



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, January 11, 2023 5:00 PM
Centennial Room, City Hall Annex Building - 433 S. 1st St.

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 December 14, 2022 meeting
- 4) Additions or Deletions
- 5) Elections for Chairperson and Vice-Chairperson
- 6) **KLEIN ADDITION ZONING HEARING** This is a proposal for initial zoning of "MHR" Manufactured Housing Residential District for the proposed Klein Addition, approximately 1.00 acres. The parcel is located southeast of the intersection of 6600 Rd and Draft Horse Rd, also known as 675 6600 Rd. The applicant is Kenneth Klein.



- 7) **VALLEY RANCH SUBDIVISION SKETCH PLAN** This is a review and discussion of the Valley Ranch Subdivision Sketch Plan. The property is approximately 96.03 acres in size and is located south of the intersection of Ogden Rd and Bridges Dr. The property is zoned "R-1" Very Low Density District, "R-2" Low Density District, and "R-3A" Medium High Density District. The property is planned to have 60 residential lots, as well as a tract for future multifamily development. The applicant is David Coker with Valley Ranch Montrose, LLC
- 8) Other Business
- 9) Next Meeting will be January 25, 2023
- 10) Motion to Adjourn



The Montrose City Planning Commission held a meeting on December 14, 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: Chad Huffman (Vice-Chair), Phoebe Benziger, Jan Chastain, Delphine Jadot, Steve Ball and Ronald Cairns (alternate). Absent: David Fishering (Chair) and Richard Rogers.

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

There were 14 members of the public in attendance.

CALL TO ORDER

Vice-Chairperson Chad Huffman called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the November 30, 2022 meeting as submitted. Ron Cairns seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

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.

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

Colleen Aller, Colorado Outdoors building manager, came forward to answer any questions.

Questions for Applicant and Staff

Planning Commissioners, applicant and staff discussed the buildings, lighting of signs and plans for future consistency with signage. Also discussed were changes to the code for signage.

Questions for Staff

Planning Commissioners and staff discussed allowance of banners, window signs and temporary signage.

Public Hearing

None.

Discussion

None.

Motion and Vote

Ron Cairns moved 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. Delphine Jadot seconded and the motion carried unanimously.

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 Lane and Odelle Road. The property is zoned "R-3A" Medium High Density District. The applicant is Sharon Porter with Painted Wall Patios, 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

Sharon Porter, managing member and applicant, came forward to answer questions and discuss and some minor changes from the sketch plan having to do with the detention plan.

Questions for Applicant

None.

Public Hearing

None.

Discussion

None.

Motion and Vote**Planned Development Amendment**

Jan Chastain moved 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. Phoebe Benziger seconded and the motion carried unanimously.

Preliminary Plat:

Delphine Jadot moved 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. Ron Cairns seconded and the motion carried unanimously.

CASA PLANNED DEVELOPMENT SKETCH PLAN.

Ron Cairns disclosed his previous connection to CASA in another city and state, 2 years prior to this meeting. There were no objections to his participation.

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.

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

Carlton Mason, applicant, came forward to discuss his project and answer questions.

Questions for Applicant and Staff

Planning Commissioners, applicant and staff discussed greenspace, the concept of combined age groups, next steps for residents, the sketch plan and planned development process, a future conditional use, type of landscaping, conservation easement, trails, the community center and commercial kitchen for residents only, and parking.

Public Hearing

Three members of the public came forward to speak in favor of the proposed project.

Discussion

Planning Commissioners discussed the timeline, traffic plan, connectivity, and fencing with the applicant and staff.

Motion and Vote

This item is for review and discussion only. No action to be taken.

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.

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

Mike Serak, applicant, came forward to discuss the project and answer any questions.

Questions for Applicant and Staff

Planning Commissioners, applicant and staff discussed safety and fencing of the creek, sidewalk connections, location of project and distance from Otter Pond subdivision, egress, parking, suggestions for building locations and traffic flow, open space and the clubhouse.

Public Hearing

One member of the public came forward to speak in favor of the proposed project.

Discussion

Planning Commissioners briefly discussed the project.

Motion and Vote

This item is for review and discussion. No action to be taken.

OTHER BUSINESS

Jace Hochwalt requested input from Planning Commissioners on future training topics.

All members of the board whose term had expired have been retained.

In January the board will vote for the Chair and Vice-Chair positions.

One Planning Commissioners asked about conflict of interest to serve on another board.

