REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, December 14, 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 November 30, 2022 Special Planning Commission Meeting

4) Additions or Deletions

5) **COLORADO OUTDOORS FLEX BUILDINGS SIGN VARIANCE** This proposed variance to the sign code would apply to Lots 25 and 26 of the Colorado Outdoors Subdivision Amendment No. 2. The lots are currently zoned "I-1" Light Industrial District, which allows up to two signs and has no provisions for properties with multiple businesses. The applicant is requesting a variance that would allow up to 10 signs on each lot, which would be distributed amongst multiple tenants. The applicant is David Dragoo with NMTC at CO QALICB, LLC.

6) **PAINTED WALL SUBDIVISION PRELIMINARY PLAT AND AMENDED PLANNED DEVELOPMENT** This proposed preliminary plat will subdivide Block 2200, Lot 2200, The

Bridges at Black Canyon Planned Development Final Plat Filing No. 7 into 8 future lots. This application also amends a portion of the existing Bridges at Black Canyon Planned Development, which originally approved a 24-unit multi-family development. The project is located adjacent to Painted Wall Ln and Odelle Rd. The property is zoned "R-3A" Medium High Density District. The applicant is Sharon Porter with Painted Wall Patios, LLC.

7) **CASA PLANNED DEVELOPMENT SKETCH PLAN** This is a review and discussion of the Sketch Plan for the CASA Planned Development, Located on Lot B of the San Juan Industrial Park Subdivision Phase 1. This sketch plan proposes multiple deviations from City standards, including 45 residential buildings on one lot and supportive housing in the "I-1" Light Industrial District, a conditional use in this zoning district. The applicant is CASA of the Seventh Judicial District, Inc.

8) **RESIDENCES AT DRY CEDAR CREEK PLANNED DEVELOPMENT SKETCH PLAN** This is a review and discussion of the Sketch Plan for the Residences at Dry Cedar Creek Planned Development, Located on Parcel #399304152001, adjacent to Ogden Rd, near the intersection with Kellie Dr. This sketch plan proposes a residential development with a deviation from City standards, specifically multiple residential buildings on one lot. The property is located in the "R-3A" Medium High Density District. The applicant is RealAmerica, LLC.

9) Other Business

10) Next Meeting will be January 11, 2022

11) Motion to Adjourn

AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN
Miércoles, diciembre 14, 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 incluídos 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 Especial de la Comisión de Planificación de noviembre 30, 2022

4) Adiciones o eliminaciones

5) **COLORADO OUTDOORS EDIFICIOS FLEX VARIACIÓN DE SEÑALES**
Esta variación propuesta al código del diseño aplicaría a los Lotes 25 y 26 del Fraccionamiento de Colorado Outdoors Enmienda No. 2. Los lotes son actualmente zonificados "I-1" Distrito de Industria Ligera, lo cual permite hasta dos señales y no hay disposiciones para propiedades con negocios múltiples. El solicitante está pidiendo una variación que permitiría hasta 10 señales en cada lote, lo cual sería distribuído entre los múltiples inquilinos. El solicitante es David Dragoo con NMTC en CO QALICB, LLC.

6) **BOSQUEJO PRELIMINAR DE PLANO FRACCIONAMIENTO PAINTED WALL Y DESARROLLO PLANIFICADO ENMENDADO** Este bosquejo preliminar propuesto fraccionará Block 2200, Lote, 2200, The Bridges en Black Canyon el Bosquejo del Fraccionamiento Presentación Final No. 7 en 8 futuros lotes. Esta solicitud también enmienda una porción de Bridges existente en Black Canyon Desarrollo Planificado, el cual originalmente aprobó un desarrollo de 24 unidades multifamiliares. El proyecto está localizado adyacente a Painted Wall Ln y Odelle Rd. La propiedad está zonificada "R-3A" Distrito de Media Alta Densidad. La solicitante es Sharon Porter con Painted Wall Patios, LLC.

7) **CASA PLAN DE BOSQUEJO DE DESARROLLO PLANIFICADO** Esta es una revisión y discusión del Bosquejo del Plan para el Desarrollo Planificado para CASA, localizado en el Lote B del Parque Industrial Fraccionamiento Fase 1. El plan bosquejo propone múltiples desviaciones de los estándares de la Ciudad, incluyendo 45 edificios residenciales en un lote y viviendas de apoyo en la "I-1" Distrito de Industria Ligera, un uso condicional en este distrito de zonificación. El solicitante es CASA del Séptimo Distrito Jurídico, Inc.

8) **RESIDENCIAS EN PLAN DE BOSQUEJO DE DESARROLLO PLANIFICADO EN DRY CEDAR CREEK** Esta es una revisión y discusión del Plan de Bosquejo para las Residencias en el Desarrollo Planificado en Dry Cedar Creek, Localizado en la Parcela #399304152001, adyacente a Ogden Rd, cerca a la intersección con Kellie Dr. Este plan bosquejo propone un desarrollo residencial con un desvío de los estándares de la Ciudad, específicamente de múltiples edificios residenciales en un lote. La propiedad está localizada en la "R-3A" Distrito de Densidad Media Alta. El solicitante es RealAmerica, LLC.

9) Otos asuntos

10) Próxima junta será en enero 11, 2023

11) Moción para levantar la sesión

The Montrose City Planning Commission held a meeting on November 30, 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, Jan Chastain, Steve Ball and Ronald Cairns (alternate). Absent: Delphine Jadot.

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

There were 41 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

Phoebe Benziger moved to approve the minutes of the October 26, 2022 meeting as submitted. Chad Huffman seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

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 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.

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

Matt Miles, applicant, approached the podium to answer any questions.

Questions for Applicant

Planning Commissioners and applicant discussed housing types, parking, driveways, setbacks, and estimated development timeline.

Public Hearing

One member of the public came forward to discuss proposed drainage changes.

Questions for Staff

Staff and Planning Commissioners discussed drainage changes.

Discussion

A Planning Commissioner commented on quality of the neighborhood.

Motion and Vote

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. Ron Cairns seconded, and the motion carried unanimously.

SEASONS SUBDIVISON REZONE.

This is a request to rezone portions of the Seasons Subdivision east of Pennsylvania Street from "R-3A" Medium High Density District to "R-4" High Density District, and northeast of the roundabout at the intersection of South Hillcrest Drive and Miami Road from "B-4" Neighborhood Shopping District to "R-4" High Density District. The applicant is AMG & Associates, LLC.

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.

Questions for Staff

Planning Commissioners and staff discussed setbacks, height requirements and a traffic study to be done at site development phase.

Applicant Presentation

Amanda Locke, AMG, applicant, came forward on Zoom to discuss the rezone application.

Questions for Applicant

Fred Ballard, Del-Mont Consultants, representing the applicant, came forward to answer questions. Mr. Ballard and Planning Commissioners discussed the orientation of apartment buildings, easements and building heights.

Public Hearing

Fifteen members of the public came forward with concerns about safety, density, vandalism and crime, traffic and access, affordable housing, changes to character of the neighborhood, effect on property values, proximity to school, pedestrian safety, and older ages of current residents.

Questions for Staff and Applicant

Planning Commissioners and staff talked about traffic studies, density and affordability, property access and intersections, future changes to roads, open spaces and sidewalk requirements, parking space requirements, financial viability and housing market, and ownership changes for Pennsylvania Street.

Discussion

Planning Commissioners discussed additional density, safety, impact to the neighborhood, loss of potential commercial space, value of additional housing and traffic issues.

Motion and Vote

Chad Huffman moved 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. Four Commissioners voted for the motion and three voted against it. The motion carried 4 to 3.

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 Road, southeast of the intersection with Otter Road (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.

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

Chris Koch, applicant, came forward to answer questions.

Questions for Applicant

Planning Commissioners and applicant discussed lot and house sizes, layout of the proposed subdivision, landscaping and open spaces.

Public Hearing

Four members of the public came forward with concerns about the north entrance off Otter Road, maximum height of homes, adjacent junk yard property, lack of green space at north end of proposed subdivision, safety of roads, increase in traffic, sewer connection and easements.

Questions for Staff and Applicant

Planning Commissioners, staff and applicant discussed roads, location of north entrance, junk yard property, maximum building height and setbacks.

Motion and Vote

No action on this item.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for December 14, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Jan Chastain moved to adjourn the meeting. Phoebe Benziger seconded and the meeting ended at 7:38 p.m.

_____

CHAIRPERSON

_____

ATTEST

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: December 14, 2022
RE: 22-0104 – Colorado Outdoors Flex Buildings Sign Variance
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Sign Plan
- Exhibit C: Excerpt from Code – Sign Regulations
- Exhibit D: Excerpt from Code – Variances

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 is reviewing an application for a variance to sign regulations to be granted to Lots 25 and 26 of the Colorado Outdoors Subdivision Amendment No. 2. The Planning Commission shall approve or deny the variance application. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
This project is a variance that would allow for a total of 20 primary signs on Lots 25 and 26 of the Colorado Outdoors Subdivision Amendment No. 2 (10 signs for each lot). The property is located in the "I-1" Light Industrial District. Businesses in this zoning district are ordinarily limited to 20 signs, totaling the lesser of one and a half square feet per linear foot of principal street frontage or 200 square feet of signs. There are no provisions for properties with multiple tenants in the "I-1" Light Industrial District. Due to the multi-tenant nature of the properties, the applicant is requesting a variance to the sign code.

Applicant: NMTC at CO QALICB, LLC

Staff Analysis:

1. The criteria for granting variances to sign regulations are listed below. Municipal Code, Section 4-4-28 (D). Variances shall be granted only if the following criteria are met:
    a. The variance will not adversely affect the public health, safety and welfare.
    b. The variance requested is the minimum variance that will afford relief.
    c. The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.
    d. Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.

2. Sign Provisions
    1. Businesses in the I-1 zoning district may have up to two signs, with a maximum of 200 square feet.
    2. Uses as allowed in the "B-3" General Commercial District are also allowed in the Colorado Outdoors Subdivision, as per the PD Plan.

Zoning District	Maximum Number of Signs	Maximum Square Footage of Signs Per Lot-All Signs Combined
B-2, B-2A, B-3	Two Primary, One Secondary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 300 sq. ft.
Lots with two or more separate businesses in the B-1A, B-2, B-2A, and B-3 zones	One Freestanding, One Primary wall sign for each business frontage on a street or parking lot	1½ sq. ft. per linear foot of principal street frontage (no maximum sq. ft.). Building wall signs are limited to one and a half sq. ft. per linear foot of business frontage
I-1, I-2	One Primary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.
(Nonresidential Zones only) Secondary Sign	One	

3. The Variance does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements and the City of Montrose Comprehensive Plan.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request.

Planning Commission Motion Alternatives:

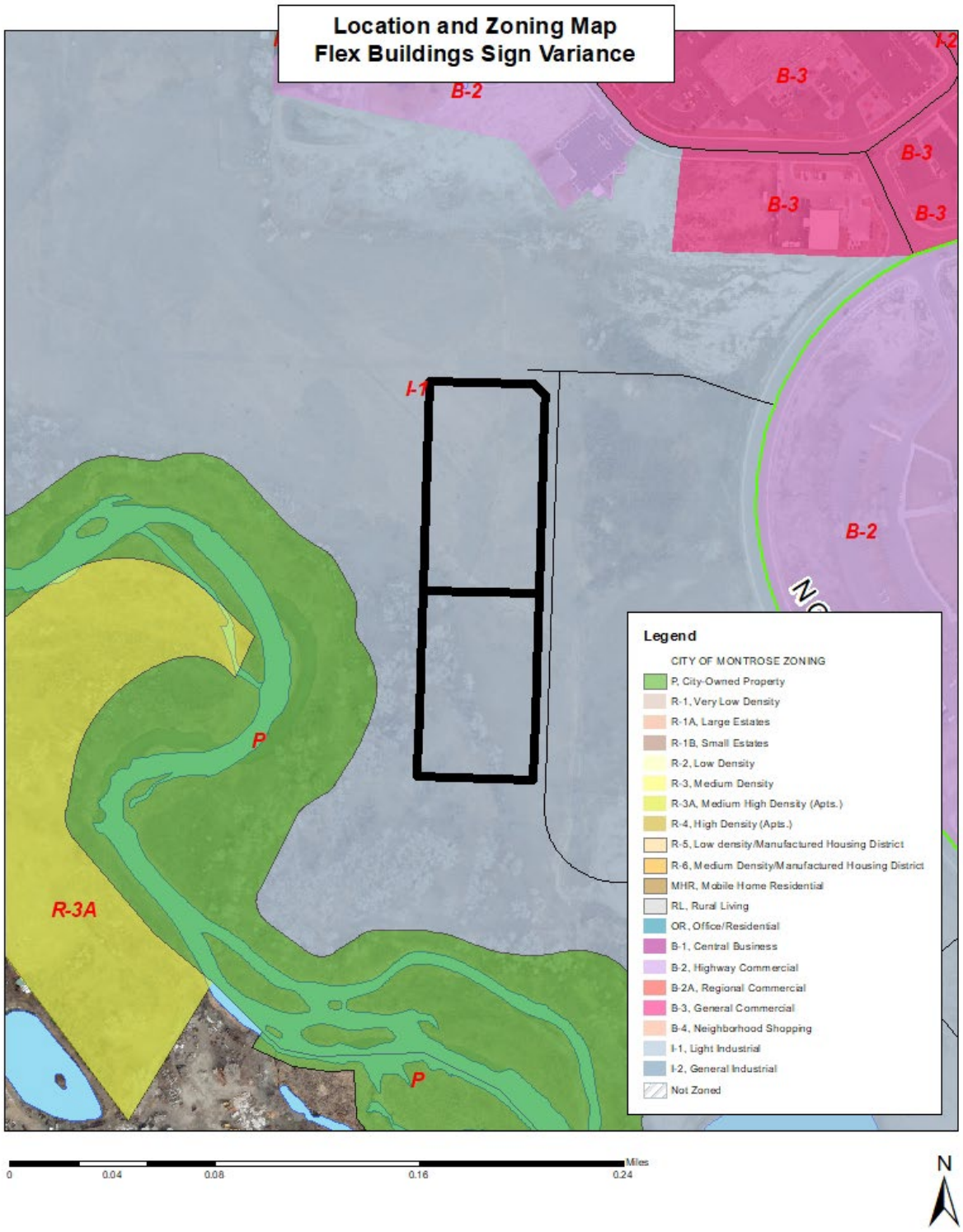
Approval Motion Recommendation:

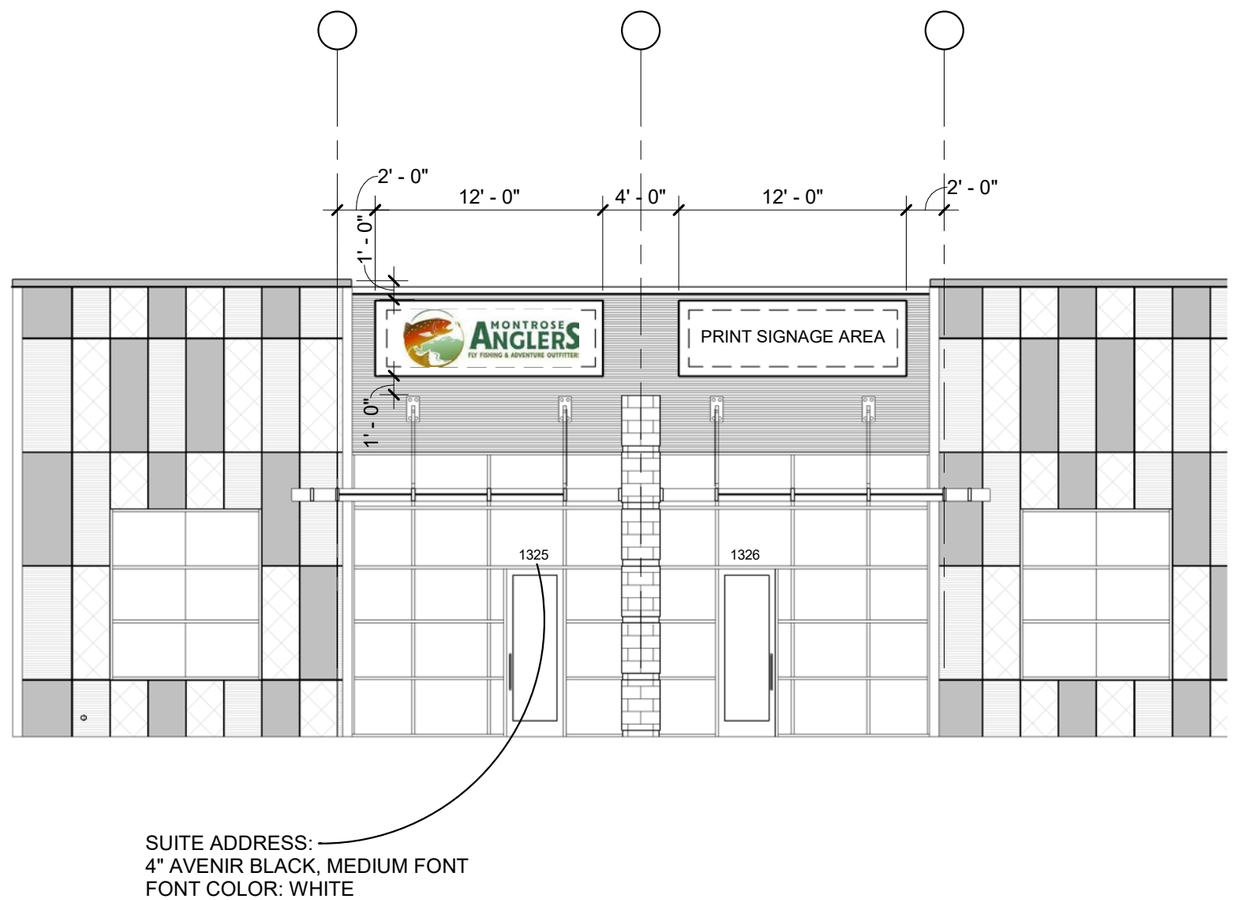
"I hereby make a motion to approve the request to allow a variance for up to 10 primary wall signs on Lot 25, and up to 10 primary wall signs on Lot 26 of the Colorado Outdoors Subdivision Amendment No. 2. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report."

Denial Motion Recommendation:

"I hereby make a motion to deny 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





APPROVED TENANT SIGNAGE EXHIBIT:
SINGLE SUITE TENANT

1/8" = 1'-0"

PHArchitecture

PINNACLE DESIGN INC

1048 N. 44th St. #200 Phoenix, AZ 85008
602.952.8585 www.pdi-az.com

COLORADO OUTDOORS

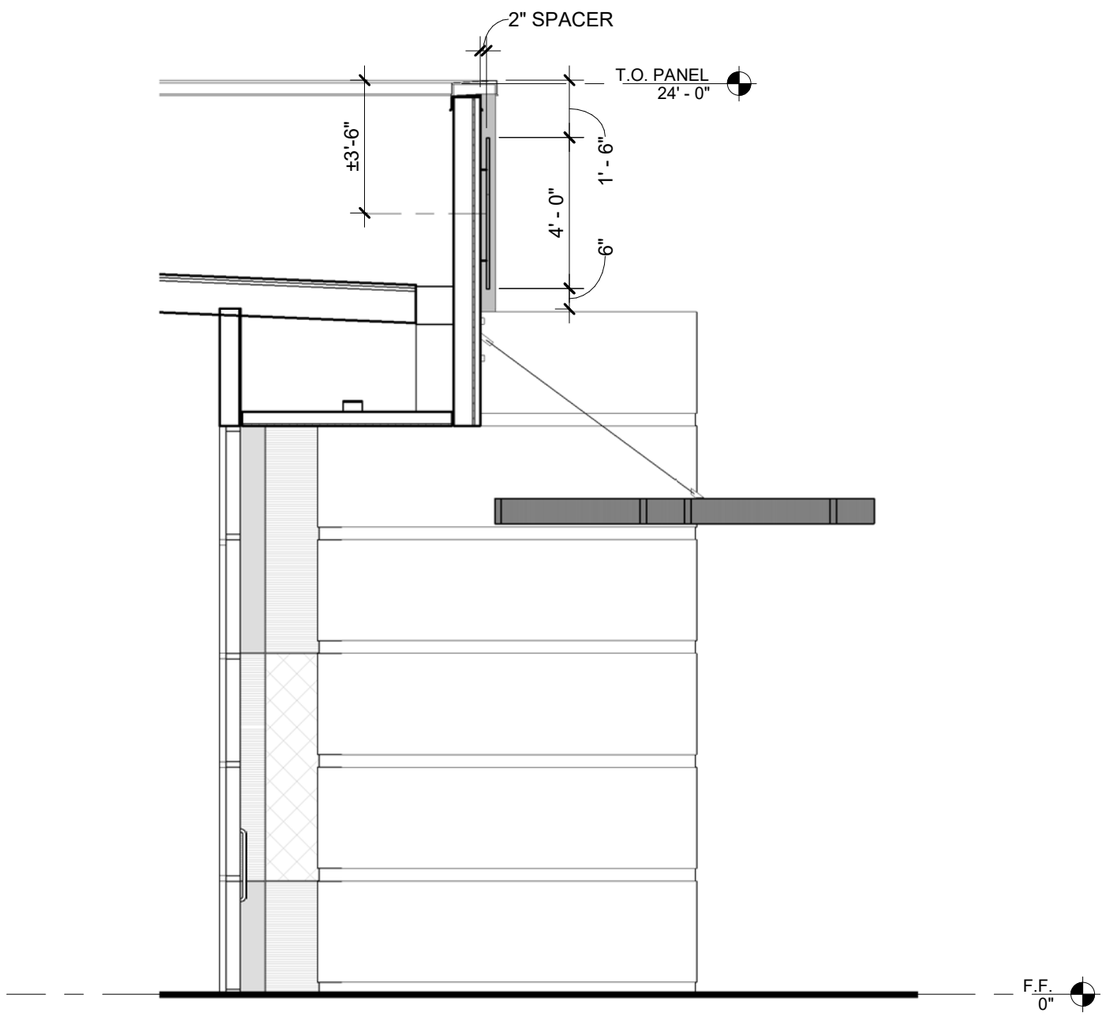
MONTROSE, COLORADO

NMTC FLEX BUILDINGS - SIGNAGE

18-006.24

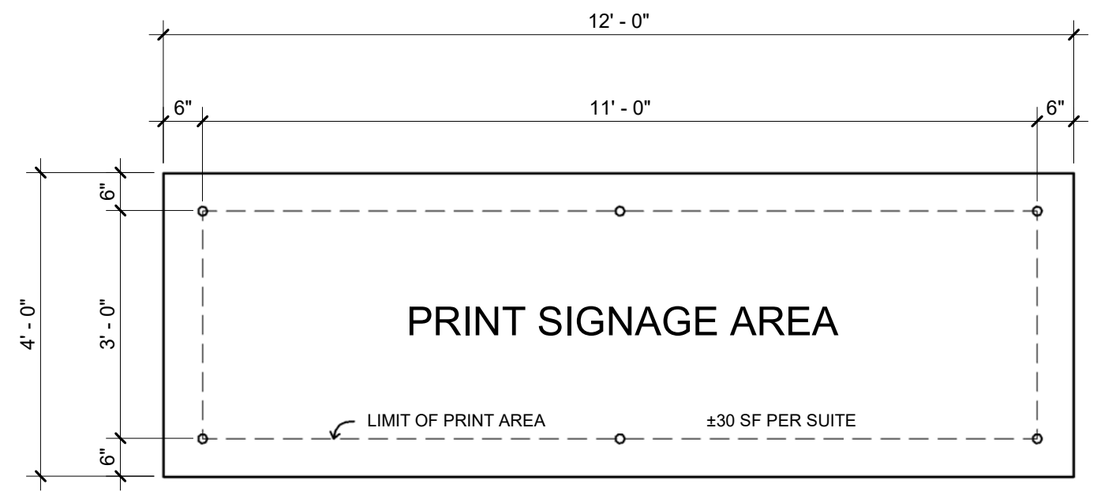
10/13/22

SE - 1



APPROVED DIE CUT VINYL SIGNAGE COLOR PALETTE:

1. VALSPAR "PARCHMENT" (RBG: 199 202 188)
2. VALSPAR "SANDSTONE" (RBG: 218 212 194)
3. VALSPAR "SURREY BEIGE" (RBG: 210 190 152)



1/4" ALUMINUM OR ACM PANEL PINNED ±2" OFF CORRUGATED METAL PANEL SUBSTRATE
COLOR: TO MATCH MORIN METAL "DARK BRONZE" (RGB: 55 51 50)

APPROVED TENANT SIGNAGE EXHIBIT: SINGLE SUITE TENANT

1/4" = 1'-0"

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COLORADO OUTDOORS

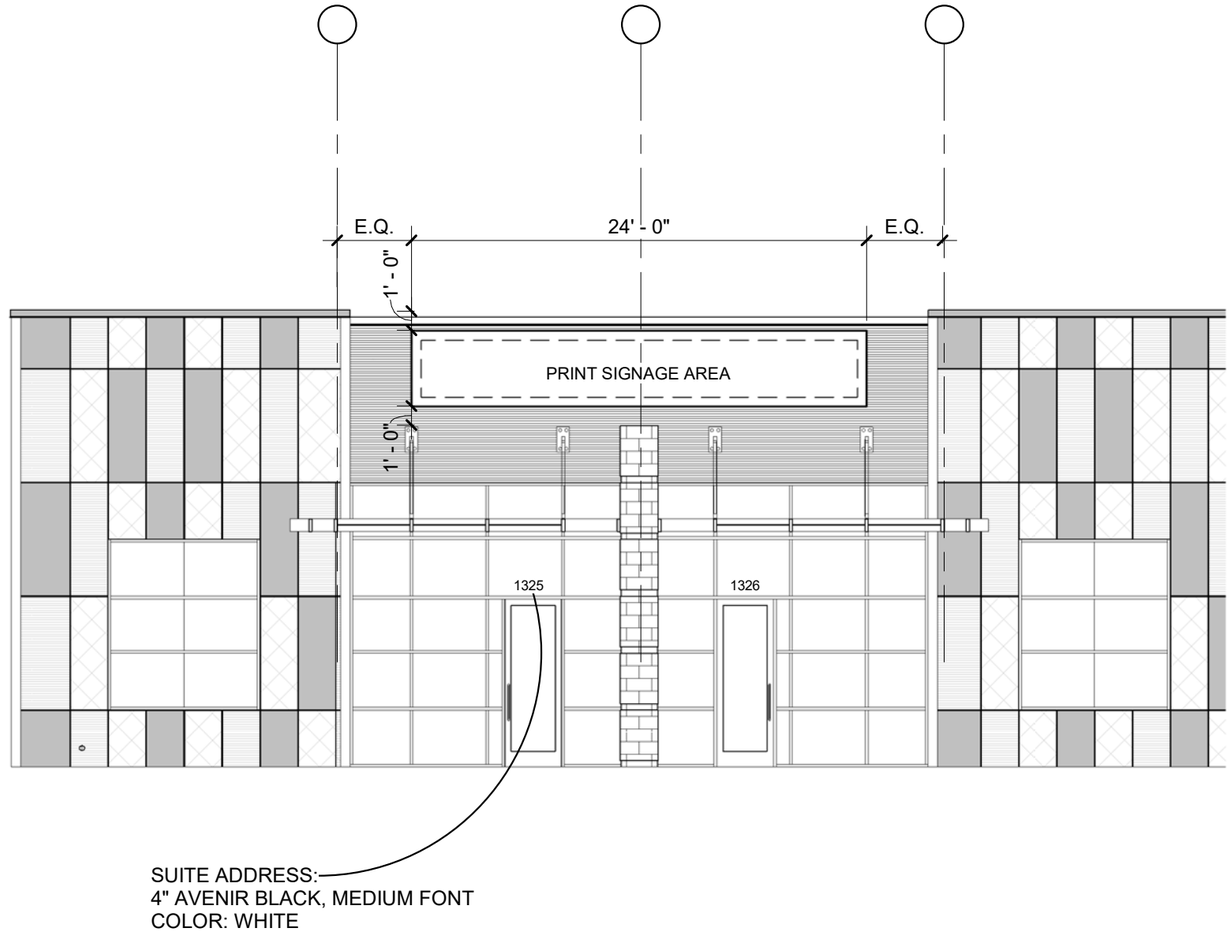
MONTROSE, COLORADO

NMTC FLEX BUILDINGS - SIGNAGE

18-006.24

10/13/22

SE - 2



APPROVED TENANT SIGNAGE EXHIBIT:
MULTIPLE SUITE TENANT

1/8" = 1'-0"

PHArchitecture
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COLORADO OUTDOORS

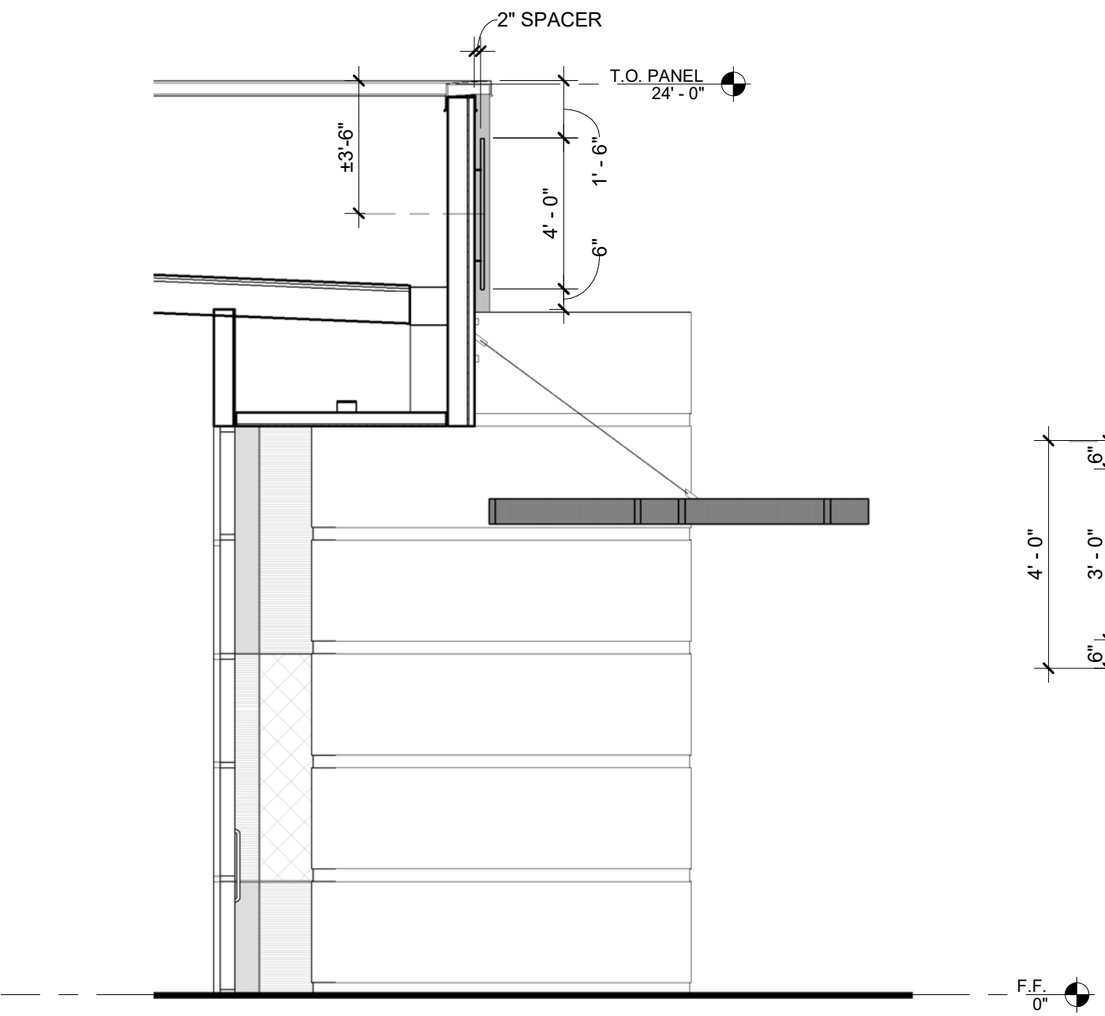
MONTROSE, COLORADO

NMTC FLEX BUILDINGS - SIGNAGE

18-006.24

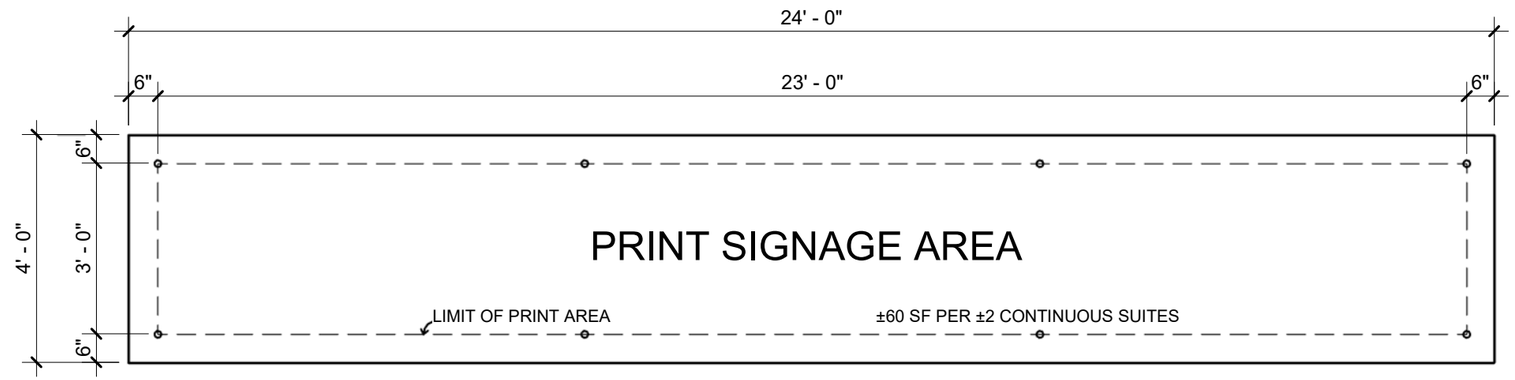
10/13/22

SE - 3



APPROVED DIE CUT VINYL SIGNAGE COLOR PALETTE:

1. VALSPAR "PARCHMENT" (RBG: 199 202 188)
2. VALSPAR "SANDSTONE" (RBG: 218 212 194)
3. VALSPAR "SURREY BEIGE" (RBG: 210 190 152)



1/4" ALUMINUM OR ACM PANEL PINNED ±2" OFF CORRUGATED METAL PANEL SUBSTRATE
COLOR: TO MATCH MORIN METAL "DARK BRONZE" (RGB: 55 51 50)

APPROVED TENANT SIGNAGE EXHIBIT: MULTIPLE SUITE TENANT

1/4" = 1'-0"

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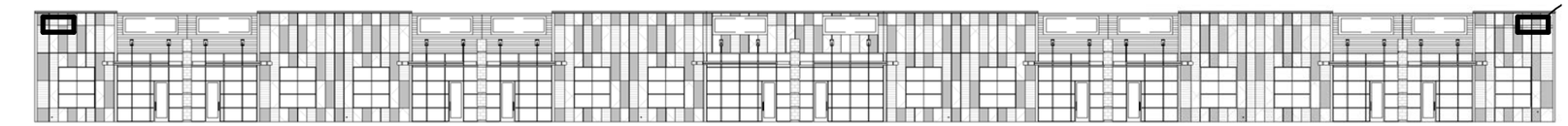
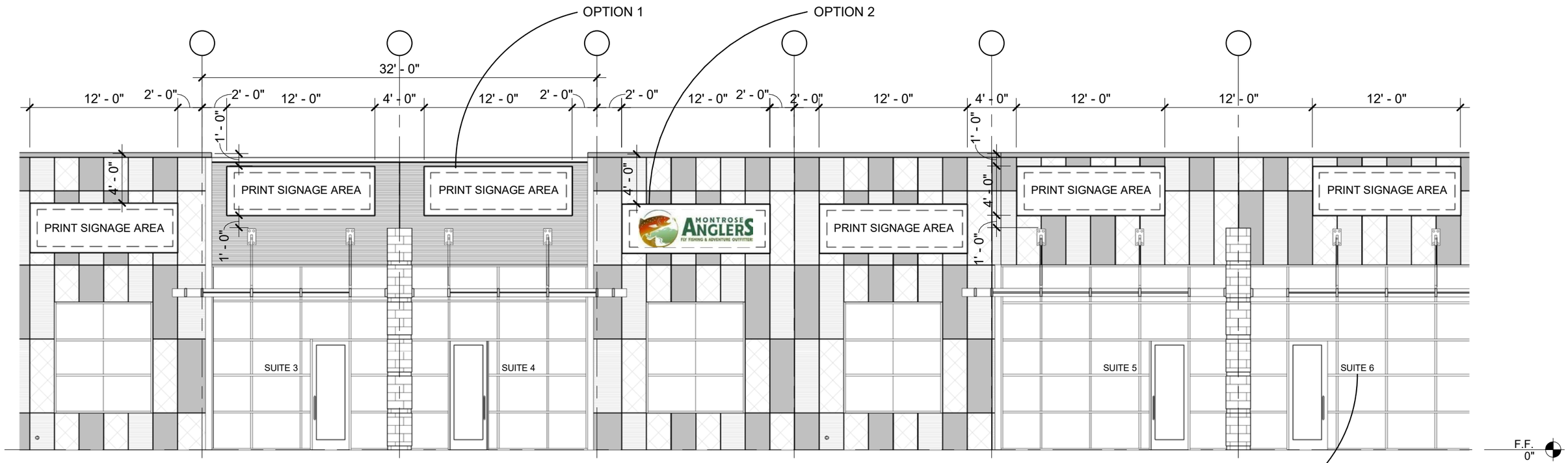
COLORADO OUTDOORS
MONTROSE, COLORADO
NMTC FLEX BUILDINGS - SIGNAGE
18-006.24
10/13/22





SIGNAGE ELEVATION

1/8" = 1'-0"

SUITE NUMBER:
4" AVENIR BLACK, MEDIUM, OR OPEN SANS
FONT COLOR: WHITE

PHArchitecture

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COLORADO OUTDOORS

MONTROSE, COLORADO

NMTC FLEX BUILDINGS

18-006.24

08/17/21

ASK-12R

Exhibit C

Sec. 4-4-25. Sign regulations.

(A) *Purpose and Intent.*

(1) It is the purpose of this Section to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements. The provisions in this Section are intended to:

(a) Enable the identification of places of residence and business.
(b) Allow for the communication of information necessary for the conduct of commerce.
(c) Lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic.
(d) Enhance the attractiveness and economic well-being of the City as a place to live, vacation and conduct business.
(e) Protect the public from the dangers of unsafe signs.
(f) Permit signs that are compatible with their surroundings and aid orientation, and preclude placement of signs in a manner that conceals or obstructs adjacent land uses or signs.
(g) Encourage signs that are appropriate to the zoning district in which they are located.
(h) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.
(i) Preclude signs from conflicting with the principal permitted use of the site or adjoining sites.
(j) Regulate signs in a manner so as to not interfere with, obstruct vision of or distract motorists, bicyclists or pedestrians.

