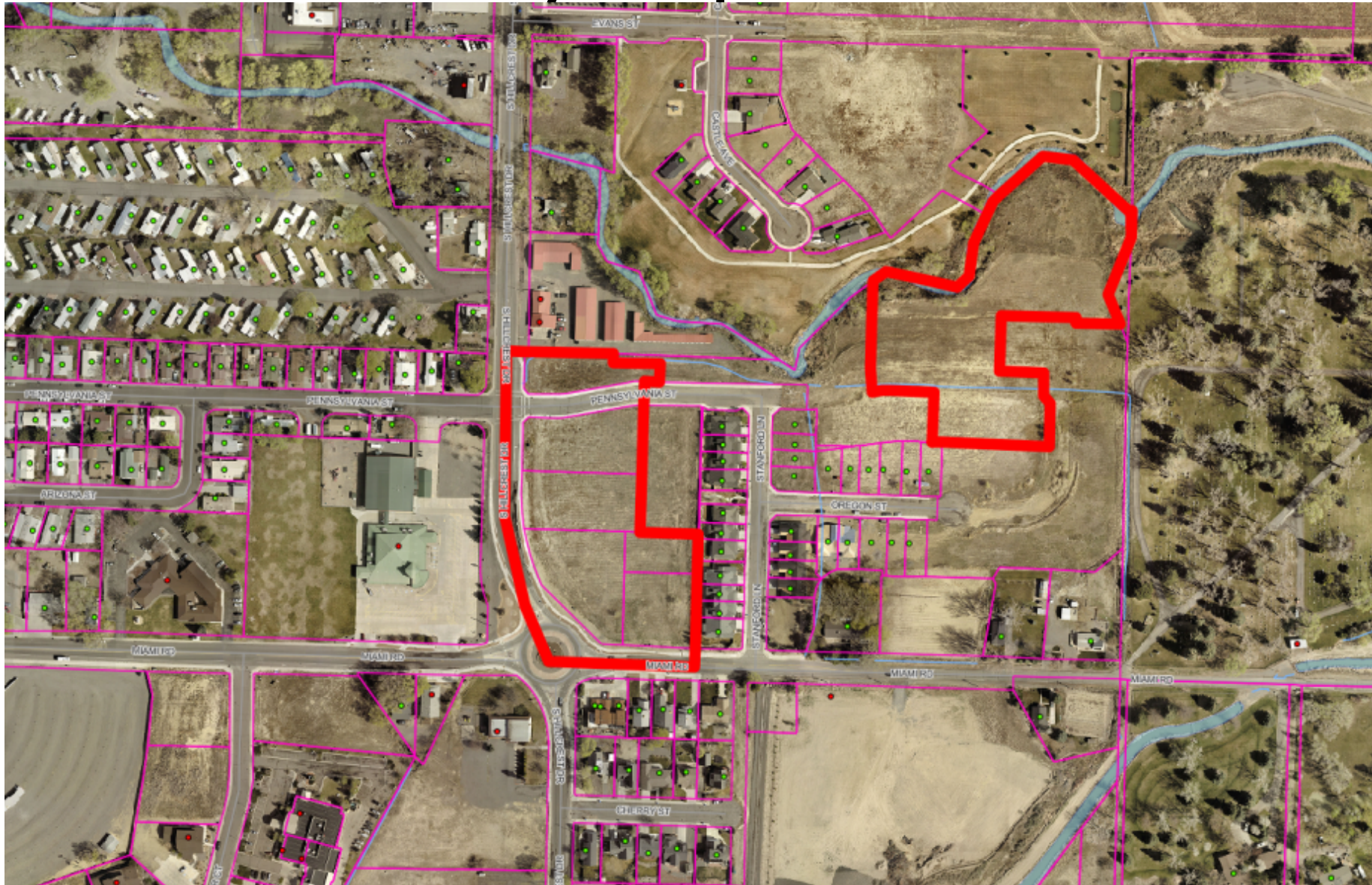
- (A) *Intent.* The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.
- (B) *Uses by Right.*
- (1) Single-family homes, duplexes, and multiple-family residences.
 - (2) Public utility service facilities.
 - (3) Government buildings and facilities.
 - (4) Parks and recreation facilities owned or operated by a homeowner association.
 - (5) Places of worship.
 - (6) Accessory uses.
 - (a) Bed and breakfast operations operated solely by the residents of a residence providing no more than four bedrooms for rent in the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters. The lot shall be at least 6,250 square feet and at least 3,125 square feet per rental bedroom.
 - (7) Short-term rentals.
 - (8) Family child care home.
- (C) *Conditional Uses.*
- (1) Skilled nursing and assisted living facilities.
 - (2) Childcare facilities.
 - (3) Schools.

(Ord. No. 2472 , § 4-4-8, 5-7-2019; Ord. No. 2561 , 10-19-2021)

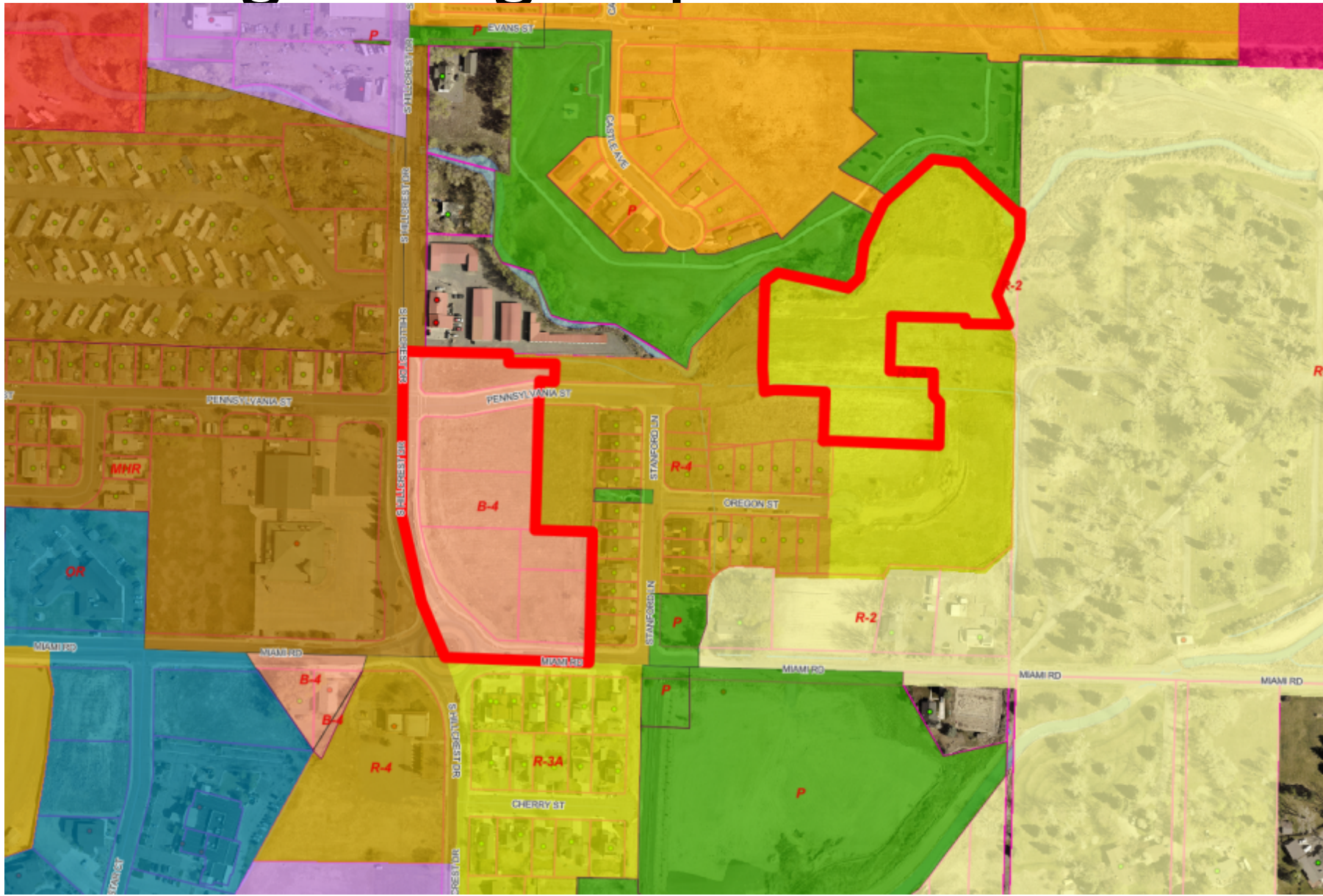




General Vicinity Map



Existing Zoning Map



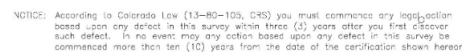
Application Details

- Rezone two portions of the Seasons Subdivision and associated rights of way to “R-4” High Density District.
- Tract 1 is currently “B-4” Neighborhood Shopping District, and consists of approximately 4.92 acres.
- Tract 2 is currently “R-3A” Medium High Density, and consists of approximately 4.31 acres.
- Existing lot in Tract 2 consists of two zoning districts. This application will rectify the split-zoning.

SITUATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



TRACT 2:
 to east and situated in SW1/4NW1/4 Section 26, Township 49 North, Range 9 West, New
 York and Mendon County of Marquette, State of Colorado, being more or less
 beginning at a point: N86°38'52" 1257.40 feet; from the West 1/4 corner of said Section 26;
 thence N76°56'43"W 253.05 feet;
 thence N01°36'17" 106.25 feet;
 thence N05°56'14" 99.05 feet;
 thence 26.41 feet to the center of a curve to the left with a radius of 75.00 feet, an interior
 angle of 20°55'56" and a chord of S82°00'15"W 26.17 feet;
 thence S71°57'21"W 136.66 feet;
 thence N01°36'16" 236.66 feet;
 thence N50°21'50"E 36.40 feet;
 thence S77°14'53"E 163.56 feet;
 thence N48°08'13"E 34.86 feet;
 thence N06°44'47"E 7.98 feet;
 thence N24°56'17"E 104.89 feet;
 thence N48°17'22"E 143.62 feet;
 thence S80°14'24"E 65.34 feet;
 thence S44°30'03"E 186.10 feet;
 thence N35°46'01"E 8.16 feet;
 thence S01°20'42"W 69.01 feet;
 thence S22°04'50"W 129.31 feet;
 thence S23°4'32"E 67.09 feet;
 thence N48°38'37"E 93.01 feet;
 thence N01°20'23"E 11.08 feet;
 thence N58°39'37"E 58.57 feet;
 thence S01°20'23"W 17.00 feet;
 thence S87°56'43"E 93.99 feet;
 thence S01°56'13"W 50.01 feet;
 thence S43°18'10"E 20.26 feet;
 thence S01°20'23"W 92.02 feet to the Point of Beginning.
 Containing 4.31 Acres more or less as described.



 DEL-MONTI CONSULTANTS, INC. ENGINEERING & SURVEYING 20000 E. Harvard Ave., Suite 200 • Denver, CO 80231 • (303) 752-2570 www.dmcinc.com • www.dmc-survey.com		MAP SEASON'S ZONING	
FREE BOOK:		CLIENT: AMG & ASSOCIATES, LLC	
DRAWING: DCC		ADDRESS: P.O. BOX 260770 PO BOX 260770 ENCINO, CA 91426	
DATE: 2022-08-24		PROJECT: REZONE	
SCALE: 1 of 1	TITLE: 212013 ZONING	SHEET: 212013	TOTAL:

Rezone Criteria – Section 4-4-29 (A)

(A) Rezoning:

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:

(a) The amendment is not adverse to the public health, safety and welfare; and

(b) The amendment is in substantial conformity with the master plan or,

i. The existing zoning is erroneous, or

ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

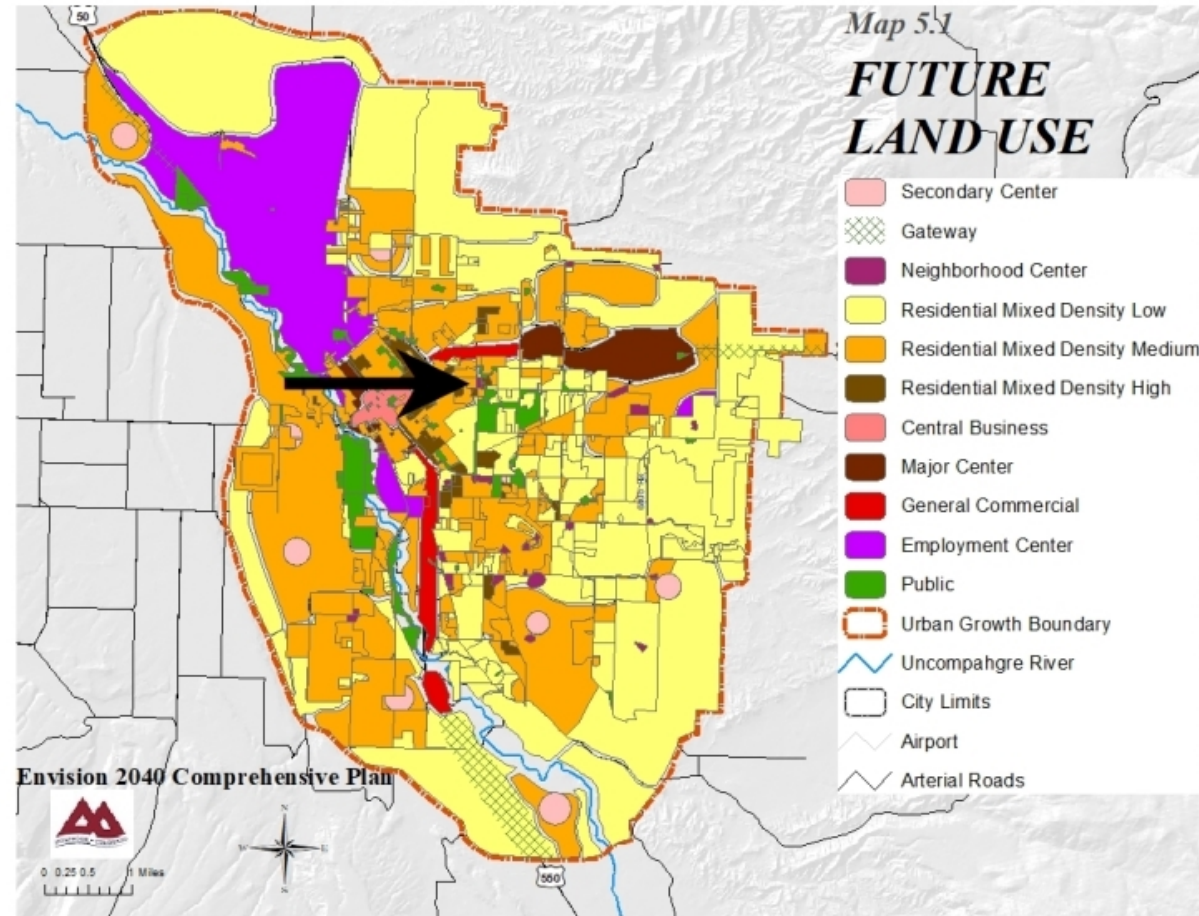
Proposed Rezone

The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.
(Section 4-4-8)



Comprehensive Plan – Land Use Chapter 5

Listed as Residential Mixed Density Medium, Residential Mixed Density High, and Neighborhood Center. These districts provide for a variety of residential types ranging from single-family homes to multi-family structures such as townhomes and apartments, as well as mixed-use commercial uses.



