



SPECIAL PLANNING COMMISSION MEETING AGENDA
Wednesday, November 30, 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 26, 2022 Planning Commission meeting
- 4) Additions or Deletions
- 5) **CEDAR VIEW SUBDIVISION AMENDED PRELIMINARY PLAT #3** This proposed preliminary plat will subdivide the remaining unbuilt portions of the Cedar View Subdivision into 86 future lots. The project is located east of Elbert Castle Ave, Elbert St, and Evans St. The property is zoned "R-6" Medium Density/Manufactured Housing District. The applicant is Matt Miles with Cedarview Development, LLC.
- 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) **THE GROVE SUBDIVISION SKETCH PLAN** This is a review and discussion of the Sketch Plan for The Grove Subdivision. The property is approximately 44.64 acres in size. This subdivision is located on Outlot A of the Brian Nichols-Amerdev Minor Subdivision, along 6725 Rd, southeast of the intersection with Otter Rd (Montrose Parcel #399302312002). The property was annexed into the City in 2008, and is zoned “R-2” Low Density District. This sketch plan proposes 129 single-family residential lots. The applicant is Chris Koch.
- 8) Other Business
- 9) Next Meeting will be December 14, 2022
- 10) Motion to Adjourn