(2) On private property and traditional public fora, subject to the land owner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. A noncommercial substitution of message may be made without any additional approval or permitting; a commercial substitution of message shall require approval and permitting as set forth herein. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

(3) If any part, Section, Subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section and/or any other provisions are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the validity or enforceability of any other prohibition herein.

(B) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the context clearly indicates a different meaning:

Animated sign means any sign or part of a sign which changes, or appears to change, physical position by any movement or rotation, including search lights, streamers, balloons, inflatable signs and figures, and air- or wind-driven signs.

Bulletin board signs means a sign used for the purpose of notification to the public of an event or occurrence of public interest such as a church service, school activity, political rally, civic meeting or other similar event.

Canopy or hanging sign means a sign suspended from a permanent roofed structure. Canopy or hanging signs are allowed in all zones.

Dispenser type display means a facility whose primary purpose is to dispense goods and products, including gas pumps, beverage, candy or ice machines, wiper blades, motor oil displays or similar products.

Electric sign means any sign containing electrical wiring, including signs illuminated by an exterior light source.

Electronic reader board means any sign that displays text over a fixed background by digital or electronic means.

Electronic sign means any sign that contains a digital or electronic display that can be changed, similar to a computer or television screen.

Flashing sign means any electronic or illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

Free-standing sign means a non-movable sign which is entirely supported by one or more uprights, poles, braces, or a base in or upon the ground. Free-standing signs are allowed in all zones.

Home occupation sign means a sign intended to advertise a home occupation.

Portable sign means signs designed to be physically moved and changed periodically to attract attention to a special circumstance, price or sale situation.

Primary sign means a sign related to or facing a public right-of-way.

Principal street frontage means the street or frontage with the highest functional classification under the most current version of the City's Comprehensive or Master Plan.

Projecting sign means a sign (other than a wall sign) which projects from and is supported by a wall of a building. Projecting signs are allowed only within commercial zones.

Roof sign means a sign erected upon or constructed directly over any part of the roof or parapet of a building whether or not actually attached to the roof.

Secondary sign means a sign on a public right-of-way or alley in addition to the primary sign.

Sign means an object or device which is used for the primary purpose of conveying a message by means of letters, numbers, figures, symbols, colors or other similar medium. The term "sign" shall exclude on-premises directional signs used for the sole purpose of providing information related to access to the premises, house numbers, and any signs which are required by local, state or federal laws, so long as the City determines that the intent of this Section is maintained. Signs merely describing a secondary commercial use or business within a structure shall not be considered directional signs.

Sign area means:

(1) The area of signs with regular geometric shapes shall be measured using standard mathematical formulas. Regular geometric shapes shall include, but not be limited to, squares, rectangles, triangles, parallelograms, circles, or combinations thereof.

(2) The area of signs with irregular shapes or of individual letter signs shall be the entire area within a single continuous perimeter of not more than eight straight lines enclosing the extreme limits of the sign.

(3) The total measured area of a sign shall include the area of all writing, representation, lines, emblems or figures contained within all modules, together with any air space, material or color, forming an integral part or background of the display if used to differentiate such sign from the backdrop or structure against which it is placed.

(4) On all signs other than projecting signs, the sign area shall be figured on one side only.

(5) The area of all freestanding signs shall include the area of the sign face as calculated in Subsections (1) through (4) of this definition, together with any portion of the sign structure which exceeds 75 percent of the area of the sign face. The intent of this Subsection is to encourage architectural decoration, ornamentation, or embellishment without deducting from the allowed sign area.

Temporary sign means any sign, banner, pennant, valance, or advertising display constructed of cloth, cardboard, wallboard, or other light materials, with or without frames.

Vehicle means any device which is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. The term "vehicle" includes any bicycle, but does not include any wheelchair, or any device moved by muscular power or moved exclusively over stationary rails or tracks or designed to move primarily through the air.

Vehicle-mounted signs means any sign affixed to or mounted upon any type of vehicle, as the term "vehicle" is defined herein.

Wall sign means any sign attached to or erected with the exposed face of the sign parallel to the wall of a building or structure. Wall signs are allowed in all zones.

Window sign means a temporary or permanent sign attached to the window of a building.

(C) *General Provisions.*

(1) All allowed signs, except temporary signs, official traffic control devices, signs and notices erected, owned and maintained by the City of Montrose, signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the venue, window and portable signs, and dispenser type displays, shall require a sign permit, on forms acceptable to the City, issued by the City Manager or his designee following the same procedure as a building permit, and with administrative fees as set forth in the City Regulation Manual. Said permits shall include an elevation drawing of all proposed and existing signs, and a plot plan showing the proposed location of the subject sign on the permittee's property.

(2) Signs shall identify or advertise only that activity conducted on the premises upon which the sign is located, except for the following circumstances:

(a) Collective identification signs for churches and service clubs.
(b) Signs within the boundary of a new subdivision unless less than ten percent of the lots remain for initial sale.
(c) Signs on City-owned property.
(d) Signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the athletic venue.
(e) Signs included within a coordinated sign plan.
(f) All signs whether on- or off-premises shall be located on a premises with a permanent building consisting of a foundation and at least 500 square feet of floor area.
(g) Signs described in Subsection (A)(2) of this Section and signs allowed by Subsection (D)(5) of this Section.
(h) Circumstances specifically provided for elsewhere in this Section 4-4-25.

(3) No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring their vision or obstructing their travel.

(4) The color or format shall not resemble or conflict with traffic signs or signals, as shown or described by the Manual of Uniform Traffic Control Devices (MUTCD), as amended from time to time.

(5) All signs must be maintained in good repair.

(6) Illumination of signs shall be arranged to reflect away from residential properties, and shall otherwise comply with Chapter 4-13.

(7) This Section is not intended to control or limit appropriate seasonal decorations which do not constitute a public nuisance or hazard.

(8) Dispenser type displays such as soft drink machines, gasoline pumps, tire displays and ice machines, with information printed by the manufacturer on the dispenser shall be allowed without a permit, provided the City determines they are not detrimental to the general appearance and character of the area.

(9) Signs may be placed on City property by other parties only if authorized by the City or specifically allowed by City ordinances or regulations, a revocable encroachment permit, easement, or other specific authorization. The City may issue a revocable encroachment permit to the owner of abutting premises on street rights-of-way with at least a 100-foot right-of-way width, on terms appropriate to protect the City's interests, when the area encroached is not currently needed for vehicular or pedestrian traffic, so long as no nuisance or safety hazard will be created. Signs placed on City property without authorization are subject to removal and disposal by the City.

(10) Existing signs on nonconforming uses may be permitted to continue for as long as the nonconforming use exists, but may not be extended or altered in any way.

(D) *Special Requirements.*

(1) No rotating, flashing, roof, or animated signs or signs containing a moving message shall be permitted. This does not prohibit scrolling signs in windows.

(2) Time and temperature signs shall be permitted in all commercial and industrial zoning districts. Electronic reader boards and electronic signs, and any portion of the sign face thereof may be changed no more frequently than once every eight seconds. Non-electronic changeable signs shall not be changed more often than once every eight seconds. Use of electronic reader boards and electronic signs shall be limited to the "B2," "B2-A" and "B3" zoning districts, and said signs shall be no larger than 48 square feet. The City may inspect the settings for electronic reader boards and electronic signs at any time during business hours for the business operating the sign, to determine compliance with these provisions.

The burden shall be upon the applicant for a sign permit to prove compliance with applicable provisions of the City's outdoor lighting ordinances and regulations. (Municipal Code Title 4-13.)

(3) Window and electric signs shall only be permitted in commercial and industrial zones, except that a sign may be permitted in a window to temporarily advertise property for sale or rent.

(4) Each business may have one temporary sign or banner at a time, in all nonresidential zoning districts without a permit so long as the sign or banner is no larger than 64 square feet in area, complies with applicable height limitations, is maintained in accordance with Subsection (c)(5) of this Section, and does not interfere with the reasonable use of adjoining property, or create a nuisance. The area of such a temporary sign shall not be included in the maximum sign area subject to a permit.

(5) Festivals, fairs, markets, commercial or noncommercial sales, and public events shall obtain a Special Event sign permit for all signage, and shall be exempt from the temporary sign limitations of this Subsection (D)(5), provided said festival, fair, market, commercial or noncommercial sale or event is open for public use no more than 96 consecutive hours, or four calendar days, including those times when the festival, fair, market, commercial or noncommercial sale or event is not in actual operation. The sign face area of Special Event signs shall not be included in the maximum sign area subject to a sign permit. All signage related to the festival, fair, market commercial or noncommercial sale or event shall be promptly removed at the conclusion thereof. Festivals, fairs, markets, commercial or noncommercial sales, and public events may obtain Special Event sign permits up to 12 times per calendar year; said permits may run consecutively. Balloons, streamers, flags and pennants may be allowed up to the maximum height of a freestanding sign allowed in the zone in which the event is located. All balloons of any shape must fit within a three-foot cube (three feet high by three feet deep by three feet wide). Human-held and human-powered signs, and live, costumed advertisers or performers shall also be allowed; all other animated signs not listed specifically in this Subsection (D)(5) shall be prohibited. All signage subject to a Special Event sign permit shall be on-premises. The permit

may contain conditions as appropriate to protect the reasonable use of adjoining property, and the public.

(6) Temporary signs not maintained in good condition, including, but not limited to, those that have faded, torn, become tattered, droopy, hazardous, or untethered, shall be removed or repaired. Temporary signs not maintained in good condition shall be considered a nuisance, and may be abated by the City in accordance with the City's nuisance abatement procedures. The City's sight triangle requirements shall apply to temporary signs, and all signs used pursuant to a Special Event sign permit.

(7) One portable sign per business or use may be erected without a City sign permit in all commercial zones, not to exceed 16 square feet in sign area and four feet in height, in addition to the maximum sign area permitted as indicated in the tabulated provisions of this Section. The permittee shall be required to obtain additional permits from other agencies, if required by law. Such signage shall not create a nuisance; nuisances created by such signs may be abated in accordance with the City's nuisance laws.

In the "B-1" zone only, a business may place one portable sign directly in front of, or directly beside their business premises, so long as the sign does not create a traffic or other safety hazard, or unreasonably impede pedestrian traffic on the sidewalk, and conforms substantially to the design guidelines developed by the applicable retail merchants' association or downtown merchants' association for such signs, if any; responsibility for enforcement of said retail merchants' design guidelines shall not be upon the City.

(8) Development Identification Signs. Developments, including subdivisions, planned developments, multifamily dwelling complexes, mobile home parks, and industrial parks, may have a total of two signs. The sign message shall be limited to identifying the development and businesses therein. The total sign area of the two signs taken together shall not exceed 80 square feet. No part of either sign shall exceed ten feet in height. Such signs are not allowed upon any City property, including public rights-of-way. The signs shall be kept in good repair by the sign owner or owner of the appurtenant property.

(9) The permanent sign base of a freestanding sign shall have an aggregate width of at least 40 percent of the width of the sign cabinet or face. All supporting structures of a freestanding sign shall match the primary finish and colors of the associated building.

(a) One freestanding sign shall be permitted per multitenant lot or parcel.
(b) One hundred fifty square feet of landscaping shall be required around the base of any freestanding sign located within 50 feet of a public right-of-way.
(c) Permanent freestanding signs 12 feet or lower in total height shall be exempt from the 40 percent base width requirements set forth in this Section, provided that the sign shall have a sign face area not to exceed 40 square feet per sign face.

(10) If a business has more than one frontage on streets and alleys, it may have one additional wall sign not to exceed 32 square feet.

(11) The maximum sign area and number of signs allowed by the table contained in the tabulated provisions of this Section shall apply to a lot or parcel which has more than one separately owned or operated business or function thereon. The allowable sign area shall be computed based upon the linear feet of principal street frontage. The total allowable sign area may be apportioned by the owner or landlord of said lot or parcel to each of the businesses or functions on the lot or parcel, which may each then have one separate primary sign per street and/or parking lot frontage. The total area of such signs with respect to such lot or parcel shall be limited to the maximum set forth in the tabulated provisions of this Section.

One freestanding sign shall be allowed per lot or parcel, as set forth in Subsection (D)(8) of this Section; the area of any freestanding signage shall be counted toward the maximum allowed signage area.

(12) Sight Triangle Provisions. For traffic safety reasons, whenever practicable, a 15-foot minimum setback shall apply to all freestanding signs in all zoning districts except "B-1."

(13) A projecting sign shall be a minimum height of nine feet above ground level. A projecting sign shall not extend more than five feet over the public right-of-way, and it shall not be higher than the roofline of the building at the point where it is attached. An encroachment permit on forms acceptable to the City, as set forth in Chapter 9-8 herein, shall be required for signs projecting over City-owned rights-of-way. Other agencies may have requirements in addition to those set forth herein.

(14) The maximum sign area permitted per business or function present upon a single lot or parcel shall be as specified in the table contained in the tabulated provisions of this Section. Where the maximum sign area is based upon a computation determined by the linear feet of principal street frontage, the allowed maximum shall be applied to the entire lot or parcel, regardless of the number of businesses or functions thereon, in accordance with the provisions of Subsection (D)(10) of this Section.

(15) All vehicle-mounted signs shall be permanently affixed, painted, magnetically applied or otherwise mounted upon a vehicle and shall not project more than 18 inches above the surface to which they are attached; and any sign which is mounted upon the roof, hood or trunk of a vehicle and which projects above such surface upon which it is mounted shall not exceed two square feet in area per face.

Banners displayed on vehicles shall be subject to the provisions contained in Subsection (D)(5) of this Section.

(E) *Nonconforming Signs.*

(1) The following nonconforming signs may continue to be used and maintained only in accordance with and subject to the limitations, criteria and requirements of this Subsection:

(a) Signs which were or are lawfully erected and maintained under applicable existing federal, state and County regulations prior to and at the time of annexation to the City and which have been or are maintained as legally nonconforming signs in accordance with City regulations thereafter.

(b) Signs which were or are lawfully erected and maintained in accordance with City sign regulations in effect at the time of their erection, but which became or become nonconforming on account of subsequent amendment to the City sign regulations.

(c) Signs which would otherwise not be permitted may be temporarily allowed, for a period of up to 12 months, in the discretion of the City Manager or its designee, if an emergency, hardship, or new business in that location requires such temporary forbearance from this Section, and the owner submits a cash escrow in the amount of 150 percent of the estimated cost, to the City for installation of signage compatible with current City regulations.

(2) Signs which are nonconforming in the following respects shall not be permitted and shall be brought into conformity immediately, or upon annexation, notwithstanding any other provision of this Subsection.

(a) Any rotating, flashing or animated sign.

(b) Any sign which was erected in violation of the requirements of applicable federal, state, County or City regulations in effect at the time of erection.

(c) Any sign which creates a hazard to pedestrians or vehicular traffic by creating sight barriers, by having a color or format which resembles or conflicts with traffic control devices, or otherwise.

(d) Any sign which is not maintained in reasonably good repair or which creates a safety hazard to persons or property.

(e) Any sign which creates a public or private nuisance.

(3) Signs which where lawfully nonconforming on February 1, 1984, or upon annexation subsequent thereto may be used and maintained only substantially as such sign existed on February 1, 1984, or the date of annexation. No material change or alteration may be made which increases the nonconformity, or which alters the size or the message of the sign; provided, however, ordinary maintenance of the sign is permitted.

(4) The right provided herein to maintain a nonconforming sign shall be terminated and the sign removed or brought into compliance with these regulations along with any other signs related to the same business under the following conditions:

(a) Abandonment of the sign, abandonment or termination of the related business, or an interruption in continuance of the related business for a period of 90 days.
(b) A change in the name of the business or change in the sign message.
(c) A violation of any provision of this Section by the owner or party in lawful possession of the sign. The destruction of the sign, or damage to the sign such that the cost of repair is greater than 50 percent of the replacement cost of the sign.

(F) *Coordinated Sign Plan Regulations.*

(1) General Provisions.

(a) The coordinated Sign Plan Regulations as enacted by Ordinance No. 2155 shall continue in full force and effect solely as to properties which have recorded a Coordinated Sign Plan Declaration of Covenants. The Declarant, his heirs, successors and assigns may, at any time, elect to record a document revoking said Declaration of Covenants, making the property encumbered thereby subject to the current version of the Sign Code.

(G) *Tabulated Provisions.* The following tabulated provisions apply with respect to the zones and uses indicated.

Zoning District	*Maximum Number of Signs*	*Maximum Square Footage of Signs Per Lot-All Signs Combined*	*Maximum Height of a Freestanding Sign*	*Maximum Size of a Freestanding Sign**
B-1	Two Primary, One Secondary**	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.	20'	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
B-1A, B-4	Two Primary, One Secondary**	The lesser of 1½ sq. ft. per linear foot of principal street frontage or 200 sq. ft.	ten feet	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
B-2, B-2A, B-3	Two Primary, One Secondary**	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 300 sq. ft.	25'	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
Lots with two or more separate businesses in the B-1A, B-2, B-2A, and B-3 zones	One Freestanding, One Primary wall sign for each business frontage on a street or parking lot	1½ sq. ft. per linear foot of principal street frontage (no maximum sq. ft.). Building wall signs are limited to one and a half sq. ft. per linear foot of business frontage.	25'	144 sq. ft.
I-1, I-2	One Primary	The lesser of one and a half sq. ft. per linear foot of	Ten feet	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.

		principal street frontage or 200 sq. ft.		
OR	One Primary, One Secondary	Buildings 2,000 sq. ft. or less: six sq. ft. Buildings over 2,000 sq. ft.: 32 sq. ft. Secondary sign: six sq. ft.	Six feet	Buildings 2,000 sq. ft. or less: four sq. ft., Buildings over 2,000 sq. ft.: 32 sq. ft.
RL, R-1, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-5, R-6	One Primary, One Secondary***	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings more than 3,000 sq. ft.: 32 sq. ft.	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings over 3,000 sq. ft.: six sq. ft.	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings over 3,000 sq. ft.: 32 sq. ft.
MHR	One Primary, One Secondary***	12 sq. ft.	Four'	Six sq. ft.
Other Tabulated Requirements	Number	Sign Size	Maximum Height of a Freestanding Sign	Permit Required
All Zones			—	
(B-2, B2-A and B-3 Only) Electronic Reader Boards	—	May be no larger than 48 sq. ft.	25'	Yes
(Nonresidential zoning only) Temporary signs and Banners	One Temporary, Sign or Banner	64 sq. ft.	25'	No
(Commercial Zones only) Portable Sign	One sign per business or use	16 sq. ft.		No
All Zones Development Identification Sign	Two	80 sq. ft.	Ten feet	Yes
(Nonresidential Zones only) Secondary Sign	One	—	—	Yes
* Freestanding sign square footage shall be included in the maximum square footage of signage per lot.				
** Secondary signs in commercial zones are limited to 32 sq. ft.				
***Secondary signs in residential zones are allowed only for buildings over 3,000 sq. ft., and are limited to six sq. ft.				

(Ord. No. 2472 , § 4-4-25, 5-7-2019)

Sec. 4-4-28. Variances.

(A) The Review Board may grant a variance from the requirements set out in this Chapter, if it determines, following the review procedure of Section 4-4-31, that the criteria of this Section will be met. Provided, however, no variance shall be granted from provisions restricting uses by right and conditional uses within any zoning district.

(B) Variances shall be granted only if all the following criteria are met:

(1) The variance will not adversely affect the public health, safety and welfare.

(2) Unusual physical circumstances shall exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property, and violations of code shown by clear and convincing evidence that they were made in good faith, which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.

(3) The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their or his predecessors in interest.

(4) The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.

(5) The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.

(C) The burden shall be on the applicant to show that these criteria have been met.

(D) Variances shall be granted for sign regulations only if all of the following criteria are met, in lieu of the criteria of Subsection (B) of this Section.

(1) The variance will not adversely affect the public health, safety and welfare.

(2) The variance requested is the minimum variance that will afford relief.

(3) The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use of development of such properties.

(4) Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.

(Ord. No. 2472 , § 4-4-28, 5-7-2019)

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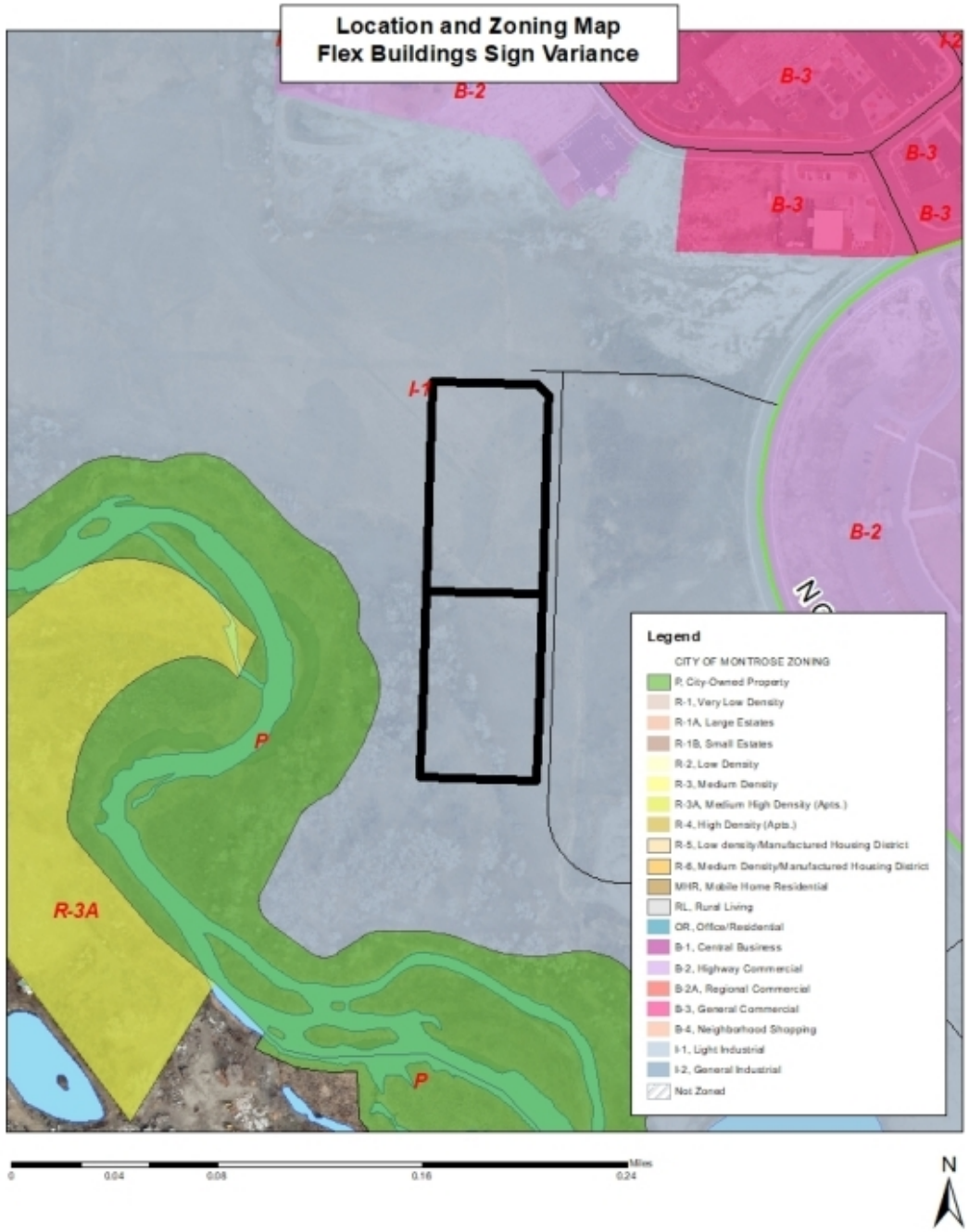
Project Site: Lots 25 & 26, Colorado Outdoors Subdivision

- Located in the “I-1” Light Industrial District.
- Uses-by-right in the “B-3” General Commercial District are also allowed in this subdivision per the Colorado Outdoors PD.
- Applicant is requesting a variance to the sign code to allow up to 20 wall signs (10 each) on the Flex Buildings.



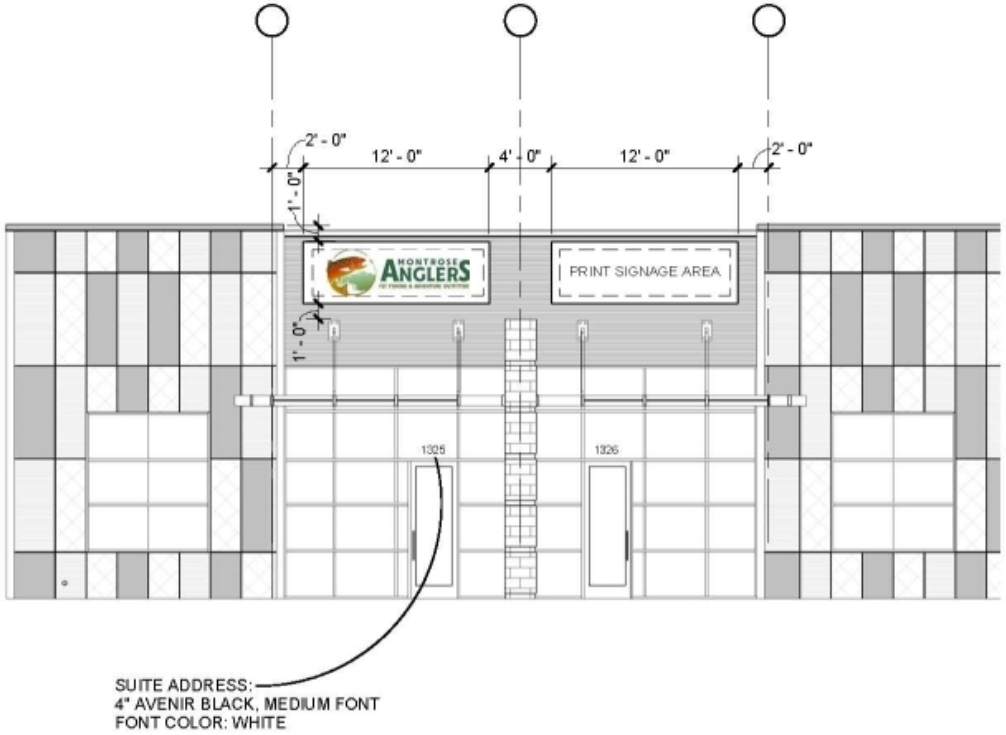
Flex Buildings Sign Variance

- The applicant seeks a variance to sign regulations for businesses in the “I-1” Light Industrial District.
- Businesses are limited to the lesser of one and a half square feet per linear foot of principal street frontage or 200 square feet of signage, across 2 signs.
- Due to the building’s multiple tenants, the applicant is seeking a variance to allow up to 10 wall signs per building in order to allow each unit a sign.

Variances – Sec. 4-4-28

Variances shall be granted only if all the following criteria are met:

The variance will not adversely affect the public health, safety and welfare.
The variance requested is the minimum variance that will afford relief.
The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.
Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.



APPROVED TENANT SIGNAGE EXHIBIT:
SINGLE SUITE TENANT

1/8" = 1'-0"

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COLORADO OUTDOORS

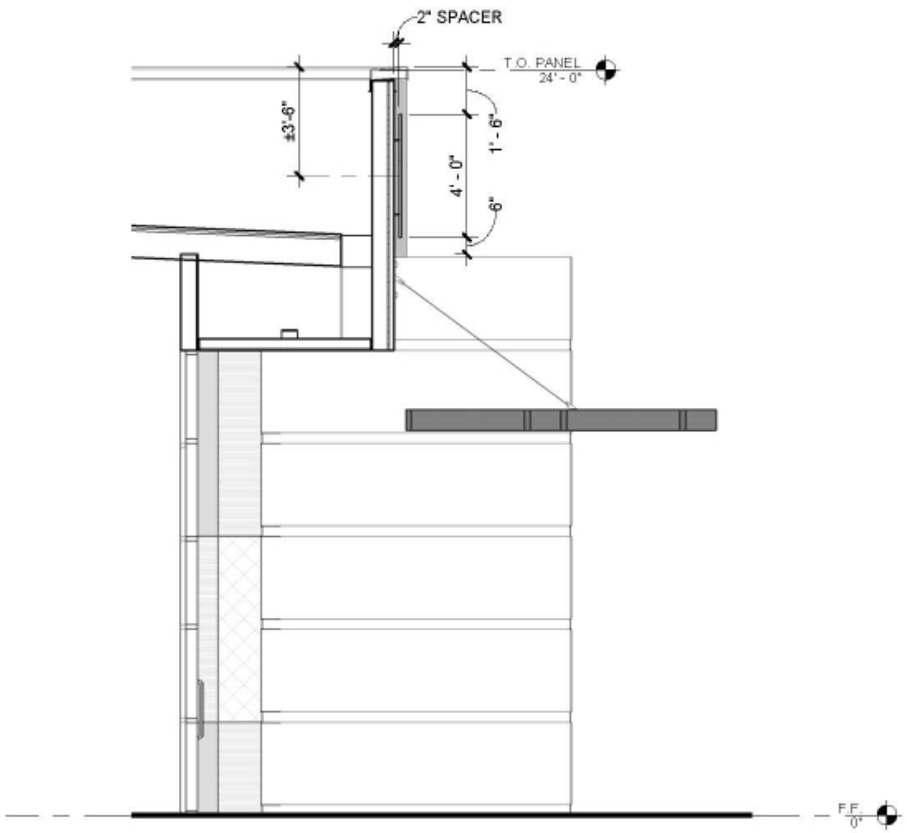
MONTROSE, COLORADO

NMTC FLEX BUILDINGS - SIGNAGE

18-006.24

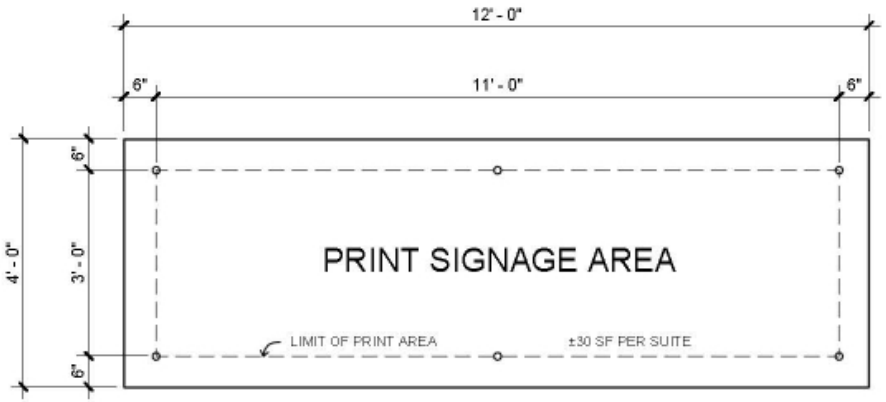
10/13/22

SE - 1



APPROVED DIE CUT VINYL SIGNAGE COLOR PALETTE:

1. VALSPAR "PARCHMENT" (RBG: 199 202 188)
2. VALSPAR "SANDSTONE" (RBG: 218 212 194)
3. VALSPAR "SURREY BEIGE" (RBG: 210 190 152)



1/4" ALUMINUM OR ACM PANEL PINNED ±2" OFF CORRUGATED METAL PANEL SUBSTRATE
COLOR: TO MATCH MORIN METAL "DARK BRONZE" (RGB: 55 51 50)

APPROVED TENANT SIGNAGE EXHIBIT: SINGLE SUITE TENANT

1/4" = 1'-0"

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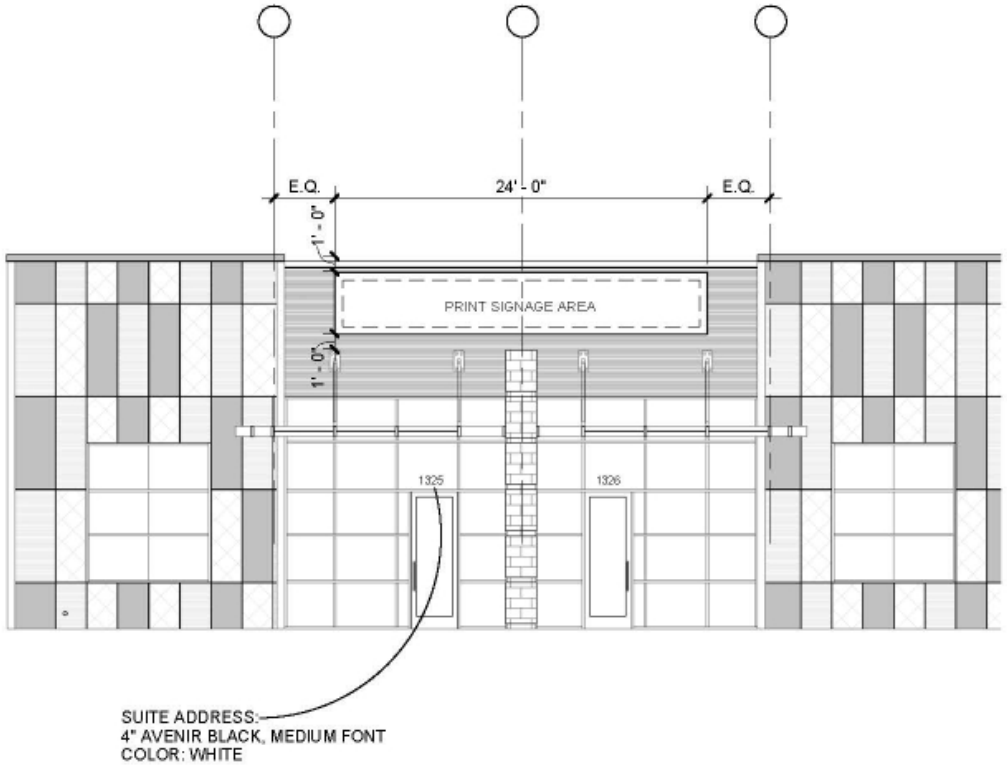
18-006.24
10/13/22

SE - 2



APPROVED TENANT SIGNAGE EXHIBIT: MULTIPLE SUITE TENANT

1/8" = 1'-0"

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COLORADO OUTDOORS

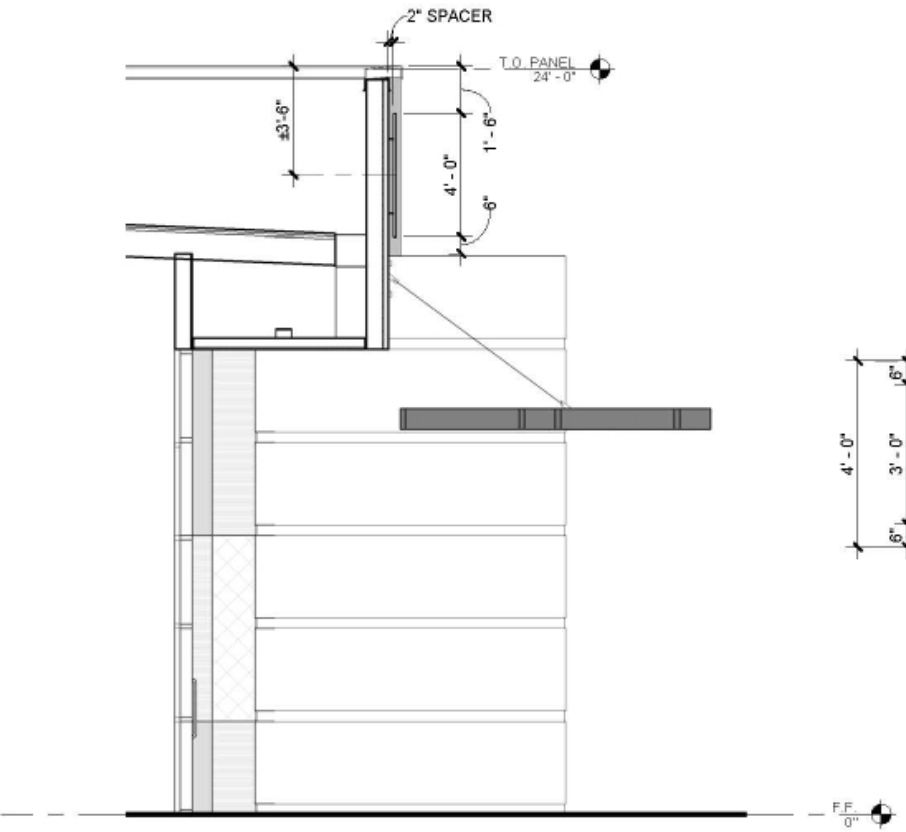
MONTROSE, COLORADO

NMTC FLEX BUILDINGS - SIGNAGE

18-006.24

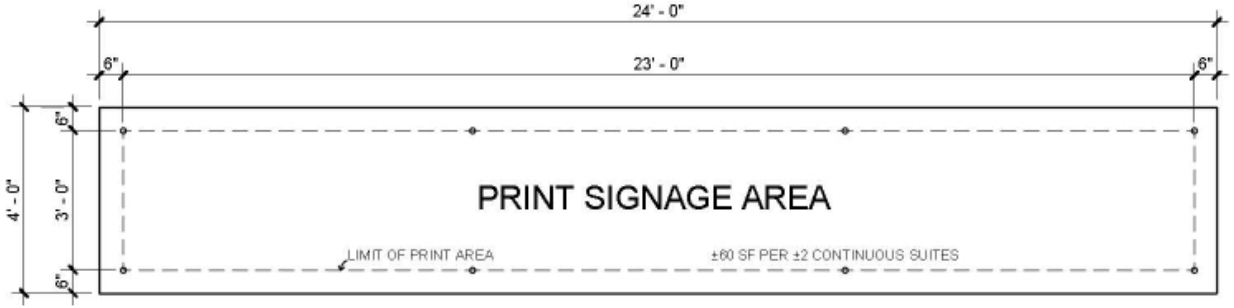
10/13/22

SE - 3



APPROVED DIE CUT VINYL SIGNAGE COLOR PALETTE:

1. VALSPAR "PARCHMENT" (RBG: 199 202 188)
2. VALSPAR "SANDSTONE" (RBG: 218 212 194)
3. VALSPAR "SURREY BEIGE" (RBG: 210 190 152)



1/4" ALUMINUM OR ACM PANEL PINNED ±2" OFF CORRUGATED METAL PANEL SUBSTRATE
COLOR: TO MATCH MORIN METAL "DARK BRONZE" (RGB: 55 51 50)

APPROVED TENANT SIGNAGE EXHIBIT: MULTIPLE SUITE TENANT

1/4" = 1'-0"

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COLORADO OUTDOORS

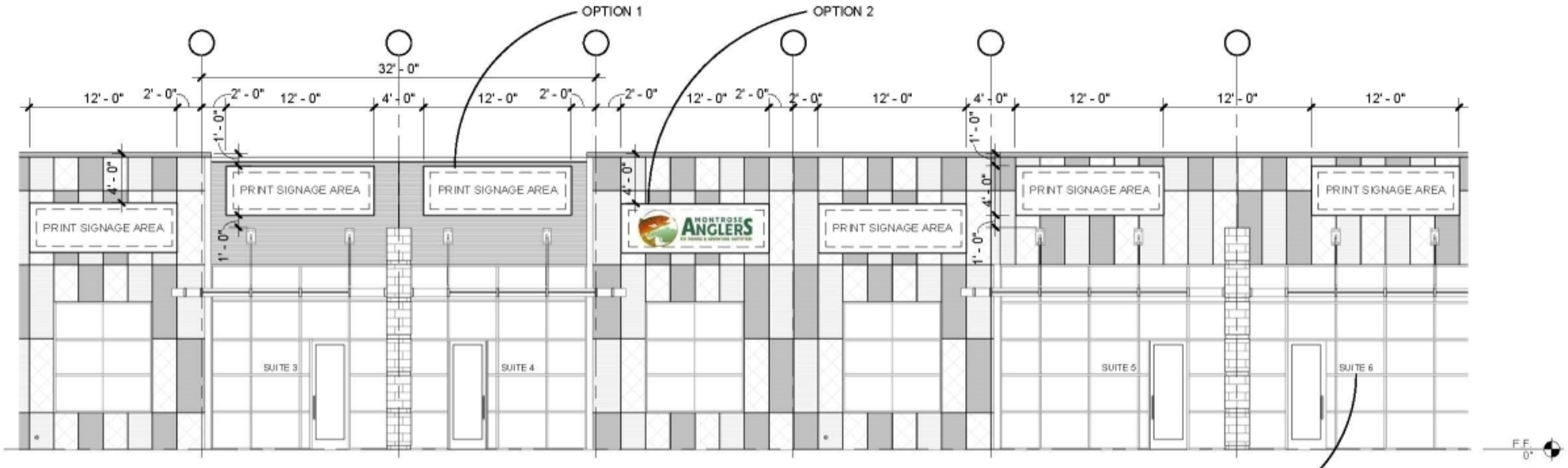
MONTROSE, COLORADO

NMTC FLEX BUILDINGS - SIGNAGE

18-006.24

10/13/22

SE - 4



SIGNAGE ELEVATION

1/8" = 1'-0"

SUITE NUMBER:
4" AVENIR BLACK, MEDIUM, OR OPEN SANS
FONT COLOR: WHITE

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COLORADO OUTDOORS

MONTROSE, COLORADO

NMTC FLEX BUILDINGS

18-006.24

08/17/21

ASK-12R

Analysis – Further Comments

- Staff finds that the proposed variance meets the requirements set forth in Sec. 4-4-28.
- It is compatible with other signage in the area, and falls within the spirit of the sign code as a whole.
- Staff recommends approval of the variance application.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: December 14, 2022
RE: Painted Wall Subdivision and Planned Development Amendment Preliminary Plat
ATTACHMENTS

- Exhibit A: Maps
- Exhibit B: Excerpt from City of Montrose Municipal Code

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 to approve, deny, or approve with conditions the Painted Wall Subdivision Preliminary Plat and Planned Development Amendment. The Planning Commission will consider all of the information in this memo in making a decision.