Comprehensive Plan – Goals & Objectives

- Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
- Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
- Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - Objective 2.2 Offer incentives and information to encourage affordable housing in new developments.
 - Objective 2.3 Support and work with housing agencies, organizations, private developers, and businesses to increase the amount of workforce housing.

Staff Recommendation

- Staff finds that the proposal meets the rezone criteria stated in Section 4-4-29(A)
- It is in compliance with the Comprehensive Plan, and its numerous goals and objectives.
- It is compatible with existing uses in the surrounding area.
- Rezoning will fix the split-zoning.
- Staff recommends approval of the rezone.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: October 26, 2022
RE: Painted Wall Subdivision and Amended PD Amended Sketch Plan
ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Excerpts from City of Montrose Municipal Code
- Exhibit C: Sketch Plan Narrative and Maps

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this time.

Applicant: Sharon Porter, Painted Wall Patios, LLC

Application Background:

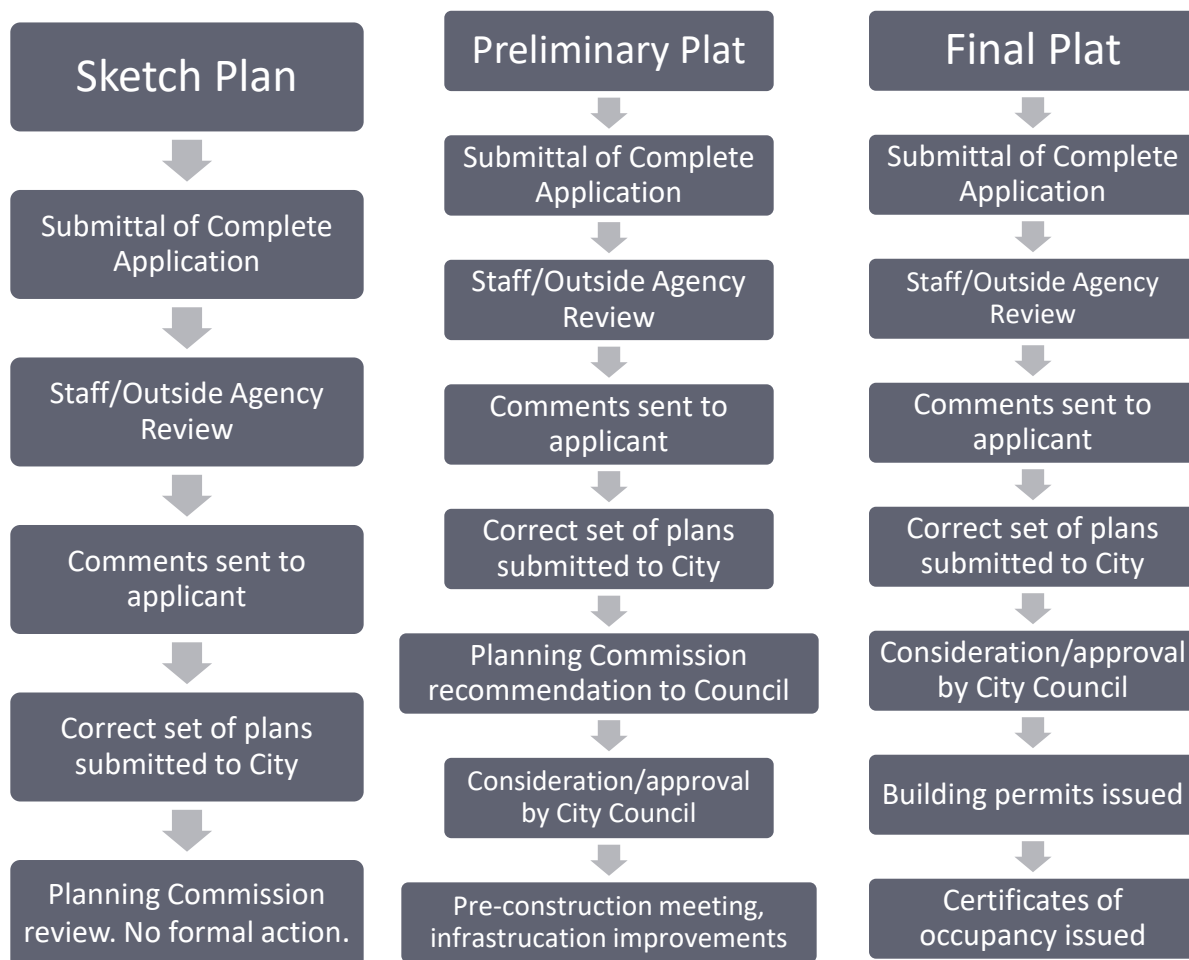
The Painted Wall Subdivision and Amended PD is a proposed residential development on the southern side of Montrose. The property is approximately 3.32 acres in size and is bordered on the north and west by Painted Wall Lane, on the south by Odelle Road, and on the east by the Loutsenhizer Canal. The property is zoned “R-3A” Medium High Density District. The property is planned to have 8 single-family residential lots.



The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The applicant has submitted the attached Sketch Plan application materials (Exhibit C) based on a conceptual design and seeks the Planning Commission's feedback. The sketch plan has been reviewed by City staff and partner agencies and meets the City's design standards for standard subdivisions and for the planned development amendment. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Plat for the subdivision and planned development amendment (including engineering design for all public infrastructure). After those plans are reviewed for compliance with the City of Montrose Municipal Code, it will be placed on an upcoming Planning Commission agenda, and the Planning Commission will make a recommendation to City Council. City Council will review the application and consider the Planning Commission's recommendation.

Subdivision Process:

The City of Montrose Municipal Code Section 4-7-5 (Exhibit B) outlines the process and standards for subdivision applications. The following flowchart shows this overall process.



Staff Analysis:

1. Subdivision Regulations:
 - a. Municipal Code: Section 4-7-5 (Exhibit B): The sketch plan application has been reviewed by City staff and partner agencies and meets the City's design standards for standard subdivisions.
2. Relevant Comprehensive Plan and Municipal Code References: To assist the Planning Commission, staff has provided the following relevant information from the City of Montrose Envision 2040 Comprehensive Plan and Municipal Code.
 - a. A Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions. It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
 - b. The Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
 - c. The Municipal Code and Zoning regulations specify land uses, densities, bulk and height requirements, setbacks, and other development standards that are allowed within each zoning district in order to achieve the intent of the zoning district.
 - d. Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.
3. Comprehensive Plan - Land Use Map Designation:
 - a. The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density Medium**. *This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing.*
4. Zoning Regulations:
 - a. Municipal Code, Section 4-4-7.1(A) Intent: The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
 - b. The proposed uses are a use-by-right in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-2" Low Density District, "R-3" Medium Density District, "R-3A" Medium High Density District, and agricultural (outside City limits).
5. Dimensional Requirements:
 - a. Municipal Code, Section 4-4-22. The dimensional requirements in the "R-3A" zoning district are included in the table below.



	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,900/unit	15	20	10	15	35

- b. This application will require a PD Amendment, which will allow for a reduction in units from 24 to 8. This sketch plan application is for both the PD Amendment and the Subdivision.

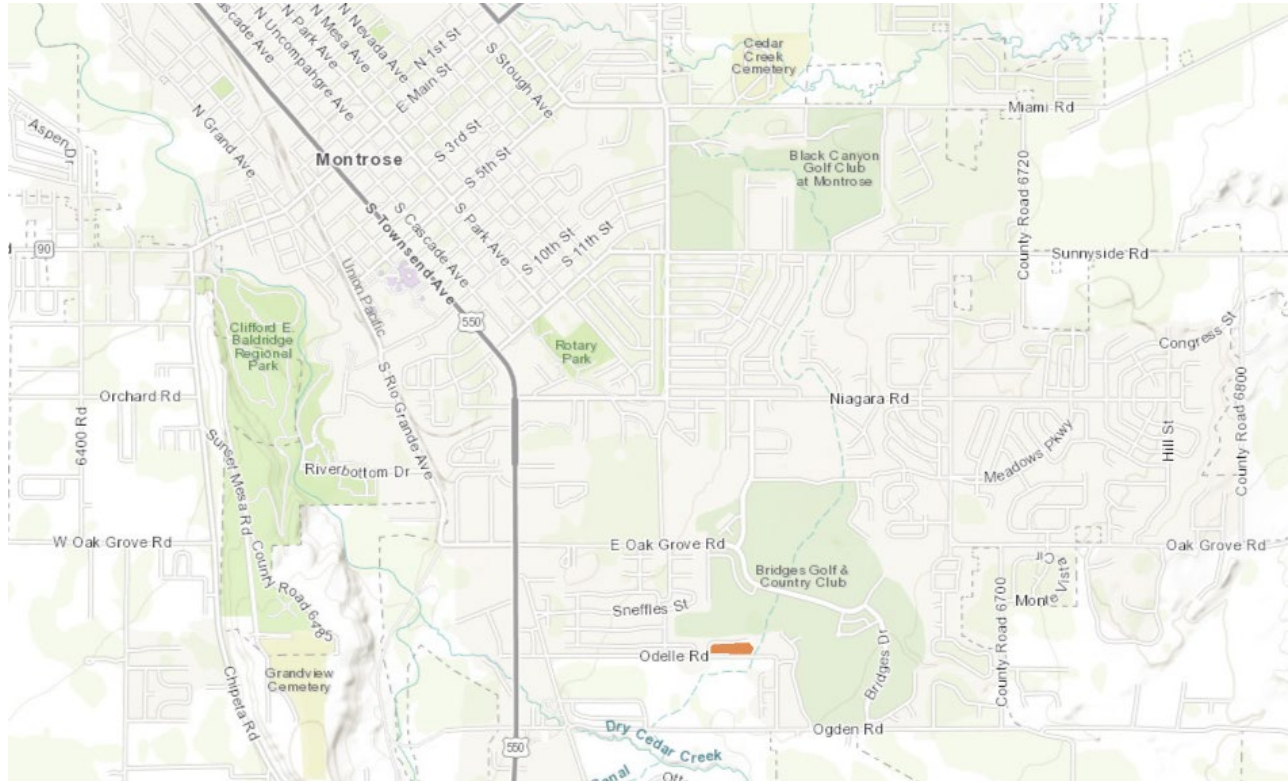
Staff Guidance to Planning Commission:

The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 4-7-5. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this time.

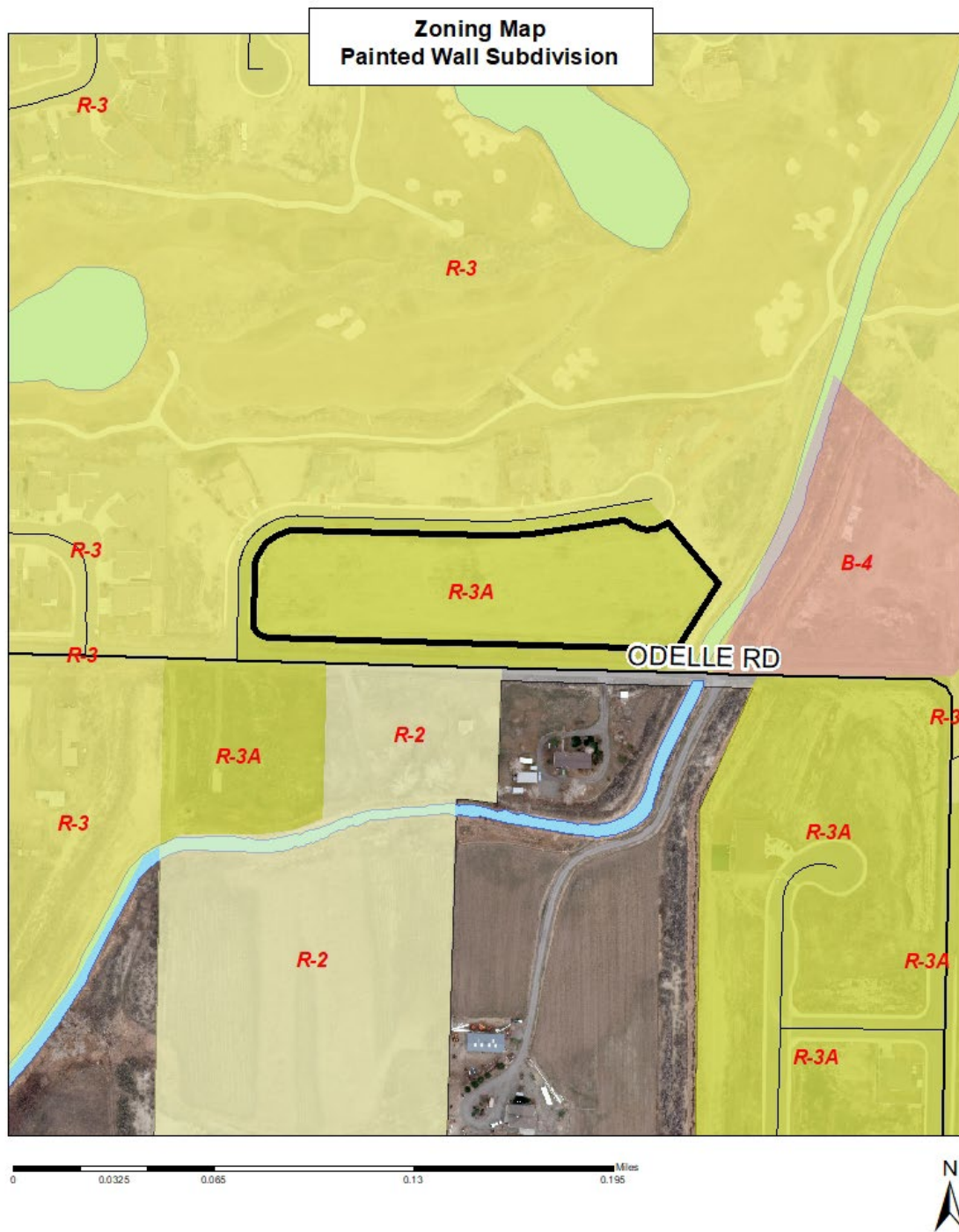
Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.