NEXT MEETING

There will be no meeting on December 28, 2022. The next Planning Commission meeting is scheduled for January 11, 2023. All Planning Commission meetings will be held in Centennial Room after the first of the year due to renovations scheduled for the Council Chambers.

PUBLIC COMMENT

None.

ADJOURNMENT

Delphine Jadot moved to adjourn the meeting. Phoebe Benziger seconded and the meeting ended at 6:32 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: January 11, 2023
RE: ANX22-0079 Klein Addition
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

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

Planning Commission Consideration:

The Planning Commission is recommending the initial zoning for the Klein Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Klein Addition is a proposed annexation approximately 1.00 acres in size. The parcel is located at the southeast corner of 6600 Road and Draft Horse Road, addressed as 675 6600 Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and the Tri-County Water Service Area. Annexation of this property will allow for connection to City sewer service. An Annexation Agreement is required.

Proposed Zoning: "MHR" Manufactured Housing Residential District

Applicant: Kenneth Brison Klein



Proposed schedule:

December 19:	Council Work Session Overview
January 3:	Council Resolution to set a hearing date
January 11:	Planning Commission zoning hearing
February 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
February 21:	2nd reading of annexation and zoning ordinances

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. A petition for annexation and an annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 4-4-29(B), Zoning of Additions. "The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added)."
 - b. Municipal Code, Section 4-4-7(A) Intent: The "MHR" Manufactured Housing Residential District is intended to provide a suitable environment for single-family conventional and mobile homes and is designed to allow a high density of single-family residences and related uses.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "MHR" Manufactured Housing Residential District, and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Klein Addition 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). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 has some level of, or moderate proximity to, existing infrastructure.
6. The "MHR" zoning does not appear to be adverse to the public health, safety and welfare.



Staff Recommendation:

Staff recommends approval of the “MHR” Manufactured Housing Residential District designation.

Planning Commission Recommendation Alternatives:**Approval Motion Recommendation:**

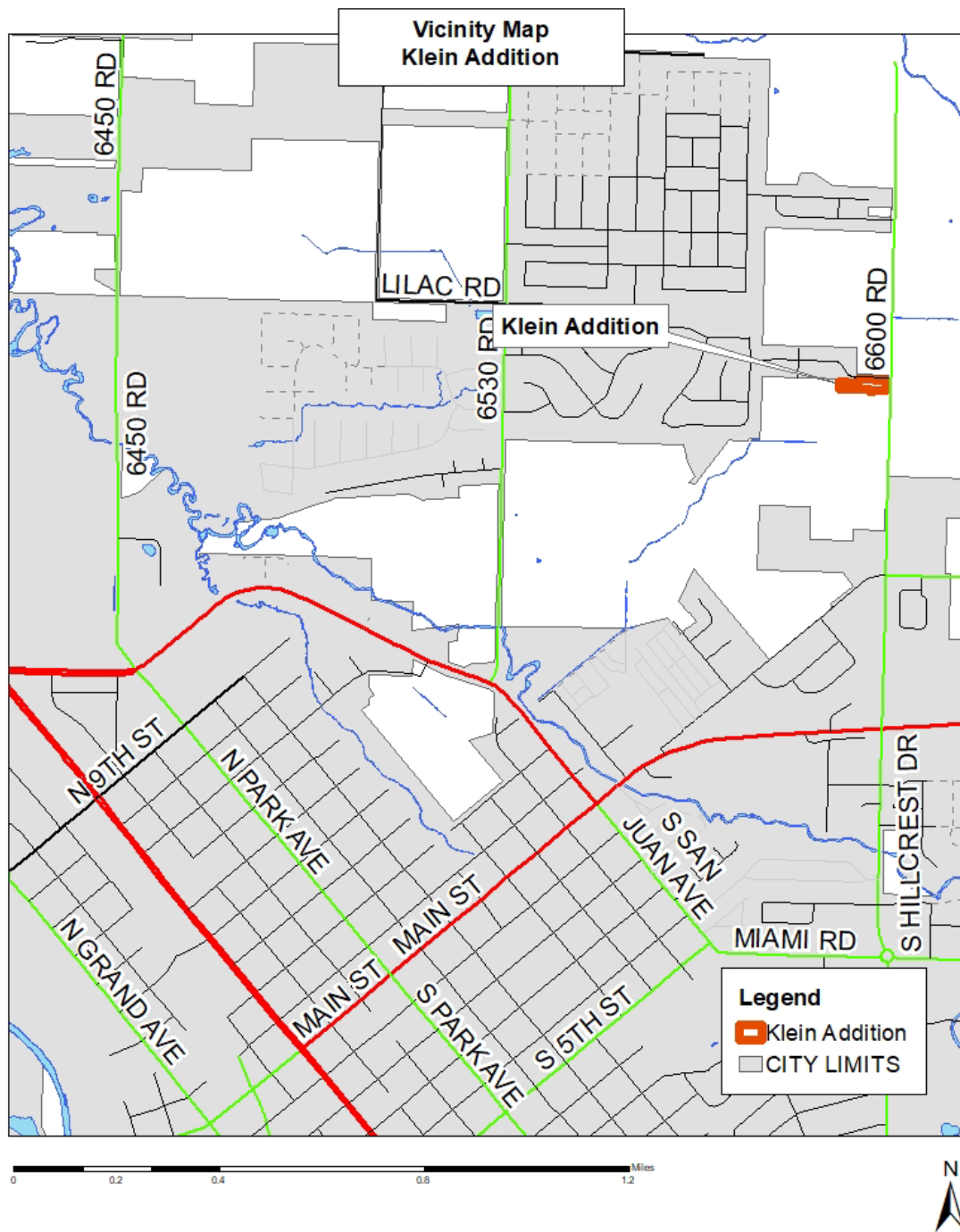
“I hereby make a motion to recommend to City Council approval the initial zoning request of “MHR” Manufactured Housing Residential District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial/No Action Motion Recommendation:

“I hereby make a motion to recommend denial of the rezone 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



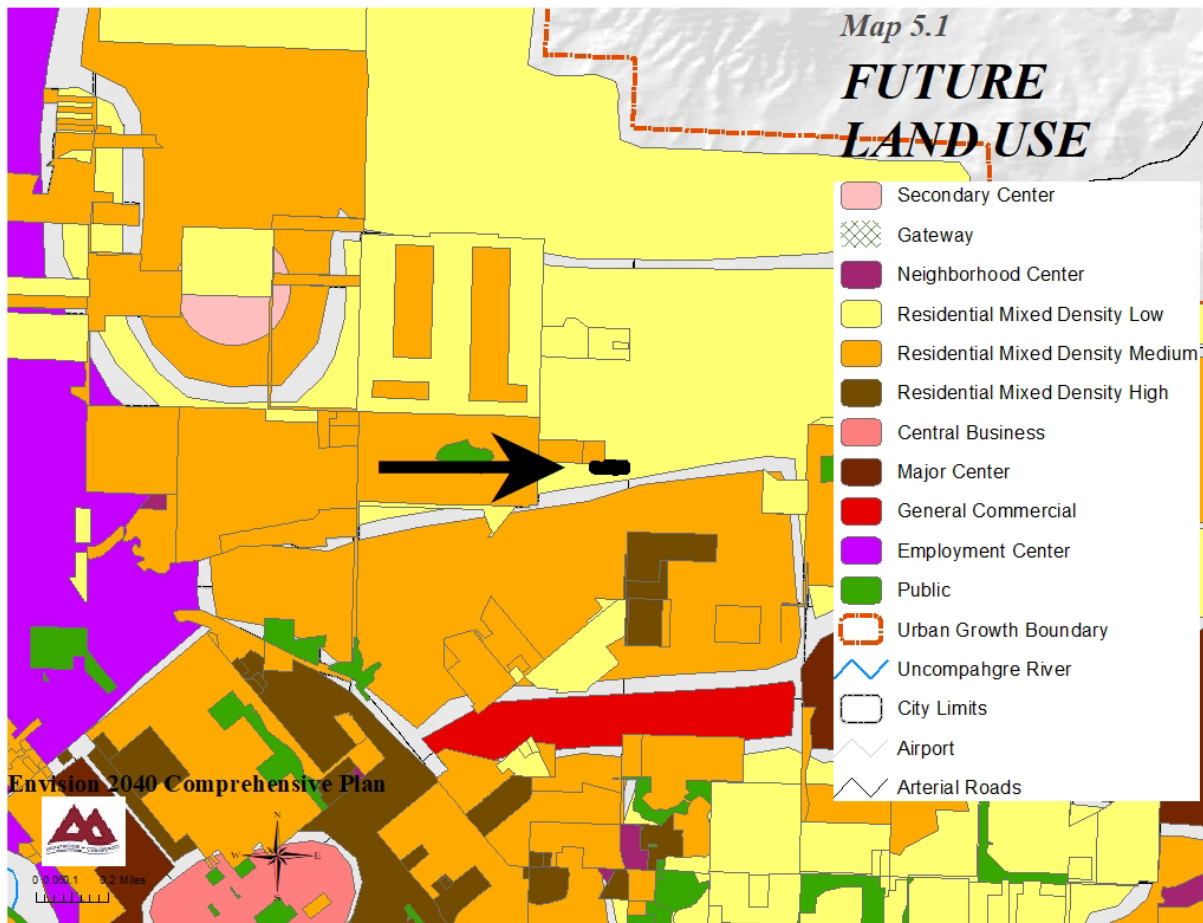
**Proposed Klein Addition Zoning
"MHR" Manufactured Housing Residential District**