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. This proposal is a reduction in density from the previously approved Bridges at Black Canyon PD, which assigned a 24 multifamily residential development on this lot. This change requires a separate PD Amendment.

The hearing before City Council to approve or deny the Preliminary Plat and Amended PD is tentatively scheduled for January 3, 2022. A Final Plat will also be required within five (5) years of approval of this Preliminary Plat (City of Montrose Municipal Code, Section 4-7-5(C) (1) (a).

Staff Analysis:

1. Subdivision Application Details & Review Standards:

The City of Montrose Municipal Code outlines the process and standards for Subdivision applications. The preliminary plat and proposed improvements shall comply with all requirements of the subdivision regulations and other applicable City design and construction specifications and standards. The Planning Commission should consider whether the project meets the standards outlined within Section 4-7-5 (A) (2) and summarized below: (See Exhibit B)

- 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 hazard areas and other physical characteristics;
    c. Availability of water, means of sewage collection and treatment, storm water 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.

2. The Comprehensive Plan Future Land Use Map designates the area as Residential Mixed Density Medium. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes.

3. Zoning Regulations:
    - Municipal Code, Section 4-4-7(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.

- The proposed use is 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 properties outside of City limits.

4. The Painted Wall Subdivision Preliminary Plat and PD Amendment does not appear to be adverse to the public health, safety and welfare and is in compliance with the City’s Subdivision Regulations and Planned Development Regulations.

Planning Commission Action:
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Painted Wall Subdivision Preliminary Plat and PD Amendment. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

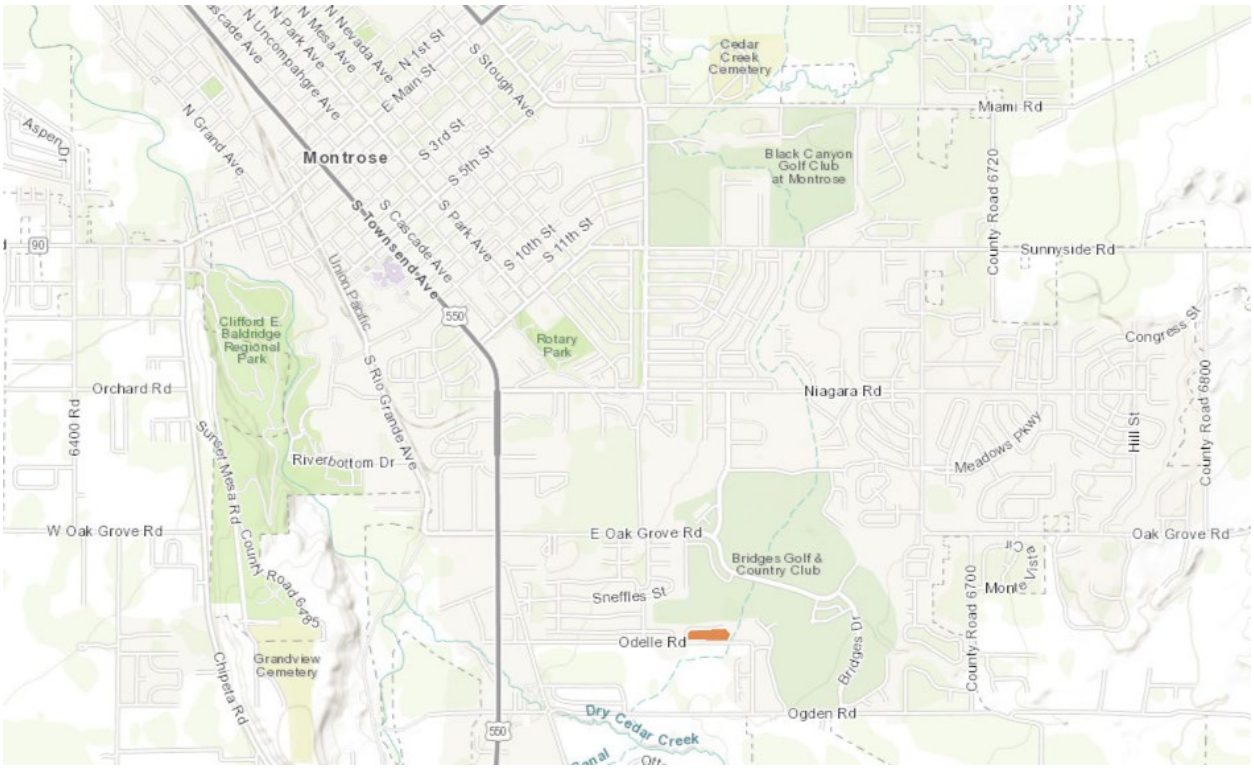
Planning Commission Recommendation Alternatives for Planned Development Amendment:
Conditional Approval Motion: “I hereby make a motion to recommend to City Council approval of the Painted Wall Planned Development Amendment application with the following condition(s). The approval of this Amended Planned Development 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 Planned Development Amendment. The City staff is not authorized by this approval to execute the Final Planned Development Amendment 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.”

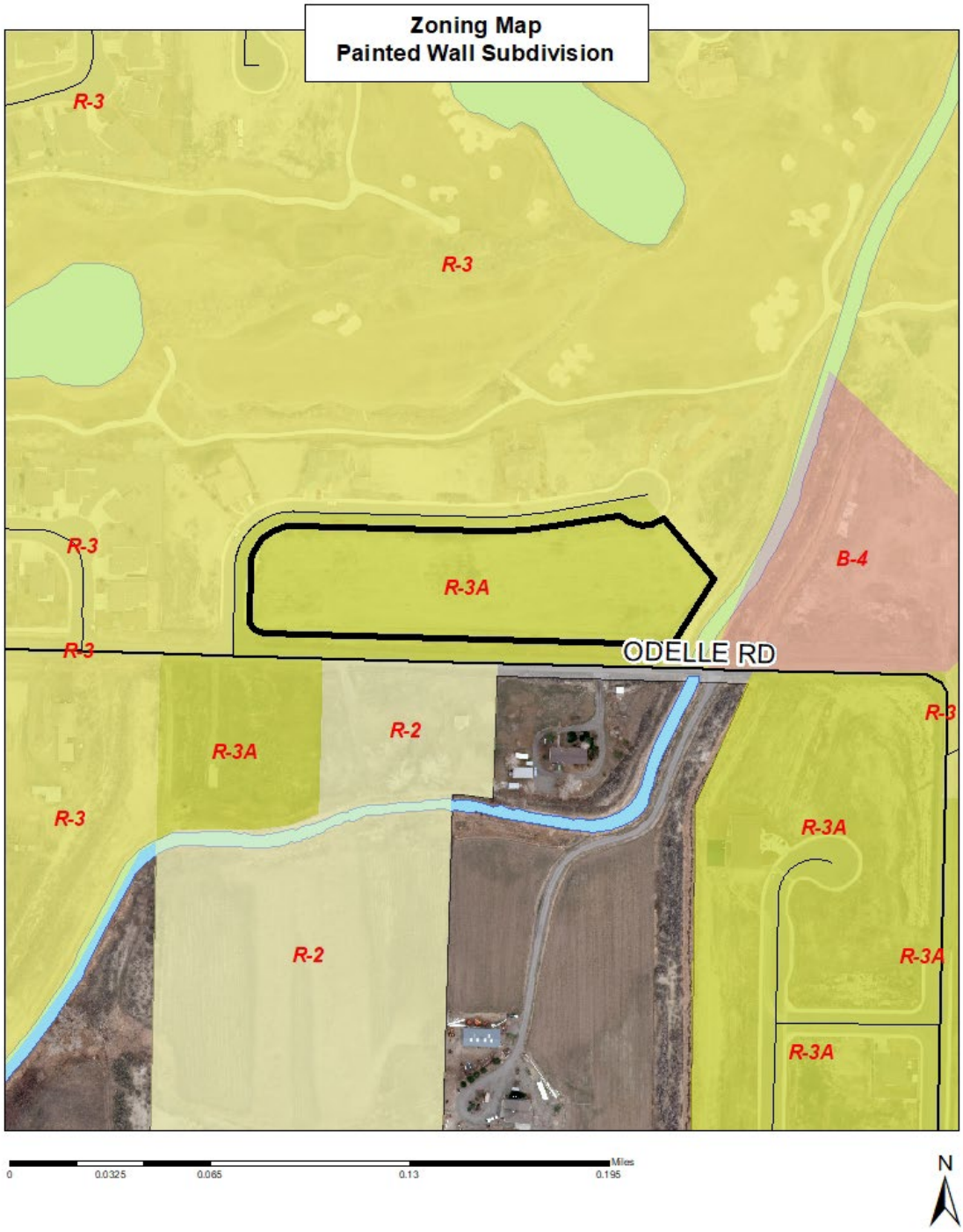
Denial Motion: “I hereby make a motion to recommend to City Council denial of the Planned Development Amendment application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”

Planning Commission Recommendation Alternatives for Preliminary Plat:
Conditional Approval Motion: “I hereby make a motion to recommend to City Council approval of the Painted Wall Subdivision 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.”

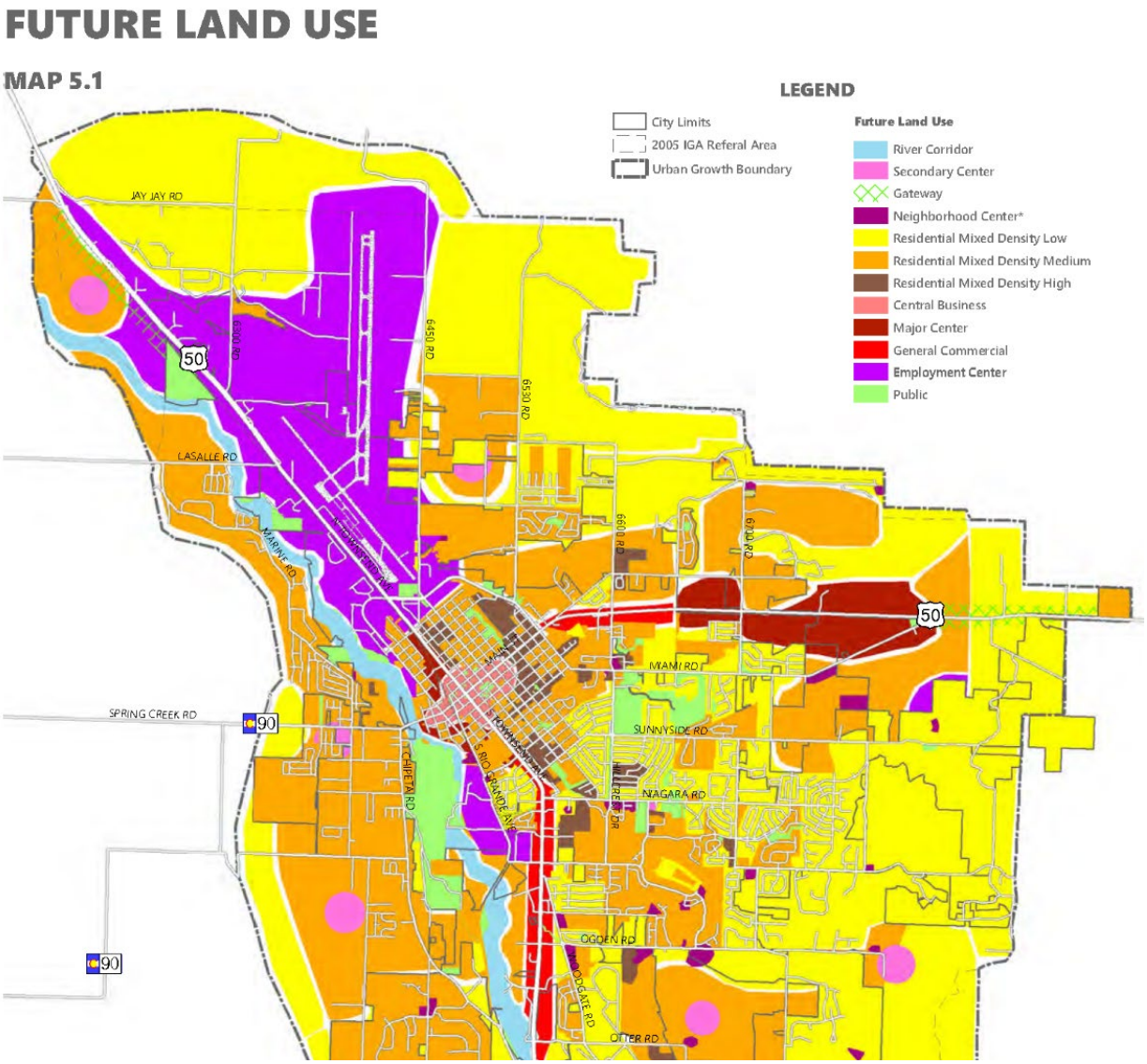
Denial Motion: “I hereby make a motion to recommend to City Council denial of the Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”

EXHIBIT A: Area Maps
Vicinity Map




Zoning Map
Painted Wall Subdivision
R-3
R-3
R-3
R-3
R-3A
B-4
ODELLE RD
R-3
R-2
R-3A
R-3
R-3
R-3A
R-2
R-3A
R-3A
0
0.0325
0.065
0.13
0.195
Miles
N

Comprehensive Plan Future Land Use Map



not for construction

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

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

GOVERNING APPROVALS

APPROVAL OF CITY ENGINEER: Approved this _____ day of _____, 2022, by Scott Murphy, City Engineer of the City of Montrose.

APPROVAL OF CITY ATTORNEY: Approved this _____ day of _____, 2022, by Ben Morris, City Attorney of the City of Montrose.

APPROVAL OF PLANNING COMMISSION CHAIR: Approved this _____ day of _____, 2022, by David Fishering, Chair of the Planning Commission for the City of Montrose.

APPROVAL OF MAYOR CITY COUNCIL: Approved for Recording this _____ day of _____, 2022, by David Frank, Mayor of the City of Montrose.

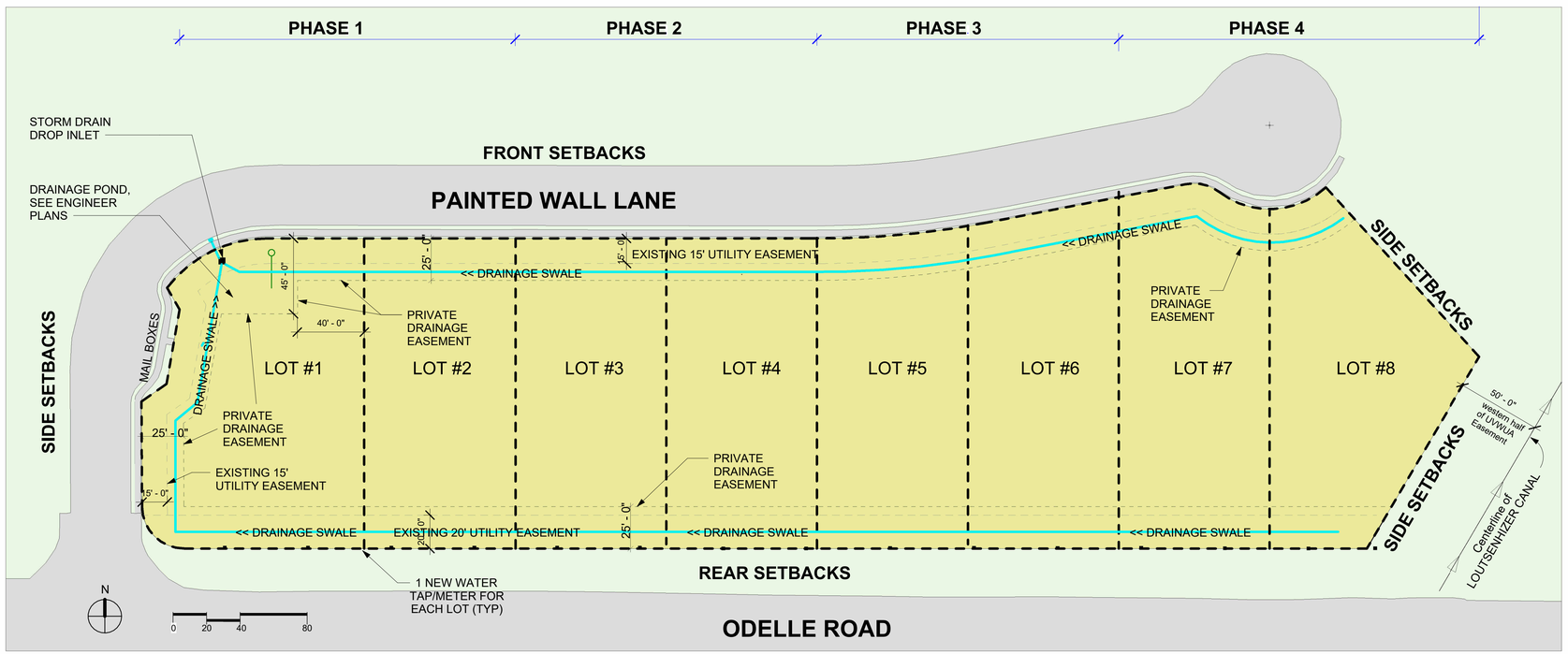
SIGNATURES

_____
Scott Murphy, City Engineer

_____
Ben Morris - City Attorney

_____
David Fishering - Chair of the Planning Commission

_____
David Frank - Mayor, City of Montrose



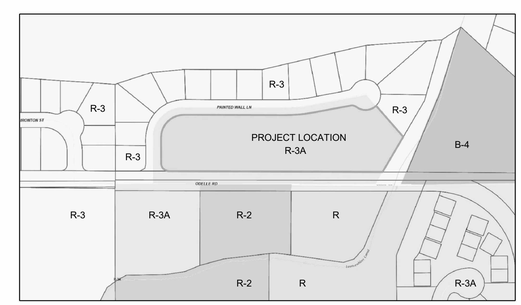
1 SITE PLAN
1" = 40'-0"

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



ZONING MAP

VICINITY MAP

Lot #	Square Feet	Acres
2201	22,304	0.5120
2202	16,659	0.3824
2203	16,659	0.3824
2204	16,658	0.3824
2205	16,868	0.3872
2206	18,099	0.4155
2207	19,056	0.4375
2208	18,201	0.4178
Total =	144,515	3.32

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

PAINTED WALL PATIOS LLC

PAINTED WALL SUBDIVISION
Block 2200 at The Bridges at Black Canyon
Montrose, CO 81401

12/05/2022

DATE	ISSUED FOR:
9/26/2022	Sketch and PD Amend Plan
10/27/2022	Prelim. Plat and PD Amend Plan
11/17/2022	Prelim. Plat and PD Amend Plan RESUBMITTAL
12/05/2022	PD Amend Plan w/ Signature Lines

SCALE = 1' : 40'

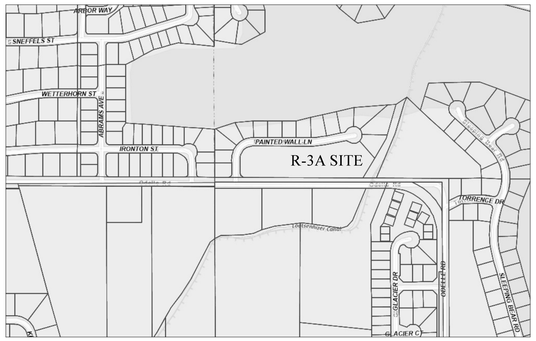
Drawing Title:

PD AMENDMENT PLAN

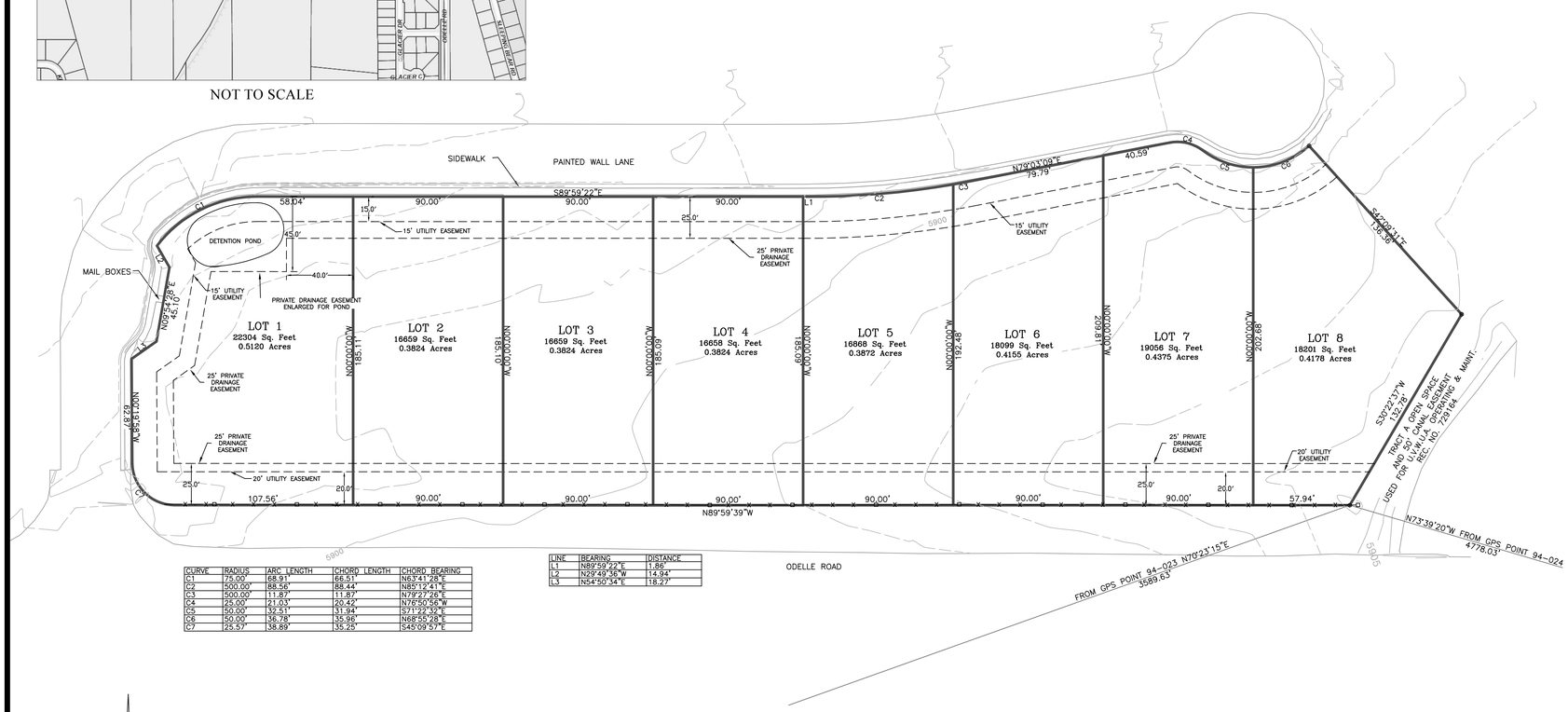
Sheet #:
A1.5

PRELIMINARY PLAT
PAINTED WALL SUBDIVISION
SITUATED IN SECTION 3, T48N, R9W N.M.P.M.
IN THE CITY OF MONTROSE, IN MONTROSE COUNTY, STATE OF COLORADO

VICINITY MAP



NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	68.91'	66.51'	N63°41'26"E
C2	500.00'	88.56'	88.44'	N85°12'41"E
C3	500.00'	11.87'	11.87'	N79°27'26"E
C4	25.00'	21.03'	20.42'	N76°50'56"W
C5	50.00'	32.51'	31.94'	S71°22'32"E
C6	50.00'	36.78'	35.96'	N68°55'28"E
C7	25.57'	38.89'	35.25'	S45°09'57"E

LINE	BEARING	DISTANCE
L1	N89°59'22"E	1.86'
L2	N29°49'36"W	14.94'
L3	N54°50'34"E	18.27'

SCALE: 1" = 40' (U.S. SURVEY FEET)

0 ft. 40 ft. 80 ft.

LEGEND

FOUND YELLOW PLASTIC CAP

STEEL RAIL FENCE WITH PILLERS

PLAT NOTES:

1. Subject to The Bridges Covenants. The residential lots established in this Plat are subject to the Declaration of Covenants, Conditions, and Restrictions for The Bridges of Black Canyon, recorded under Reception No. 825617, on the 14th day of June, 2011, in the office of the Montrose County Clerk and Recorder, and the policies and procedures of Bridges at Black Canyon Owners Association, as each may be amended from time to time.

2. Private Drainage Easements. Each of the private drainage easements shown hereon (including, without limitation, the two drainage swales on each of the lots depicted on this Plat and the detention pond and related appurtenances on Lot 1) shall be maintained by the owner of the lot encumbered thereby, in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to impedance caused by the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other vegetation. The City of Montrose (the "City") is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or other improvements located within said private easements. Upon failure to properly maintain any of the private drainage easements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

3. Money in Lieu of School Land Dedication. All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to § 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

RECORDER'S CERTIFICATE:
This plat was filed for record in the office of the Clerk and Recorder of Montrose County at_____.m. on the _____ day of _____, 2022, Reception No. _____.

_____, by _____
County Clerk & Recorder Deputy

APPROVAL OF PRELIMINARY PLAT

_____ _____
City Engineer Date

_____ _____
City Attorney Date

_____ _____
Chair, Planning Commission Date

_____ _____
Mayor, City Council Date

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned being the owner of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Lot 2200, Block 2200, The Bridges at Black Canyon Planned Development Final Plat Filing No. 7, County of Montrose, State of Colorado

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Painted Wall Subdivision, and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use by the public, the utility easements shown hereon.

The public easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities purposes, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

Executed this ___ day of _____, 2022.

PAINTED WALL PATIOS, LLC,
a Colorado limited liability company

By: _____
Sharon Porter
Managing Member

STATE OF _____)
) ss.
COUNTY OF _____)
The above Certificate of Dedication and Ownership was acknowledged before me on this
_____ day of_____ , 20_____ , by Sharon Porter as Managing Member of Painted Wall Patios, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires_____. _____
Notary Public

SURVEYOR'S CERTIFICATE
I, Steven A. Yelton, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. § 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued by Fidelity National Title Insurance Company, Policy No. CO-FSTG-IMP-27306-1-21-F0729700.

_____
Steven A. Yelton
Colorado Registered Land Surveyor
Registration No. 33645

Date: _____

ATTORNEY'S CERTIFICATE

I, Edward Michael Hoffman, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have reviewed that certain Owner's Policy of Title Insurance issued by Fidelity National Title Insurance Company, Policy No. CO-FSTG-IMP-27306-1-21-F0729700 (the "Title Insurance Policy") issued to PAINTED WALL PATIOS, LLC, a Colorado limited liability company, and dated December 14, 2021. In reliance on the Title Insurance Policy, title of all land herein platted and described in the above Certificate of Ownership and Dedication is vested in PAINTED WALL PATIOS, LLC, a Colorado limited liability company, and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except ad valorem property taxes for the current year and those exceptions listed in Schedule B of the Title Insurance Policy.

_____
Edward Michael Hoffman
Attorney Registration No. 21885
Date: _____, 2022

ENGINEER'S CERTIFICATE
I, Chad E. Glover, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

_____
Chad E. Glover
Registration No. 45942
Date _____, 2022

CERTIFICATE OF COMPLETED IMPROVEMENTS
I, Scott Murphy, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a [Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion] has been issued, as required by the City's Municipal Code.

_____
Scott Murphy, City Engineer
Registration No. _____
Date:

APPROVAL OF CITY MANAGER
Approved this _____ day of _____, 2022, by Ann Morgenthaler, Deputy City Manager of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

_____
Deputy City Manager

APPROVAL OF CITY COUNCIL
Approved this _____ day of _____, 2022, by David Frank, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

_____
Mayor

APPROVAL OF CITY ATTORNEY
Approved for recording this ___ day of _____, 2022, by _____, City Attorney of the City of Montrose.

_____
City Attorney

VERTICAL DATUM:
OPUS SOLUTION NAD-83
STATE PLANE COORDINATES
COLO SOUTH ZONE (0503)

ROCKY MOUNTAIN SURVEYING, LLC

Professional Land Surveyor #33645
2816 Primrose Court
Montrose, CO 81401
Office: 970-964-6105
Email: syelton00@gmail.com

REVISIONS:

FB: n/a
Closure:
Area:

2022 STEVEN YELTON PLS 33645. "unauthorized use prohibited"

PRELIMINARY PLAT
PAINTED WALL SUBDIVISION
CITY OF MONTROSE,
STATE OF COLORADO

FILE: 2207 DATE: 12/02/2022 FIELD WORK: 02/21/2022 DRAFTING: SAY FIELD: SAY SHEET: 1 of 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 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.

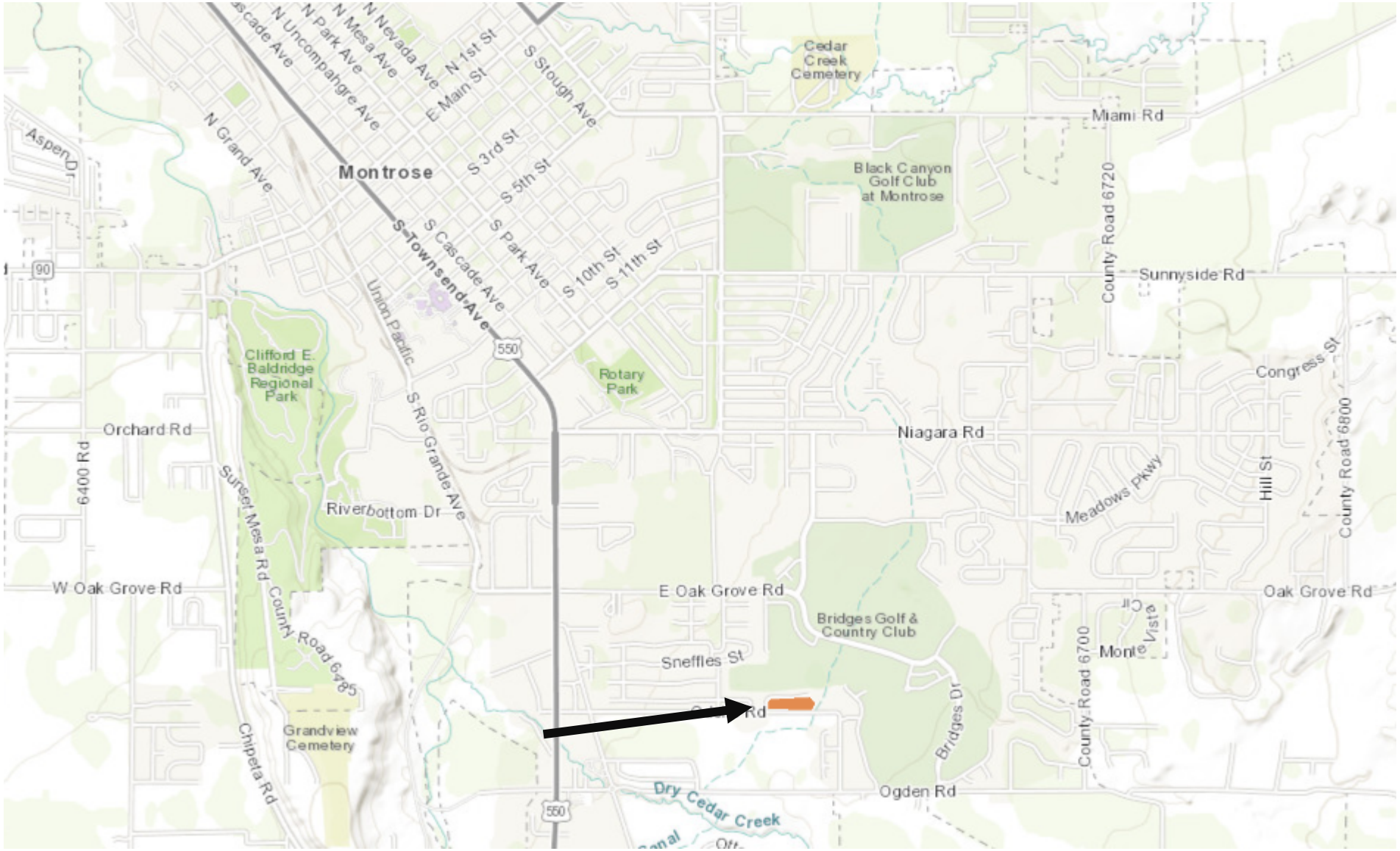
(e) The security for the two calendar year construction warranty has been provided by the subdivider in a form acceptable to the City.

(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)

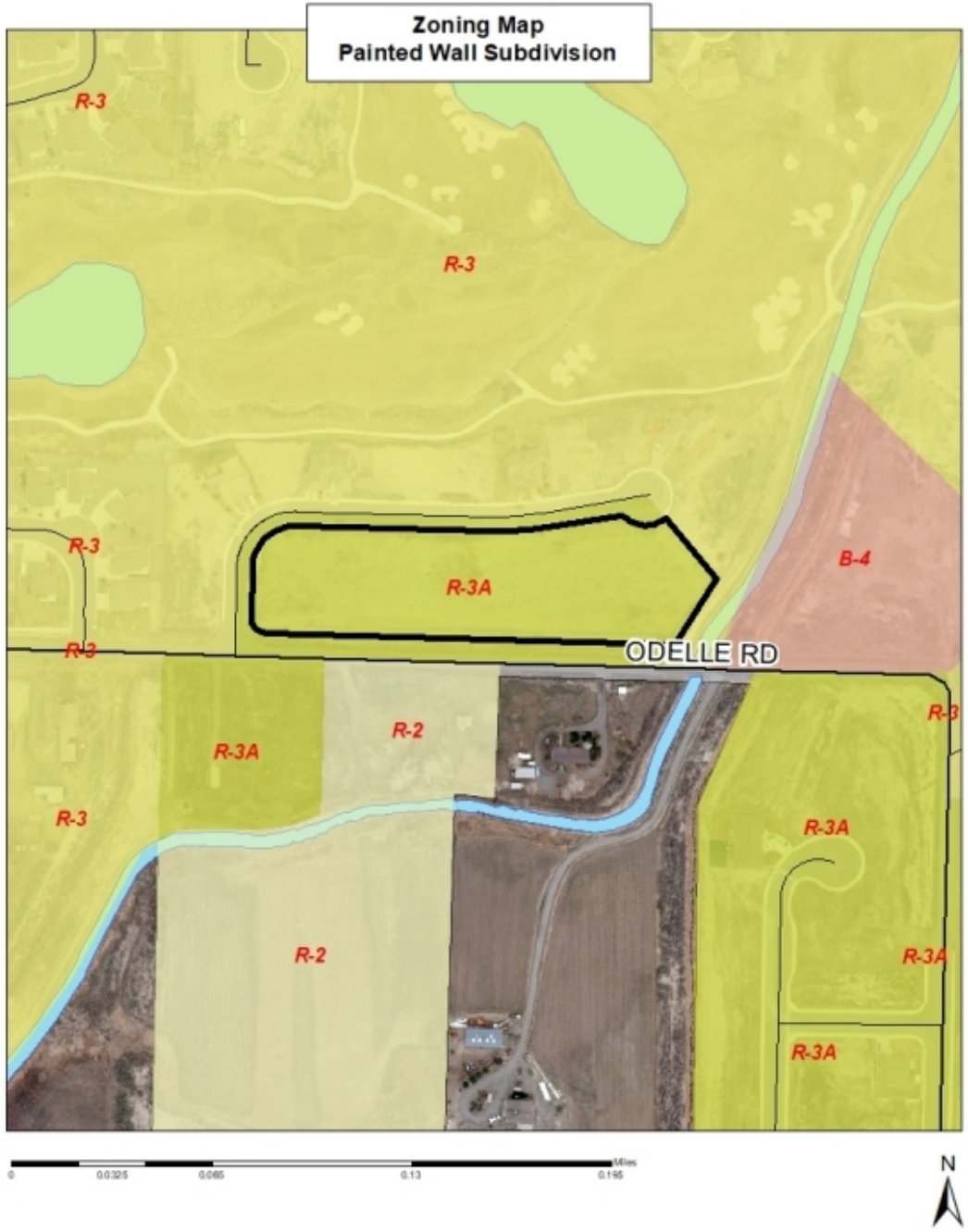
MONTROSE • COLORADO

Vicinity Map



Project Background

- Project site: 3.32 acres
- Zoned “R-3A” Medium High Density
- 8 single-family lots
- This lot was approved for 24 units under the Bridges at Black Canyon PD. This proposed reduction in density requires a PD Amendment.



Subdivision and Amended PD Process

Sketch Plan

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission review. No formal action.