EXHIBIT A: Area Maps
Vicinity Map



Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1

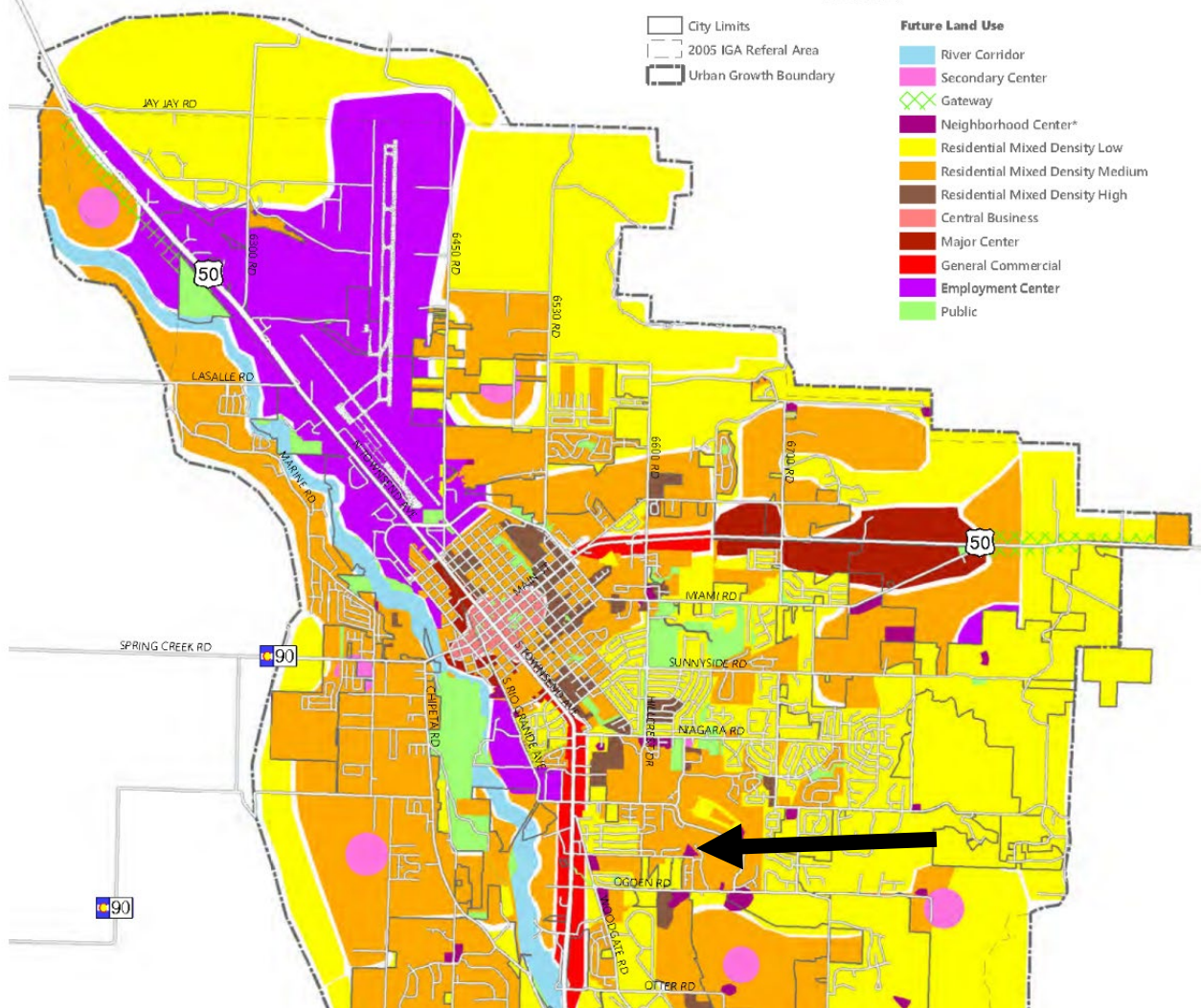


EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-7-5. Subdivision procedure.

(A) The subdivision of land shall be accomplished in accordance with the procedures provided in this Section, except for those instances where different governing procedures are set forth pursuant to Sections 4-7-9 through 4-7-11, Informal Review and Sketch Plan. The City Council shall set all application fees related to land use action per resolution.

- (1) Prior to submittal of the subdivision application, the subdivider shall make a reasonable effort to consult informally with property owners of record adjoining or within 100 feet of the proposed subdivision, and the City. No fee shall be required for such review or discussions of any plans or data concerning the proposed subdivision, prior to sketch plan review. The City shall not be bound by virtue of any discussions during the informal review stage.
- (2) The proposal shall be consistent with the Master Plan, City subdivision and Zoning Regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.
 - (a) Conformance with the Master Plan and Zoning Regulations;
 - (b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
 - (c) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
 - (d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - (e) Adjacent streets and traffic flow, including pedestrian access;
 - (f) Availability of fire, police and other emergency services protection;
 - (g) Impacts on area schools.
- (3) A subdivider who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing his present plans for its eventual development.
- (4) Following informal review when applicable, and in all cases except when not required by other provisions of this Chapter, the applicant shall file copies of the sketch plan application and sketch map, along with all required supporting plans, with the City. The submittal of such application, map and supporting plans shall comply with City's application and fee requirements.

Filing of a sketch plan shall not be required in cases where a subdivision, which does not qualify as a minor or amended subdivision, primarily due to a lack of installed on or off-site public improvements. In no case shall the sketch plan requirement be waived under this provision for subdivision proposals containing more than three divisions of real property, or where any part of the subdivision has been subdivided without a sketch plan under any part of this Official Code of the City of Montrose, Colorado, within the three years prior to the date of submission.

- (5) The sketch plan review shall commence only upon submittal of a completed sketch map, a completed sketch plan application form, which form shall be provided by the City, and all required supplemental information as set forth below, as well as any additional materials determined by City staff to be necessary for processing of the application.
 - (a) Sketch Map. The sketch map shall include the following:



- (i) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to major and minor arterial and collector roads or highways.
- (ii) A detailed map showing property boundaries of the subdivision, north arrow and date. The scale of the map shall not be less than one inch equals 200 feet. The map shall include the name of the subdivision, name of the county, township, range, Section and quarter Section. The map shall further indicate zoning and land use of all lands within 300 feet of any property boundary owned by or under option to the subdivider. A title box shall be located in the lower right corner of the map. In the case of large subdivisions requiring more than one sheet at such a scale, an index map showing the total area on a single sheet shall also be submitted.
- (iii) A conceptual drawing of the lot and street layout indicating the approximate area and number of individual lots and access to the property.
- (iv) Significant natural and manmade features on the site, such as streams, lakes, natural drainage ways and wetlands; vegetation types including locations of wood areas; wildlife habitats; scenic corridors; visual impacts; solar access; existing buildings; utility lines and easements; irrigation ditches; bridges and similar physical features; existing development on adjacent property; and footprints of existing buildings.
- (v) Total acreage of the tract.
- (vi) Existing and proposed zoning district boundary lines. General land use divisions, including residential types, commercial, industrial, parks, open space and community facilities, including the proposal's relevance to underlying zoning.
- (vii) Type and layout of all proposed infrastructure, including streets, utilities, water and sewer systems, and impact on existing systems.
- (viii) Public use areas proposed to be dedicated to the public, the purpose of the dedication, and their relationship to existing public use areas.
- (ix) Existing and proposed land use patterns, including street system, of both the tract proposed for development and immediately adjacent land.
- (x) Existing site problems or peculiarities, such as areas of poor drainage, existing floodplain, geological hazards and seepage water.
- (xi) Existing and proposed stormwater discharge facilities pertaining to the property.
- (b) Sketch Plan Application. The sketch plan application shall include, but not be limited to, the following information pertaining to the proposed subdivision (this information may be provided in a narrative format):
 - (i) Estimated total number of gallons per day of water system requirements, source of water to supply subdivision requirements, and proposed dedication of water rights in accordance with existing City ordinances.
 - (ii) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.
 - (iii) Availability of electrical power, natural gas, CATV, telephone and other utilities necessary or proposed to serve the subdivision.
 - (iv) Access to the property, off-street parking, school bus stop area, and mail box location.
 - (v) Total number of proposed dwelling units.



- (vi) Demonstrated compatibility with natural features.
 - (vii) Identification of all activities of the subdivision which shall require approval by permitting agencies at the local, state and federal level, and a description of the approval so required.
 - (viii) Names and addresses of all property owners of record adjoining or within 100 feet of the proposed subdivision.
 - (ix) Summary of issues or concerns resulting from informal review with neighboring property owners, if applicable.
- (c) Sketch Plan Supplemental Documents. The sketch plan application shall also include the following supplemental documentation:

Disclosure of ownership, with supporting documentation from a title insurance company or, if acceptable to the City, an attorney licensed in the State of Colorado, which shall set forth a legal description of the property and title ownership of the property.

- (6) Upon complete submittal of all required information, City staff shall provide initial review of the sketch plan within 45 days. Upon completion of initial review of the plan and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the sketch plan application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met.
- (7) Advance notice of the sketch plan review by the City Planning Commission shall be provided by publication, with a location map of the property to be subdivided. Fifteen-day advance written notice shall also be provided, by hand delivery or deposit into the U.S. mail, to all property owners of record adjoining or within 100 feet of the proposed subdivision. The City shall provide such notice. The review and discussion of the Sketch Plan by the Planning Commission shall be informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider.

(B) Preliminary Plat.

- (1) An application for preliminary plat shall be submitted to the City and shall comply with applicable City submittal requirements.
- (2) The City may distribute copies of the preliminary plat and supporting plans or data as appropriate to the County Land Use Department, the school district, the natural gas, CATV, electrical power and telephone companies, the Fire Protection District, the Colorado Department of Transportation, the Federal Aviation Administration, the Uncompahgre Valley Water User's Association, applicable City departments and employees, and other entities as appropriate.
- (3) The preliminary plat and proposed improvements shall comply with all requirements of these subdivision regulations and other applicable City design and construction specifications and standards. The plat shall be drawn to a scale of not less than one inch equals 100 feet. (See Chapter 4-4 of these Zoning Regulations.)
- (4) The preliminary plat shall contain, at a minimum, the following:
 - (a) The name of the subdivision and the name, address and phone number of the subdivider, and his representatives, if applicable. Such information shall be contained in a title box located on the lower right corner of the plat.
 - (b) A certificate by the engineer or surveyor preparing the plat attesting to the accuracy of the plat. Such information shall be contained in a title box located on the lower right corner of the plat and shall be signed and stamped by the licensed professional engineer or registered surveyor, and shall indicate the scale used and direction of true north.



- (c) A certificate by a licensed professional engineer that the water, stormwater, sewer systems, and all other improvements are properly engineered and designed in compliance with applicable requirements of the City and state.
 - (d) A certificate of ownership of the subject property.
 - (e) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the preliminary plat and separately on letter size paper.
 - (f) Certification on forms approved by the City to document approval of the plat; and the form of the certificates proposed to be used to comply with the requirements imposed for the final plat as found in Subsection (C) of this Section.
 - (g) Two-foot elevation contours and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
 - (h) The then-current zoning designations of the subdivision and of adjacent properties.
 - (i) The names of the owners of record of adjacent properties, and the property lines of adjacent properties as space will allow.
 - (j) The location and ownership interest of existing and proposed watercourses including lakes, swamps, ditches and floodprone areas (the inclusion of such watercourses within the jurisdictional authority of local, state or federal regulatory agencies shall also be noted); the location of existing and proposed streets, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities both on the proposed subdivision and adjacent properties as practical.
 - (k) The layout of all lots showing the building lines, dimensions and lot areas and footprints of existing buildings, if any. The plat shall include at least two references to City GPS coordinates.
 - (l) The layout and location of all parks and open space.
 - (m) The location of all land to be reserved or dedicated for public use.
- (5) The following shall be submitted accompanying the preliminary plat together with plans and specifications prepared by a licensed professional engineer consistent with City standards and specifications, for all required or proposed improvements. All plans and specifications shall be signed and stamped by a licensed professional engineer.
- (a) Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations, and the connection points to the existing system.
 - (b) Plans for the water system and fire protection system showing locations, pipe size, valves, fire hydrants and connection points to the existing system.
 - (c) Plans for the storm drainage system showing location, pipe sizes, grades and discharge points, including off-site improvements. Such plans shall comply with any applicable City stormwater drainage requirements.
 - (d) Plans for any improvements specifically affecting watercourses within the jurisdictional authority of local, state or federal regulatory agencies, noting the required permits therefor.
 - (e) Plans for proposed streets, sidewalks, recreation paths, showing grade and cross Section, trails and walkways and streetlight and street names.
 - (f) A soil or geological report prepared and certified by a professional geologist or soil scientist.



- (g) Plans for piping ditches, or improvements to waterways.
 - (h) Plans for parks and recreation facilities.
 - (i) A traffic impact study for all developments when estimated vehicle trips per day will exceed 250 and plans for recommended traffic mitigation measures. The study shall provide, but not be limited to, traffic capacity for existing road infrastructure, proper analyses of transportation linkages in conformance with transportation plan, cumulative traffic impact of development at build-out, and proposed infrastructure design to account for such considerations. The scope of the impact study may be broadened to include other nearby subdivisions and developments, allowing for cooperative participation and cost sharing.
- (6) If the applicant intends to develop the project in phases, a phasing plan will be required to be submitted to and approved by the City. The phasing plan must include the numbers of lots in each phase, the infrastructure planned for completion with each phase that is necessary to allow the phase to be properly integrated into City services as determined by the City Engineer, the amenities to be constructed with each phase, and all other information pertinent to the completion of the development.
 - (7) Upon submittal of all required information, the City staff shall provide initial review of the preliminary plat within 45 days. Upon completion of initial review of the preliminary plat and submission by the applicant of any supplemental materials and revisions necessary to comply with City regulations, the Preliminary Plat Application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met. City staff shall make a recommendation to the City Planning Commission to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with conditions or modifications.
 - (8) Advance notice of the preliminary plat review by the City Planning Commission shall be provided by publication, with location map of the property to be subdivided. The City shall provide such notice at least 15 days in advance of the scheduled meeting.
 - (9) Following receipt of a completed Preliminary Plat Application, the applicant shall be required to diligently pursue the application by providing revised plans, plat maps, and other necessary information in a timely fashion. Where the applicant fails to meet this requirement, the City shall, in writing, request the applicant to withdraw the application. If the applicant fails to take any further action on the Preliminary Plat Application for a period of six consecutive months following such request to withdraw, the Preliminary Plat Application shall automatically expire and all applicable fees shall be non-refundable. When a Preliminary Plat Application has expired under this Subsection, in the event the applicant wishes to pursue development of the property the applicant must re-apply and pay any applicable fees.
 - (10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with modifications or conditions. The reasons for such recommendation shall be included in the minutes of the Planning Commission meeting and provided in writing to the applicant upon request.
 - (11) Unless the subdivider withdraws the preliminary plat from review, or it expires as set forth herein, the plat shall be submitted to the City Council for final review and action. Advance notice of the preliminary plat review by the City Council shall be provided by posted notice.
 - (12) Council may approve the preliminary plat, approve the plat subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if the Council finds that the requirements of these regulations have not been met.