0 0.0325 0.065 0.13 0.195 Miles

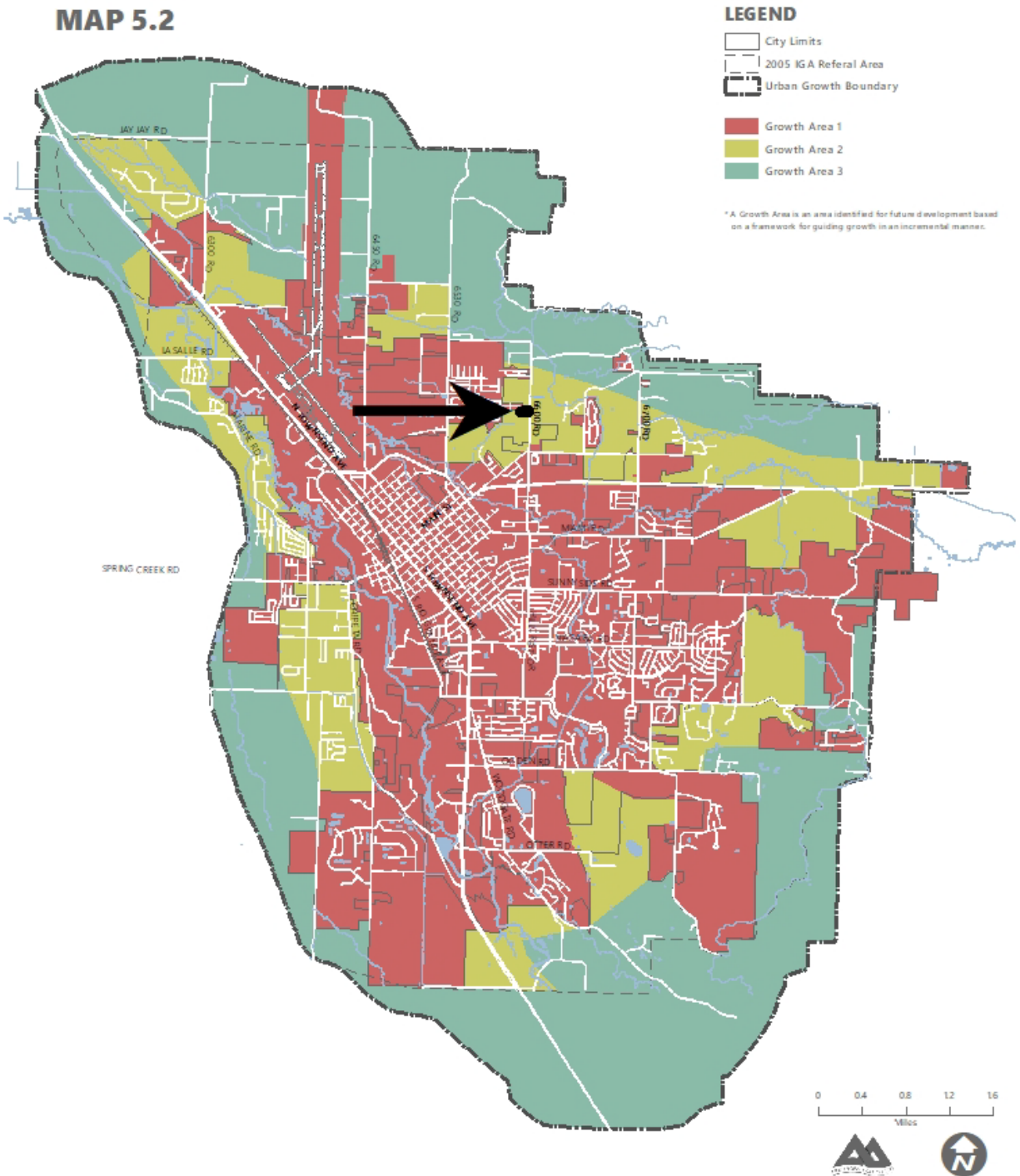