Preliminary Plat

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission recommendation to Council
- Consideration/approval by City Council
- Pre-construction meeting, infrastructure improvements

Final Plat

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Consideration/approval by City Council
- Building permits issued
- Certificates of occupancy issued

Standard Subdivision Review Standards Section 4-7-5 (A)(2) (Exhibit B)

"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 hazard area and other physical characteristics;

(c)Availability of water, means of sewage collection and treatment, storm water drainage, acce 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;

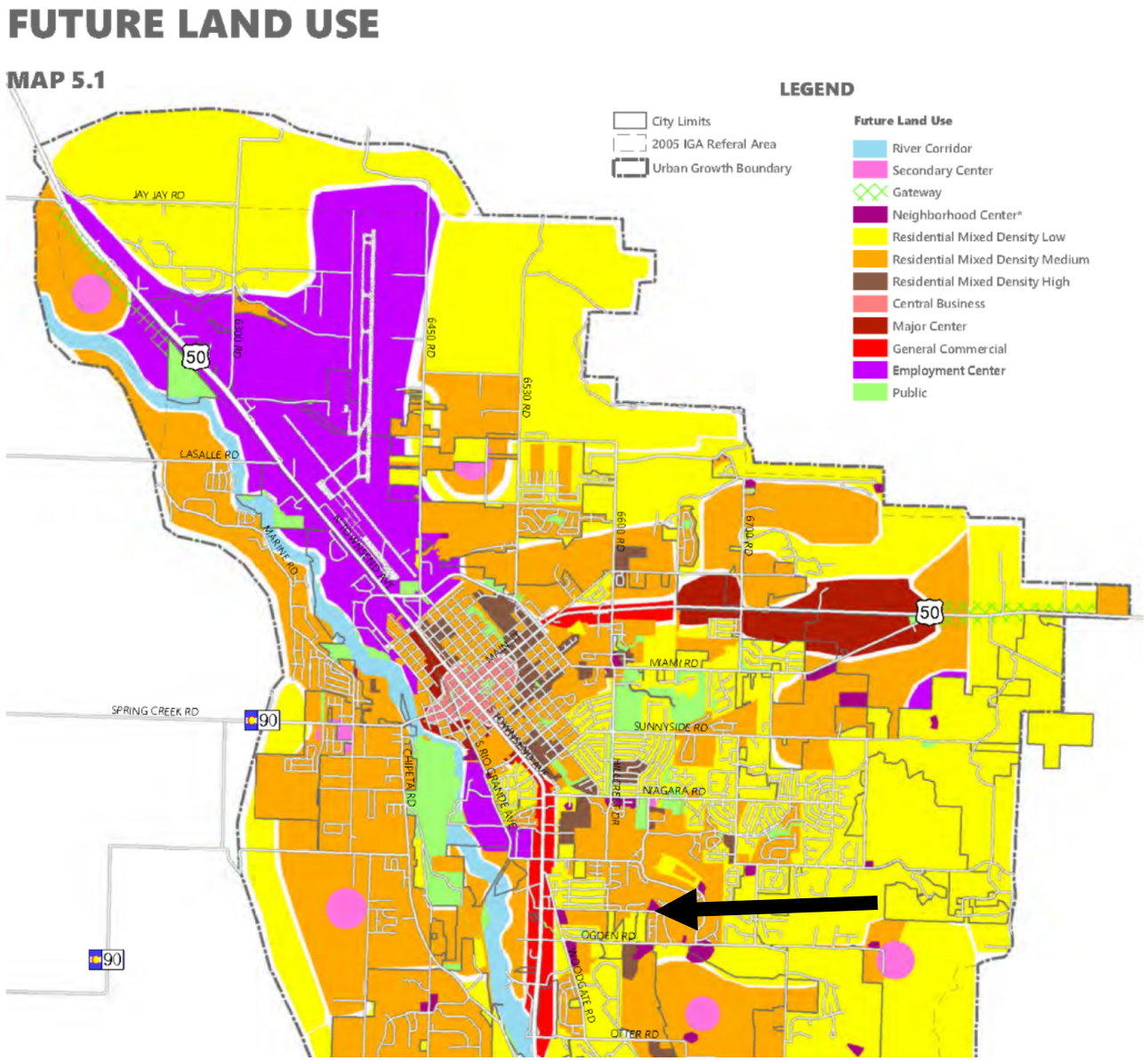
(g)Impacts on area schools."

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.

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.



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).

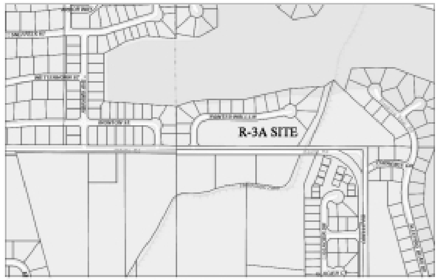
Zoning Regulations

- 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.

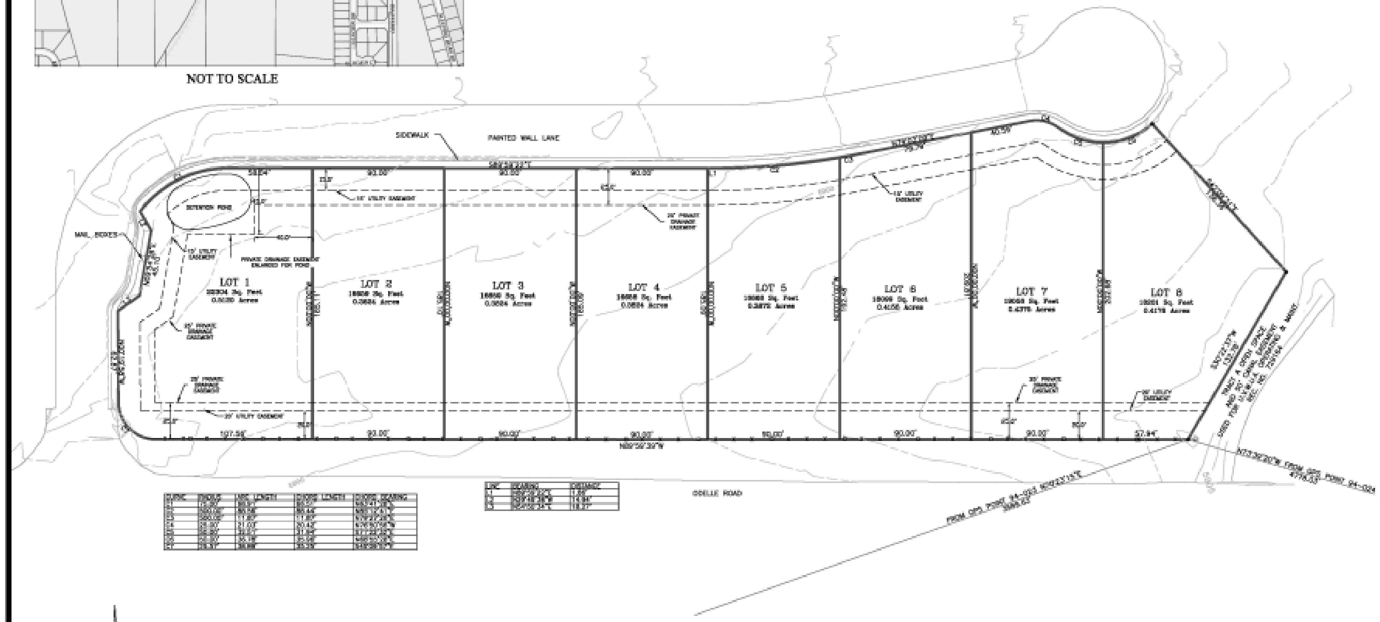
VICINITY MAP

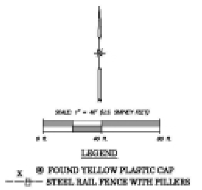


NOT TO SCALE

PRELIMINARY PLAT

PAINTED WALL SUBDIVISION
SITUATED IN SECTION 3, T48N, R9W N.M.P.M.
IN THE CITY OF MONTROSE, IN MONTROSE COUNTY,
STATE OF COLORADO





PLAT NOTES:

1. Subject to The Bridges Covenants. The residential lots established in this Plat are subject to the Declaration of Covenants, Conditions, and Restrictions for The Bridges of Black Canyon, recorded under Reception No. 825013, on the 14th day of June, 2011, in the office of the Montrose County Clerk and Recorder, and the policies and procedures of Bridges at Black Canyon Owners Association, as each may be amended from time to time.

2. Private Drainage Easements. Each of the private drainage easements shown hereon (including, without limitation, the two drainage swales on each of the lots depicted on this Plat and the detention pond and related appurtenances on Lot 1) shall be maintained by the owner of the lot encumbered thereby, in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to impedance caused by the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other vegetation. The City of Montrose (the "City") is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or other improvements located within said private easements. Upon failure to properly maintain any of the private drainage easements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

3. Money in Lieu of School Land Dedication. All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to § 4-5-9(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

VERTICAL DATUM:
OPUS SOLUTION NAD-83
STATE PLANE COORDINATES
COLO SOUTH ZONE (0503)

RECORDER'S CERTIFICATE:
This plat was filed for record in the office of the Clerk and Recorder of Montrose County at_____.m. on the ______ day of ______, 2022, Reception No. __________.

______________________, by __________________
County Clerk & Recorder Deputy

APPROVAL OF PRELIMINARY PLAT

City Engineer	Date
City Attorney	Date
Chair, Planning Commission	Date
Mayor, City Council	Date

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned being the owner of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Lot 2200, Block 2200, The Bridges at Black Canyon Planned Development Final Plat Filing No. 7, County of Montrose, State of Colorado

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Painted Wall Subdivision, and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use by the public, the utility easements shown hereon.

The public easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities purposes, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

Executed this ___ day of _____________, 2022.

PAINTED WALL PATIOS, LLC,
a Colorado limited liability company

By: _______________________
Sharon Porter
Managing Member

STATE OF ___________________)
)ss.
COUNTY OF __________________)
The above Certificate of Dedication and Ownership was acknowledged before me on this
_______ *day of* _______________________, *20*________, by Sharon Porter as Managing Member of Painted Wall Patios, LLC, a Colorado limited liability company.

Witness my hand and official seal.

*My commission expires*____________.

____
Notary Public

SURVEYOR'S CERTIFICATE
I, Steven A. Yelton, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. § 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued by Fidelity National Title Insurance Company, Policy No. CO-FSTG-IMP-27306-1-21-F0729700.

Steven A. Yelton
Colorado Registered Land Surveyor
Registration No. 33645

Date: _________

ATTORNEY'S CERTIFICATE

I, Edward Michael Hoffman, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have reviewed that certain Owner's Policy of Title Insurance issued by Fidelity National Title Insurance Company, Policy No. CO-FSTG-IMP-27306-1-21-F0729700 (the "Title Insurance Policy") issued to PAINTED WALL PATIOS, LLC, a Colorado limited liability company, and dated December 14, 2021. In reliance on the Title Insurance Policy, title of all land herein platted and described in the above Certificate of Ownership and Dedication is vested in PAINTED WALL PATIOS, LLC, a Colorado limited liability company, and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except ad valorem property taxes for the current year and those exceptions listed in Schedule B of the Title Insurance Policy.

Edward Michael Hoffman
Attorney Registration No. 21885
Date: ____________, 2022

ENGINEER'S CERTIFICATE
I, Chad E. Glover, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

Chad E. Glover
Registration No. 49942
Date ____________, 2022

CERTIFICATE OF COMPLETED IMPROVEMENTS
I, Scott Murphy, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a [Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion] has been issued, as required by the City's Municipal Code.

Scott Murphy, City Engineer
Registration No. _________
Date:

APPROVAL OF CITY MANAGER
Approved this ______ day of ____________, 2022, by Ann Morgenthaler, Deputy City Manager of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

Deputy City Manager

APPROVAL OF CITY COUNCIL
Approved this ______ day of ____________, 2022, by David Frank, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

Mayor

APPROVAL OF CITY ATTORNEY
Approved for recording this ___ day of ______________, 2022, by ________________, City Attorney of the City of Montrose.

City Attorney

ROCKY MOUNTAIN SURVEYING, LLC

Professional Land Surveyor #33645
2816 Primrose Court
Montrose, CO 81401
Office: 970-964-8105
Email: syelton00@gmail.com

REVISIONS:

FB: n/a
Closure:
Area:

PRELIMINARY PLAT
PAINTED WALL SUBDIVISION
CITY OF MONTROSE,
STATE OF COLORADO

FILE: 2207 DATE: 12/02/2022 FIELD WORK: 02/21/2022 DRAFTING: SAY FIELD: SAY SHEET: 1 of 1

not for construction

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

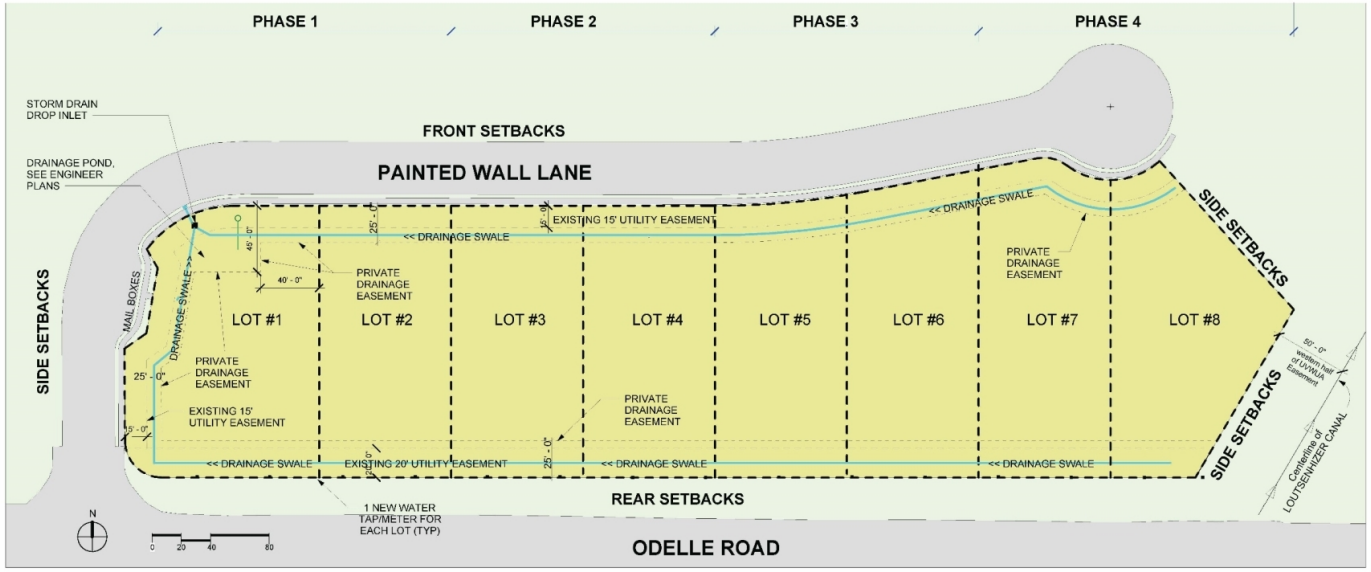
SITUATED IN THE SW ¼ SW ¼, SE ¼ SW ¼ AND SW ¼ SE ¼
OF SECTION 35, T49N, R9W, N.M.P.M. AND IN SECTION 3 T48N, R9W, N.M.P.M.
A PART OF MONTROSE LEISURE VILLAGE ADDITION
AND BLACK CANYON GOLF COMMUNITY ADDITION
IN THE CITY OF MONTROSE, COLORADO

BRIDGES AT BLACK CANYON - AMENDMENT NO. 2

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

GOVERNING APPROVALS	*SIGNATURES*
APPROVAL OF CITY ENGINEER: Approved this _____ day of _____, 2022, by Scott Murphy, City Engineer of the City of Montrose.	_____ Scott Murphy, City Engineer
APPROVAL OF CITY ATTORNEY: Approved this _____ day of _____, 2022, by Ben Morris, City Attorney of the City of Montrose.	_____ Ben Morris - City Attorney
APPROVAL OF PLANNING COMMISSION CHAIR: Approved this _____ day of _____, 2022, by David Fishering, Chair of the Planning Commission for the City of Montrose.	_____ David Fishering - Chair of the Planning Commission
APPROVAL OF MAYOR CITY COUNCIL: Approved for Recording this _____ day of _____, 2022, by David Frank, Mayor of the City of Montrose.	_____ David Frank - Mayor, City of Montrose



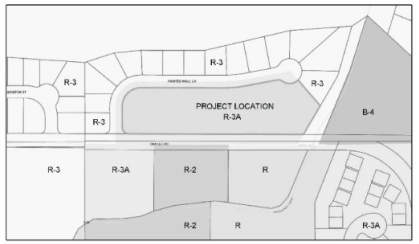
1 SITE PLAN
1" = 40'-0"

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



ZONING MAP

VICINITY MAP

Lot #	Square Feet	Acres
2201	22,304	0.5120
2202	16,659	0.3824
2203	16,659	0.3824
2204	16,658	0.3824
2205	16,868	0.3872
2206	18,099	0.4155
2207	19,056	0.4375
2208	18,201	0.4178
Total =	144,515	3.32

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

PAINTED WALL PATIOS LLC

PAINTED WALL SUBDIVISION
Block 2200 at The Bridges at Black Canyon
Montrose, CO 81401

12/05/2022

DATE	ISSUED FOR:
9/26/2022	Sketch and PD Amend Plan
10/27/2022	Prelim. Plat and PD Amend Plan
11/17/2022	Prelim. Plat and PD Amend Plan RESUBMITTAL
12/05/2022	PD Amend Plan w/ Signature Lines

SCALE = 1" : 40'

Drawing Title:

PD AMENDMENT PLAN

Sheet #:

A1.5

Staff Guidance to Planning Commission

- Staff finds that the Preliminary Plat and PD Amendment is in compliance with the Subdivision Regulations and Comprehensive Plan.
- The proposal meets the intent of the “R-3A” zoning district.
- Staff recommends Conditional Approval of the Painted Wall Subdivision Preliminary Plat and PD Amendment.
  - [Standard Condition]: The approval of this 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.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: December 14, 2022
RE: CASA Planned Development Sketch Plan
ATTACHMENTS

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

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.

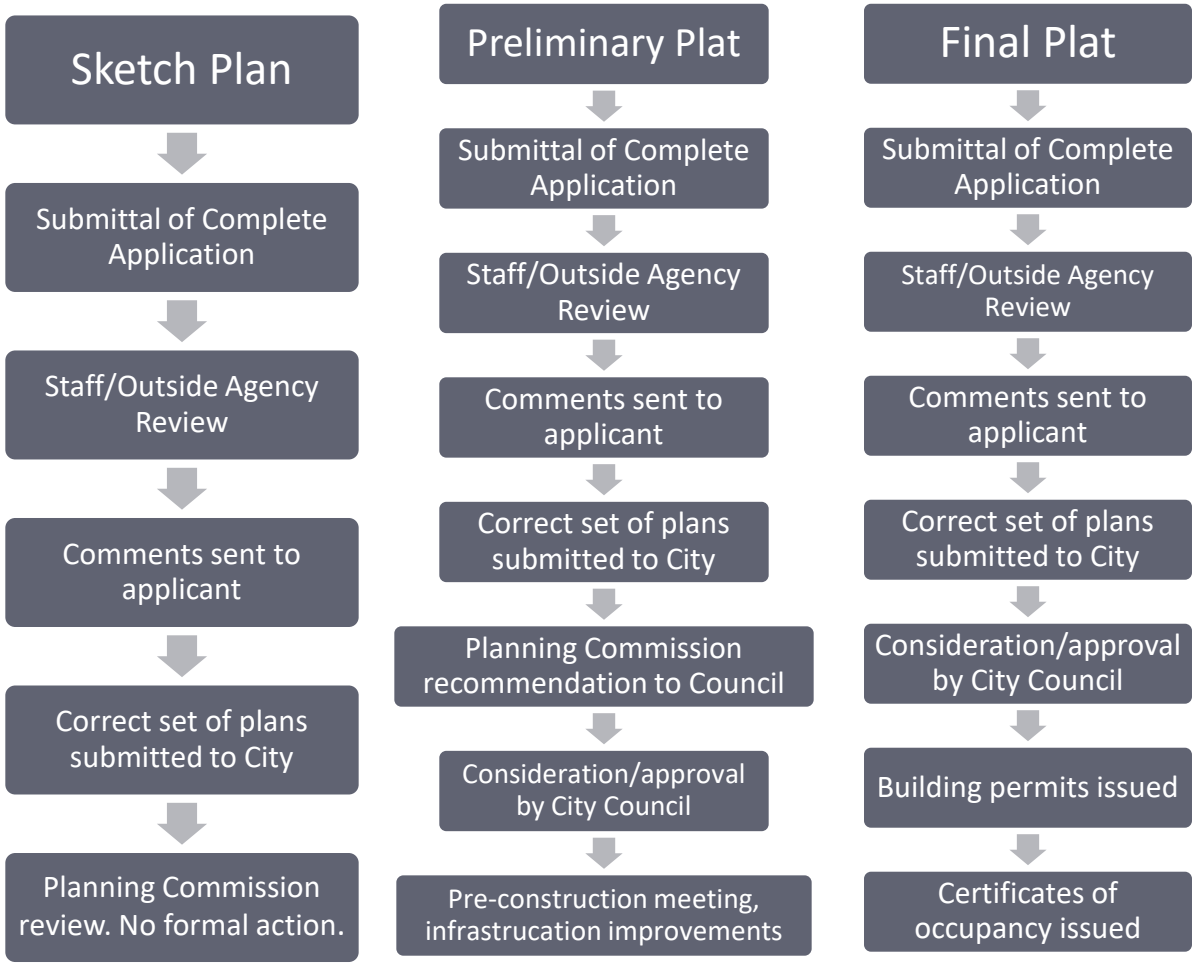
Planning Commission Consideration:
The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this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

Applicant: CASA of the Seventh Judicial District, Inc.

Application Background:
The CASA Planned Development is a proposed residential development on the northern side of Montrose, located on Lot B of the San Juan Industrial Park Subdivision Phase 1. The property is approximately 7.47 acres in size and is north of N San Juan Ave. The property is zoned “I-1” Light Industrial District. The property is planned to have 45 supportive housing units, along with a community center. Properties with multiple residential buildings on one lot require a Planned Development.

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 planned developments. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Planned Development for the development. 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.

Planned Development Process:
The City of Montrose Municipal Code Section 4-7-24 (Exhibit B) outlines the process and standards for planned development applications. The following flowchart shows this overall process.



Staff Analysis:

1. Planned Development Regulations:
    a. Municipal Code: Section 4-7-24 (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 two areas:

        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.*

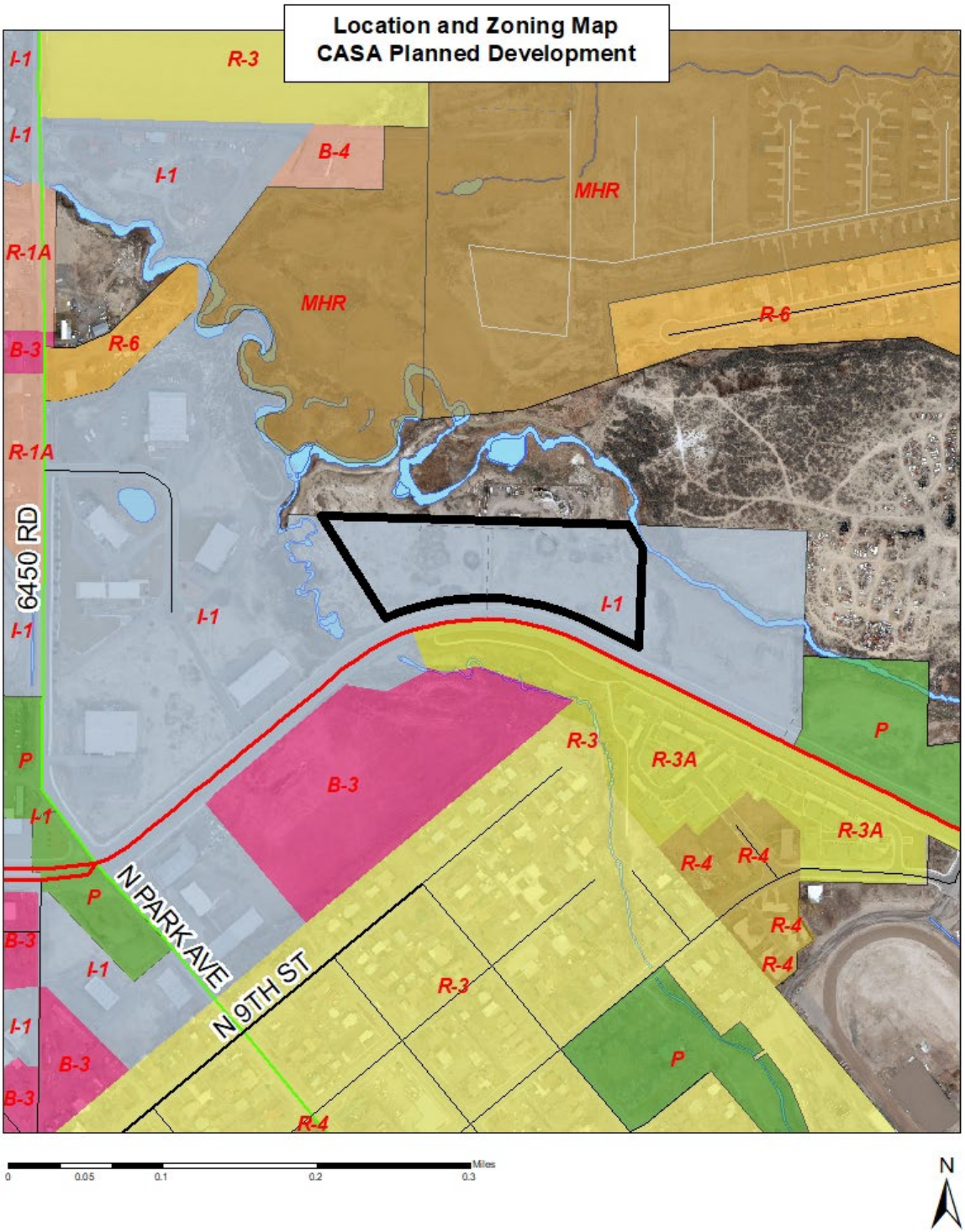
        Employment Center. *This district is intended to encourage the development of planned light industrial, office, and business parks, as well as to identify locations for medium industrial uses such as manufacturing, warehousing and distributing, and indoor and outdoor storage. This district is also intended to accommodate secondary uses that complement and support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare, and housing.*

4. Zoning Regulations:
    a. Municipal Code, Section 4-4-17 (A) Intent: The purpose of the “I-1" Light Industrial District is to accommodate a limited group of research, manufacturing uses, and transportation hub. This promotes the creation and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial park area.
    b. The proposed use is a conditional use in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “I-1” Light Industrial District, “R-3A” Medium High Density District, and properties outside of City limits.

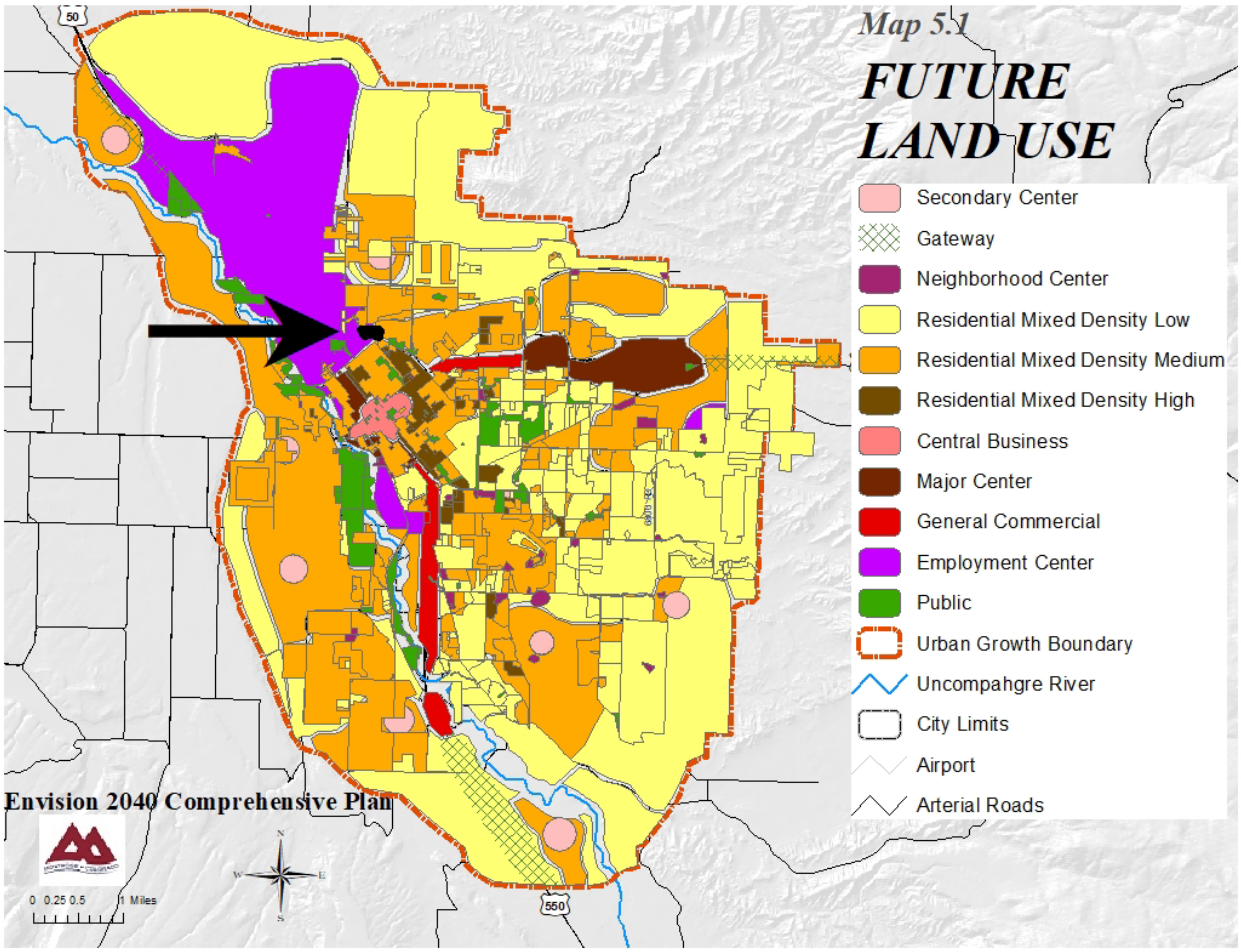
Staff Guidance to Planning Commission:
The Sketch Plan application meets all sketch plan requirements as set forthin the City of Montrose Municipal Code, Section 4-7-24. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a 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.

EXHIBIT A: Area Maps

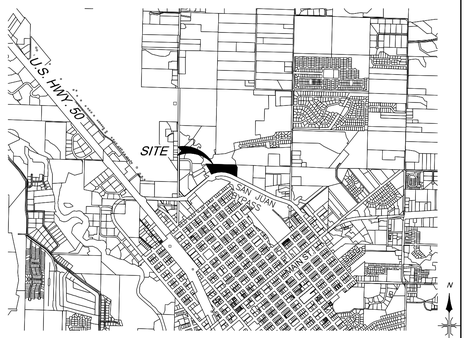


Comprehensive Plan Future Land Use Map

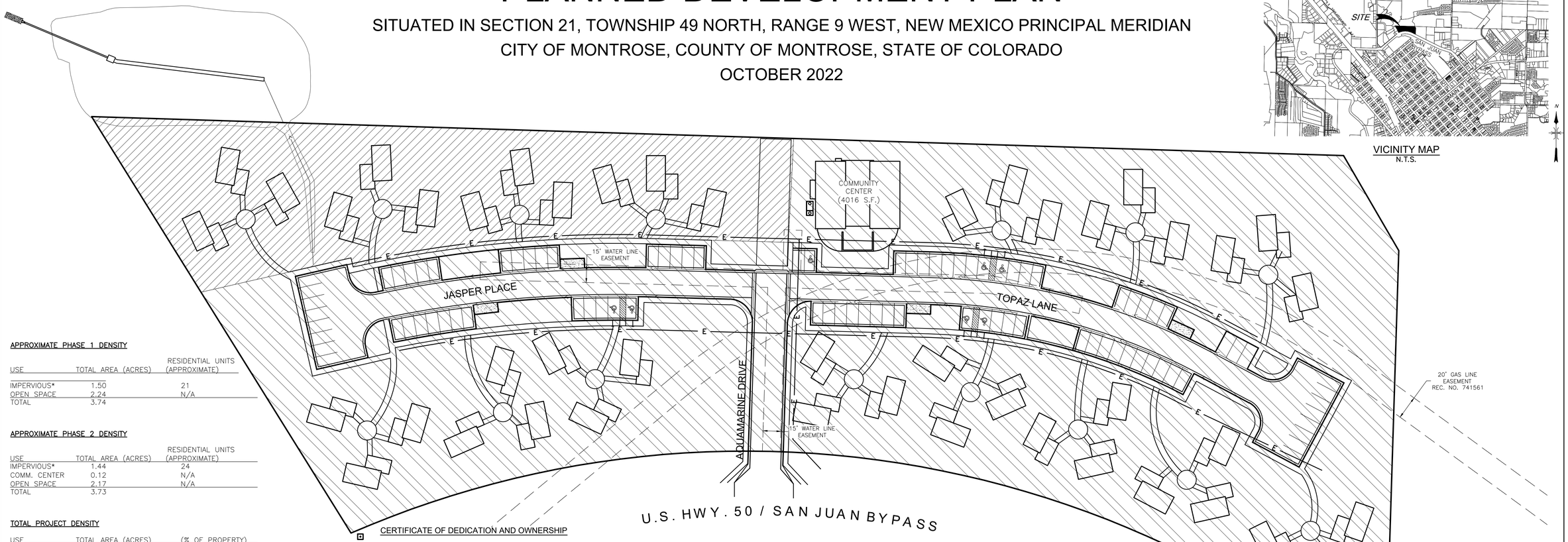


CASA
PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 21, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
OCTOBER 2022



VICINITY MAP
N.T.S.



APPROXIMATE PHASE 1 DENSITY

USE	TOTAL AREA (ACRES)	RESIDENTIAL UNITS (APPROXIMATE)
IMPERVIOUS*	1.50	21
OPEN SPACE	2.24	N/A
TOTAL	3.74	

APPROXIMATE PHASE 2 DENSITY

USE	TOTAL AREA (ACRES)	RESIDENTIAL UNITS (APPROXIMATE)
IMPERVIOUS*	1.44	24
COMM. CENTER	0.12	N/A
OPEN SPACE	2.17	N/A
TOTAL	3.73	

TOTAL PROJECT DENSITY

USE	TOTAL AREA (ACRES)	(% OF PROPERTY)
IMPERVIOUS*	2.94	38.43
COMM. CENTER	0.12	1.60
OPEN SPACE	4.41	59.97
TOTAL	7.47	100.0

* – IMPERVIOUS AREA INCLUDES STRUCTURES, SIDEWALK, PATIOS, AND PAVEMENT NECESSARY FOR THE CONSTRUCTION OF THE PHASE.

ZONING, OWNERSHIP, AND MAINTENANCE

1. THE UNDERLYING ZONING ON THIS PROPERTY IS I–1.
2. THE LARGE COMMON AREAS, SIDEWALK AND COMMON PATIO AREAS AMONG GROUPS OF HOMES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. VEHICLE TRAVEL WAYS AND PARKING AREAS WITHIN THIS DEVELOPMENT SHALL BE OWNED BY AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. PROPOSED DWELLINGS ARE SUPPORTIVE HOUSING TO BE HELD UNDER A SINGLE OWNERSHIP.
5. ALL ON–PROPERTY SANITARY SEWER IS A PRIVATE SYSTEM CONNECTING TO THE CITY OF MONTROSE PUBLIC SEWER SYSTEM AT THE SOUTHWEST CORNER OF THE PROPERTY. THE PRIVATE SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.
6. THE ONLY PUBLIC WATER SYSTEM IS THAT WHICH PROVIDES WATER TO THE PROPOSED FIRE HYDRANTS, AND UP TO THE PUBLIC SIDE OF THE MAIN WATER METERS FOR THE PROJECT. ALL OTHER WATER SYSTEM FEATURES FOR THIS PROJECT IS PRIVATE AND WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.
7. THE COMMUNITY CENTER IS FOR RESIDENTS OF THIS DEVELOPMENT ONLY.

DEVIATIONS FROM CITY STANDARDS

1. MULTIPLE DWELLINGS ON A SINGLE PARCEL
2. THE PARKING SPACES MAY MEET SOME REGULATIONS BUT NOT OTHERS. REGARDLESS, THE NUMBER OF SPACES WILL BE SET BY THIS PLAN.

PARKING CALCULATIONS

1½ SPACES PER DWELLING UNIT
8 PARKING SPACES FOR COMMUNITY CENTER

45 DWELLING UNITS	68 PARKING SPACES
COMMUNITY CENTER	8 PARKING SPACES
REQUIRED PARKING:	76 PARKING SPACES
PROVIDED SPACES:	81 PARKING SPACES
	7 A.D.A. PARKING SPACES

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:
A tract of land situated in Cedar Creek Addition & Government Lots I & II, Section 21 of Township 49 North, Range 9 West, New Mexico Principal Merdian, City and County of Montrose, State of Colorado and being more particularly described as follows:

Lot B of the San Juan Industrial Park Subdivision – Phase 1 Plat as recorded at Reception No. 875241 in the Montrose County Clerk and Recorder's Office.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of CASA PLANNED DEVELOPMENT PLAN.

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

The undersigned Declarants and owners named herein, hereby submit this Planned Development Plan under the name and style of CASA Planned Development, in accordance with the requirements of Section 4–4–21 of the Official Code of the City of Montrose, Colorado, and hereby declare this Plan to be a covenant which shall run with the land described hereinbelow for the mutual benefit of the owners thereof, which Plan may be amended in accordance with the procedures for an amendment set forth in Section 4–4–21 of the Official Code of the City of Montrose, Colorado.

Executed this_____day of_____, 20_____,

_____
Carlton Mason Chief Executive Officer, CASA of the Seventh Judicial District

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this
_____day of_____, 20_____, by_____

Witness my hand and official seal.
My commission expires_____

(SEAL) _____
Notary

CITY APPROVAL OF P.D. PLAN

City Engineer _____ Date _____
Scott Murphy, P.E.

City Attorney _____ Date _____
Ben Morris

City Planning Commission Chair _____ Date _____
David Fishering

City Mayor _____ Date _____
Dave Frank

LEGEND

PHASE 1 RESIDENTIAL AND COMMON AREA

PHASE 2 RESIDENTIAL AND COMMON AREA

N

1" = 50'

Scale in feet
50' 0 50' 100'

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____ __.m.
on the _____ day of _____, 20___,

Reception No. _____.