- (13) No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a Mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the Mylar, and supporting documentation as required, the City shall then issue a written notice to proceed.

(C) Final Plat.

- (1) No land shall be subdivided, or any parcel thereof sold or conveyed, until a final plat has been approved and either a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued in accordance with this Subsection (C).
- (a) Final plat submittals shall comply with all application and fee requirements. The submittal of final plats for approval must occur within five years of approval of a related preliminary plat, unless an extension of time is granted by the City Council, or the timing of the submittal is consistent with a phasing plan that has been submitted by the applicant and approved by the City. The applicant may request and the City Council may approve an extension of time for filing the final plat where development of the project in accordance with the preliminary plat has been pursued with due diligence.
- (b) Building Permits:
- (i) Until the public improvements are accepted by the City, the City shall not be obliged to issue any building permits within a subdivision, except as provided herein. Provided that all other applicable City codes and regulations have been satisfied, building permits may be issued only to the subdivider for any property with an approved Preliminary Plat. The subdivision must have sufficient access and water to allow for adequate fire protection as determined by the fire protection district. No certificates of occupancy, temporary or otherwise, shall be issued unless and until:
- (a) All public and necessary on- and off-site improvements have been completed;
- (b) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued by the City; and
- (c) A final plat has been approved and recorded.
- (ii) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion shall evidence City inspection and approval.
- (iii) The two calendar year Construction Warranty shall begin to run from the date of said Preliminary Letter of Infrastructure Completion.
- (c) The final plat shall contain all plat elements required as a condition of preliminary plat approval and the following, all in forms acceptable to the City:
- (i) The total number of lots and lot numbers or letters.
- (ii) Sufficient data to determine easily and reproduce on the ground the location of all monuments, and the bearing and length of every street line, boundary line, block line, lot line and building line whether curved or straight, including the radius, central angle and tangent distance for the centerline of curved streets. Other curved lines shall show arc or chord distance and radius. All dimensions shall be to the nearest $\frac{1}{100}$ of a foot and all angles to the nearest second. The plat shall include at least two references to City GPS coordinates.



- (iii) A certificate by a registered surveyor, attesting to the accuracy of the survey plat and placement of monuments, and compliance with the requirements of this Chapter and state law.
 - (iv) A certificate of dedication for streets, easements and other property dedicated for public use, properly executed and notarized.
 - (v) A certificate by a licensed professional engineer that the sanitary sewer, water distribution and storm drainage systems, streets and other improvements are properly engineered, designed and constructed in compliance with all applicable requirements of the City and the state.
 - (vi) Separate Certificate of Approval of the plat by the City Attorney.
 - (vii) A certificate of an attorney that title to the property is in the name of those parties executing the dedication, and that property dedicated to the City will be free and clear of all liens and encumbrances affecting marketability.
 - (viii) A certificate by the City Engineer specifying which improvements have been completed and listing those that require security prior to final plat approval.
 - (ix) A certificate by the City Clerk as to receipt of any security for the completion of improvements.
 - (x) The name of the subdivision and the name, address and phone number of the subdivider, and his representative if applicable, said information to be included within a title box located on the lower right corner of the plat.
 - (xi) The name of the registered surveyor preparing the plat, the date of the plat, said information to be included within a title box located on the lower right corner of the plat.
 - (xii) A certificate of recording to be executed by the County Clerk and Recorder.
 - (xiii) The scale used, direction of true north, and basis of bearing.
 - (xiv) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the final plat and separately on letter size paper.
 - (xv) The location and ownership interest of all watercourses including lakes, swamps, ditches and floodprone areas; the location and names of streets, sidewalks, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities.
 - (xvi) The layout of all lots showing the building lines, dimensions and lot areas.
 - (xvii) The layout and location of all parks, trails, recreation paths and open space.
 - (xviii) The location of all land to be reserved or dedicated for public or other uses and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
 - (xix) Plat notes and restrictions as appropriate to implement compliance with this Chapter, conditions of approval as necessary or desirable to implement the City's Master Plan.
 - (xx) Plat notes, easements and restrictions as appropriate to implement required FAA aviation regulations.
- (2) The final plat shall be accompanied by a computation showing closure of the tract boundary to one foot in 5,000 feet or better. The final plat and accompanying plans shall be drawn to a scale of not less than one



inch equals 100 feet. If discrepancies are believed to exist, the City may have the plat checked by an independent registered surveyor at the subdivider's expense.

- (3) Any conditions or improvements imposed on the applicant by the City Council under the preliminary plat approval must be shown on the final plat and either completed, or the appropriate security under Subsection (C)(5) of this Section, prior to approval by the City Council.
- (4) The final plat may be submitted for a portion of the preliminary plat, or phased, subject to the following conditions:
 - (a) The applicant has submitted a phasing plan that has been approved by the City.
 - (b) All required improvements, utilities and road infrastructure must be accessible to the remaining aggregate of unsubdivided land, or outlot.
 - (c) In instances where completion of required improvements, utilities or road infrastructure within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to complete said improvements, utilities or road infrastructure upon approval of that final plat. This may include, but not be limited to, completion of necessary road infrastructure, stormwater drainage system, trails and park development.
 - (d) In instances where the dedication of land for public purposes within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to dedicate said lands upon approval of that final plat. This may include, but not be limited to, the dedication and development of land for parks, trails, open space, rights-of-way and easements.
- (5) The final plat shall be accompanied by security for the completion of any uncompleted improvements in accordance with Section 4-7-8 of these regulations.
- (6) Accompanying the final plat shall be two copies of the as-built plans or record drawings for sanitary sewers, storm sewers or drainage systems and the water and fire systems showing grades, pipe sizes, pipe types, outlets, connection points and other information which the City Engineer may require along with as-built plans for all other utility systems. As-built plans and data shall also be provided in a digital format compatible with City computer systems, and in accordance with City specifications. As-built plans for any improvements not completed at the time the final plat is submitted shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data shall be signed and stamped by a licensed professional engineer.
- (7) Upon complete submittal of all required information, City staff shall, within 30 days, provide initial review of the final plat. Upon completion of an initial review of the final plat and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the application shall be placed on an upcoming City Council agenda for which space is available. No final plat shall be placed on a City Council agenda unless and until all necessary materials have been submitted, reviewed and determined by City staff to meet all applicable City codes and regulations.
- (8) City Council may approve the final plat, approve it subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if it finds that the requirements of these regulations have not been met.
- (9) No final plat shall be approved by the City Council until:
 - (a) All of the improvements required by these subdivision regulations have been installed, inspected and approved by the City Engineer, or properly secured in accordance with the provisions of Section 4-7-8 of these regulations on forms approved by the City.



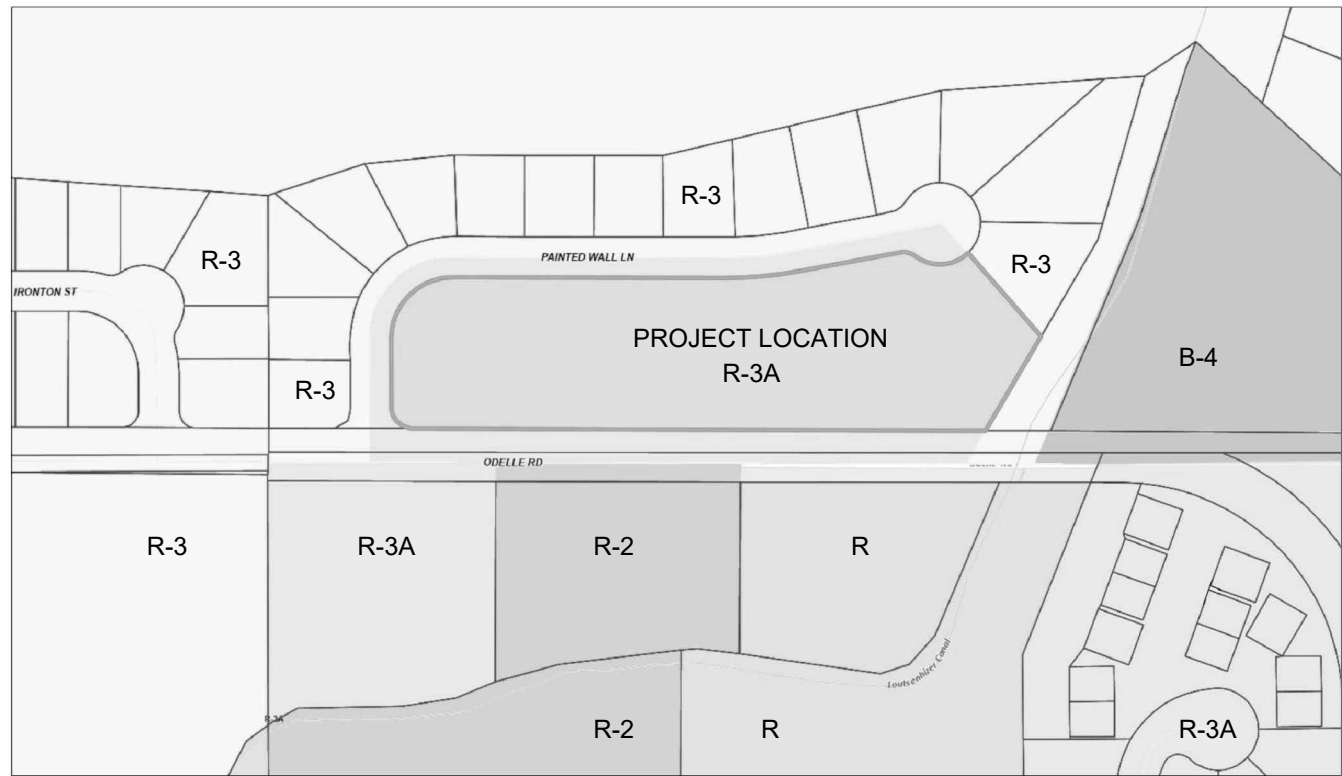
- (b) Two hard copies of as-built plans and data for completed utility improvements have been provided, reviewed and accepted by the City Engineer, and also provided in a digital format acceptable to the City and compatible with City computer systems. As-built plans for any improvements not completed at the time the final plat is submitted, and secured in accordance with the provisions of Section 4-7-8, shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data for completed utility improvements shall be signed and stamped by a licensed professional engineer.
 - (c) The final plat has been submitted in final form on two reproducible Mylars, with all requisite signatures, and also in a digital format acceptable to the City, and compatible with City computer systems.
 - (d) Payment to the City of any costs incurred by the City within the subdivision review process, which costs are specifically subject to reimbursement.
 - (e) The security for the two calendar year construction warranty has been provided by the subdivider in a form acceptable to the City.
- (10) Following City Council approval of the final plat and verification that the documentation has met all applicable codes and regulations, the final plat shall be executed by the appropriate City staff and recorded with due diligence.

(Code 2012, § 4-7-5; Ord. No. 2062 , 6-2-2005; Ord. No. 2092 , 11-17-2005; Ord. No. 2173 , 11-15-2007; Ord. No. 2229 , 11-5-2009)





VICINITY MAP



ZONING MAP

BLOCK 2200 - LEGAL DESCRIPTION:

THE SUBJECT LAND PARCEL CONSISTS OF APPROXIMATELY 3.32 ACRES (144,513.3 SF), IS LOCATED IN MONTROSE COUNTY, COLORADO, AND IS LEGALLY DESCRIBED AS FOLLOWS:

BLOCK 2200 AS SHOWN ON THE FINAL PLAT FILING NO. 7 AT THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT, SITUATED IN PART OF US GOVERNMENT LOT 5 OF SECTION 3, T48N, R9W, N.M.P.M.

BLOCK 2200 LEGAL DESCRIPTION

THE BRIDGES AT BLACK CANYON - AMENDMENT NO. 2

OF THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT, AN AMENDED P.D. PLAT OF PART OF THE REVISED EAGLE LANDING PLANNED DEVELOPMENT REVISED P.D. PLAT

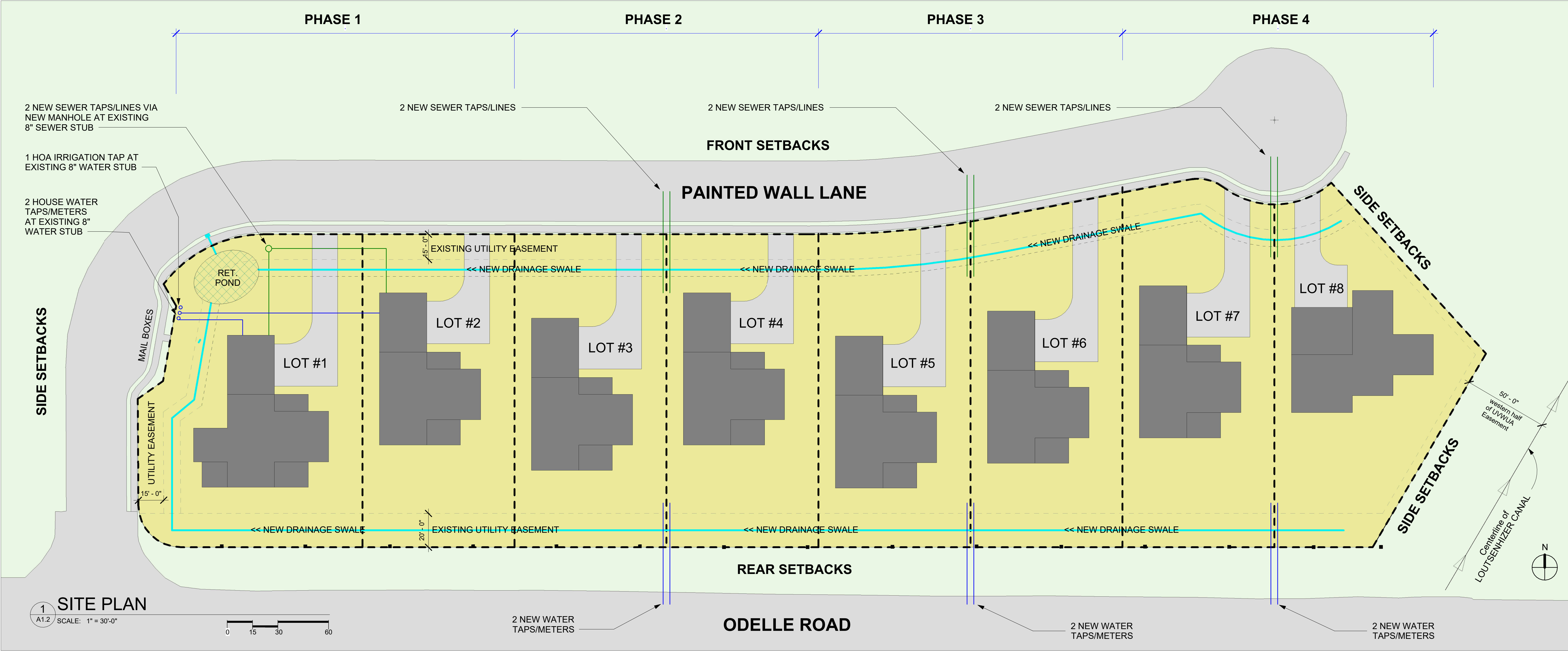
SITUATED IN THE SW ¼ SW ¼, SE ¼ SW ¼ AND SW ¼ SE ¼ OF SECTION 35, T49N, R9W, N.M.P.M. AND IN SECTION 3 T48N, R9W, N.M.P.M. A PART OF MONTROSE LEISURE VILLAGE ADDITION AND BLACK CANYON GOLF COMMUNITY ADDITION IN THE CITY OF MONTROSE, COLORADO

BRIDGES AT BLACK CANYON - AMENDMENT NO. 2

PAINTED WALL PATIOS LLC

PAINTED WALL SUBDIVISION

Block 2200 at The Bridges at Black Canyon Montrose, CO 81401



Lot #	Square Feet	Acres
2201	22,298	0.5122
2202	16,666	0.3829
2203	16,666	0.3829
2204	16,666	0.3829
2205	16,878	0.3878
2206	18,101	0.4159
2207	19,057	0.4378
2208	18,183	0.4176
Total =	144,515	3.32

APPROXIMATE LOT SIZES

Setbacks to be the same as currently exist, as required by the Montrose Land Use Code:

Front Yard: 15'
Side Yard: 5'
Rear Yard: 25'
Corner: 15'

SETBACKS

BLOCK 2200 SUMMARY TABLE

ZONE: SF R-3	
TOTAL SQUARE FEET	144,515
TOTAL ACRES	3.32
MAX # LOTS	8
MAX # DWELLING UNITS	8
ALLOWED USES	SINGLE FAMILY HOMES

BLOCK 2200 - SUMMARY TABLE

TOTAL BRIDGES LOT INFORMATION

# LOTS	# UNITS
SINGLE FAMILY RESIDENTIAL	283
MULTIFAMILY	209

BLOCK 2200 - LOT AND UNIT SUMMARY

# LOTS	# UNITS
ZONE: SF R-3	8
ZONE: MF R-3A	0

LOT AND UNIT SUMMARY TABLES

This PD Plan Amendment supersedes all previously recorded block, lot, unit and use information on previously recorded documents for Block 2200 of the Bridges at Black Canyon Planned Development, including information recorded on PD Amendment No.1 recorded in the records of the Montrose County Clerk and Recorder at Reception #728737.

PD AMENDMENT PLAN - AUTHORITY

9/26/2022	
DATE	ISSUED FOR:
9/26/2022	Sketch, Preliminary and PD Amend Plan

SCALE = 1" : 30'

Drawing Title:

SKETCH PLAN
and
PD-AMENDMENT
PLAN

Sheet #:

A1.2

Painted Wall Subdivision

Sketch Plan

For an 8-lot Subdivision, and a PD Amendment

Narrative

September 26, 2022

Owner:

Painted Wall Patios LLC
Sharon Porter, Managing Member

INTRODUCTION

The Painted Wall Subdivision is an 8-lot subdivision located on 3.32 acres along Painted Wall Lane, which is an existing city road. This parcel is known as Block 2200 within the previously approved Planned Development (PD) for The Bridges at Black Canyon.

Two applications are hereby presented:

- Application for an 8-Lot Subdivision, and
- Application for an Amendment to The Bridges PD Plan

The site is a long rectangular parcel with Painted Wall Lane on the north and west, Odelle Road on the south, and the Lotzenheiser Canal on the east. The property is zoned R-3A, and the adjacent property zones are varied as follows: R, R-2, R-3, R-3A, and B-4.

Following this Sketch Plan and PD Amendment submittal, a more detailed Preliminary Plat Application will be submitted which will include civil engineering plans and refinement of the Site Plan.

DENSITY

The original Bridges PD Plan was approved in 2003, after a lengthy series of public hearings. Meeting minutes from the Planning and Zoning Commission public hearing on October 22, 2003, reveal that the applicant (The Bridges) and city staff discussed and acknowledged that ***“some developers may buy the multi-family pods and choose to construct less units than what would be allowed.”*** (See attached pertinent excerpt from 2003 P&Z meeting minutes.)

As such, the density levels indicated on the approved Bridges PD Plan indicate the maximum number of housing units to be allowed, while fewer units are also to be allowed. This parcel of land was approved for a maximum of 24 housing units, and this subdivision will have 8 housing units.

COMPREHENSIVE PLAN

This 8-lot subdivision supports the Montrose Comprehensive Plan in the following ways:

- **Chapter 4 & 5, Guiding Principal #1:** *“Encourage, facilitate and manage growth in a fiscally responsible manner that retains Montrose’s small town character in a rural setting.”*
The medium-sized lots in this subdivision will help maintain the rural character that exists in the immediate neighborhood, thus helping to retain Montrose’s small town character.
(see attached excerpts from the Comprehensive Plan)
- **Chapter 5, LU-5.4: Promote infill and development of improved lots and subdivisions.**
This parcel has sat undeveloped for almost 20 years as a patch of dirt and weeds. This 8-lot subdivision supports the goals of the Comprehensive Plan by providing infill and development of this parcel, which exists as an improved lot within The Bridges subdivision.
(see attached excerpt from the Comprehensive Plan)
- **Future Land Use Map 5.1 classifies this parcel as “Residential Mixed Density Medium”, which allows single family homes.**
The immediate neighborhoods surrounding this parcel consists of both higher and lower levels of density; This 8-lot subdivision creates a transitional level of density, to help blend and buffer the widely varying mixture of adjacent densities.
(see attached excerpt from the Comprehensive Plan)
- **The “Residential Mixed Density Medium” classification** shown in the Land Use Designation Chart on page 36 states *“This district provides for a variety of residential types, mixed within a neighborhood, including single family homes, townhomes, duplexes and triplexes.”*
Thus, single family homes are allowed and considered appropriate on this parcel.
(see attached excerpt from the Comprehensive Plan)
- **The Comprehensive Plan discusses the concepts of “low, medium and high density” housing, but it does not define these terms.** However, it does describe a low-density residential neighborhood by defining a “Large Lot Subdivision” as lots sized 1-acre or more.
This subdivision proposed lots that range in size from 0.38 to 0.51 acres, essentially classifying this subdivision as a ‘medium-density’ residential neighborhood.
(see attached excerpt from the Comprehensive Plan)
- **The Population Density Map illustrates this area of town as having an average density of 1 home per acre.**
Density levels of the parcels immediately adjacent to this parcel are as follows:
 - Across Painted Wall Lane, the density is approximately 4 homes per acre.
 - At the east end of Painted Wall Lane, the density is approximately 2-3 homes per acre.
 - Across Odelle, the density is approximately 0.67 homes per acre.This subdivision proposes a density of 2-3 homes per acre, which provides an appropriate degree of continuity in density for this neighborhood.
(see attached excerpt from the Comprehensive Plan)

ADJOINING PROPERTY OWNERS

A list of the names and addresses of the property owners of record adjoining or within 100 feet of the development is attached.

PARKS AND OPEN SPACE

This parcel lies within the previously approved Bridges PD Plan. As such, there is no further requirement for open space or parks because these requirements have been met through the Bridges PD Plan.

EXPLANATION OF IMPACT ON EXISTING SYSTEMS

Existing infrastructure for this project was installed almost 20 years ago when Painted Wall Lane was built, and was sized to accommodate up to 24 housing units on this parcel. The 8 new housing units in this subdivision will have very low impact on the existing systems.

WATER REQUIREMENTS

This subdivision will be served by the City of Montrose water system as follows:

This parcel has an existing 8" water line stubbed into it near the mailboxes on Painted Wall Lane. Two of the lots (#1 and #2) will be provided with $\frac{3}{4}$ " taps off this existing water stub, as well as one HOA irrigation tap. The other lots (#3 - #8) will be provided with $\frac{3}{4}$ " taps off Odelle Road, as shown in the attached Sketch Plan. The Montrose Land Use Code outlines that single family homes will utilize 350 gallons per day - thus the 8 new homes will utilize 2800 GPD.

SEWER REQUIREMENTS

This subdivision will be served by the City of Montrose sewer system as follows:

This parcel has an existing 8" sewer line stubbed into it near the mailboxes on Painted Wall Lane. A new manhole will be set at this stub location, and two of the lots (#1 and #2) will be provided with individual sewer services via this manhole. Lots #3 - #8 will be provided with individual sewer services by tapping into the existing sewer line in Painted Wall Lane, as shown on the Sketch Plan.

The Montrose Land Use Code outlines that single family homes will discharge 350 gallons per day - the 8 new homes will discharge 2800 GPD.

AVAILABILITY OF OTHER UTILITIES

Electric, natural gas, telephone, cable tv, and fiber optic services already exist on the project site, and private connections will be made for each lot. DMEA has confirmed that electric service is readily available at this location, in sufficient quantity to serve all 8 new homes.

ACCESS TO PROPERTY

All vehicular access to this project will be via Painted Wall Lane, with no direct connections to Odelle Rd. Please see the accompanying Sketch Plan showing the driveway layouts.

ANTICIPATED COST OF CONSTRUCTION, AND FINANCING

Prior to Final Plat for each phase of construction, the developer will provide water and sewer taps to each lot, the “dry utilities” such as electricity, natural gas, fiber optic, and telephone, and the stormwater management system. All developer costs will be financed privately.

TOTAL NUMBER OF PROPOSED DWELLING UNITS

This subdivision will create 8 new single family home lots.

COMPATIBILITY WITH NATURAL FEATURES

The lot layout of this subdivision follows the natural topography, which is gently sloping from east to west. And, the subdivision has been designed to optimize the passive solar opportunity for each home.

PERMITS

The following list of known permits that will be acquired prior to construction of the subdivision:

- a. A CDPHE General Permit for Stormwater Discharge Associated with Construction Activity will be required prior to construction of site improvements/infrastructure.
- b. The City of Montrose will issue building permits for the subdivision site development.

STORM DRAINAGE PLAN

The property is well suited for development, sloping from east to west at about a 1% natural grade. During large storm events, stormwater runoff water will be collected and conveyed by surface drainage and directed into a new retention pond located at the northwest corner of the parcel as shown on the Sketch Plan. From there, the water will be conveyed into the existing stormwater drain located in Painted Wall Lane as shown on the Sketch Plan.

FIRE FIGHTING

Fire Hydrants - There are currently 3 existing fire hydrants along Painted Wall Lane, 2 of which are located on this parcel. These existing fire hydrants are sufficient to serve the needs of this subdivision.

PARKING

The lot sizes provide ample room for each home to have a two car garage and a driveway apron sized to accommodate at least two additional parking spaces. Thus a minimum of four off-street parking spaces will be provided for each home.

TRAFFIC STUDY

City Engineer, Scott Murphy, has confirmed that a traffic study is not required for this project due to the low number of ADT's (Average Daily Trips) generated by the proposed new homes.

SCHOOL BUS STOPS

Tia Reichert, dispatcher for the Montrose County School District, reports that the school bus already travels along Odelle Road directly adjacent to this land. Ms. Reichert says that if a new resident requests school bus service, the bus will turn onto Painted Wall Lane to pick up and drop off the children at the mailbox location, and the bus will turn around at the Painted Wall Lane cul de sac.

MAILBOXES

Painted Wall Lane currently is platted for 15 single-family homes, and this subdivision will add 8 more homes, for a total of 23. Currently there is one Neighborhood Box Unit with 16 mailboxes located at the existing turn out along Painted Wall Lane. As such, one additional Neighborhood Box Unit will be added to serve all 23 homes. Postmaster Nick Morgan has confirmed this plan, and that the existing road turnout has ample room to add a new Neighborhood Box Unit.

HOUSE ADDRESSES & SIGNAGE

Addresses - Addresses for each new house will be assigned by the City of Montrose GIS Department at the time of the subdivision's Final Plat. Upon approval of the Preliminary Plat, the developer will provide the city with a CAD (.dwg) file for the GIS department to utilize for updating their data records.

TITLE POLICY

The Title Insurance Policy for this property has been provided, and is current as of September 2022.

WATER COURSES, WETLANDS AND WILDLIFE HABITATS

The land is not adjacent to any natural waterways, however the Lotzenheizer canal is adjacent to this parcel on the eastern end. Please note that the Lotzenheizer canal is not 'on' this parcel, just next to it. There are no wetlands or known wildlife habitats on the land.

UNCOMPAHGRE VALLEY WATER USERS ASSOCIATION (UVWUA)

This land does not have any UVWUA water rights delivered to it - as such there will be no changes to UVWUA's record keeping system for the water rights which they do deliver to The Bridges golf course.

PUBLIC DEDICATION

This subdivision will not create any land or roads that are dedicated to the City. The following elements of infrastructure will be built to city engineering standards and dedicated to the city:

- Sewer lines within the ROW of Painted Wall Lane.
- Water lines within the ROW of Odelle Road.
- Water meters within the 15' wide utility easement along Painted Wall Lane and Odelle Road.

KNOWN PUBLIC CONCERNS

As of the date of this Sketch Plan narrative, there are no known public concerns about this project.

PD Amendment Application



PHOTO OF LAND - (as viewed from the east end of Painted Wall Lane, facing west)

BACKGROUND

This PD Amendment will modify two aspects of the currently approved Bridges PD Plan, as follows:

TYPE OF HOUSING UNITS: The Bridges at Black Canyon PD Plan anticipated multi-family housing. However, the surrounding houses are all single family homes. In order to “fit in” and ensure harmony within the context of the neighboring single family homes, this subdivision will be single family homes.

NUMBER OF HOUSING UNITS: The Bridges at Black Canyon PD Plan allowed for a maximum of 24 housing units, with a lower number of units also allowed. In order to remain in keeping with the low to medium level of density in the immediate neighborhood, this Subdivision will provide 8 housing units.

PD Amendment Application - Specific Proposed Revisions

The Bridges at Black Canyon Planned Development was recorded on August 28th, 2003. Then just over a year later, Amendment #1 to this PD Plan was recorded on November 15th, 2004. As such, this PD Amendment will be known as Amendment #2 to The Bridges at Black Canyon PD Plan.

The specific revisions proposed in this PD Plan Amendment are described below:

1. **A change in use from multi-family units to single family homes.**
2. **A clarification in the number of housing units, from ‘up to’ 24 ... to specifically 8.**

3. An update in the Lot Information table - indicating the PD's total number of single family lots, multi-family lots, and number of residential units, as shown in these two tables (current and proposed):

LOT INFORMATION - CURRENT	# LOTS	# UNITS
SINGLE FAMIL RESIDENTIAL	275	275
MULTI-FAMILY	8	233

LOT INFORMATION - PROPOSED	# LOTS	# UNITS
SINGLE FAMIL RESIDENTIAL	283	283
MULTI-FAMILY	7	209

4. A change in the Block 2200 table - illustrating the proposed zone change from Zone MF R-3A to Zone SF R-3, the new lot numbers and each lot's approximate square feet and acreage, as shown in the following two tables (current and proposed). Please note, the exact acreage and square feet of each lot will be defined at the Preliminary Plat stage.