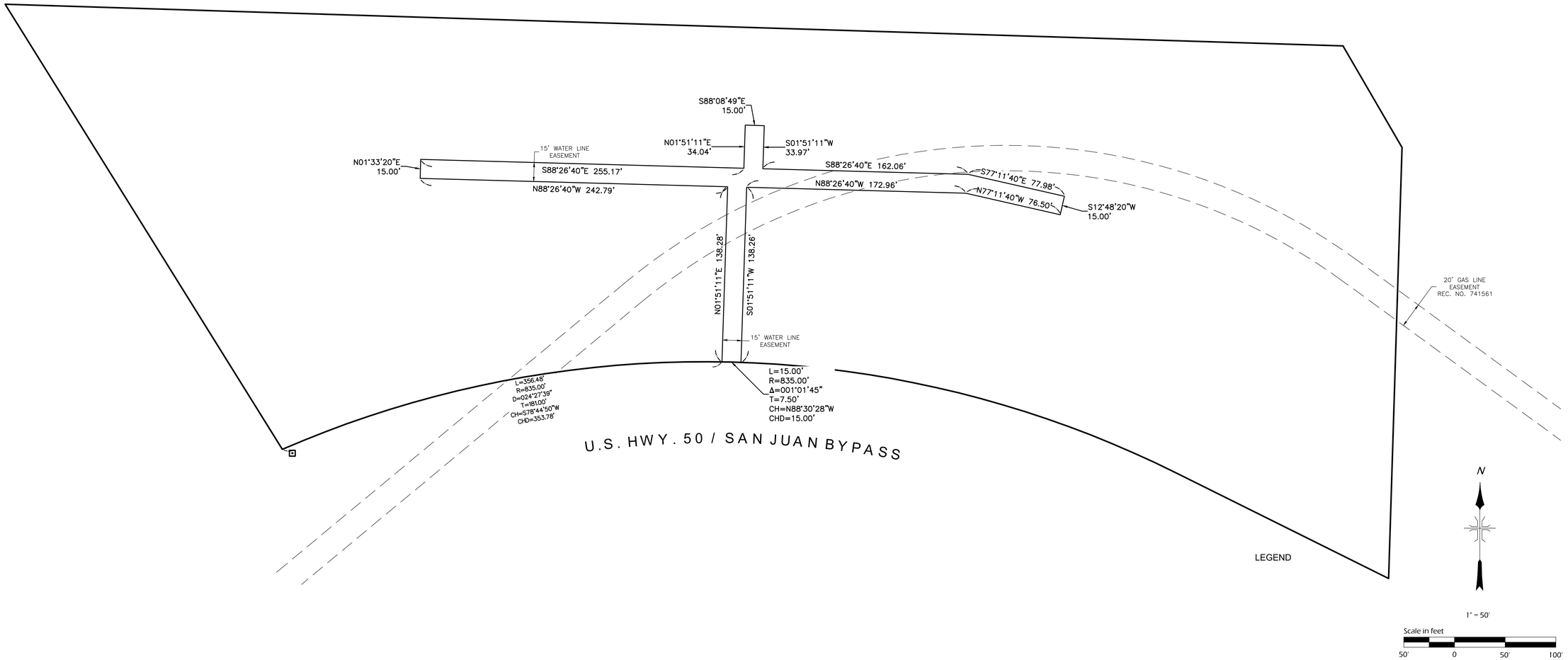
by_____ _____
County Clerk & Recorder Deputy

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

FIELD BOOK: ----	DRAWN BY: MGW	DATE: 2022-11-17	TITLE: CASA PLANNED DEVELOPMENT PLAN
SHEET: 1 of 2	FILE: 22033V_PD_PLAN	JOB NO.: 22033	CLIENT: CASA FOR CHILDREN
			ADDRESS & PHONE: 147 N. TOWNSEND P.O. BOX 1708 MONTROSE, CO 81401
			TYPE: P.D. PLAN

CASA
PLANNED DEVELOPMENT PLAN

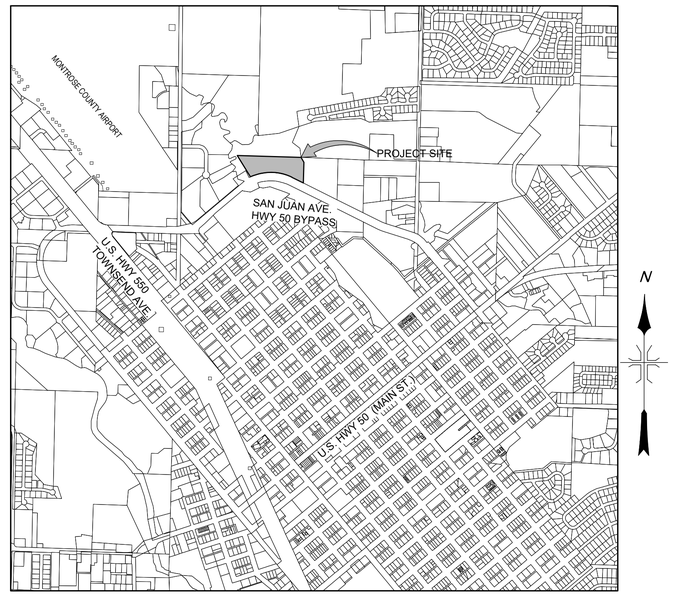
SITUATED IN SECTION 21, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
OCTOBER 2022



DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

FIELD BOOK:	DRAWN BY: MGW	DATE: 2022-11-17	TITLE: CASA PLANNED DEVELOPMENT PLAN
SHEET: 2 of 2	FILE: 22033V_PD_PLAN	JOB NO.: 22033	CLIENT: CASA FOR CHILDREN
			ADDRESS & PHONE: 147 N. TOWNSEND P.O. BOX 1708 MONTROSE, CO 81401
			TYPE: P.D. PLAN

CASA - MONTROSE
N. SAN JUAN AVE / HIGHWAY 50
MONTROSE, COLORADO
SITE PLAN



LOCATION MAP

NOT TO SCALE

NOTES AND SPECIFICATIONS

GENERAL

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONTROSE STANDARDS AND SPECIFICATIONS, AVAILABLE FROM PUBLIC WORKS DEPARTMENT, (970) 240–1480 EXCEPT AS OTHERWISE NOTED. IF THE CONTRACTOR IDENTIFIES A CONFLICT BETWEEN PROJECT SPECIFICATIONS, GENERALLY THE HIGHEST STANDARD SHALL CONTROL. CONTACT ENGINEER IF UNCERTAIN.

THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE ONLY. SOME UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT UNCC (811) AND UTILITY OWNERS TO DETERMINE EXACT LOCATIONS.

THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR CONNECTION AND SERVICE EXTENSION DETAILS. WORK GENERALLY INCLUDES:
- DMEA ELECTRICAL POWER TRENCHING & BEDDING BY CONTRACTOR, WITH CONDUIT PROVIDED BY UTILITY CO.
- CENTURYLINK TELEPHONE AND CHARTER CABLE TV TRENCHING & BEDDING BY CONTRACTOR WITH 2–3" PVC CONDUIT PROVIDED BY CONTRACTOR.
- BLACK HILLS ENERGY TRENCHING & BEDDING BY CONTRACTOR WITH GAS PIPING PROVIDED BY UTILITY CO.

IN THE EVENT OF PHYSICAL CONFLICT, THE LOCATION OF SANITARY SEWER AND WATER SYSTEMS IN THESE PLANS SHALL TAKE PRECEDENCE OVER OTHER UTILITIES AND SHALL NOT BE RELOCATED WITHOUT APPROVAL OF THE ENGINEER.

THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR JOBSITE SAFETY AND SHALL PERFORM ALL WORK IN FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.

SUBGRADE PREPARATION

REMOVE ALL DEBRIS AND ORGANIC MATERIAL FROM WORK AREAS AND REPLACE AS A WELL–COMPACTED STRUCTURAL FILL. THE RESULTING SUBGRADE BELOW STRUCTURAL FILL OR ANY SUBGRADE IN AREAS OF PLANNED GENERAL SITE FILL SHOULD BE SCARIFIED 10 INCHES, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. STRUCTURAL FILL SHOULD BE PLACED IN 10 INCH MAXIMUM LOOSE LIFTS, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. THIS COMPACTION REQUIREMENT SHALL ALSO APPLY TO UTILITY TRENCH BACKFILL. STRUCTURAL FILL SHALL BE CDOT CLASS 2 OR CDOT CLASS 6 GRANULAR SUBBASE/BASE MATERIAL OR OTHER MATERIAL AS APPROVED BY THE ENGINEER. ON SITE SOILS, DEVOID OF ORGANICS, DEBRIS AND OTHER DELETERIOUS MATERIALS ARE SUITABLE FOR REUSE AS STRUCTURAL FILL IN LANDSCAPED AREAS ONLY. SUBBASE & SUBGRADE IN PAVED AREAS SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE CIVIL OR SOILS ENGINEER.

BASE COURSE

PLACE UNIFORMLY GRADED CDOT CLASS 2 & CLASS 6 ROAD BASE. MOISTURE CONDITION TO WITHIN 2% OF OPTIMUM MOISTURE AND COMPACT TO 95% MODIFIED PROCTOR DENSITY.

FINISHED CLASS 6 ROAD BASE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE CIVIL OR SOILS ENGINEER AND CITY REPRESENTATIVE.

A MINIMUM THICKNESS OF 4" CLASS 6 BASE COURSE AGGREGATE IS REQUIRED UNDER ALL SIDEWALKS AND OTHER CONCRETE FLATWORK.

SITE CONCRETE & PAVING:

ALL CONCRETE SHALL MEET THE REQUIREMENTS OF THE CITY OF MONTROSE CURRENT SPECIFICATIONS FOR CURB, GUTTER & SIDEWALK EXCEPT AS SUPPLEMENTED OR SUPERSEDED BELOW.

ALL CONCRETE SHALL BE CDOT CLASS B OR D.

CONTRACTOR SHALL SUBMIT A MIX DESIGN TO THE PROJECT CIVIL ENGINEER FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO PLACEMENT OF PAVEMENT OR CONCRETE.

DRY UTILITIES:

DRY UTILITIES (ELECTRICITY, TELEPHONE, GAS, CABLE TV) SHOWN HEREON ARE APPROXIMATE. DESIGN SHALL BE BY THE PURVEYORS, AND INSTALLATION PAID FOR BY OWNER. CONTRACTOR SHALL PROVIDE REQUIRED TRENCHING & BEDDING, AND SHALL PROVIDE 3" PVC CONDUIT FOR THE TELEPHONE & 3" PVC CONDUIT FOR THE CABLE TV SERVICE. COORDINATE WITH OWNER AND UTILITY COMPANIES FOR THE SPECIFICATIONS, TIMING, AND INSTALLATION OF UTILITIES.

VERTICAL DATUM: NAVD 88

DRAWING INDEX

SHT. No.	SHEET NAME
1	COVER SHEET
2	HORIZONTAL SITE PLAN OVERVIEW
3	HORIZONTAL PLAN
4	HORIZONTAL PLAN
5	HORIZONTAL PLAN
6	HORIZONTAL PLAN
7	SITE GRADING OVERVEIW
8	ENTRANCE ROAD PLAN AND PROFILE
9	MAIN ROAD PLAN AND PROFILE
10	MAIN ROAD PLAN AND PROFILE
11	WATER QUALITY AND DETENTION POND PLAN AND PROFILE
12	SANITARY SEWER PLAN AND PROFILE
13	CONSTRUCTION DETAILS
14	WATER QUALITY AND DETENTION POND OUTLET STRUCTURE DETAILS

Know what's below. Call before you dig.

SUBMITTAL SET

NO	DATE	REVISIONS	BY

DEL-MONT CONSULTANTS, INC.
P.O. Box 1658 ▼ 1765 S. Townsend Ave. ▼ Montrose, CO 81402
125 Cascade Drive ▼ Alamosa, CO 81101 ▼ (970) 249-9201 ▼ (970) 249-2452 FAX
www.del-mont.com ▼ services@del-mont.com

DESIGNED BY: MGW	SCALE:	CHECKED BY: NB	
DRAWN BY: DRAFT	FILE NAME: 22033C_SHEET 8.DWG	DATE ISSUED: 2022-11-11	

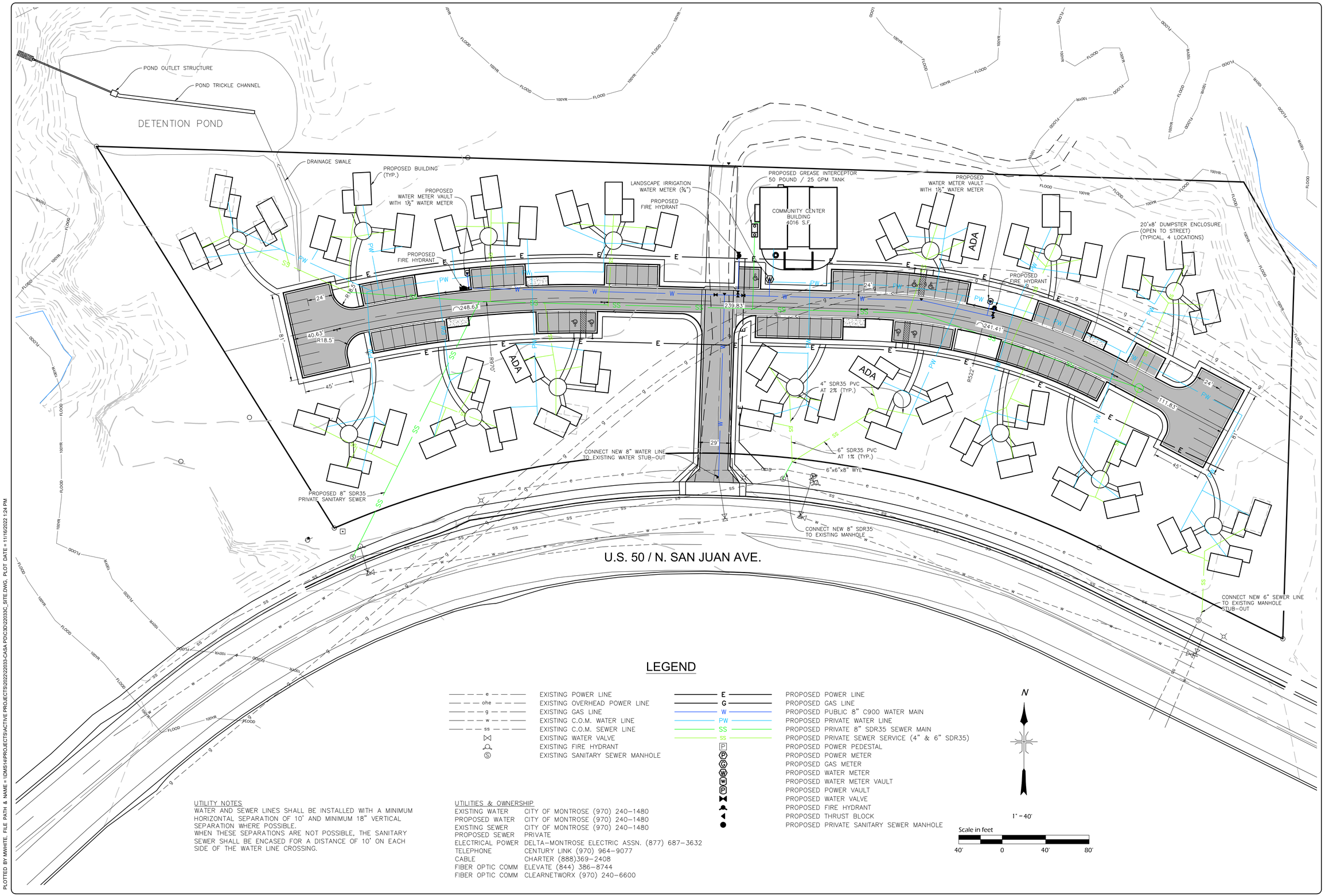
CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

COVER SHEET

DMC JOB NO.: 22033

SHEET NO.: 1 OF SHEETS

PLOTTED BY MWHITE, FILE PATH & NAME = \\DMS14\PROJECTS\ACTIVE PROJECTS\2022\22033-CASA PD\C3D\22033C_SHEETS.DWG, PLOT DATE = 11/16/2022 1:24 PM, PRINTER/PLOTTER = AUTOCAD PDF (SMALLEST FILE).PC3, PAGE SETUP = ----



LEGEND

e	EXISTING POWER LINE
ohe	EXISTING OVERHEAD POWER LINE
g	EXISTING GAS LINE
w	EXISTING C.O.M. WATER LINE
ss	EXISTING C.O.M. SEWER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
E	PROPOSED POWER LINE
G	PROPOSED GAS LINE
W	PROPOSED PUBLIC 8" C900 WATER MAIN
PW	PROPOSED PRIVATE WATER LINE
SS	PROPOSED PRIVATE 8" SDR35 SEWER MAIN
SS	PROPOSED PRIVATE SEWER SERVICE (4" & 6" SDR35)
P	PROPOSED POWER PEDESTAL
	PROPOSED POWER METER
	PROPOSED GAS METER
	PROPOSED WATER METER
	PROPOSED WATER METER VAULT
	PROPOSED POWER VAULT
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED THRUST BLOCK
	PROPOSED PRIVATE SANITARY SEWER MANHOLE

N

1" = 40'

Scale in feet

40' 0 40' 80'

UTILITY NOTES

WATER AND SEWER LINES SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10' AND MINIMUM 18" VERTICAL SEPARATION WHERE POSSIBLE.
WHEN THESE SEPARATIONS ARE NOT POSSIBLE, THE SANITARY SEWER SHALL BE ENCASED FOR A DISTANCE OF 10' ON EACH SIDE OF THE WATER LINE CROSSING.

UTILITIES & OWNERSHIP

EXISTING WATER	CITY OF MONTROSE (970) 240-1480
PROPOSED WATER	CITY OF MONTROSE (970) 240-1480
EXISTING SEWER	CITY OF MONTROSE (970) 240-1480
PROPOSED SEWER	PRIVATE
ELECTRICAL POWER	DELTA-MONTROSE ELECTRIC ASSN. (877) 687-3632
TELEPHONE	CENTURY LINK (970) 964-9077
CABLE	CHARTER (888)369-2408
FIBER OPTIC COMM	ELEVATE (844) 386-8744
FIBER OPTIC COMM	CLEARNETWORX (970) 240-6600

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P.O. BOX 1658 ▼ 251 E. MAIN ST. ▼ GRAND JUNCTION, CO 81502
125 Commercial Way ▼ Fruita, CO 81521 ▼ www.del-mont.com ▼ service@del-mont.com
(970) 245-5251 ▼ (970) 858-0220 ▼ (970) 245-2472 FAX

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FILE NAME: 22033C_SITE.DWG
DATE ISSUED: 2022-11-11
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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

HORIZONATAL SITE PLAN

DMC JOB NO.: 22033

SHEET NO.: 2 OF SHEETS

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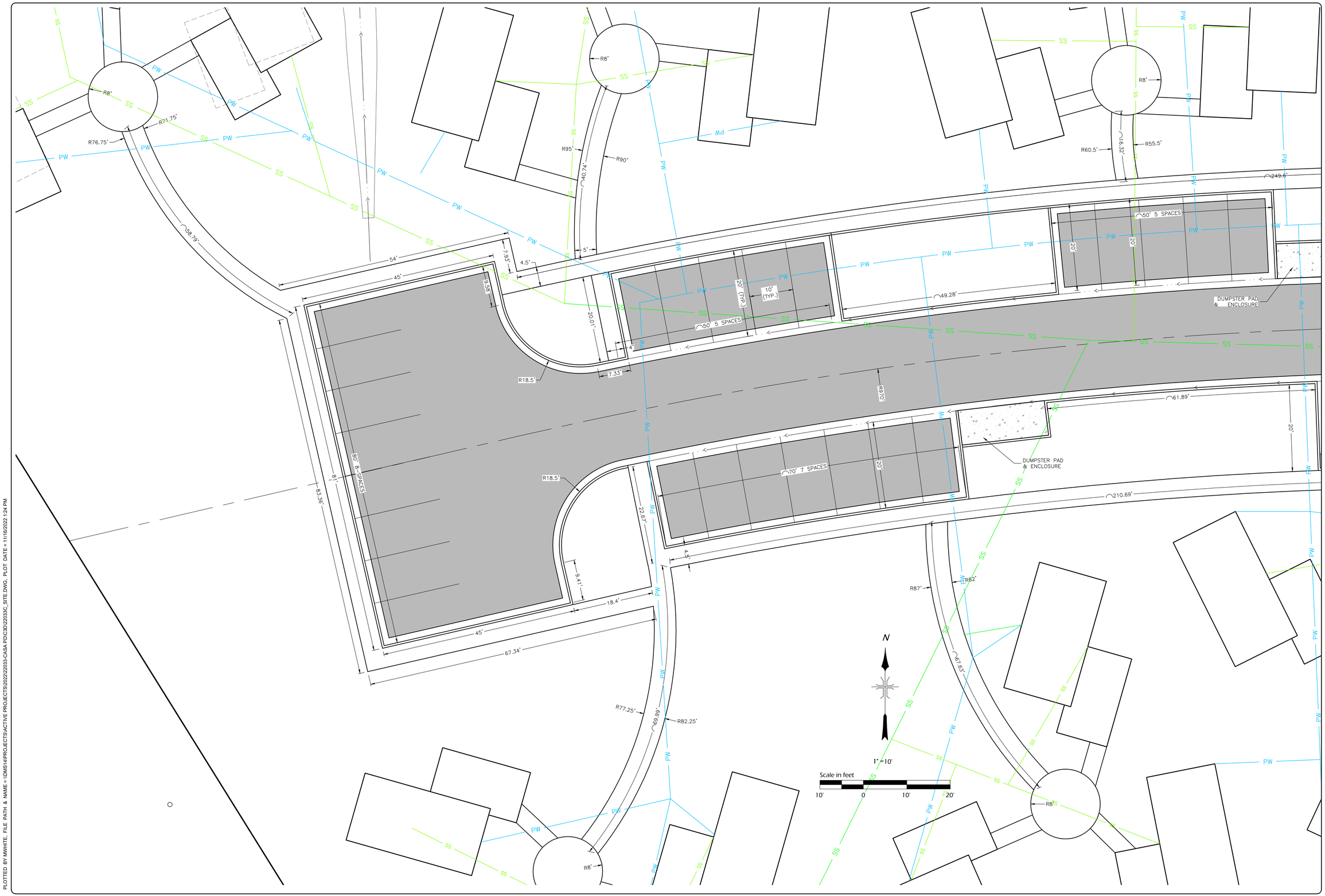

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P.O. Box 1658 ▼ 2451 H Road ▼ Palisade, CO 81526-1658
125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-0220 ▼ (970) 249-2452 FAX
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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

HORIZONTAL PLAN

DMC JOB NO.: 22033

SHEET NO.: 3

OF SHEETS

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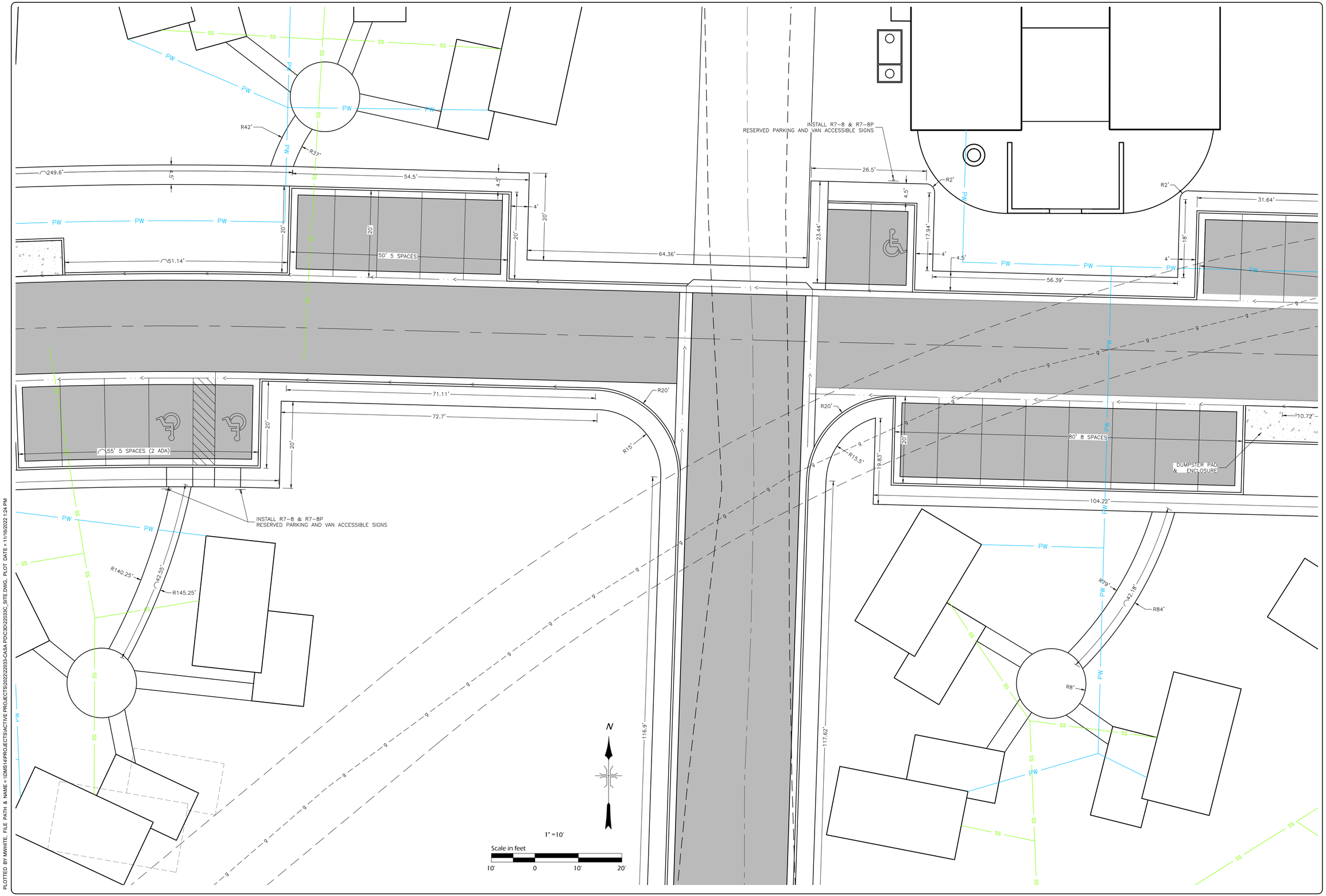

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P.O. Box 1352 ▼ 251 E. Front St., Suite 300 ▼ Butte, MT 59701
125 Grandview Ave. ▼ Montrose, CO 81401 ▼ (970) 240-0220 ▼ (970) 240-2442 FAX
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NB	MGW	MGW	22033C_SITE.DWG		2022-11-11

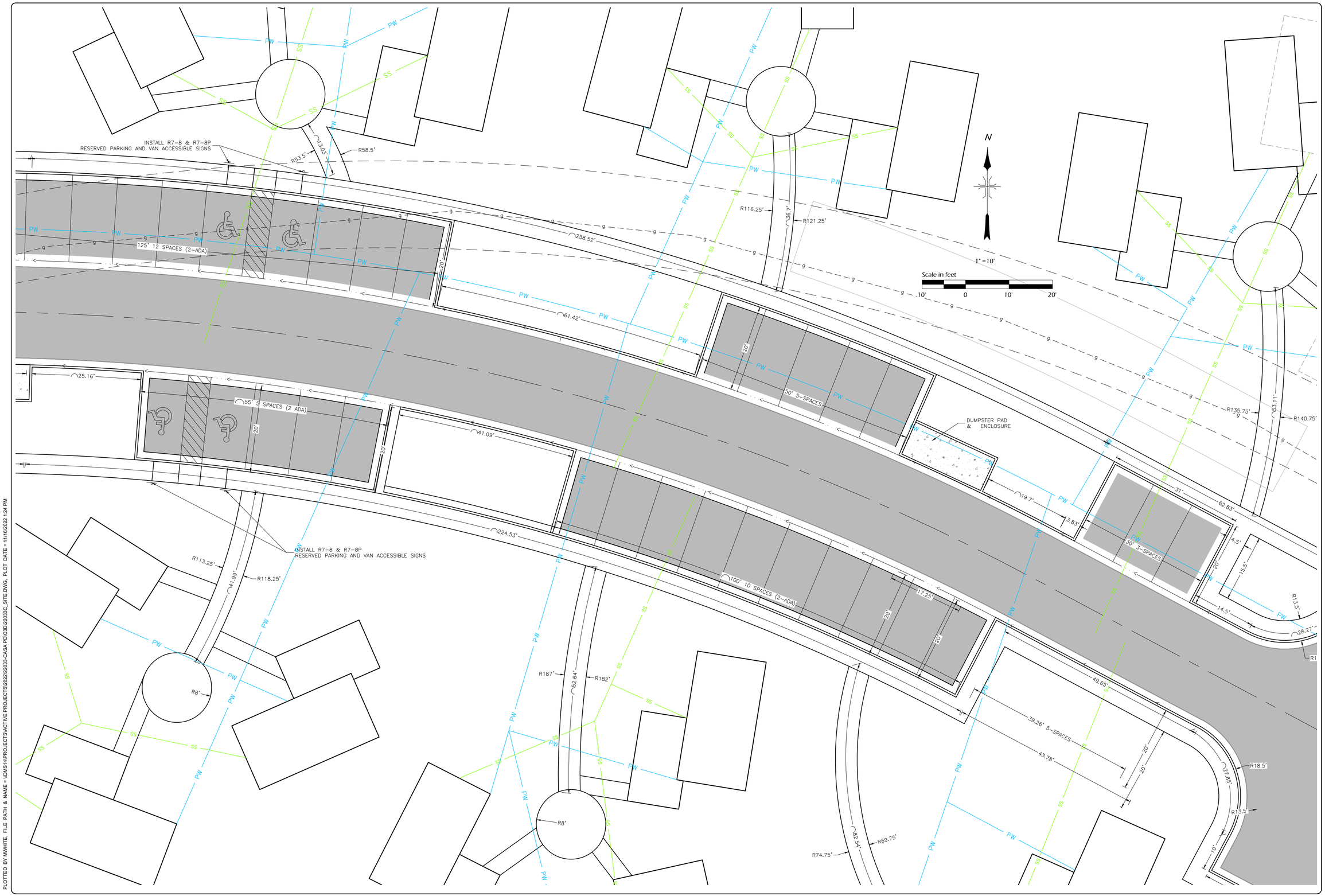
CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

HORIZONTAL PLAN

DMC JOB NO.: 22033

SHEET NO.: 4 OF SHEETS

PLOTTED BY MWHITE, FILE PATH & NAME = \\DMS14\PROJECTS\ACTIVE PROJECTS\2022\22033-CASA PD\C3D\22033C_SITE.DWG, PLOT DATE = 11/16/2022 1:24 PM



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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

HORIZONTAL PLAN

DMC JOB NO.: 22033

SHEET NO.: 5 OF SHEETS

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125 Cascade Ave. ▼ Gunnison, CO 81230 ▼ www.del-mont.com ▼ service@del-mont.com ▼ (970) 249-9231 ▼ (970) 641-2478 ▼ FAX

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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

HORIZONTAL PLAN

DMC JOB NO.: 22033

SHEET NO.: 6 OF SHEETS

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PROPOSED DETENTION OUTLET STRUCTURE

PROPOSED DETENTION POND

26' WIDE ENTRANCE ROAD

EXISTING CURB-CUT / ENTRANCE

PROPOSED BUILDINGS (TYP.)

LEGEND

PROPOSED CONCRETE
PROPOSED ASPHALT PAVEMENT
EXISTING CONCRETE

EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
EXISTING DRAINAGE FLOWLINE

PROPOSED INDEX CONTOUR
PROPOSED INTERMEDIATE CONTOUR
PROPOSED DRAINAGE FLOWLINE
PROPOSED STREET FLOW ARROW

N

1" = 40'

Scale in feet

40' 0 40' 80'

SUBMITTAL SET

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P.O. Box 1658 ▼ 574 Kansas Avenue, Suite 1
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125 Cleveland Place ▼ Moab, CO 81532 ▼ (970) 245-9221 ▼ (970) 245-2427 FAX
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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

SITE GRADING OVERVIEW

DMC JOB NO.: 22033

SHEET NO.: 7 OF SHEETS

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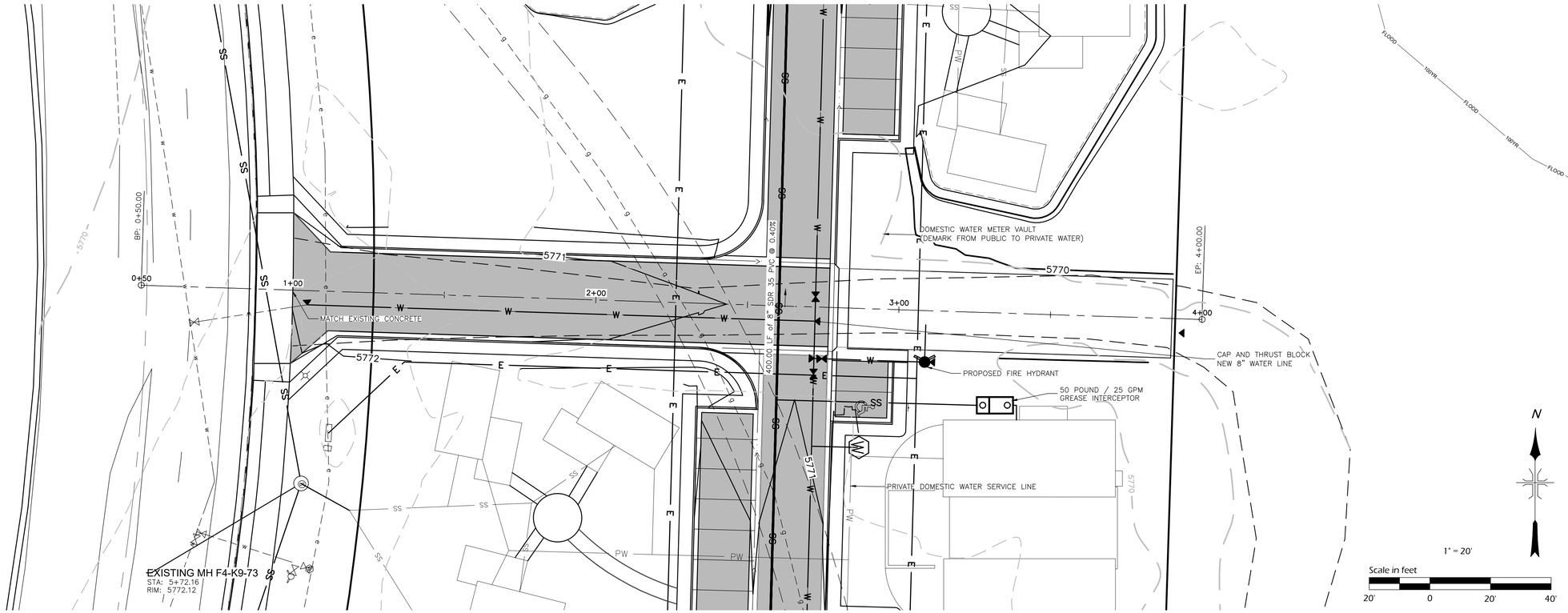
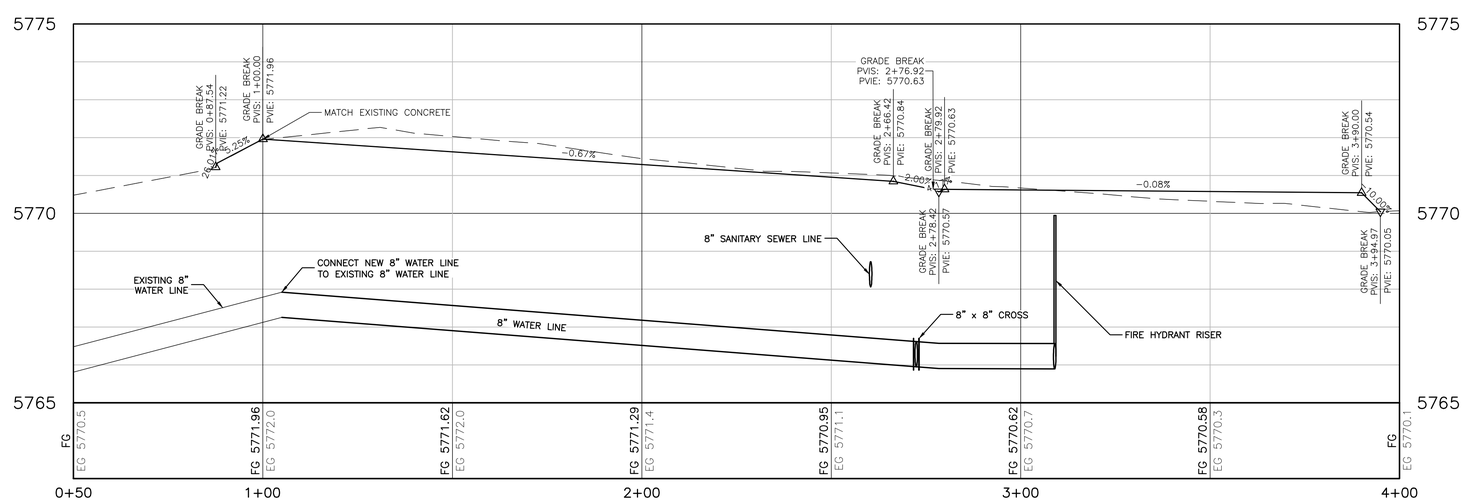


AQUAMARINE DRIVE PLAN

1" = 20'



AQUAMARINE DRIVE PROFILE

HORIZ: 1" = 20' VERT: 1" = 2'

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125 Commercial Drive ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2452 FAX
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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