BLOCK 2200 - CURRENT		
Zone MF - R3A		
Lot #	Square Feet	Acres
2200	144,515	3.32
Total =	144,515	3.32

BLOCK 2200 - PROPOSED		
Zone SF - R3		
Lot #	Square Feet	Acres
2201	22,298	0.5122
2202	16,666	0.3829
2203	16,666	0.3829
2204	16,666	0.3829
2205	16,878	0.3878
2206	18,101	0.4159
2207	19,057	0.4378
2208	18,183	0.4176
Total =	144,515	3.32

5. A change in the Unit and Lot Summary Table for Block 2200 - from Zone MF R-3A to Zone SF R-3, as shown the the two tables below (current and proposed):

UNIT AND LOT SUMMARY - CURRENT	
ZONE: SF R-3	ZONE: MF R-3A
# LOTS / # UNITS	# LOTS / # UNITS
0 / 0	1 / 24

UNIT AND LOT SUMMARY - PROPOSED	
ZONE: SF R-3	ZONE: MF R-3A
# LOTS / # UNITS	# LOTS / # UNITS
8 / 8	0 / 0

The above specific revisions proposed in this PD Plan Amendment will be legally established via the following General Note on the Preliminary and Final Plats for the subdivision:

"This PD Plan Amendment supersedes all previously recorded block, lot, unit and use information on previously recorded documents for Block 2200 of the Bridges at Black Canyon Planned Development, including information recorded on PD Amendment No.1 recorded in the records of the Montrose County Clerk and Recorder at Reception #728737."

Ed Ulibarri asked how the specific dollar amount was reached for the per lot fee. Mr. Devor said that Mr. Martin would have that information. Peter van Schaik asked if there have been any conversations since the October 8th letter between Mr. Mike Martin and City staff. Mr. Martin will address that question as well.

Mike Martin, 842 S. 2nd St. Unit 2, approached the podium. He is the project manager and the representative of the owner. Mr. Martin said that the City made it very clear what their stand was as far as off-site improvements at the meeting held between the City staff, himself and Mr. Devor. As far as communication since the Oct. 8th letter, they did receive a copy of the staff report that the Planning Commissioners received. All of the off-site improvements alone will run around \$3,000,000.00 to 5,000,000.00. The amount of construction being requested was reached by Huston Construction, and they estimated the cost at \$680,000.00 for all of the improvements that the City is requesting. Based on 550 units, that would come to \$1,236.00 per lot, plus \$164.00 per lot for miscellaneous engineering costs, making the total for each lot \$1,400.00. Mr. Martin said this subdivision will be done in five phases. He said they are very concerned about people driving through the project before they are finished with construction. Mr. Martin talked with John Moir about the negotiations that were made to set up a fee per unit at the Brown Ranch Subdivision. Mr. Martin said that Mr. Moir stated that City staff, including the City Manager and the Legal Department, felt that the per unit fee would be a great way to deal with improvements. With this subdivision it appears that it has switched to arbitrarily picking which streets need to be improved. On the issue of the sidewalks, Mr. Martin said that they do not feel that the City requirement for 8' on one side and 4' on the other is applicable on their main boulevards. Peripheral edges to the project will have the 8' wide sidewalks. He said that the area south of the Pavilion and Botanical Gardens all the way down to Ogden, and the east/west corridor of E. Oak Grove is all going to be heavily landscaped with a center median on an 80' right-of-way. There will be meandering, detached sidewalks on both sides. Mr. Martin said that the symmetry and the aesthetic look of that aspect is going to set the tone for the whole development. Because of that they are requesting a 6' wide sidewalk on each side. Going back to the off-site developments, he said that they were told that SIDs don't work. There are 500+ SIDs in place, but they have not been activated. The City is trying to get away from that system. Brown Ranch, the most comparable subdivision to this, negotiated a fee per unit for off-site development. Mr. Martin said that since the City is transitioning away from SIDs, he asked that they be allowed to do the same as Brown Ranch until the City finds a better way that will work with all developers. Garry Baker said there is a discrepancy in the number of units. Mr. Martin explained that the units on Melody Rose Lane were counted because, if the improvements were being done by way of an SID, they would be included within this subdivision. However, some developers may buy the multi-family pods and choose to construct less units than what would be allowed. Garry said he was not sure if the City would legally be able to impose that fee on those lots because they have already been subdivided and there are plat notes that apply to those lots. Under those circumstances, the number of lots would only be 508. That would then, in essence, raise the fee per unit. The City is still not in favor of that system, however.

Peter van Schaik said that a fence is being constructed around the perimeter and he is concerned about the location of some of the streets that are now blocked off by the fencing. He said he is talking about Painted Wall Lane that comes onto Odelle Road. Torrance Drive was supposed to be relocated, but the fence would not indicate that the road will be relocated. Peter said he is also wondering about Black Bear Road. Mr. Martin said they are not fencing the road off intentionally.



CHAPTER 4 VISION & GUIDING PRINCIPLES

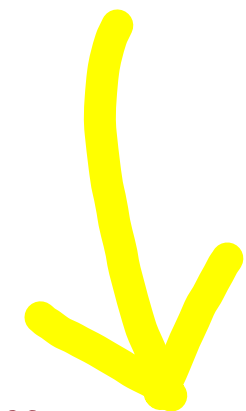
City of Montrose Mission Statement: *Promoting the Montrose lifestyle by providing innovative and service-oriented leadership for a vibrant community.*

Chapter 4 contains an overview of Montrose's vision for the next 10 to 20 years, as well as seven guiding principles that reflect that community's vision. These guiding principles, as well as the goals and objectives set forth in this plan, provide direction for future implementation actions that will help make Montrose a healthy, safe, and thriving community.

VISION STATEMENT

A vision statement describes where the community of Montrose wants to be in the future based on community values and aspirations. The direction provided in the Comprehensive Plan supports the vision statement developed by the Comprehensive Plan Advisory Committee which was based on community input. This vision statement and Comprehensive Plan builds upon past planning efforts and provides a vision, guiding principles, goals, and objectives to help ensure the City of Montrose continues to be a desirable place to live, work, and play.

"Montrose will strive to be a healthy, safe, and thriving community that embraces diversity and the environment. We will come together to grow responsibly to create opportunities for all."



VALUES

During the public input process, the community of Montrose identified several values that were considered most important to the future of Montrose including stewardship of natural resources, prosperity and opportunity, health, and safety. Other values included: fiscally responsible, family-centered, future-oriented, diversity, and inclusivity.

GUIDING PRINCIPLES

During the course of the Comprehensive Plan revision process, seven guiding principles emerged to guide the City's efforts to achieve the community's vision and values.



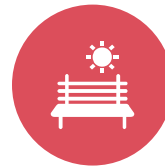
Guiding Principle 1. Land Use and Growth: Encourage, facilitate, and manage growth in a fiscally responsible manner that retains Montrose's small-town character in a rural setting.



Guiding Principle 2. Transportation and Mobility: Encourage and facilitate a safe, efficient, and convenient multi-modal transportation system.



Guiding Principle 3. Housing and Neighborhoods: Encourage access to a broad range of housing opportunities through the facilitation of programs and partnerships.



Guiding Principle 4. Parks, Trails and Open Space: Encourage and facilitate a variety of public parks, trails, and recreation opportunities in strategic locations.



Guiding Principle 5. Health and Environment: Encourage and facilitate healthy living; access to quality and affordable health care; enhanced public safety; and the preservation, protection, and access to natural, historical, and cultural resources.



Guiding Principle 6. Economy and Opportunity: Facilitate and incentivize business growth and development, community services, quality jobs, educational opportunities, and tourism assets to encourage businesses and people to stay, play, and live here.



Guiding Principle 7. Downtown: Encourage and facilitate a vibrant downtown, maximizing opportunities for businesses, improving safety, and enhancing the quality of life, while also maintaining its character and historic viability.

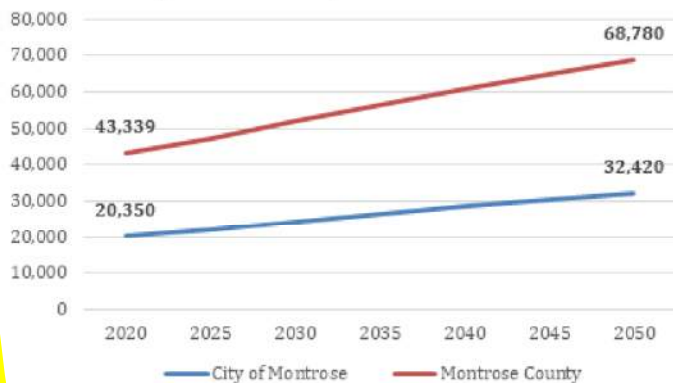
These Guiding Principles are expanded upon in the following chapters of this Plan. They are supported by a series of goals and objectives that relate back to these guiding principles. Implementation and action strategies for each guiding principle are included in the Implementation chapter.



CHAPTER 5 LAND USE & GROWTH

The growth of the community is a prominent issue for the city. Montrose is expected to grow from a population of 20,090 in 2018 to 28,636 by 2040 (DOLA, ESRI Business Analyst). People are moving to Montrose for a variety of reasons including, its people, **small-town character**, climate, geographic location, employment opportunities, access to health care and services, and the surrounding environment (**views**, proximity to public lands, river).

Population Projections 2020-2050



Source: DOLA, ESRI Business Analyst

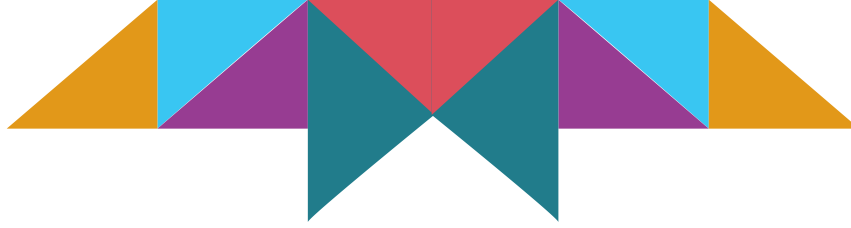
A long-range vision equips the City to guide development in appropriate areas and reserve land for other uses such as roads, parks, natural areas, and schools. It ensures that the proper infrastructure is constructed and right-of-ways are reserved based on desired development patterns.

KEY TERMS

Leap-frog development occurs when residential housing projects randomly dot the countryside without logical placement and without optimal connections to existing urban infrastructure corridors.

Growth efficiency is a measurement of the proximity of existing and future development to existing infrastructure and services. The closer the proximity to services and infrastructure, the higher the growth efficiency.

Centers are small walkable and transit-friendly business clusters within residential neighborhoods that serve the day-to-day retail and service needs of residents.



PRINCIPLES, GOALS, & OBJECTIVES

GUIDING PRINCIPLE 1 – Land Use & Growth:
Encourage, facilitate, and manage growth
in a fiscally responsible manner that retains
Montrose's small-town character in a rural setting.

GOAL LU-1: LAND USE MAP. Adopt a land
use and growth map in accordance with the
following objectives.

Objectives:

- 1.1 Continue to re-evaluate the Highway Corridor Overlay Zone and site development standards to ensure these continue to meet the intent of the community.
- 1.2 Consider mixing of allowed land uses to encourage neighborhood vitality where increased diversity will not adversely affect the character of the area.
- 1.3 Explore ways to maintain and enhance neighborhood character and character areas.

GOAL LU-2: CURRENT. The Comprehensive Plan and land use plan are living documents that are kept current and will change over time.

Objectives:

- 2.1 The Comprehensive Plan should be referenced by staff on a regular basis when making decisions; updated every five years by staff, Planning Commission, and City Council to keep up with changing conditions throughout the community; and completely rewritten every ten years with input from staff, Planning Commission, City Council and the general public.
- 2.2 All zoning and land use decisions should be consistent with the Comprehensive Plan as interpreted by City staff unless there is public benefit to depart therefrom.
- 2.3 Assess the City's land use regulations to determine whether the regulations are encouraging desired development types.

2.4 Consider regulating land development in a flexible manner, which includes mixing of uses, smaller setbacks, and less emphasis on parking minimums, versus traditional single-use zoning tools.

2.5 Continue the City's commitment to encouraging growth through a timely and reasonable development review process.

GOAL LU-3: INFRASTRUCTURE. Manage growth to ensure sufficient and fiscally responsible infrastructure while minimizing future City operation and maintenance costs.

Objectives:

- 3.1 Plan for a sustainable variety of land uses, densities, and regulations that meet the demand for each type of use and provide a compatible transition between land use types.
- 3.2 Encourage the development of neighborhood centers.
- 3.3 Encourage multi-use commercial development with shared lots and service roads to discourage "strip" development patterns along highways.
- 3.4 Use annexation agreements as a tool for implementing growth efficiency measures.
- 3.5 Ensure that development in unincorporated areas within the Urban Growth Boundary are developed consistent with the Comprehensive Plan.
- 3.6 Encourage compact and contiguous development in growth-efficient areas (in close proximity to existing streets, utilities, and public services) within the Urban Growth Boundary, including infill and redevelopment (e.g., sidewalks and infrastructure) of older neighborhoods.

- 
- 3.7 Encourage private investment in the community and responsible development with an understanding that certain types of development may require collaboration with local government in the form of streamlined processes, business-friendly regulations, and/or financial resources (e.g. market-rate apartment complexes).
 - 3.8 Ensure that infrastructure is sized to anticipate the needs of future development.
 - 3.9 Coordinate with other public entities and/or non-profit agencies in the development of public facilities and services.
 - 3.10 Take into account the goals and objectives of the Comprehensive Plan when developing capital improvement budgets.

GOAL LU-4: LANDSCAPE & CHARACTER.

Encourage development that preserves the natural landscapes and character of the community.

Objectives:

- 4.1 Encourage residential and commercial development along the river corridor while preserving its natural character.
- 4.2 Encourage development that is attractive when viewed from the river corridor.
- 4.3 Encourage street alignments and open spaces that support focal points and maximize viewpoints of the local terrain features.
- 4.4 Ensure that development preserves riparian corridors and allows public access and recreational opportunities.
- 4.5 Promote continued agricultural uses and sustainable wildlife habitat throughout the community when feasible.

GOAL LU-5: INFILL & REDEVELOPMENT.

Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.

Objectives:

- 5.1 Evaluate the need to expand the REDO district to encourage redevelopment, spur investment, allow for higher-density development, and minimize infrastructure costs.
- 5.2 Provide incentives for redevelopment and rehabilitation with emphasis on historic structures and underutilized properties.
- 5.3 Continue to develop strategies to maintain and improve aging infrastructure throughout the community.
-  5.4 Promote infill and development of improved lots and subdivisions.
- 5.5 Continue to encourage railroad corridor redevelopment.

GOAL LU-6: IGA & COORDINATION.

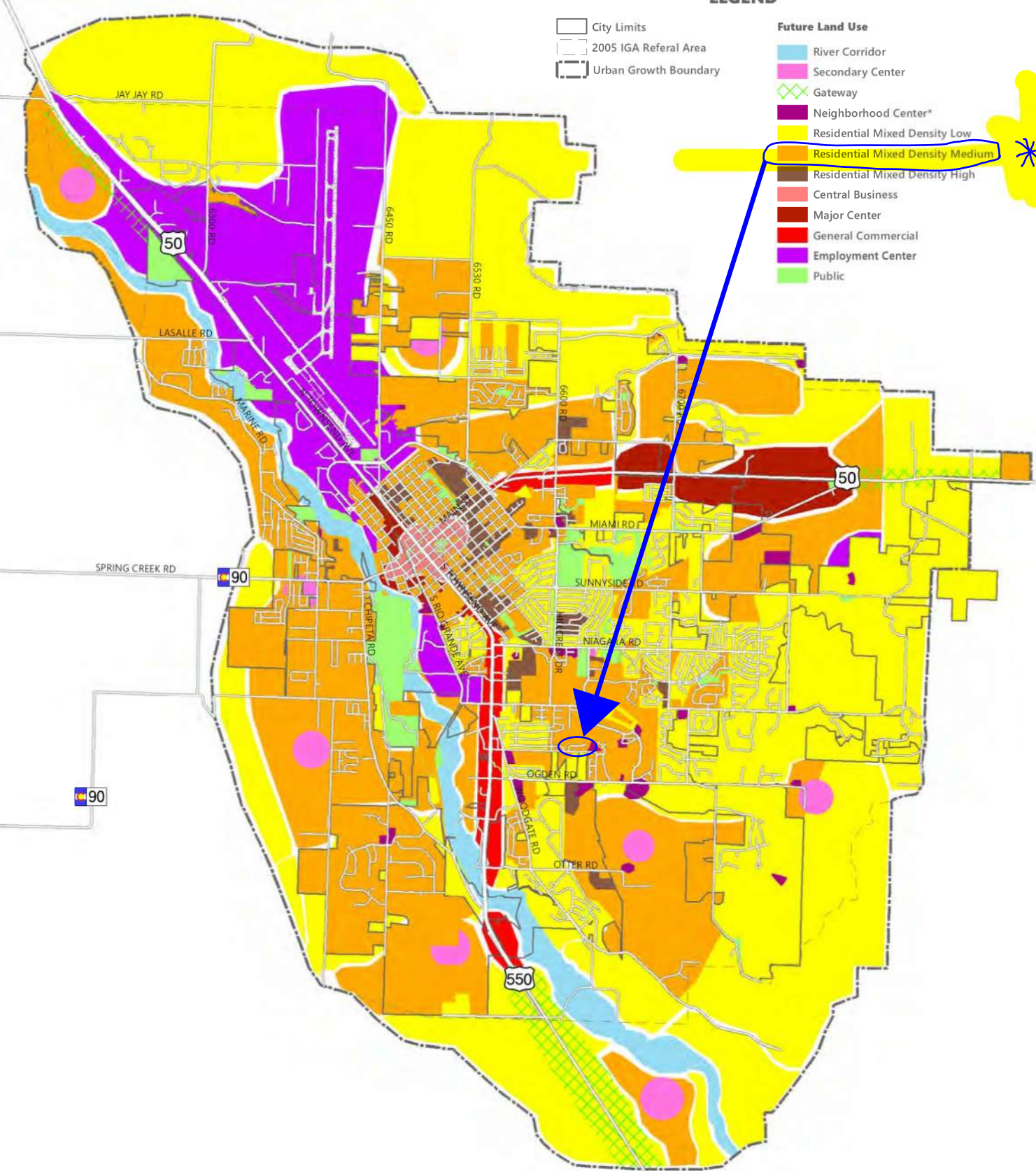
Encourage intergovernmental coordination and cooperation to aid in the implementation of the Comprehensive Plan.

Objectives:

- 6.1 Collaborate with Montrose County on the implementation of the City's Comprehensive Plan to minimize the potential for conflicting uses within and surrounding the City's Urban Growth Area.
- 6.2 Collaborate with various stakeholders who have a vested interest in the implementation of the City's Comprehensive Plan (i.e. Local businesses and property owners, special interest groups, non-profit organizations, et al.)

FUTURE LAND USE

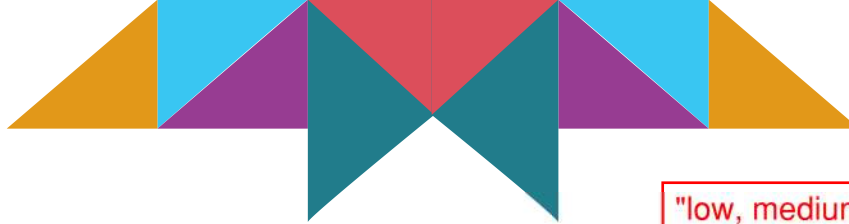
MAP 5.1





LAND USE DESIGNATION

Category	Uses	Characteristics
Residential Land Uses		
Residential Mixed Density Low	This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).	This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
Residential Mixed Density Medium	This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes.	The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.
Residential Mixed Density High	This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.	This use is especially appropriate in the Downtown, in areas immediately surrounding the City's core, and areas adjacent to major and minor business centers.



"low, medium and high"
density are NOT defined

AGRICULTURAL / RURAL RESIDENTIAL

There are many agricultural parcels located within the city limits and the 3-mile planning area that are used for producing crops, livestock, and other agricultural products. Rural residential includes single-family homes on large lots. These areas are typically low density with large undeveloped areas and/or agricultural areas surrounding the lots. This category of land use could be available for future urban growth.



RESIDENTIAL

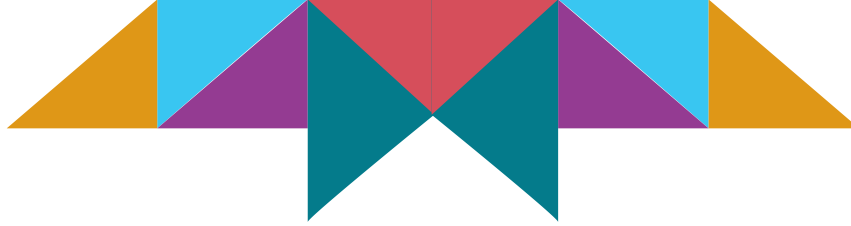
This land use category encompasses the majority of development activity in Montrose. It includes single-family detached homes, attached residential dwelling units (duplexes, triplexes, townhomes), multi-family structures (apartments and condominiums), and accessory dwelling units (e.g. apartments over garages). Residential land use can be further categorized as low, medium, or high density.



DOWNTOWN

This land use category is intended to reflect the character of the historic downtown and allow additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, and civic assets.





INDUSTRIAL

This land use category is intended to encourage the development of light, medium, and heavy industrial uses, offices, business parks, manufacturing, warehousing and distributing, and indoor and outdoor storage. This land use category could also accommodate accessory uses that complement and support the primary workplace uses such as hotels, restaurants, convenience shopping, childcare, and housing.



LARGE LOT SUBDIVISION

This land use category includes any residential subdivision with lots that average an acre or greater in size.



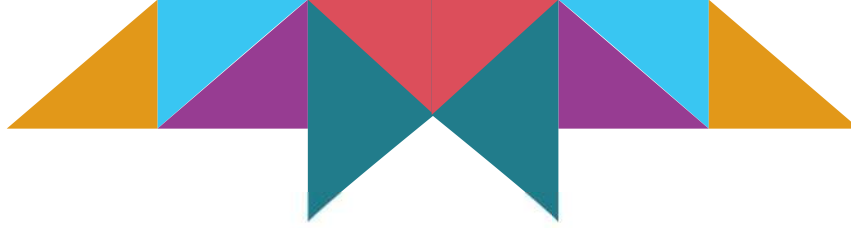
COMMERCIAL

This land use category provides a wide range of general retail goods and services for residents of the entire community, in attached and free-standing structures (i.e., small shops, "big box" stores). Development in commercial areas could have interconnected parking lots and connected pedestrian pathways to minimize traffic congestion. This land use requires access to major and minor arterial streets and significant buffering from incompatible adjacent uses.

Helping Montrose businesses grow and be more prosperous in the future is the primary focus of the city's Development and Revitalization Team (DART). This new entity takes a modern approach to advancing the city's decade-long efforts to foster business growth in Montrose.

The Main Street program, which was once a Downtown Development Authority (DDA) initiative, was re-organized by the city under DART in 2017 to focus on expanding business assistance beyond Main Street. DART extends the Main Street program approach to a variety of business interests throughout the city.



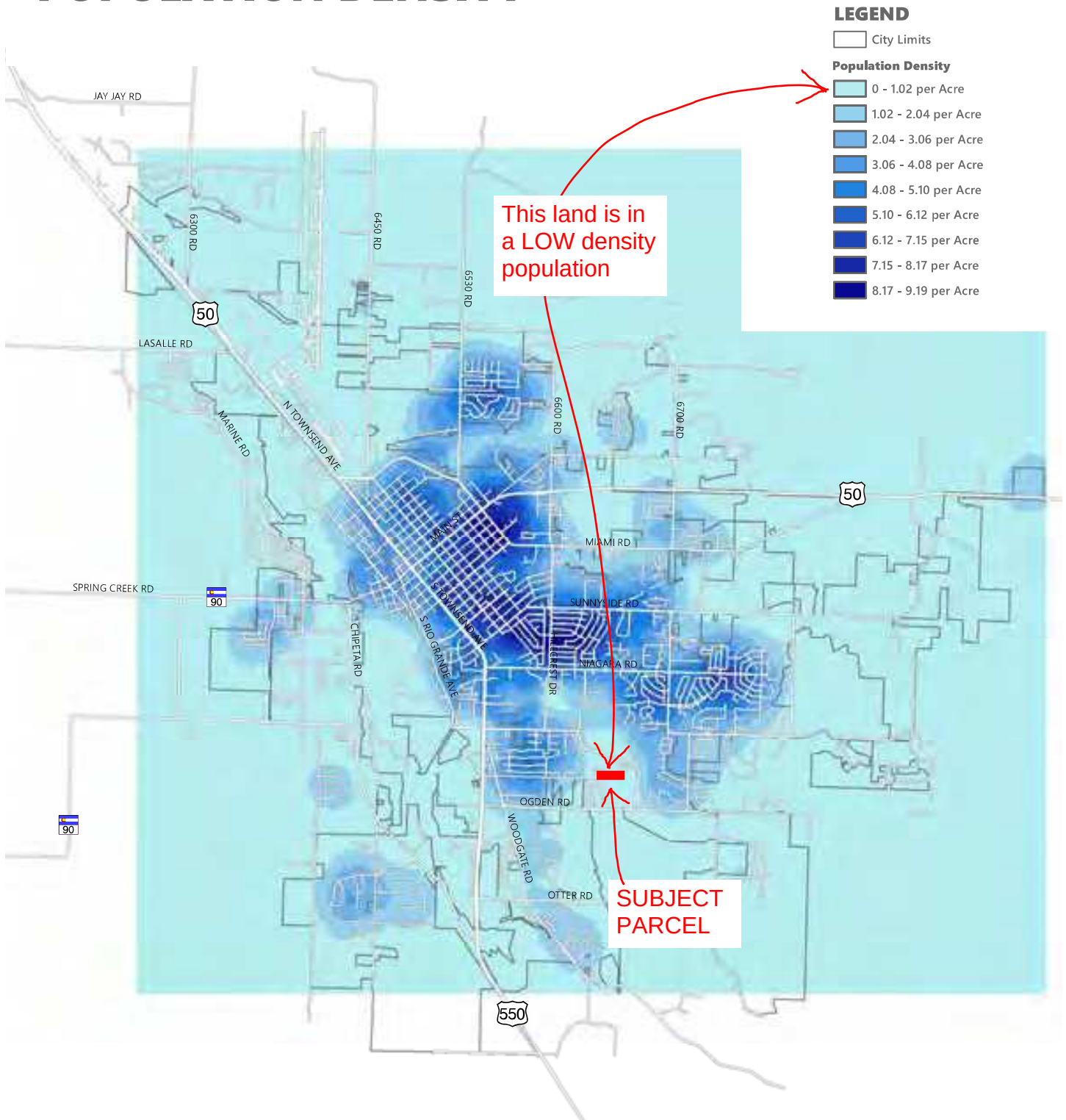


The large lot residential and agricultural land are considered to be rural residential development areas and are found throughout the city, not just on the outskirts. The rural agricultural character and small town atmosphere have been identified as important elements for quality of life in Montrose for many decades.

Manufactured homes comprise approximately 8% of the housing stock in Montrose. The City has a Manufactured Housing Residential (MHR) zone district that allows manufactured homes that meet HUD requirements. The appearance and condition of the mobile home parks vary. With some being landscaped and well maintained and others needing improvements. Other zones, such as the R-5 and R-6, allow manufactured housing, in manufactured home subdivisions.