AQUAMARINE DRIVE PLAN AND PROFILE

DMC JOB NO.: 22033

SHEET NO.: 8 OF SHEETS

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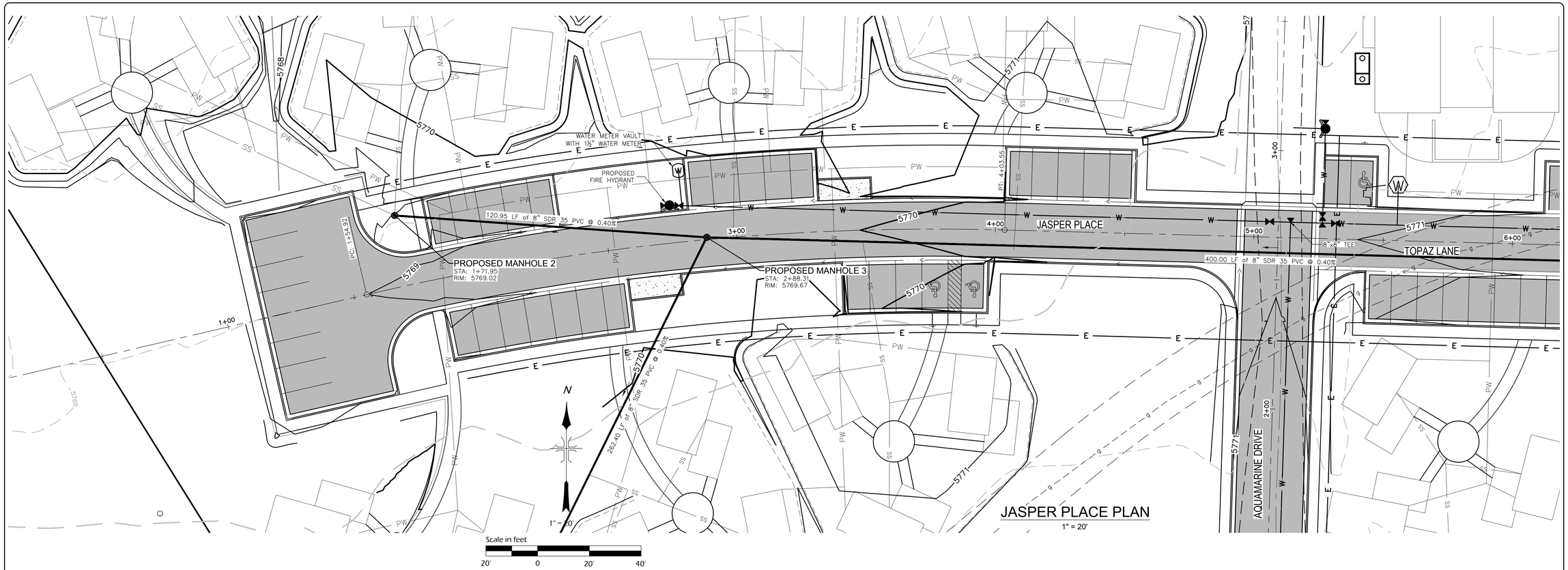
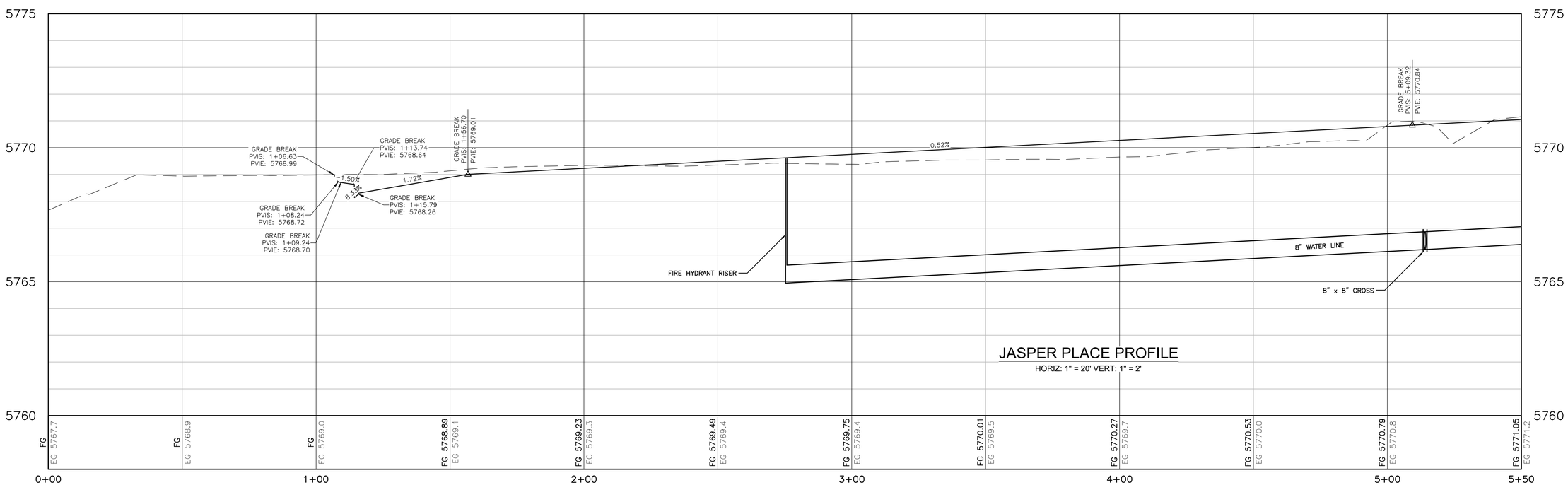


JASPER PLACE PLAN
1" = 20'



JASPER PLACE PROFILE
HORIZ: 1" = 20' VERT: 1" = 2'

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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

JASPER PLACE
PLAN AND PROFILE

DMC JOB NO.: 22033

SHEET NO.: 9
OF SHEETS

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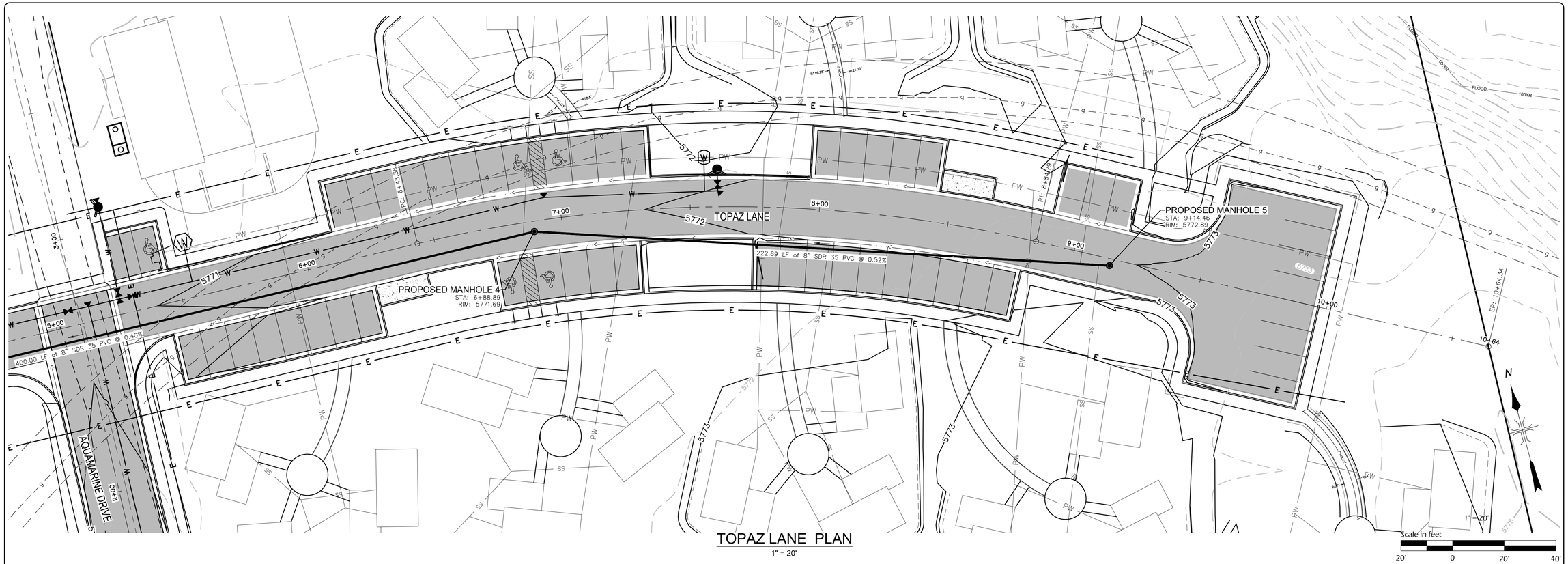
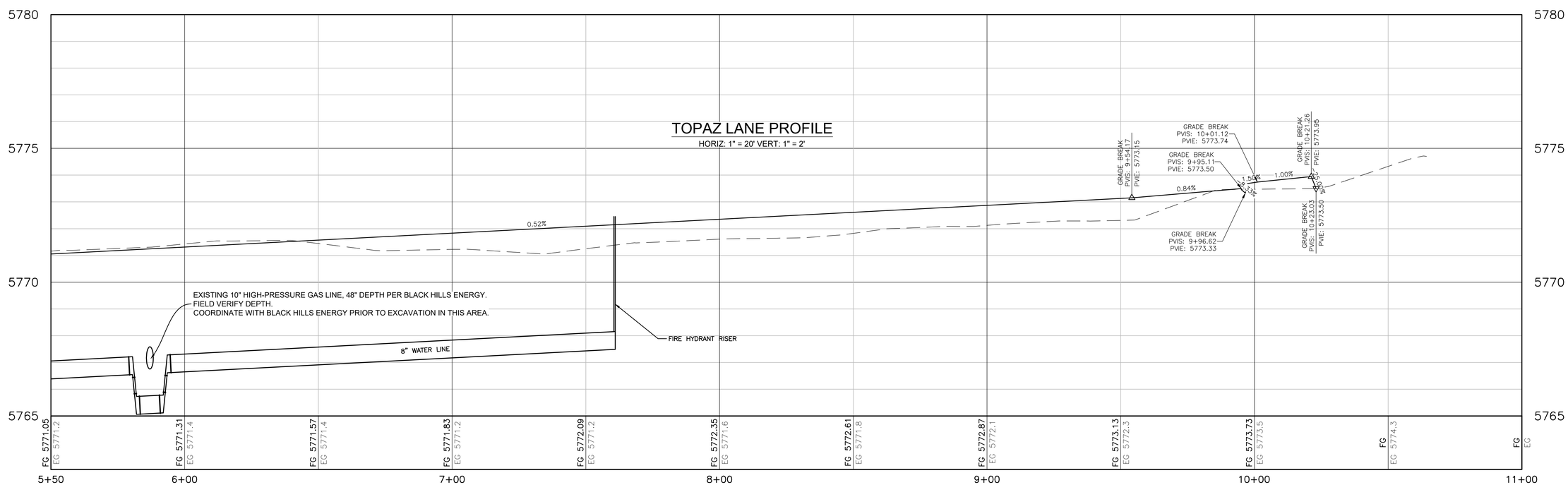


TOPAZ LANE PLAN

1" = 20'



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FILE NAME: 22033C_SHEETS.DWG
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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

TOPAZ LANE
PLAN AND PROFILE

DMC JOB NO.: 22033

SHEET NO.: 10
OF SHEETS

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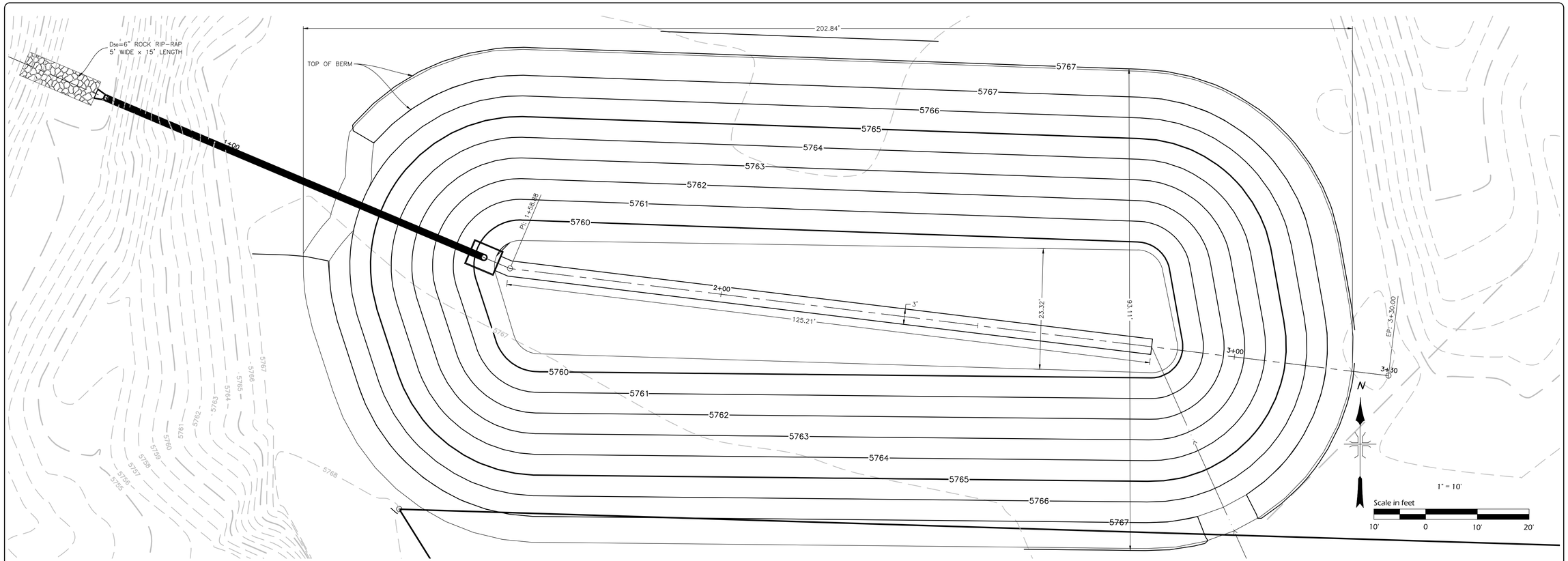

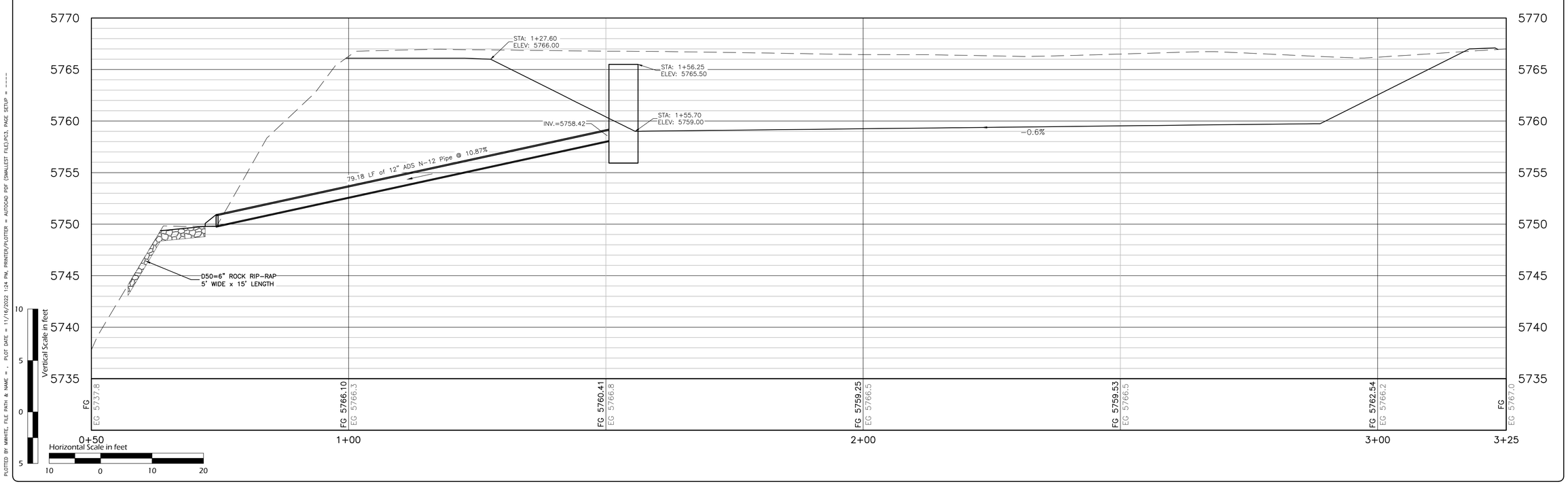

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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

WATER QUALITY AND DETENTION POND PLAN AND PROFILE

DMC JOB NO.: 22033

SHEET NO.: 11 OF SHEETS

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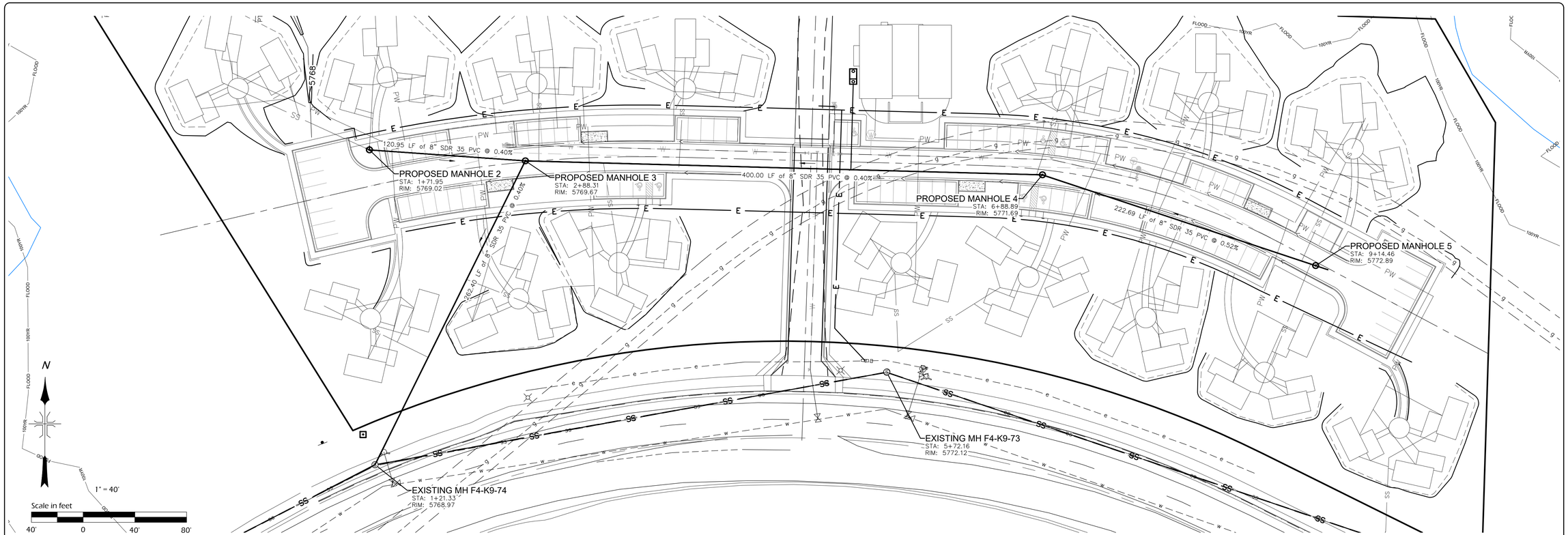

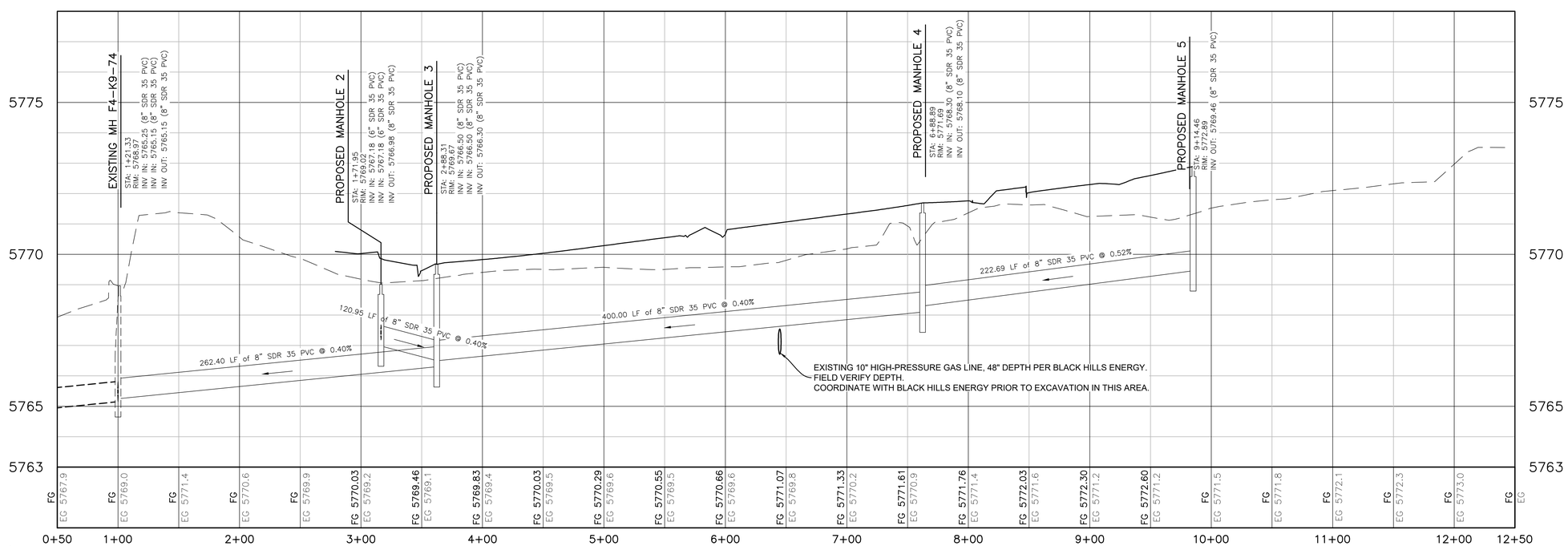

NOTE: PROFILE VIEW HAS A DIFFERENT HORIZONTAL SCALE FROM PLAN VIEW

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CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

SANITARY SEWER PLAN AND PROFILE

DMC JOB NO.: 22033

SHEET NO.: 12 OF SHEETS

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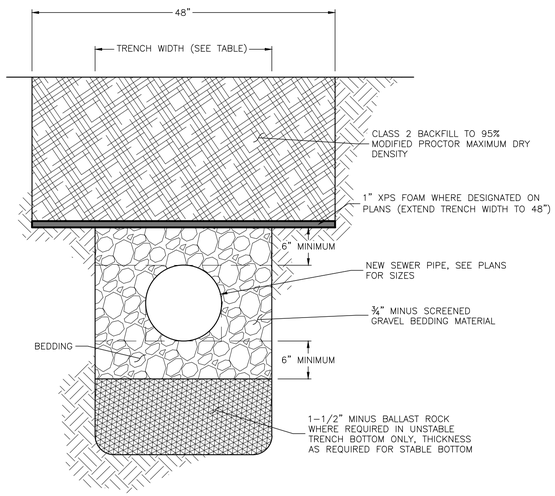
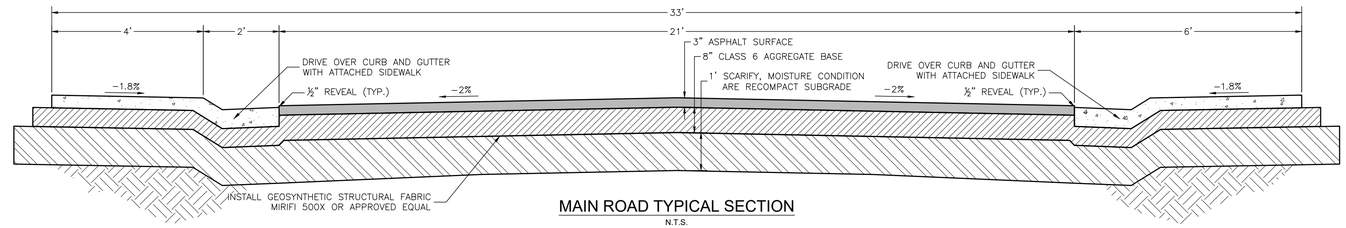
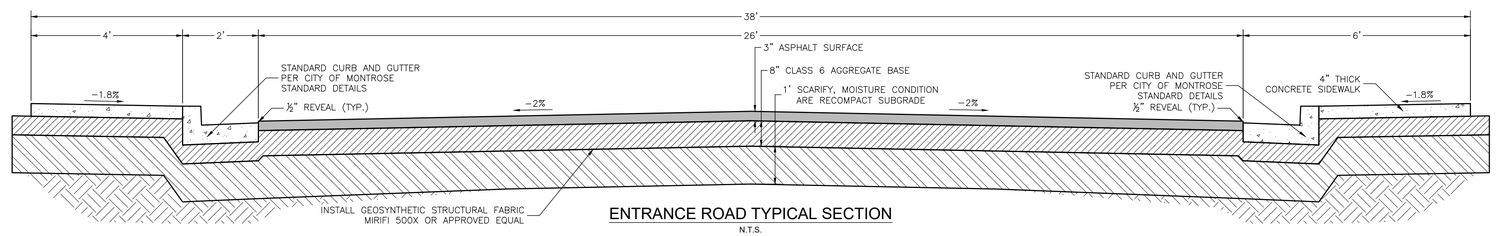


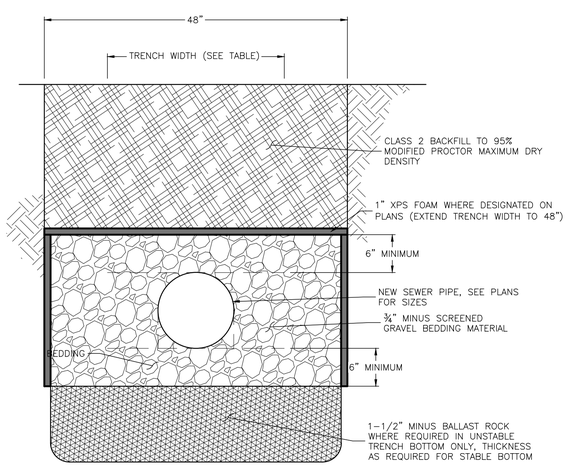
TYPICAL SANITARY TRENCH DETAIL
WHERE COVER IS BETWEEN 42" & 30"
N.T.S.



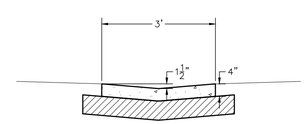
MAIN ROAD TYPICAL SECTION
N.T.S.



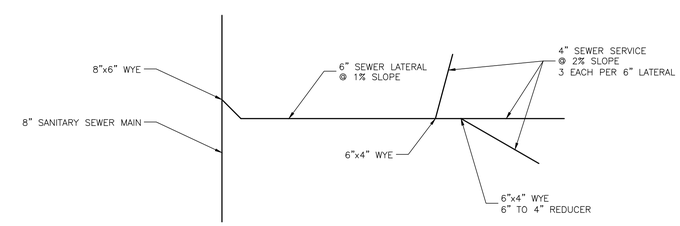
ENTRANCE ROAD TYPICAL SECTION
N.T.S.



TYPICAL SANITARY TRENCH DETAIL
WHERE COVER IS LESS THAN 30"
N.T.S.



TRICKLE CHANNEL SECTION
N.T.S.



TYPICAL SEWER SERVICE LAYOUT
N.T.S.

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www.del-mont.com ▼ services@del-mont.com

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DRAWN BY: MGW | SCALE: | FILE NAME: 22033C_SITE.DWG
DRAFT

CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

CONSTRUCTION DETAILS

DMC JOB NO.: 22033

SHEET NO.: 13
OF SHEETS

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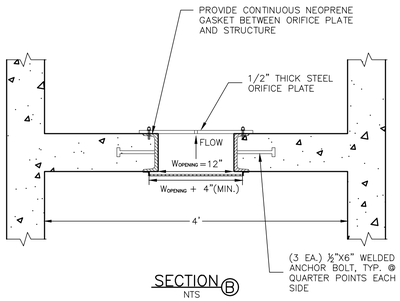
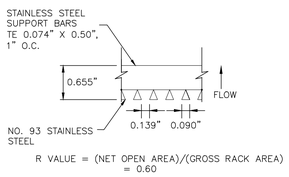
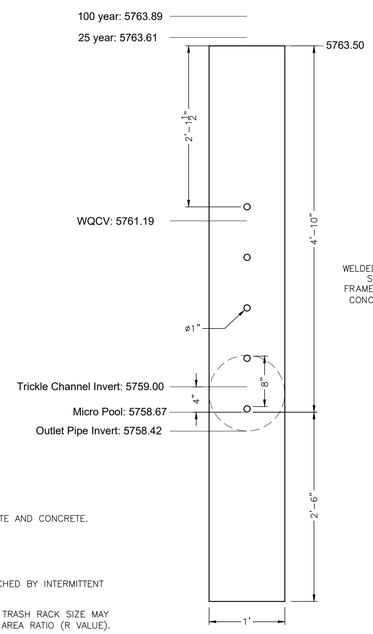


SECTION Ⓑ
NTS

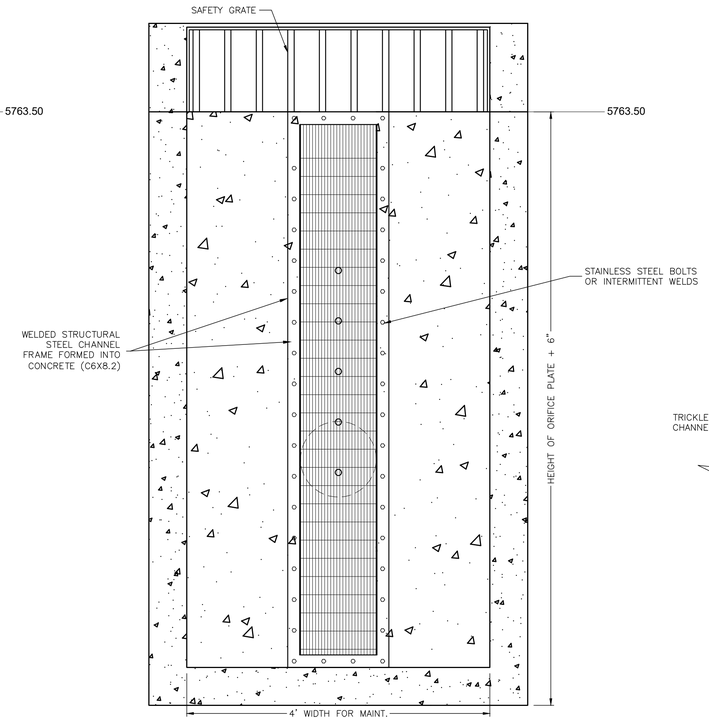


R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

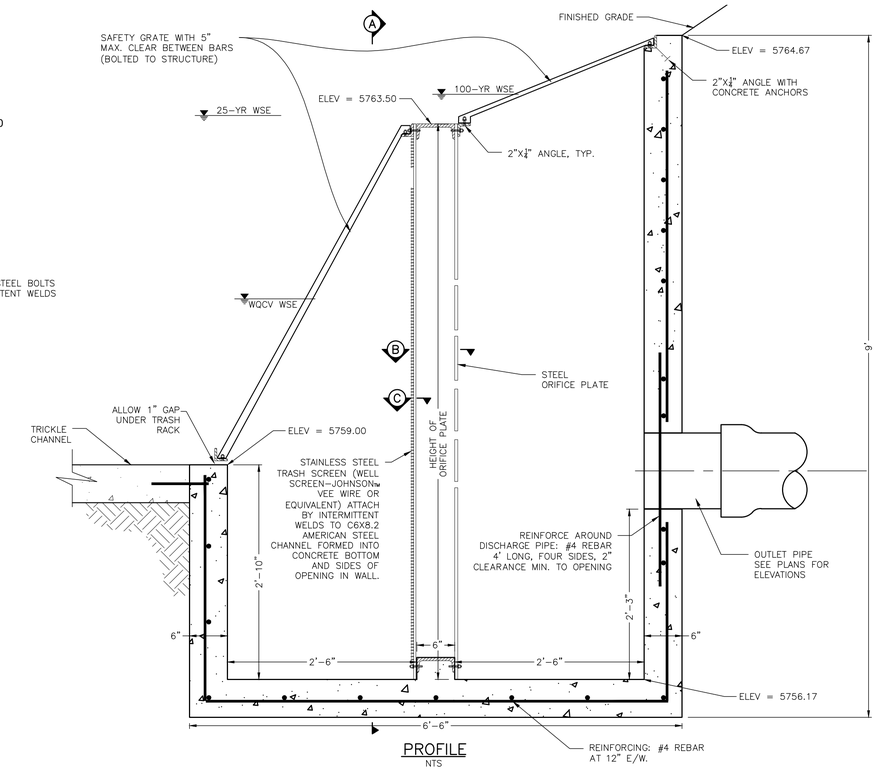
SECTION Ⓒ
NTS



ORIFICE PLATE



SECTION Ⓐ
NTS



PROFILE
NTS

ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

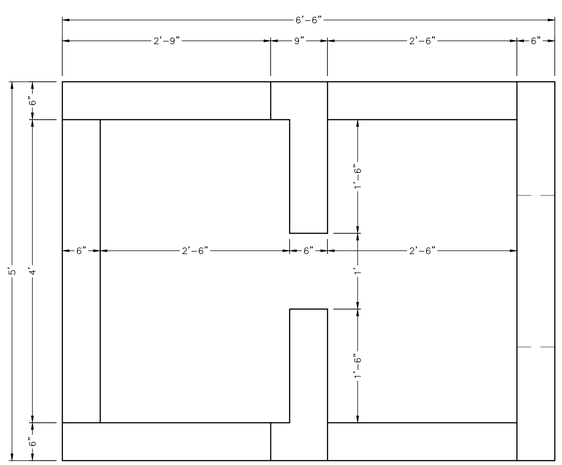
WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

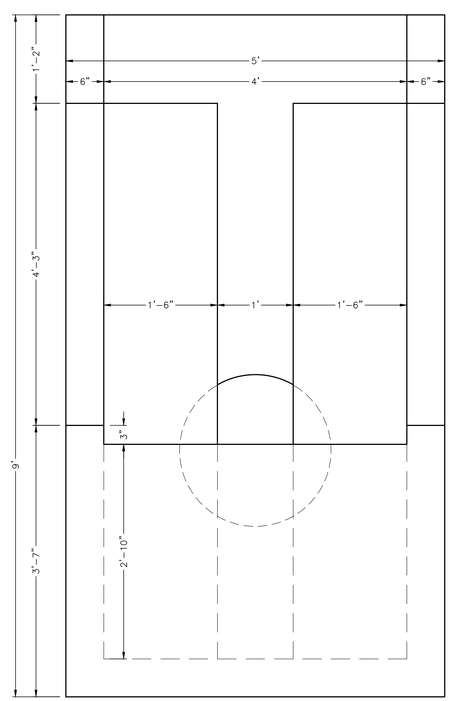
OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

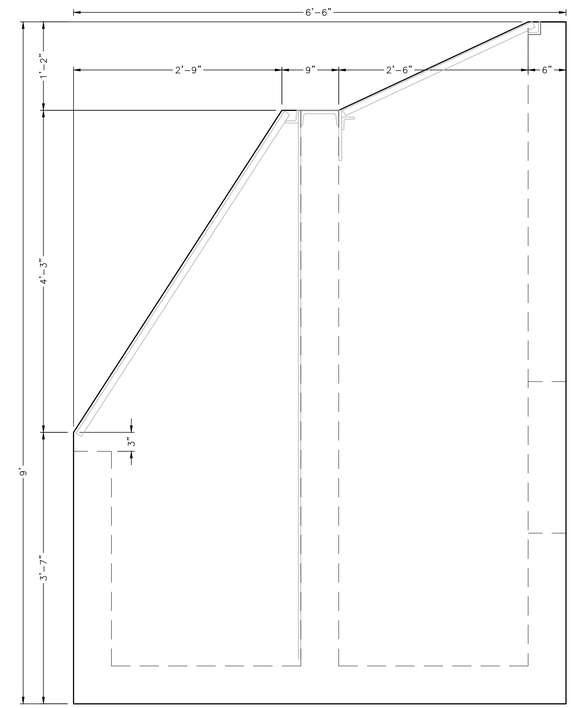
ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES



CONCRETE OUTLET STRUCTURE
TOP VIEW
N.T.S.



CONCRETE OUTLET STRUCTURE
FRONT VIEW
N.T.S.



CONCRETE OUTLET STRUCTURE
SIDE VIEW
N.T.S.

NO	DATE	REVISIONS	BY

DEL-MONT CONSULTANTS, INC.
P.O. BOX 1026 ▼ 12596 W. BAYAUD AVE. ▼ LAKEWOOD, CO 80228
12E Cleveland Ave. ▼ Manor, CO 81401 ▼ (970) 240-0201 ▼ (970) 240-2432 FAX
www.del-mont.com ▼ service@del-mont.com

DESIGNED BY:	DRAWN BY:	SCALE:	FILE NAME:	CHECKED BY:	DATE ISSUED:
MGW	DRAFT		22033C_SITE.DWG	NB	2022-11-11

CASA FOR CHILDREN
CASA - MONTROSE
MONTROSE COLORADO

POND OUTLET DETAIL

DMC JOB NO.: 22033

SHEET NO.: 14 OF SHEETS

PLOTTED BY MWHITE, FILE PATH & NAME = \\DMS14\PROJECTS\ACTIVE PROJECTS\2022\22033-CASA PD\C3D\22033C_SITE.DWG, PLOT DATE = 11/16/2022 1:25 PM

EXHIBIT C: Code Excerpts for Planned Developments

Sec. 4-4-24. Planned Development (PD).

(A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units and to provide for procedures and requirements for multi-building residential development. The City is authorized to enact and amend regulations for the establishment and control of planned developments pursuant to Article XX of the Colorado constitution and C.R.S. § 24-67-101, et. seq.

(B) *General Provisions.*

(1) A planned development must be in substantial conformity with the City's Master Plans. No development with more than one building, with one or more dwelling units therein, may be erected on a single lot, tract, parcel or site unless a PD Plan, providing therefore, is approved pursuant to this Section, or unless the property is subdivided pursuant to City Subdivision Regulations. Provided all other applicable municipal Code provisions are satisfied, this Subsection is not intended to prohibit the issuance of building permits for property that has obtained:

(a) A PD Plan;

(b) A subdivision Preliminary Plat; or

(c) An approved final plat.

(2) A minimum of 20 percent of the gross area of the planned development must be preserved as parks or open space.

(3) The PD Plan must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.

(4) Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.

(C) *Permitted Uses in a PD.*

(1) Parks, open space, growing of agricultural crops, golf courses; and "uses by right" and "conditional uses" in the zone or zones in which the PD is located shall be permitted when approved as part of the planned development.

(2) Modular buildings used for single family homes, duplexes or multiple family residences may be allowed in any zoning district, if approved as part of the planned development.

(3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.

(4) Residences may be clustered, including the use of duplexes and multifamily residences.

(a) Planned developments containing six or fewer units may be approved by following the administrative procedures set forth in this Subsection (C)(4).

(b) The 20 percent open space requirement applicable to planned developments shall be optional for those planned developments meeting the standards set forth in Subsection (C)(4)(a) of this Section.

(c) Developments containing airspace units with undivided interests in common areas, shall show and describe said airspace units in three dimensions on the plat thereof. Developments of this type shall be known as "condominiums" and shall be labeled as such on the plat thereof.

(d) Developments having zero lot-line setbacks, but containing non-airspace-only units, may not be required to show said units in three dimensions on the plat thereof, though certain party wall details may be required, in the City's sole discretion. Developments of this type shall be known as "townhomes" and shall be labeled as such on the plat thereof. Townhomes shall include the underlying real property, and shall typically include yard area not encumbered by limited or general common elements, when applicable.

(5) Administrative PD Procedures:

(a) All lots or tracts are adjacent to a dedicated and accepted public street;

(b) The lots are part of a subdivision or PD plat that has been previously approved and/or accepted by the City and recorded in the Montrose County Records;

(c) All improvements required by applicable City ordinances and regulations, including those related to PD Plans, are already in existence and available to serve each lot, or secured;

(d) No part of the Administrative PD has been approved as part of an Administrative PD within three years prior to the date of submission of the Administrative PD plat;

(e) No material changes to prior restrictions or easements are proposed; and

(f) Provisions of Section 4-7-9(B) through and including (E) shall apply.

(g) Approval of an Administrative PD by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision or PD requirements, and proceed through the applicable approval process.