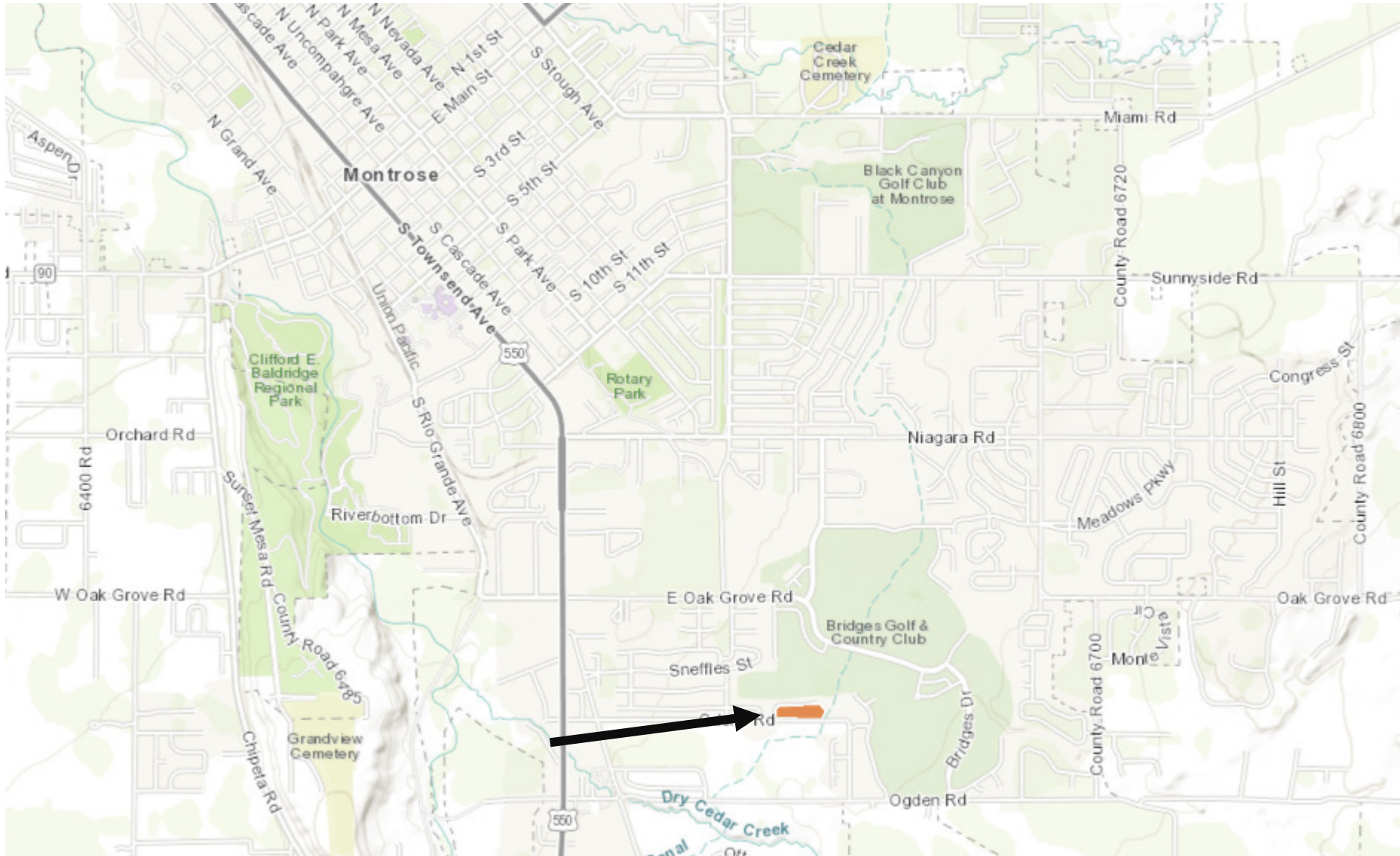
The "Population Density" map below shows where the majority of the population lives in Montrose. The areas in dark blue are the most densely populated, which is primarily in the central part of town and along the major streets. High density allows the City to provide services to more people within a smaller geographic area, and people generally travel less distance for services. Lower density provides larger lots and space between neighborhoods.

POPULATION DENSITY





Vicinity Map



Project Background

- Project site: 3.32 acres
- Zoned “R-3A” Medium High Density
- 8 single-family lots
- This sketch plan application is for both the subdivision, and the proposed PD Amendment, which will allow for reduced density.



Subdivision and Amended PD Process

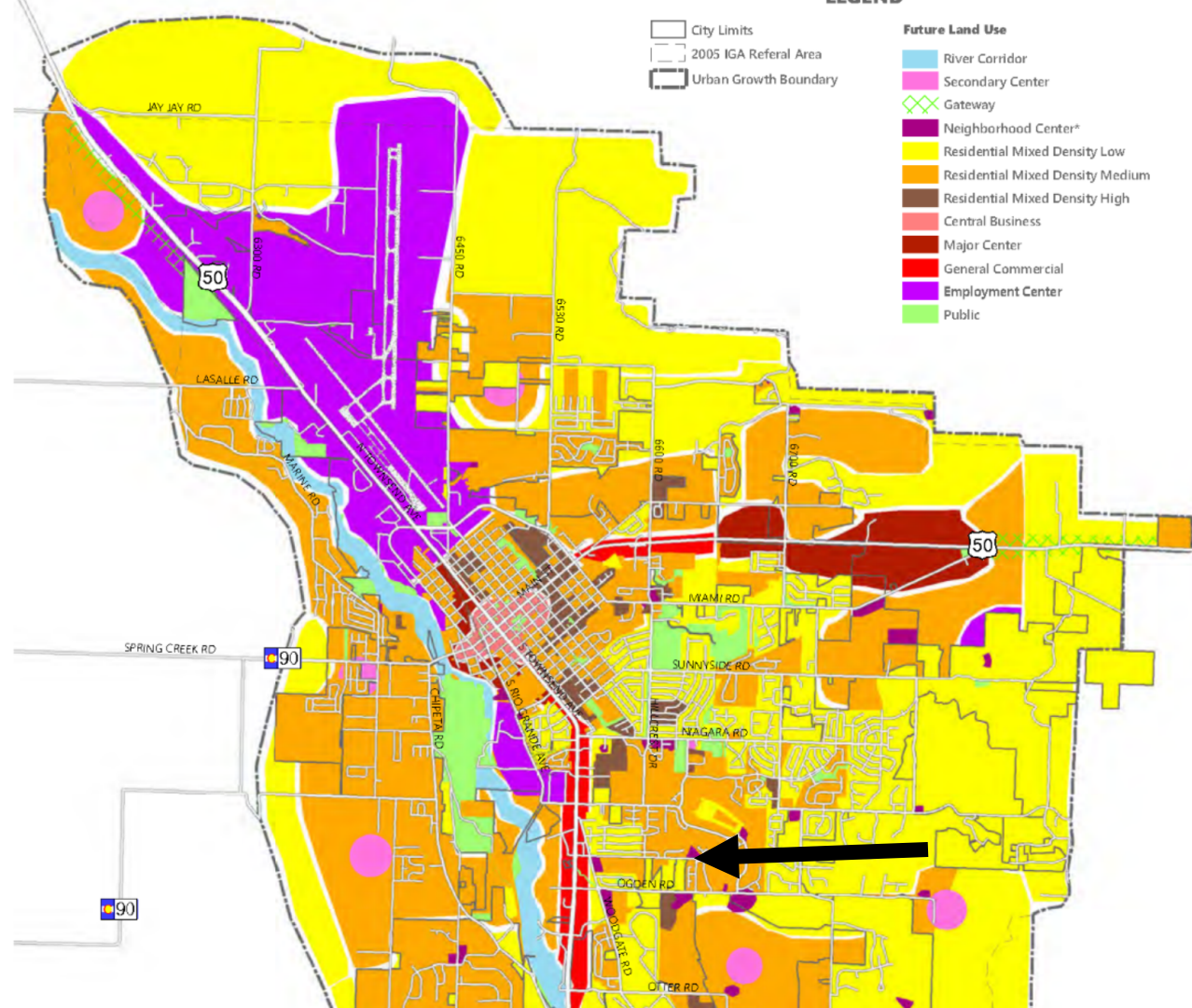


Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Medium** in the future land use map. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing.

FUTURE LAND USE

MAP 5.1



Comprehensive Plan & Municipal Code

- Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
- The Municipal Code and Zoning regulations specify land uses and densities, bulk & height requirements, setbacks, and other development standards that are allowed within each zoning district.
- Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan. The Amended PD Application modifies density requirements.

Zoning Regulations

- Municipal Code, Section 4-4-7.1(A) Intent: The “R-3A” Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density.
- The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-2” Low Density District, “R-3” Medium Density District, “R-3A” Medium High Density District, and agricultural (outside City limits).

Zoning Regulations

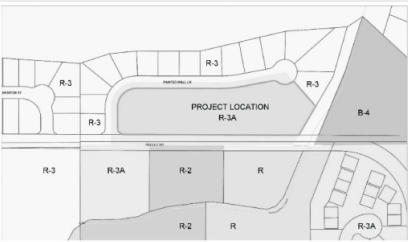
- The dimensional requirements are included below. (Section 4-4-22).

Minimum Lot					Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Larger 9,375 or 2,900/unit	15	20	10	15	35

- This application will require a PD Amendment, which will allow for reduced density.



VICINITY MAP



ZONING MAP

BLOCK 2200 - LEGAL DESCRIPTION:

THE SUBJECT LAND PARCEL CONSISTS OF APPROXIMATELY 3.32 ACRES (144,513.3 SF), IS LOCATED IN MONTROSE COUNTY, COLORADO, AND IS LEGALLY DESCRIBED AS FOLLOWS:

BLOCK 2200 AS SHOWN ON THE FINAL PLAT FILING NO. 7 AT THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT, SITUATED IN PART OF US GOVERNMENT LOT 5 OF SECTION 3, T48N, R9W, N.M.P.M.

BLOCK 2200 LEGAL DESCRIPTION

THE BRIDGES AT BLACK CANYON - AMENDMENT NO. 2

OF THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT, AN AMENDED P.D. PLAT OF PART OF THE REVISED EAGLE LANDING PLANNED DEVELOPMENT REVISED P.D. PLAT

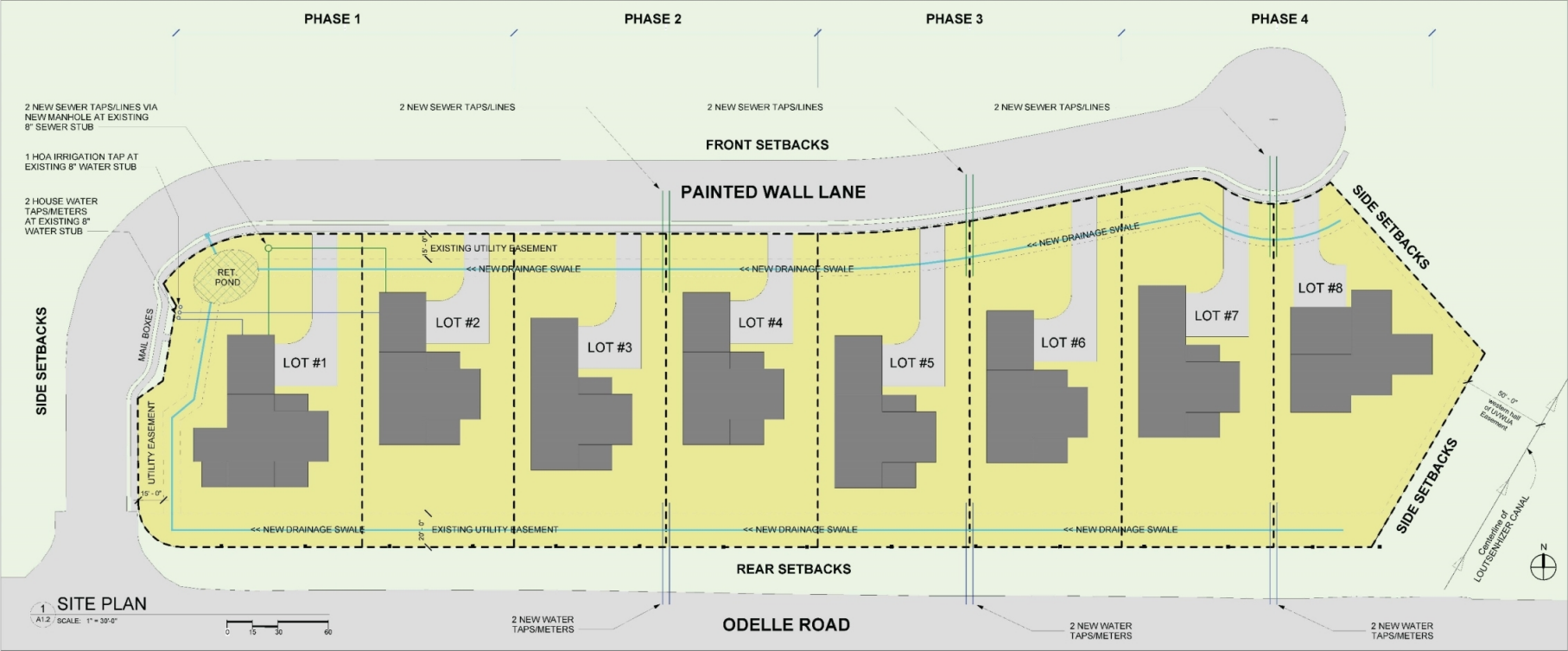
SITUATED IN THE SW ¼ SW ¼, SE ¼ SW ¼ AND SW ¼ SE ¼ OF SECTION 35, T49N, R9W, N.M.P.M. AND IN SECTION 3 T48N, R9W, N.M.P.M. A PART OF MONTROSE LEISURE VILLAGE ADDITION AND BLACK CANYON GOLF COMMUNITY ADDITION IN THE CITY OF MONTROSE, COLORADO

BRIDGES AT BLACK CANYON - AMENDMENT NO. 2

PAINTED WALL PATIOS LLC

PAINTED WALL SUBDIVISION

Block 2200 at The Bridges at Black Canyon
Montrose, CO 81401



SITE PLAN

SCALE: 1" = 30'-0"

Lot #	Square Feet	Acres
2201	22,298	0.5122
2202	16,666	0.3829
2203	16,666	0.3829
2204	16,666	0.3829
2205	16,878	0.3878
2206	18,101	0.4159
2207	19,057	0.4378
2208	18,183	0.4176
Total =	144,515	3.32

APPROXIMATE LOT SIZES

Setbacks to be the same as currently exist, as required by the Montrose Land Use Code:

Front Yard: 15'
Side Yard: 5'
Rear Yard: 25'
Corner: 15'

SETBACKS

BLOCK 2200 SUMMARY TABLE

ZONE: SF R-3	
TOTAL SQUARE FEET	144,515
TOTAL ACRES	3.32
MAX # LOTS	8
MAX # DWELLING UNITS	8
ALLOWED USES	SINGLE FAMILY HOMES

BLOCK 2200 - SUMMARY TABLE

TOTAL BRIDGES LOT INFORMATION	# LOTS	# UNITS
SINGLE FAMILY RESIDENTIAL	283	283
MULTIFAMILY	7	209

BLOCK 2200 - LOT AND UNIT SUMMARY	# LOTS	# UNITS
ZONE: SF R-3	8	8
ZONE: MF R-3A	0	0

LOT AND UNIT SUMMARY TABLES

This PD Plan Amendment supersedes all previously recorded block, lot, unit and use information on previously recorded documents for Block 2200 of the Bridges at Black Canyon Planned Development, including information recorded on PD Amendment No.1 recorded in the records of the Montrose County Clerk and Recorder at Reception #728737.

PD AMENDMENT PLAN - AUTHORITY

9/26/2022

DATE	ISSUED FOR:
9/26/2022	Sketch, Preliminary and PD Amend Plan

SCALE = 1" : 30'

Drawing Title:
SKETCH PLAN
and
PD-AMENDMENT
PLAN

Sheet #

A1.2

Staff Guidance to Planning Commission

- The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to **provide guidance** to the subdivider in accordance with the City of Montrose Municipal Code. **No formal action is taken at this time.**
- Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Planned Development application. If the Planning Commission determines that adherence with certain components of the Comprehensive Plan should be prioritized, this information should be shared with the applicant at this time.