(h) Prior to any review of the Administrative PD, the applicant shall provide written consent of all property owners within the proposed Administrative PD plan area. To the extent only a portion of a prior-approved Administrative PD plan area is proposed to be amended by the Administrative PD Plan application, then only the consent of the property owners within such portion shall be required.

(D) *Dimensional Requirements, Densities.*

(1) Dimensional requirements, except those relating to overall residential density, which would otherwise be required by the City Zoning Regulations, or other City regulations for the district affected, may be deviated from in accordance with the plan as approved, if the Review Board determines that such deviations will promote the public health, safety and welfare. The Review Board may impose conditions as necessary or appropriate. The total number of residential units shall not exceed the area of the site divided by the minimum lot sizes specified for the zoning districts included.

(E) *Review of Sketch, Preliminary and Final PD Plan.*

(1) The sketch plan, preliminary plan and final PD plans shall be reviewed pursuant to the procedures and requirements for subdivisions as set out in Chapter 4-7. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.

(2) Prior to any review of the Sketch, Preliminary and Final PD Plan, the applicant shall provide written consent of all property owners within the proposed PD plan area. For the purposes of this Section 4-4-24, "PD plan area" is the entirety of the territory proposed to be included in a PD plan; provided, however, that for

applications for PD plan amendments, only the portion of the PD plan area being amended or affected shall constitute the PD plan area for such application.

(3) Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Master Plans and promotes the public health, safety and welfare.

(4) The plan shall show the location, size, number of dwelling units, and other uses, and shall further set out the location of all parks, open space, parking areas, streets, sidewalks, trails, bike paths and other improvements and structures. All information necessary to show compliance with the requirements of this Section shall be submitted. Where appropriate, in lieu of exact locations, numbers and sizes, parameters or limits may be set out.

(5) The planned development Plan as approved shall be recorded.

(6) The final PD plan may be treated as a vested right if and only if the following procedures are met:

(a) A landowner seeking to have the PD plan vested shall submit a written application to the City requesting that the final PD plan be vested in terms of the rights relative to the type and intensity of usage thereof. The application for review and approval of the PD plan for the purpose of vesting the property may only be submitted and received by the City subsequent to the City approval of the preliminary plat concerning that same subdivision.

(b) If the requirements for the PD plan are otherwise met in accordance with all applicable City regulations and specifications, approval of the PD plan shall be deemed to create a vested right in said plan which shall be subject to the provisions and limitations of C.R.S. §§ 24-68-103, 104 and 105, as may be amended from time to time. For the purposes of these provisions, PD plan shall mean the same as a "site specific development plan" as defined in the aforementioned statutes.

(c) Vested rights shall include only the final PD plan as approved, and shall not include the sketch plan or preliminary plat thereof, architectural plans, construction plans, variances, conditional uses, public utility filings and other related documents.

(F) *Required Improvements.*

(1) All PDs shall provide the same improvements as required for subdivisions in Chapter 4-7, and security therefore shall be provided as set out in Section 4-7-8.

(2) All improvements shall be constructed in accordance with standard City design and construction specifications and standards, in substantial conformity with the PD plan, and in accordance with subdivision design standards as set out in Chapter 4-7 except as modified by the plan.

(3) An entity shall be established or provided for ownership and maintenance of all facilities and open spaces, which are approved for common ownership or not dedicated to the City.

(4) Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare. A public street shall be dedicated to the City and developed at the developer's cost to provide direct access to each building with residential units or to the parking lot serving the building.

(G) *Enforcement and Amendments.*

(1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned United Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision

improvements by Section 4-7-8 of the City's subdivision regulations, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.

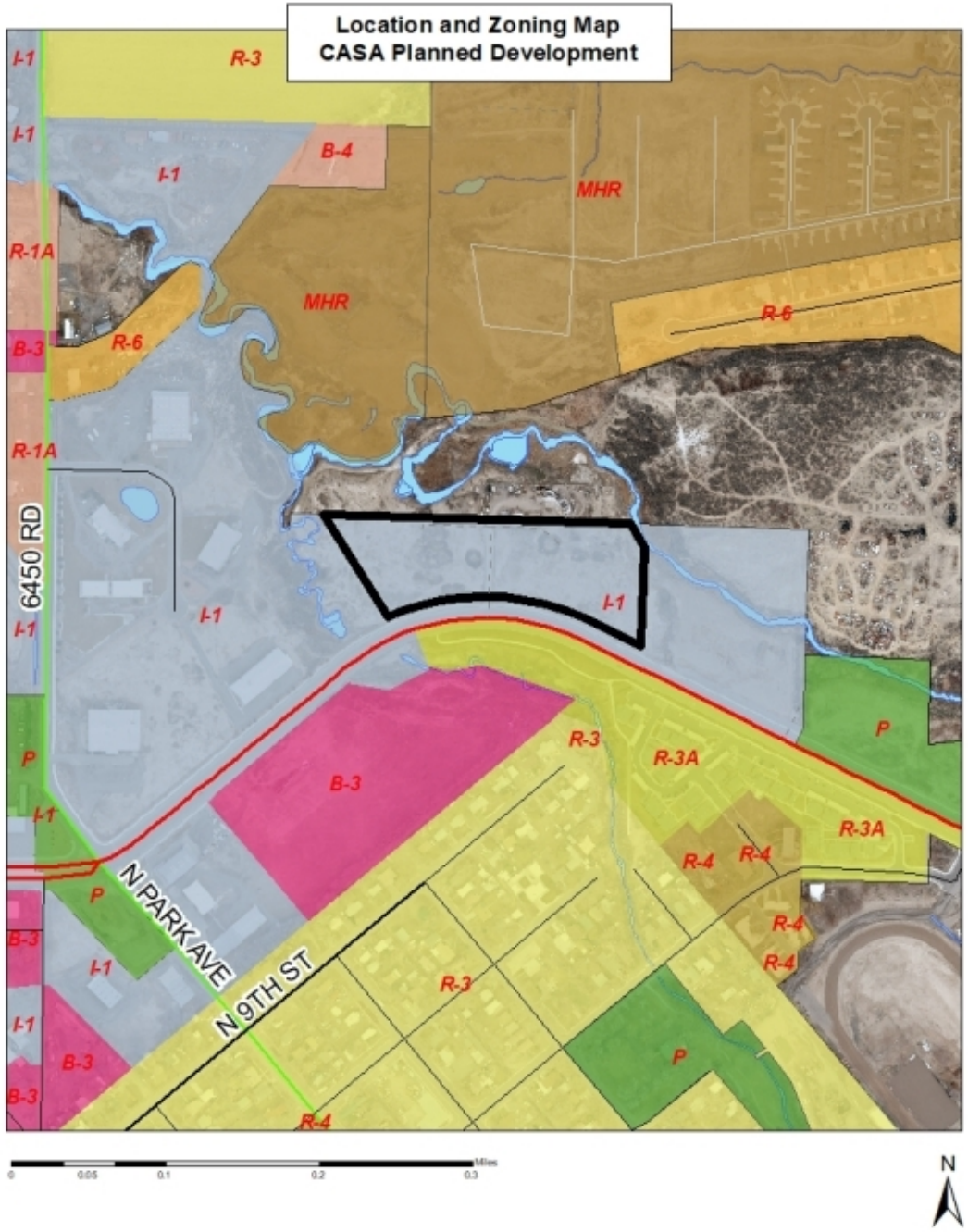
(2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 4-7 with the added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 100 feet of the proposed Amended PD plan area.

(Ord. No. 2472 , § 4-4-24, 5-7-2019; Ord. No. 2493 , 2-4-2020; Ord. No. 2589 , § 1, 5-17-2022)

MONTROSE • COLORADO

Project Background

- Project site: 7.47 acres
- Zoned “I-1” Light Industrial
- 45 residential buildings and one community center located on one property.
- Proposed supportive housing project.



Planned Development Process

Sketch Plan

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission review. No formal action.

Preliminary Plat

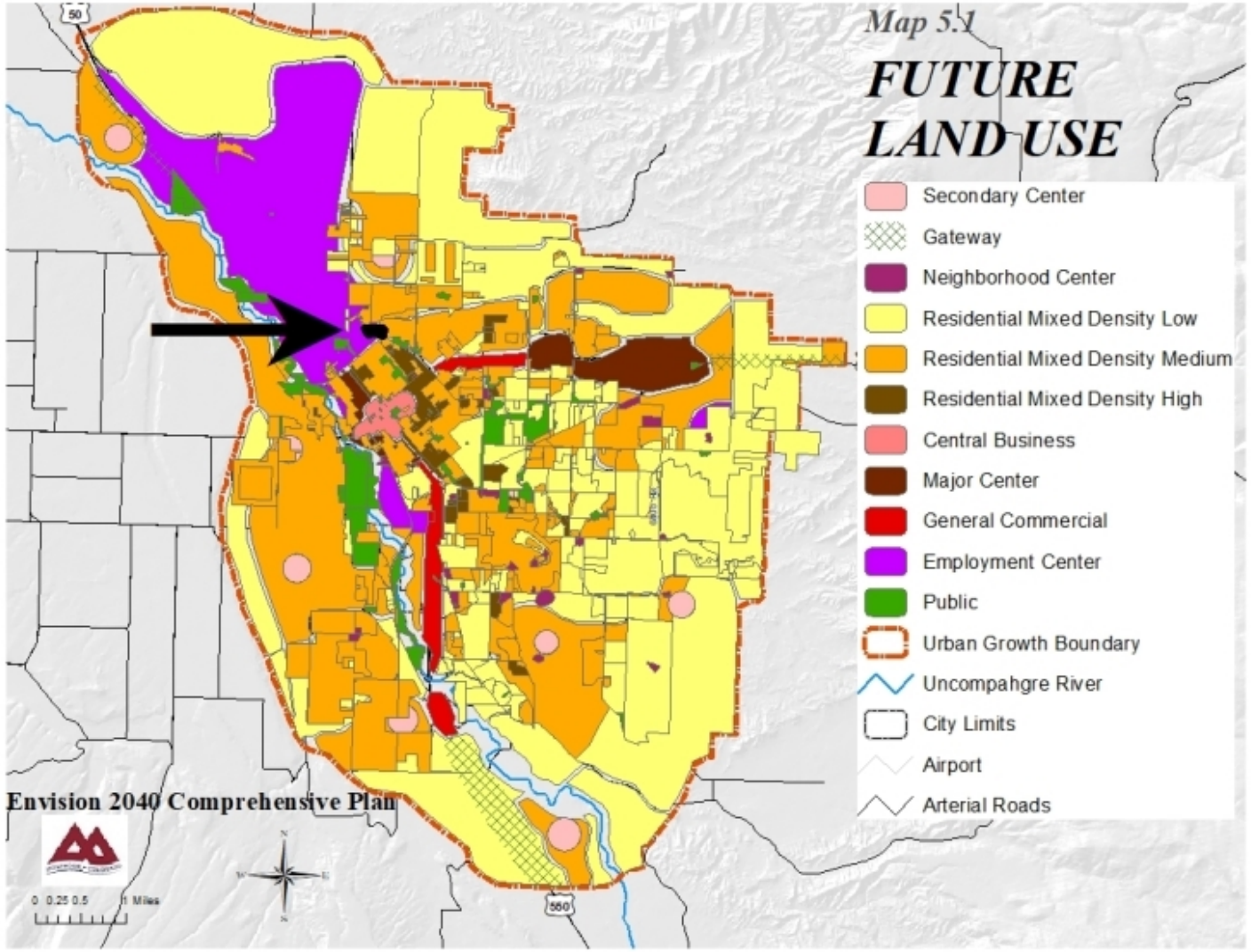
- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission recommendation to Council
- Consideration/approval by City Council
- Pre-construction meeting, infrastructure improvements

Final Plat

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Consideration/approval by City Council
- Building permits issued
- Certificates of occupancy issued

Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Medium and Employment Center**



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 Planned Development Application requests deviations from City standards, including allowing multiple residential buildings on one lot, and allowing a conditional use.

Zoning Regulations

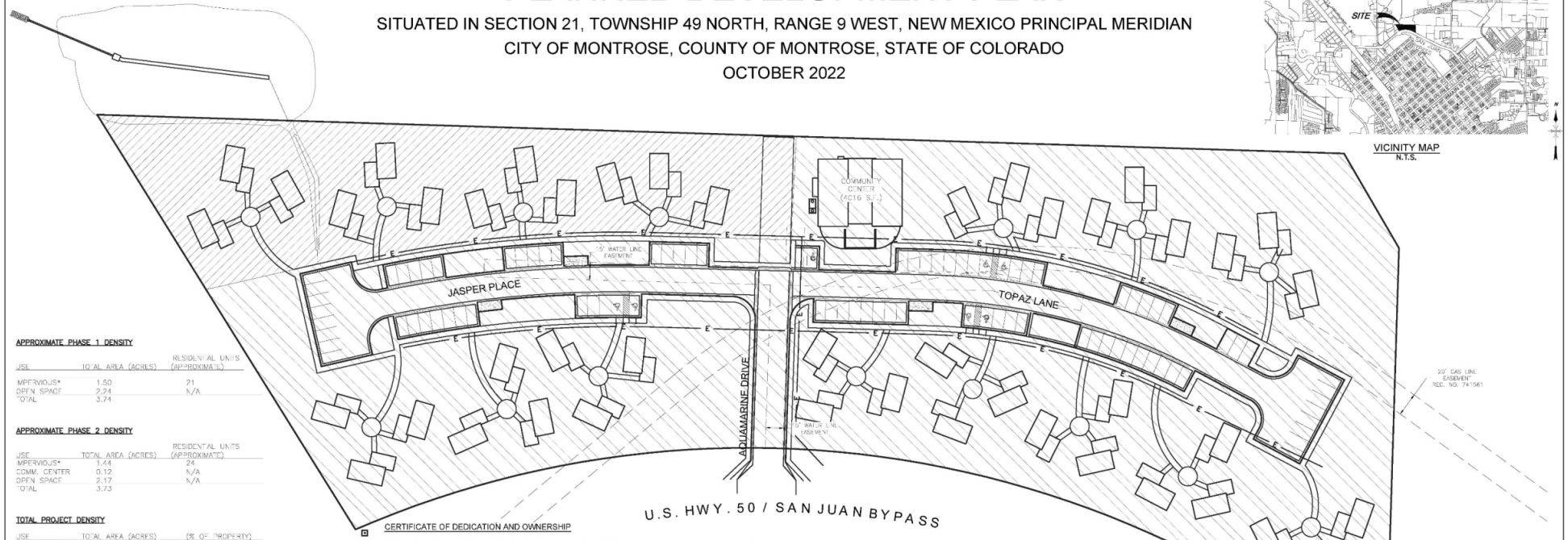
- Municipal Code, Section 4-4-17(A) Intent: The purpose of the “I-1” Light Industrial District is to accommodate a limited group of research, manufacturing uses, and transportation hub. This promotes the creation and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial park area.

- The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “I-1” Light Industrial District, “R-3A” Medium High Density District, and properties outside of City limits.

CASA
PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 21, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
OCTOBER 2022

VICINITY MAP
N.T.S.



APPROXIMATE PHASE 1 DENSITY

USE	TOTAL AREA (ACRES)	RESIDENTIAL UNITS (APPROXIMATE)
IMPERVIOUS*	1.50	21
OPEN SPACE	2.24	N/A
TOTAL	3.74	

APPROXIMATE PHASE 2 DENSITY

USE	TOTAL AREA (ACRES)	RESIDENTIAL UNITS (APPROXIMATE)
IMPERVIOUS*	1.44	24
COMM. CENTER	0.12	N/A
OPEN SPACE	2.17	N/A
TOTAL	3.73	

TOTAL PROJECT DENSITY

USE	TOTAL AREA (ACRES)	(% OF PROPERTY)
IMPERVIOUS*	2.94	38.43
COMM. CENTER	0.12	1.60
OPEN SPACE	4.41	59.97
TOTAL	7.47	100.0

* – IMPERVIOUS AREA INCLUDES STRUCTURES, SIDEWALK, PATIOS, AND PAVEMENT NECESSARY FOR THE CONSTRUCTION OF THE PHASE.

ZONING, OWNERSHIP, AND MAINTENANCE

1. THE UNDERLYING ZONING ON THIS PROPERTY IS I-1.
2. THE LARGE COMMON AREAS, SIDEWALK AND COMMON PATIO AREAS AMONG GROUPS OF HOMES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3. VEHICLE TRAVEL WAYS AND PARKING AREAS WITHIN THIS DEVELOPMENT SHALL BE OWNED BY AND THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. PROPOSED DWELLINGS ARE SUPPORTIVE HOUSING TO BE HELD UNDER A SINGLE OWNERSHIP.
5. ALL ON-PROPERTY SANITARY SEWER IS A PRIVATE SYSTEM CONNECTING TO THE CITY OF MONTROSE PUBLIC SEWER SYSTEM AT THE SOUTHWEST CORNER OF THE PROPERTY. THE PRIVATE SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.
6. THE ONLY PUBLIC WATER SYSTEM IS THAT WHICH PROVIDES WATER TO THE PROPOSED FIRE HYDRANTS, AND UP TO THE PUBLIC SIDE OF THE MAIN WATER METERS FOR THE PROJECT. ALL OTHER WATER SYSTEM FEATURES FOR THIS PROJECT IS PRIVATE AND WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.
7. THE COMMUNITY CENTER IS FOR RESIDENTS OF THIS DEVELOPMENT ONLY.

DEVIATIONS FROM CITY STANDARDS

1. MULTIPLE DWELLINGS ON A SINGLE PARCEL.
2. THE PARKING SPACES MAY MEET SOME REGULATIONS BUT NOT OTHERS. REGARDLESS, THE NUMBER OF SPACES WILL BE SET BY THIS PLAN.

PARKING CALCULATIONS

1½ SPACES PER DWELLING UNIT
8 PARKING SPACES FOR COMMUNITY CENTER

45 DWELLING UNITS	68 PARKING SPACES
COMMUNITY CENTER	8 PARKING SPACES
REQUIRED PARKING:	76 PARKING SPACES
PROVIDED SPACES:	81 PARKING SPACES 7 A.D.A. PARKING SPACES

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:
A tract of land situated in Cedar Creek Addition & Government Lots I & II, Section 21 of Township 49 North, Range 9 West, New Mexico Principal Meridian, City and County of Montrose, State of Colorado and being more particularly described as follows:

Lot B of the San Juan Industrial Park Subdivision – Phase 1 Plat as recorded at Reception No. 875241 in the Montrose County Clerk and Recorder's Office.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of CASA PLANNED DEVELOPMENT PLAN.

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

The undersigned Declarants and owners named herein, hereby submit this Planned Development Plan under the name and style of CASA Planned Development, in accordance with the requirements of Section 4-4-21 of the Official Code of the City of Montrose, Colorado, and hereby declare this Plan to be a covenant which shall run with the land described hereinbelow for the mutual benefit of the owners thereof, which Plan may be amended in accordance with the procedures for an amendment set forth in Section 4-4-21 of the Official Code of the City of Montrose, Colorado.

Executed this _____ day of _____, 20_____.

_____
Carlton Mason — Chief Executive Officer, CASA of the Seventh Judicial District

STATE OF COLORADO }
} ss.
COUNTY OF MONTROSE }

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 20_____, by _____

Witness my hand and official seal.
My commission expires _____

(SEAL) _____ Notary

CITY APPROVAL OF P.D. PLAN

City Engineer _____ Date _____
Scott Murphy, P.E.

City Attorney _____ Date _____
Ben Morris

City Planning Commission Chair _____ Date _____
David Fishering

City Mayor _____ Date _____
Dave Frank

LEGEND

PHASE 1 RESIDENTIAL AND COMMON AREA

PHASE 2 RESIDENTIAL AND COMMON AREA

N

1" = 50'

Scale in feet
50' 0 50' 100'

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____ ___m.
on the _____ day of _____, 20____,

Reception No. _____.

by _____ _____
County Clerk & Recorder Deputy

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
537 Grand Ave. ▼ Montrose, CO 81401 ▼ (970) 252-1011 ▼ (970) 252-0174
www.del-mont.com ▼ contact@del-mont.com

FIELD BOOK: ----	DRAWN BY: MGW	DATE: 2022-11-17	
SHEET: 1 of 2	FILE: 22033V_PD_PLAN	JOB NO.: 22033	

TITLE: CASA
PLANNED DEVELOPMENT PLAN

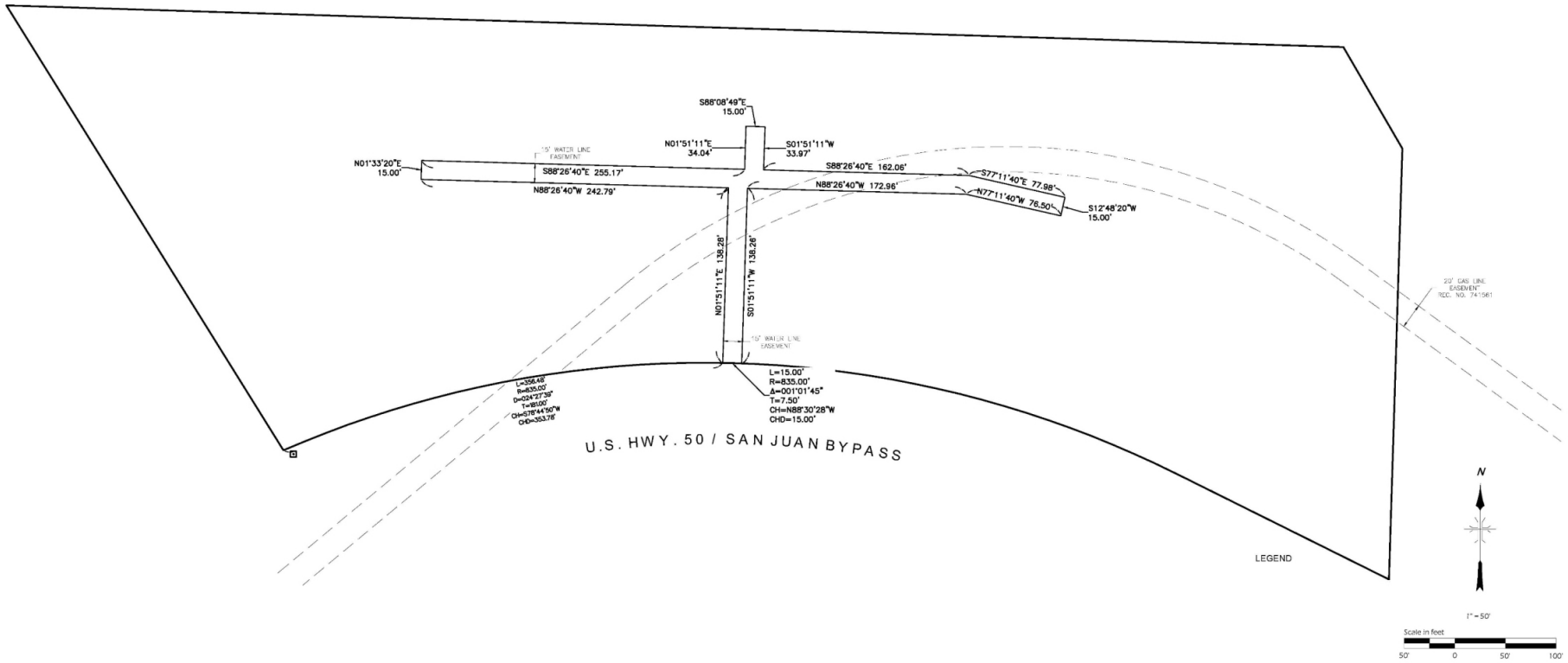
CLIENT: CASA FOR CHILDREN

ADDRESS & PHONE:
147 N. TOWNSEND
P.O. BOX 1708
MONTROSE, CO 81401

TYPE: P.D. PLAN

CASA
PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 21, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
OCTOBER 2022



DMC DEL-MONT CONSULTANTS, INC. ENGINEERING ▼ SURVEYING			CASA PLANNED DEVELOPMENT PLAN
			CASA FOR CHILDREN
			147 N. TOWNSEND P.O. BOX 1708 MONTROSE, CO 81401
FIELD BOOK:	DRAWN BY: MGW	DATE: 2022-11-17	
SHEET: 2 of 2	FILE: 22033V_PD_PLAN	JOB NO.: 22033	DWG: P.D. PLAN

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 applicant 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.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Planning Manager
DATE: December 14, 2022
RE: Residences at Dry Cedar Creek Sketch Plan

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

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: RealAmerica Development, LLC

Application Background:
The Residences at Dry Cedar Creek is a proposed 60-unit multi-family development in southern Montrose. The site does not have an address, but is situated on the south side of Ogden Road, to the east of the Ogden Road and Woodgate roundabout, and directly adjacent to the east of the Montrose Recreation Center. The entire parcel is approximately 7.34 acres in size, although the Planned Development (PD) area proposed is the area north of Dry Cedar Creek, which encompasses 4.41 acres. The property is zoned “R-3A” Medium High Density District. The Sketch Plan proposal includes three buildings. Building 1 is a three-story multi-unit residential building proposed to contain 36 units. Building 2 is a three-story multi-unit residential building proposed to contain 24 units. The third building is a clubhouse that will include amenities for the residents. The site is proposed to contain approximately 1.82 acres of open space, which accounts for 41.3% of the Planned Development area.

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 inclusive of a conceptual design (Exhibit C) 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. There are still a few design changes that may occur based on fire access apparatus, which are being resolved with the Bureau of Reclamation, Uncompagre Valley Water Users Association, and the Montrose Fire District. These designs will be finalized during the Preliminary Planned Development submittal.

After receiving feedback from the Planning Commission, the Applicant will submit and the City will review a Preliminary Planned Development (including engineering design for all public infrastructure). After those plans are reviewed for compliance with the City of Montrose Municipal Code, the request 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.

Planned Development Application Details:
Based on the current R-3A zoning, multi-family housing is allowed on the subject parcel. The applicant may place one apartment building on the lot without being required to go through the Planned Development (PD) process according to the City of Montrose Municipal Code. However, if the Applicant seeks to build more than one building on the lot (with each building containing more than one residential dwelling unit), the Planned Development process is required. The Planned Development process is a way for development of large areas of land to occur in a coordinated and planned manner that may include parks, open space areas, clustered and multi-building residential development, shared infrastructure and shared amenities that otherwise might not be achieved if smaller parcels were developed independently. Approval of a Planned Development by the City is purely discretionary. If the City and the Applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the Applicant does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.

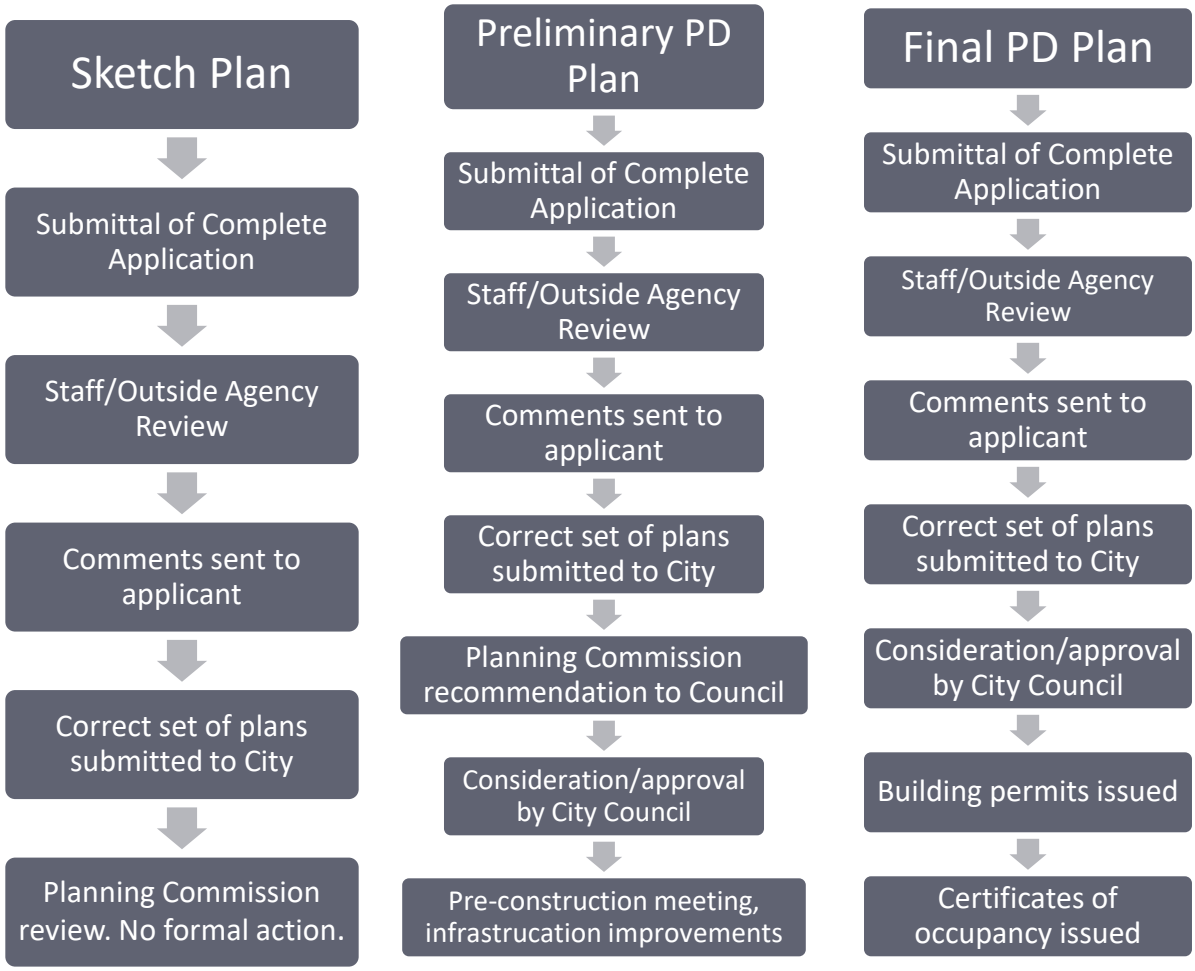
For this application request, the Applicant is not seeking any deviations from the R-3A zoning standards, but the Planned Development process is required to allow for the development, which includes multiple residential buildings.

Planned Development Process:
The City of Montrose Municipal Code outlines the process and standards for Planned Development applications. The Planning Commission should consider whether the project meets the standards outlined within Section 4-4-24 and summarized below:

- A Planned Development must be in substantial conformity with the City's Master Plans.

- A minimum of 20 percent of the gross area of the Planned Development must be reserved as parks or open space.
- The Planned Development Plan must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.
- Residences may be clustered, including the use of duplexes and multifamily residences.
- Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Master Plans and promotes the public health, safety and welfare.
- Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare.

The City of Montrose Municipal Code Section 4-4-24 (Exhibit B) outlines the process and standards for Planned Development applications. The following flowchart shows this overall process.



Staff Analysis:
To assist the Planning Commission, staff has provided the following relevant excerpts from the City of Montrose Envision 2040 Comprehensive Plan and Municipal Code. 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. The 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 in order to achieve the intent of each zoning district. Development on this parcel may occur in accordance with the approved zoning and should also be compatible with provisions of the Comprehensive Plan.

1. Per Section 4-4-24 (B)(1), a Planned Development must be in substantial conformity with the City's Master Plans. Below are sections from the City's Comprehensive Plan that staff has found relevant to the proposal.
    - 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) 3: Infrastructure: Manage growth to ensure sufficient and fiscally responsible infrastructure while minimizing future City operation and maintenance costs.
        a) Objective 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 uses.
        b) Objective 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 of older neighborhoods.
    - 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 (Housing & Neighborhoods) 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.
- While the Future Land Use Map does reflect this area as Residential Mixed Density Low, it is noteworthy to mention that this property was recently rezoned in February of 2022 from R-2 (Low Density District) to R-3A (Medium High Density District). Based on all the preceding information, staff finds that the proposal is in substantial conformity with the Comprehensive Plan.

2. Per Section 4-4-24 (B)(2 & 3), a minimum of 20 percent of the gross area of the Planned Development must be preserved as parks or open space, and must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.
    - As previously indicated, the total Planned Development area proposed for this application is 4.41 acres. Of that, 1.82 acres (41.3%) will be retained as open space. This open space area is better depicted in Exhibit C, and encompasses Dry Cedar Creek to the south, and the drainage and irrigation canal to the east. As such, staff finds this proposal meets the 20% open space minimum requirement, and also preserves and protects the character of the area by not modifying some of the natural and drainage features that currently exist on site.

3. The subject property is currently zoned R-3A (Medium High Density District). Per Section 4-4-7.1(A), the intent of the R-3A district is 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. Multi-family uses are a use by right in the R-3A district, with the exception that a Planned Development is required when multiple residential buildings are proposed, as outlined in Section 4-4-24(B)(1).
    - Per Section 4-4-22 of the Montrose Municipal Code. The dimensional requirements in the “R-3A” zoning district are included in the table on the following page:

	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
	Duplex	N/A	N/A	9,375	15	25	5	15	35
	All Other	N/A	N/A	2,900 /unit	15	20	10	15	35

- Multi-family uses are a use by right in the R-3A zoning district. Based on the site area of 4.41 acres, the Applicant could accommodate up to 66 units. As such, the proposal of 60 units falls within the density requirements of the R-3A zone district. Furthermore, the Applicant is not seeking any deviations from the zoning standards as outlined above related to setbacks or height.

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—4-24 (E). 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.

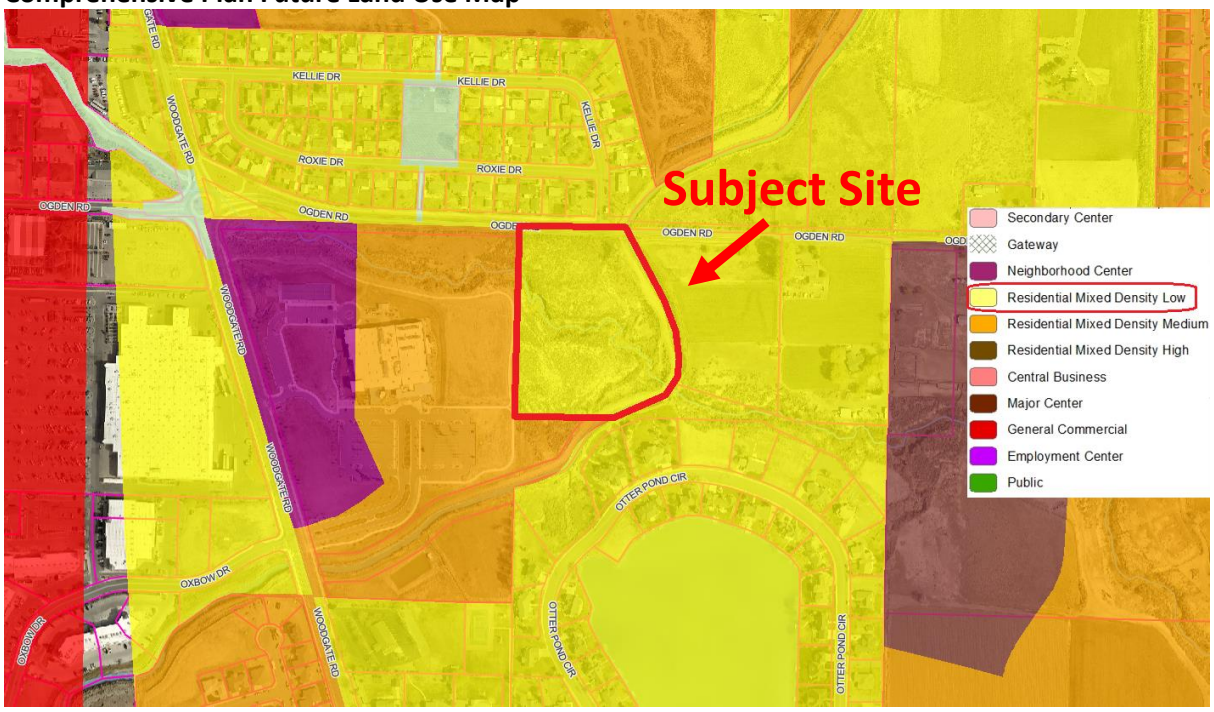
Staff recommends that the Planning Commission share feedback with the Applicant, so that the Applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.

EXHIBIT A: Maps

Vicinity Map

Notification Area

Comprehensive Plan Future Land Use Map



Current Zoning Map (R-3A – Medium High Density District)

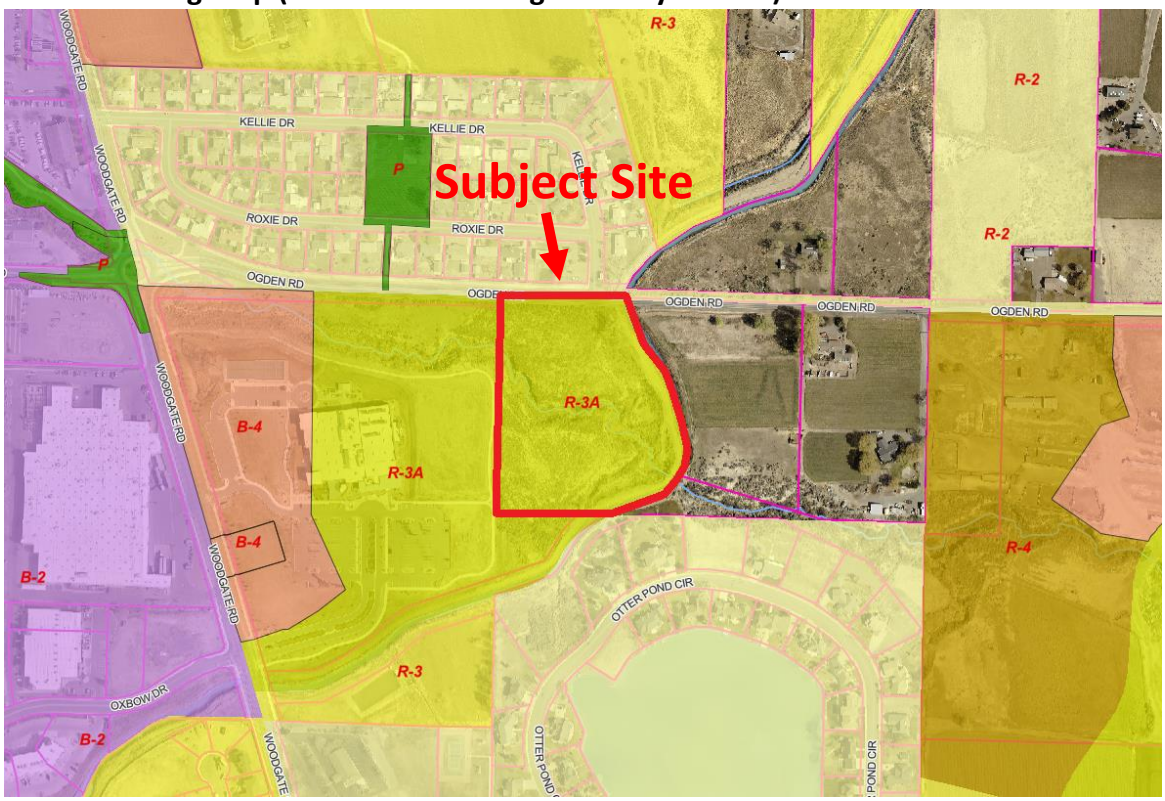


EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-4-24. Planned Development (PD).

(A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units and to provide for procedures and requirements for multi-building residential development. The City is authorized to enact and amend regulations for the establishment and control of planned developments pursuant to Article XX of the Colorado constitution and C.R.S. § 24-67-101, et. seq.

(B) *General Provisions.*

(1) A planned development must be in substantial conformity with the City's Master Plans. No development with more than one building, with one or more dwelling units therein, may be erected on a single lot, tract, parcel or site unless a PD Plan, providing therefore, is approved pursuant to this Section, or unless the property is subdivided pursuant to City Subdivision Regulations. Provided all other applicable municipal Code provisions are satisfied, this Subsection is not intended to prohibit the issuance of building permits for property that has obtained:

(a) A PD Plan;

(b) A subdivision Preliminary Plat; or

(c) An approved final plat.

(2) A minimum of 20 percent of the gross area of the planned development must be preserved as parks or open space.

(3) The PD Plan must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.

(4) Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.

(C) *Permitted Uses in a PD.*

(1) Parks, open space, growing of agricultural crops, golf courses; and "uses by right" and "conditional uses" in the zone or zones in which the PD is located shall be permitted when approved as part of the planned development.

(2) Modular buildings used for single family homes, duplexes or multiple family residences may be allowed in any zoning district, if approved as part of the planned development.

(3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.

(4) Residences may be clustered, including the use of duplexes and multifamily residences.

(a) Planned developments containing six or fewer units may be approved by following the administrative procedures set forth in this Subsection (C)(4).

(b) The 20 percent open space requirement applicable to planned developments shall be optional for those planned developments meeting the standards set forth in Subsection (C)(4)(a) of this Section.

(c) Developments containing airspace units with undivided interests in common areas, shall show and describe said airspace units in three dimensions on the plat thereof. Developments of this type shall be known as "condominiums" and shall be labeled as such on the plat thereof.

(d) Developments having zero lot-line setbacks, but containing non-airspace-only units, may not be required to show said units in three dimensions on the plat thereof, though certain party wall details may be required, in the City's sole discretion. Developments of this type shall be known as "townhomes" and shall be labeled as such on the plat thereof. Townhomes shall include the underlying real property, and shall typically include yard area not encumbered by limited or general common elements, when applicable.

(5) Administrative PD Procedures:

(a) All lots or tracts are adjacent to a dedicated and accepted public street;

(b) The lots are part of a subdivision or PD plat that has been previously approved and/or accepted by the City and recorded in the Montrose County Records;

(c) All improvements required by applicable City ordinances and regulations, including those related to PD Plans, are already in existence and available to serve each lot, or secured;

(d) No part of the Administrative PD has been approved as part of an Administrative PD within three years prior to the date of submission of the Administrative PD plat;

(e) No material changes to prior restrictions or easements are proposed; and

(f) Provisions of Section 4-7-9(B) through and including (E) shall apply.

(g) Approval of an Administrative PD by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision or PD requirements, and proceed through the applicable approval process.

(h) Prior to any review of the Administrative PD, the applicant shall provide written consent of all property owners within the proposed Administrative PD plan area. To the extent only a portion of a prior-approved Administrative PD plan area is proposed to be amended by the Administrative PD Plan application, then only the consent of the property owners within such portion shall be required.

(D) *Dimensional Requirements, Densities.*

(1) Dimensional requirements, except those relating to overall residential density, which would otherwise be required by the City Zoning Regulations, or other City regulations for the district affected, may be deviated from in accordance with the plan as approved, if the Review Board determines that such deviations will promote the public health, safety and welfare. The Review Board may impose conditions as necessary or appropriate. The total number of residential units shall not exceed the area of the site divided by the minimum lot sizes specified for the zoning districts included.

(E) *Review of Sketch, Preliminary and Final PD Plan.*

(1) The sketch plan, preliminary plan and final PD plans shall be reviewed pursuant to the procedures and requirements for subdivisions as set out in Chapter 4-7. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.

(2) Prior to any review of the Sketch, Preliminary and Final PD Plan, the applicant shall provide written consent of all property owners within the proposed PD plan area. For the purposes of this Section 4-4-24, "PD plan area" is the entirety of the territory proposed to be included in a PD plan; provided, however, that for

applications for PD plan amendments, only the portion of the PD plan area being amended or affected shall constitute the PD plan area for such application.

(3) Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Master Plans and promotes the public health, safety and welfare.

(4) The plan shall show the location, size, number of dwelling units, and other uses, and shall further set out the location of all parks, open space, parking areas, streets, sidewalks, trails, bike paths and other improvements and structures. All information necessary to show compliance with the requirements of this Section shall be submitted. Where appropriate, in lieu of exact locations, numbers and sizes, parameters or limits may be set out.

(5) The planned development Plan as approved shall be recorded.

(6) The final PD plan may be treated as a vested right if and only if the following procedures are met:

(a) A landowner seeking to have the PD plan vested shall submit a written application to the City requesting that the final PD plan be vested in terms of the rights relative to the type and intensity of usage thereof. The application for review and approval of the PD plan for the purpose of vesting the property may only be submitted and received by the City subsequent to the City approval of the preliminary plat concerning that same subdivision.

(b) If the requirements for the PD plan are otherwise met in accordance with all applicable City regulations and specifications, approval of the PD plan shall be deemed to create a vested right in said plan which shall be subject to the provisions and limitations of C.R.S. §§ 24-68-103, 104 and 105, as may be amended from time to time. For the purposes of these provisions, PD plan shall mean the same as a "site specific development plan" as defined in the aforementioned statutes.

(c) Vested rights shall include only the final PD plan as approved, and shall not include the sketch plan or preliminary plat thereof, architectural plans, construction plans, variances, conditional uses, public utility filings and other related documents.

(F) *Required Improvements.*

(1) All PDs shall provide the same improvements as required for subdivisions in Chapter 4-7, and security therefore shall be provided as set out in Section 4-7-8.

(2) All improvements shall be constructed in accordance with standard City design and construction specifications and standards, in substantial conformity with the PD plan, and in accordance with subdivision design standards as set out in Chapter 4-7 except as modified by the plan.

(3) An entity shall be established or provided for ownership and maintenance of all facilities and open spaces, which are approved for common ownership or not dedicated to the City.

(4) Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare. A public street shall be dedicated to the City and developed at the developer's cost to provide direct access to each building with residential units or to the parking lot serving the building.

(G) *Enforcement and Amendments.*

(1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned United Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision

improvements by Section 4-7-8 of the City's subdivision regulations, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.

(2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 4-7 with the added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 100 feet of the proposed Amended PD plan area.

(Ord. No. 2472 , § 4-4-24, 5-7-2019; Ord. No. 2493 , 2-4-2020; Ord. No. 2589 , § 1, 5-17-2022)

EXHIBIT C: SKETCH PLAN NARRATIVE AND CONCEPTUAL PLANS

Residences at Dry Cedar Creek

Sketch Plan Narrative

- DOCUMENTATION OF NEIGHBORING PROPERTY OWNER NOTIFICATION WITH NAMES AND ADDRESSES

- EXPLANATION OF IMPACT ON EXISTING SYSTEMS

  The proposed site development will not adversely impact the existing systems. The existing water distribution line in Ogden Rd has sufficient pressure and flow to supply the development with water. The existing sanitary sewer lines in Kellie Dr and Woodgate Rd have sufficient capacity to convey the anticipated sewage from the development. Runoff from the site will be discharged into Dry Cedar Creek – not into a City storm drain. Peak runoff rates from the development will be limited to historic runoff rates.

- ESTIMATED WATER REQUIREMENTS (GALLONS PER DAY) WITH SOURCE OF WATER AND DEDICATION OF WATER RIGHTS
  - 19,100 gpd
  - Source: City of Montrose Municipal Water
  - No dedication of water rights

- ESTIMATED SEWER REQUIREMENTS (GALLONS TO BE TREATED PER DAY) WITH MEANS OF DISPOSAL
  - 19,100 gpd
  - Means of Disposal: City of Montrose Sanitary Sewer

- AVAILABILITY OF ELECTRICITY, GAS, AND OTHER UTILITIES

  The development will be served by DMEA, which has an overhead electric line that runs immediately north of the site. The development will be served by Elevate for internet service. No gas service or other dry utility service is anticipated as part of the development.

- ACCESS TO PROPERTY

  The site will be accessed from Ogden Rd. The access entrance will be designed to comply with City Engineering standards. Refer to the Traffic Study for the traffic analysis.

- ESTIMATED COST OF CONSTRUCTION WITH PROPOSED METHOD OF FINANCING
  - Estimated Construction Cost: $19,190,712
  - Methods of Financing:
    - $15,000,000 Construction Loan from ANB Bank
    - $4,000,000 Permanent Loan from ANB Bank
    - $12,453,780 in Equity from WNC, our tax credit syndicator

- $1,890,000 CDOH Soft Loan
- $451,000 Deferred Developer Fee

- TOTAL NUMBER OF PROPOSED RESIDENTIAL DWELLING UNITS

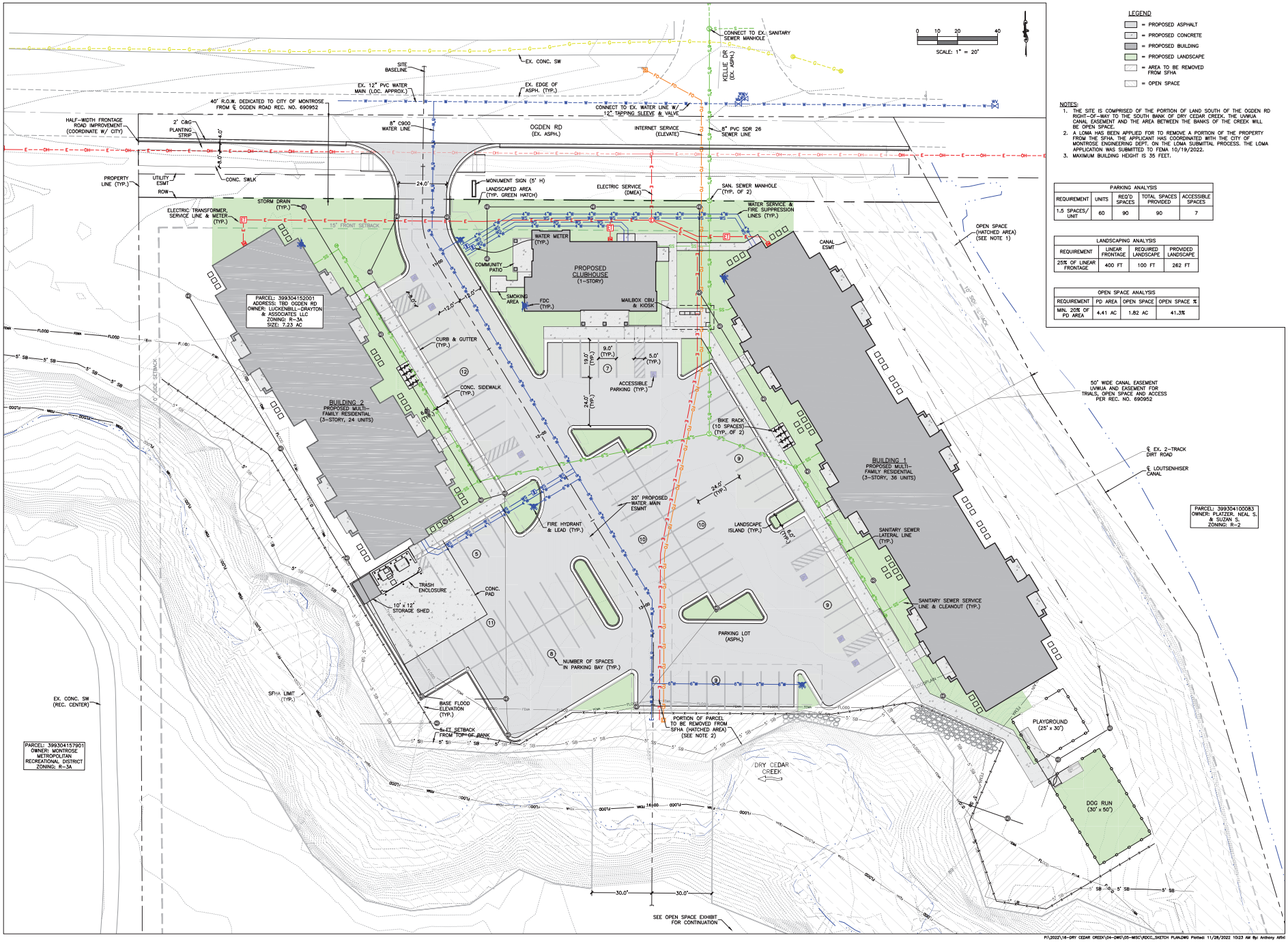
  There are 60 proposed residential dwelling units.

- COMPATIBILITY WITH NATURAL FEATURES

  Dry Cedar Creek runs through the site, and the Loutsenhiser Canal runs along the eastern boundary of the site. Wetlands have been delineated along the banks of the creek and the edges of the canal. As the site improvements will not be located near or adjacent to these areas, no impacts to the wetlands, creek or canal are anticipated as part of the site development. Additionally, site improvements will be located a sufficient distance from the banks of the creek to avoid impacting the stability of the banks. Peak runoff rates from the development will be limited to historic runoff rates. The native vegetation of the property will be preserved in areas that are not proposed for site disturbance.

- IDENTIFICATION OF ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS

  Site plan approval and building permits will be required for the development. No state or federal permits are anticipated to be required for the development. The Special Flood Hazard Area (SFHA) limits are incorrectly on the FEMA flood insurance maps. The project team has been working with the City Engineer to correct this. We are in the process of a LOMA to remove the portion of the site that is incorrectly shown in the SFHA limits. Additionally, a FEMA-initiated LOMR will be completed to correct the flood insurance maps.



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SKETCH PLAN
REALAMERICA, LLC
RESIDENCES AT DRY CEDAR CREEK
MONTROSE, CO

DRAWN BY	AWA
DESIGNED BY	RBG
CHECKED BY	RBG
SHEET	1 OF 2
DATE	11.28.22
PROJECT NO.	2022-16

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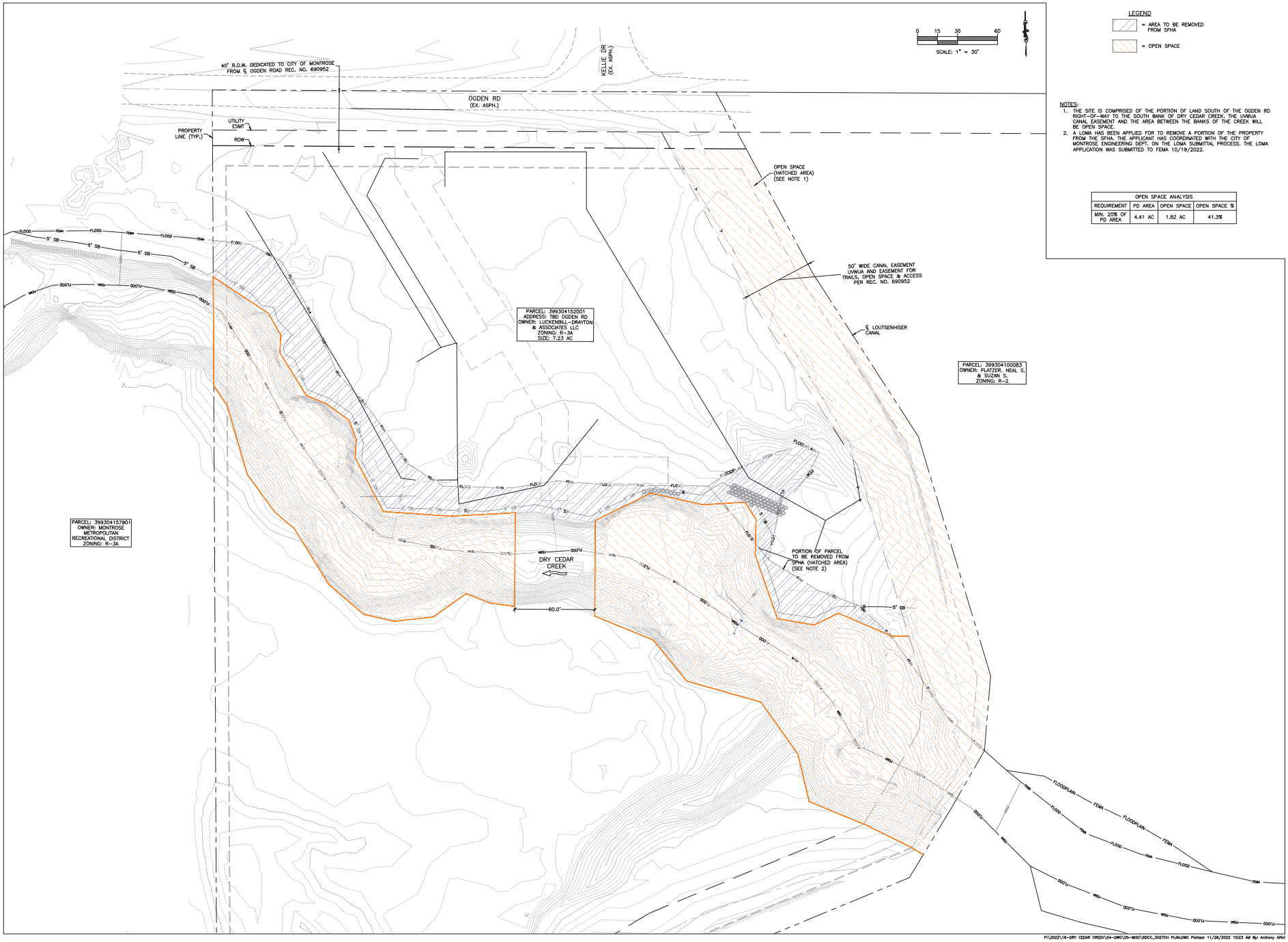

LEGEND

= AREA TO BE REMOVED FROM SFHA

= OPEN SPACE

NOTES:

1. THE SITE IS COMPRISED OF THE PORTION OF LAND SOUTH OF THE OGDEN RD RIGHT-OF-WAY TO THE SOUTH BANK OF DRY CEDAR CREEK. THE UVWUA CANAL EASEMENT AND THE AREA BETWEEN THE BANKS OF THE CREEK WILL BE OPEN SPACE.
2. A LOMA HAS BEEN APPLIED FOR TO REMOVE A PORTION OF THE PROPERTY FROM THE SFHA. THE APPLICANT HAS COORDINATED WITH THE CITY OF MONTROSE ENGINEERING DEPT. ON THE LOMA SUBMITTAL PROCESS. THE LOMA APPLICATION WAS SUBMITTED TO FEMA 10/19/2022.

OPEN SPACE ANALYSIS			
REQUIREMENT	PD AREA	OPEN SPACE	OPEN SPACE %
MIN. 20% OF PD AREA	4.41 AC	1.82 AC	41.3%

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REVISION NUMBER | REVISION DATE | REVISION DESCRIPTION

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
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Cripe
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ARCHITECTURE • INTERIORS
SURVEY • 3D LASER SCANNING
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OPEN SPACE EXHIBIT

REALAMERICA, LLC

RESIDENCES AT DRY CEDAR CREEK

MONTROSE, CO

DRAWN BY: AWA
DESIGNED BY: RBG
CHECKED BY: RBG
SCALE: N/A
SHEET: 2 OF 2
DATE: 11.28.22
PROJECT NUMBER: 2022-16

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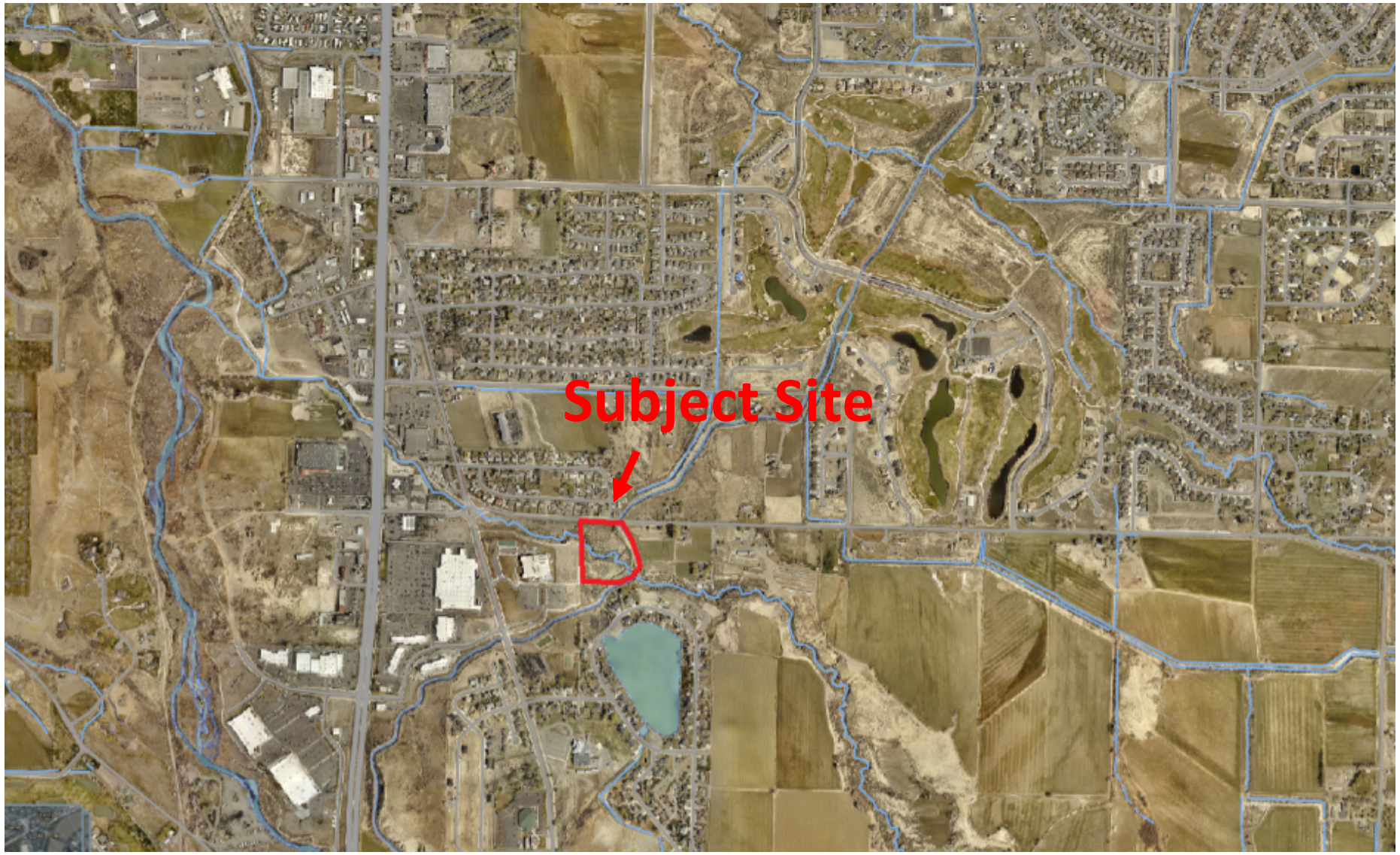
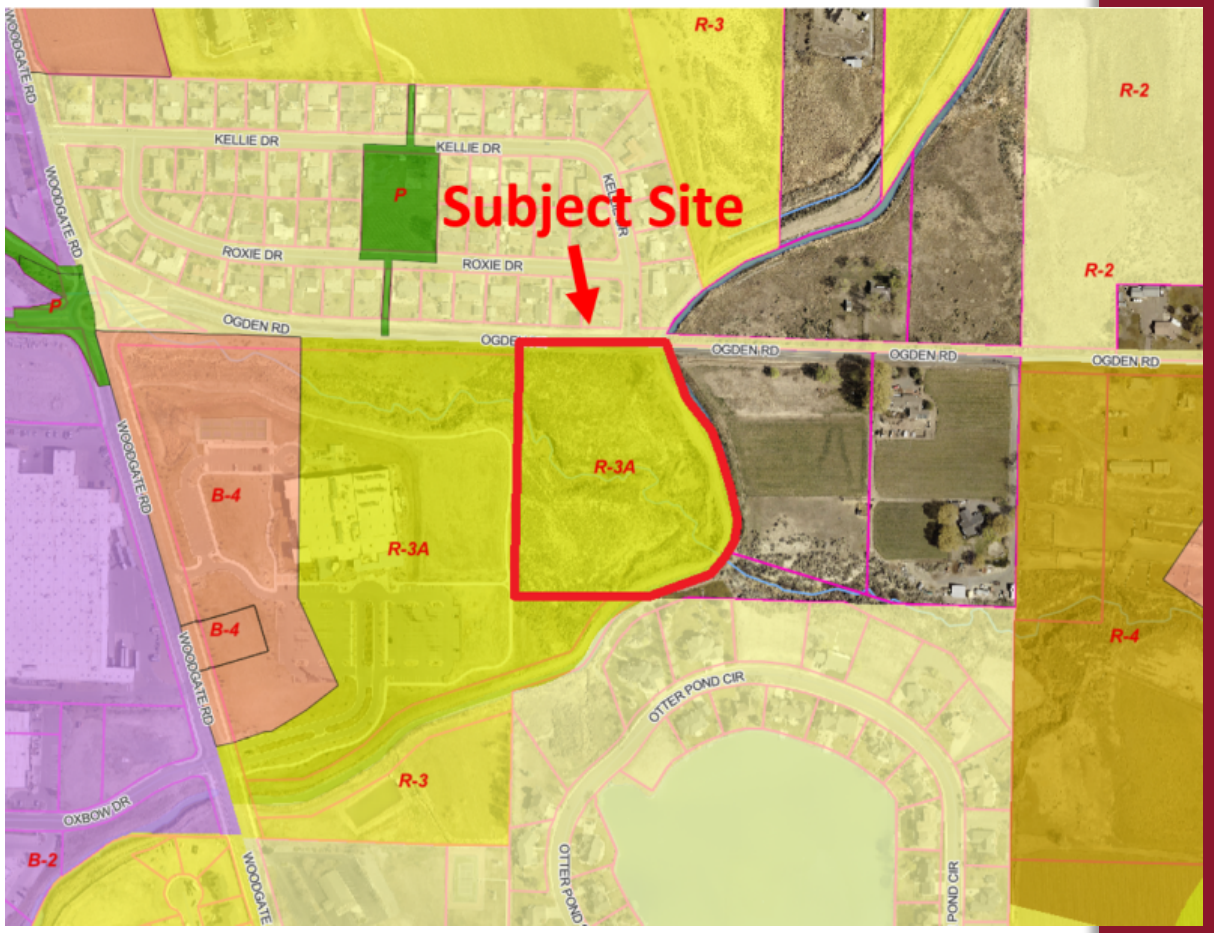
MONTROSE • COLORADO

Vicinity Map



Project Background

- Project size: 4.41 acres (Parcel totals 7.34 acres).
- Zoned “R-3A” Medium High Density District, which is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density.
- 60 multi-family units proposed (two residential buildings and a clubhouse).



Planned Development Process

- Must be in substantial conformity with the City's Master Plans.
- A minimum of 20 percent of the gross area of the Planned Development must be reserved as parks or open space, and the PD must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.
- Residences may be clustered, including the use of duplexes and multifamily residences.
- Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Master Plans and promotes the public health, safety, and welfare.
- Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare.

Planned Development Process

Sketch Plan

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission review. No formal action.

Preliminary PD Plan

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission recommendation to Council
- Consideration/approval by City Council
- Pre-construction meeting, infrastrucation improvements

Final PD Plan

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Consideration/approval by City Council
- Building permits issued
- Certificates of occupancy issued

Comprehensive Plan – Land Use Chapter 3

Listed as <u>Residential Mixed Density Low</u> 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) 3: Infrastructure - Manage growth to ensure sufficient and fiscally responsible infrastructure while minimizing future City operation and maintenance costs.

- 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.

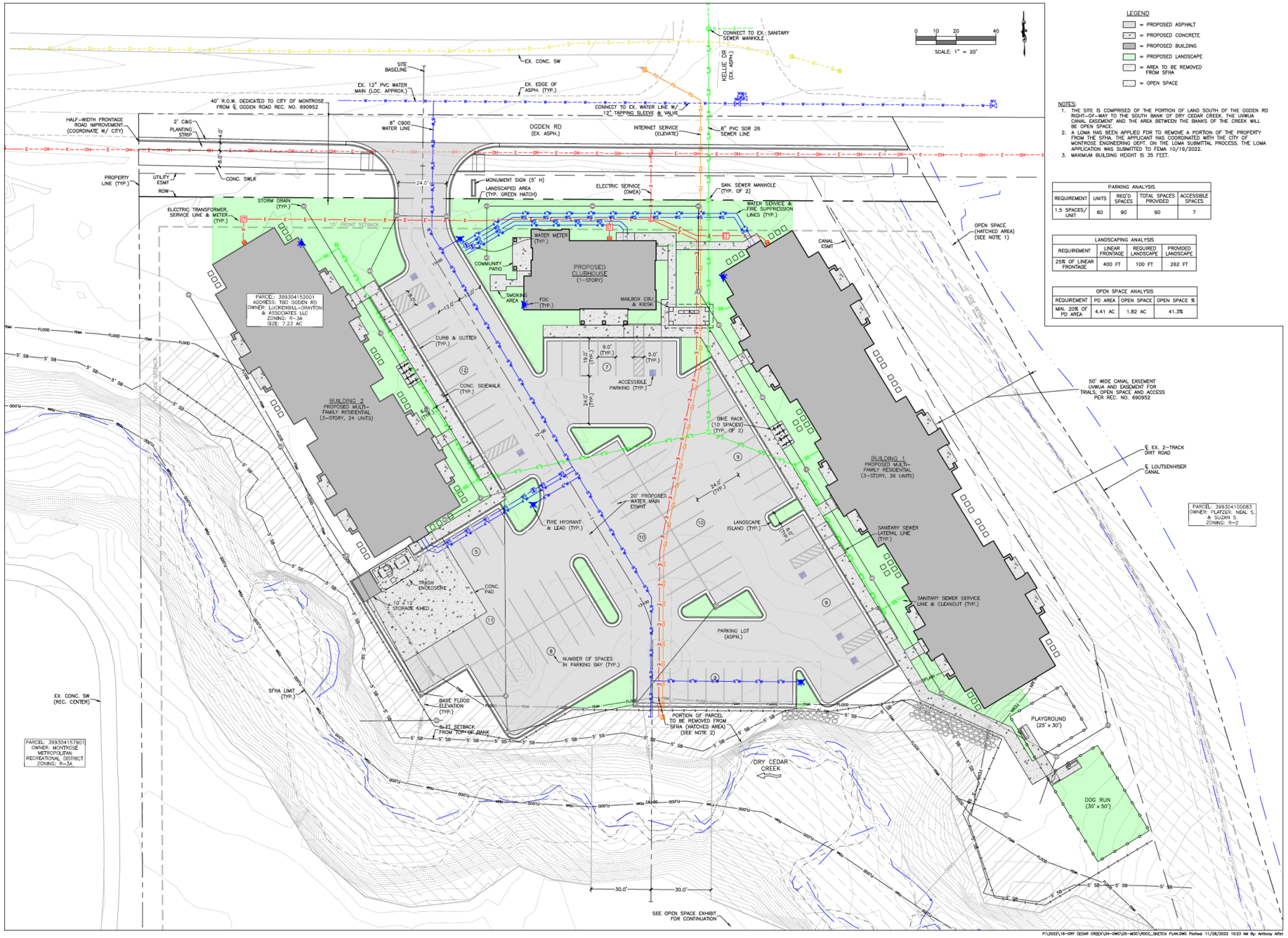
- Goal HN (Housing & Neighborhoods) 2: Affordable Housing - Increase access to affordable housing.

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
	Duplex	N/A	N/A	9,375	15	25	5	15	35
	All Other	N/A	N/A	2,900 /unit	15	20	10	15	35

- Multi-family uses are a use by right in the R-3A zoning district. Based on the site area of 4.41 acres, the Applicant could accommodate up to 66 units. The Applicant is not seeking any deviations from the zoning standards as outlined above related to setbacks or height.



LEGEND

- = PROPOSED ASPHALT
- = PROPOSED CONCRETE
- = PROPOSED BUILDING
- = PROPOSED LANDSCAPE
- = AREA TO BE REMOVED FROM SFHA
- = OPEN SPACE

NOTES:

1. THE SITE IS COMPRISED OF THE PORTION OF LAND SOUTH OF THE OGDEN RD RIGHT-OF-WAY TO THE SOUTH BANK OF DRY CEDAR CREEK. THE UVWUA CANAL EASEMENT AND THE AREA BETWEEN THE BANKS OF THE CREEK WILL BE OPEN SPACE.
2. A LOMA HAS BEEN APPLIED FOR TO REMOVE A PORTION OF THE PROPERTY FROM THE SFHA. THE APPLICANT HAS COORDINATED WITH THE CITY OF MONTROSE ENGINEERING DEPT. ON THE LOMA SUBMITTAL PROCESS. THE LOMA APPLICATION WAS SUBMITTED TO FEMA 10/19/2022.
3. MAXIMUM BUILDING HEIGHT IS 35 FEET.

PARKING ANALYSIS

REQUIREMENT	UNITS	REQ'D SPACES	TOTAL SPACES PROVIDED	ACCESSIBLE SPACES
1.5 SPACES/ UNIT	60	90	90	7

LANDSCAPING ANALYSIS

REQUIREMENT	LINEAR FRONTAGE	REQUIRED LANDSCAPE	PROVIDED LANDSCAPE
25% OF LINEAR FRONTAGE	400 FT	100 FT	262 FT

OPEN SPACE ANALYSIS

REQUIREMENT	PD AREA	OPEN SPACE	OPEN SPACE %
MIN. 20% OF PD AREA	4.41 AC	1.82 AC	41.3%

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION

ROARING FORK ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
PH: (970) 340-4130

3939 PRIORITY WAY S DRIVE
SUITE 200
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 844-1577
E-Mail: cripe@cripe.biz
ARCHITECTURE • INTERIORS
CIVIL ENGINEERING • SURVEYING
SURVEY • SOLAR
LANDSCAPE ARCHITECTURE • PLANNING
ENVIRONMENTAL PLANNING
WALL SYSTEM SERVICES
Cripe
Solutions by Design Since 1937

SKETCH PLAN

REALAMERICA, LLC

RESIDENCES AT DRY CEDAR CREEK

MONTROSE, CO

Drawn By: AWA
Checked By: RBG
Quality Assurance: RBG
Scale:
Sheet: 1 OF 2
Date: 11.28.22
Project Number: 2022-16

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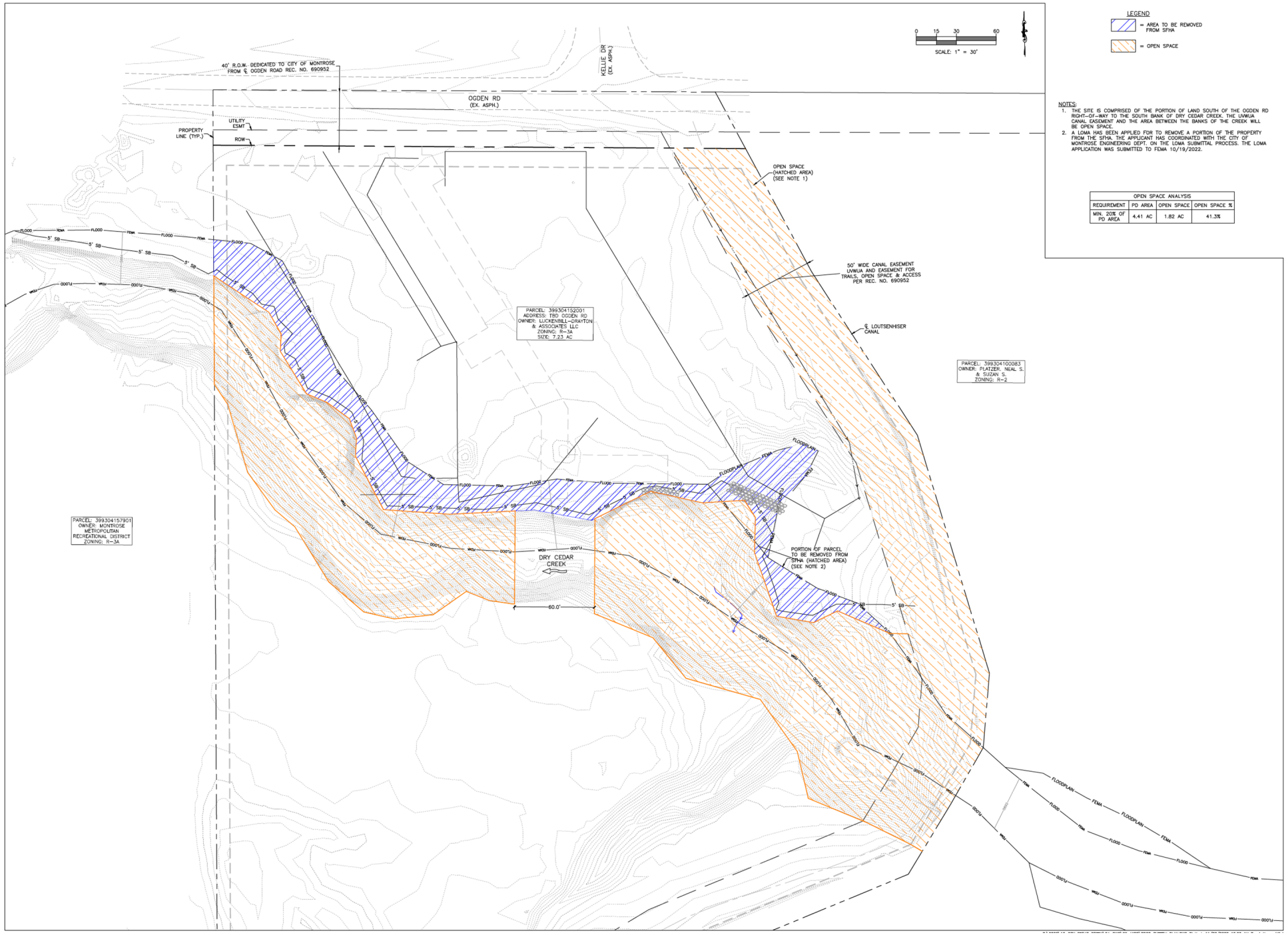

LEGEND

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REVISION NUMBER | REVISION DATE | REVISION DESCRIPTION

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CARBONDALE, CO 81623
PH: (970) 340-4130

3939 PRIORITY WAY SOUTH DRIVE
SUITE 200
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LAND DEVELOPMENT PLANNING
ENERGY + FACILITIES
SURVEYING + MAPPING
REAL ESTATE SERVICES
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OPEN SPACE EXHIBIT

REALAMERICA, LLC

RESIDENCES AT DRY CEDAR CREEK

MONTROSE, CO

Drawn By: AWA
Checked By: RBG
Quality Assurance: RBG
Scale:
Sheet: 2 OF 2
Date: 11.28.22
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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 Applicant 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 PD 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.

MONTROSE • COLORADO