Comprehensive Plan Future Land Use Map

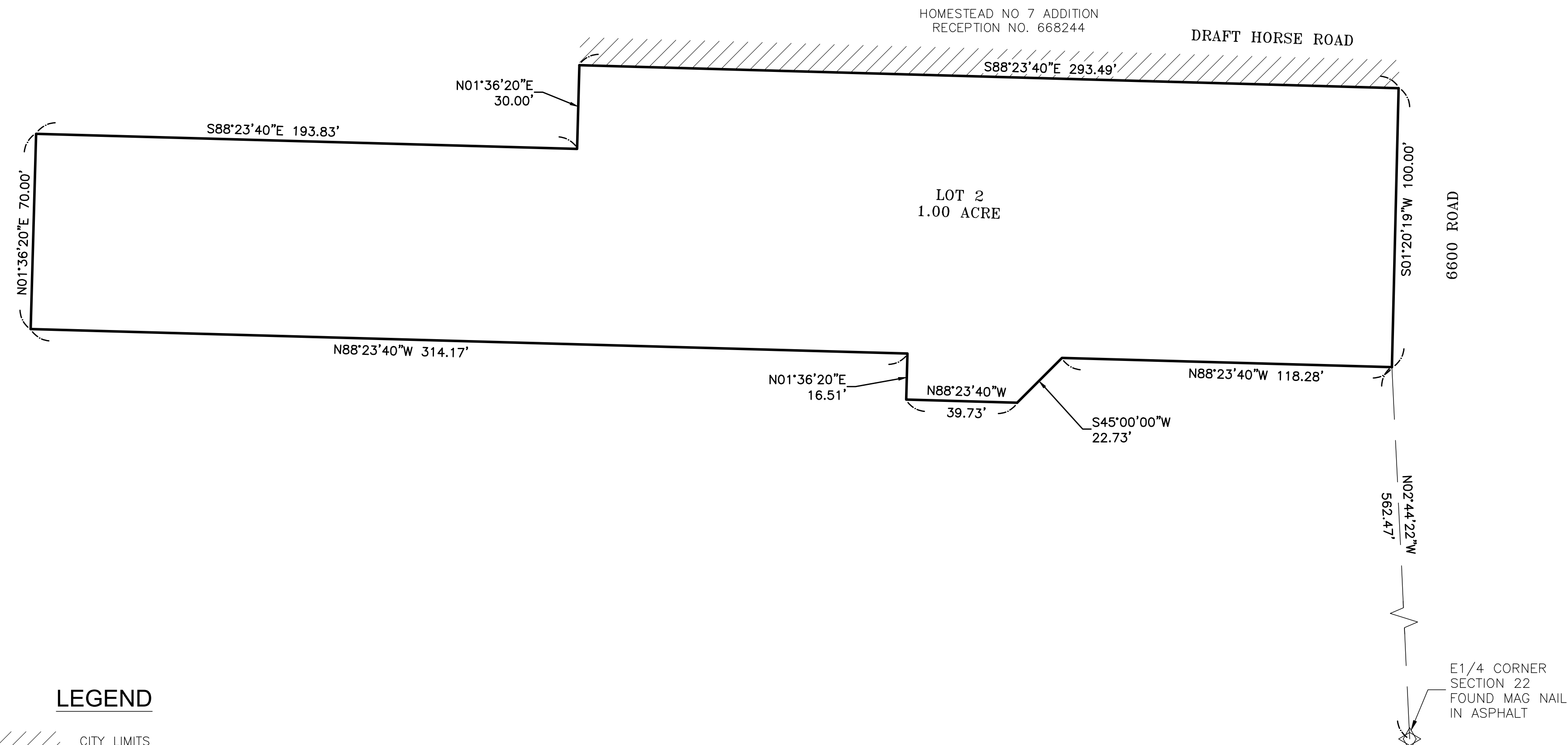
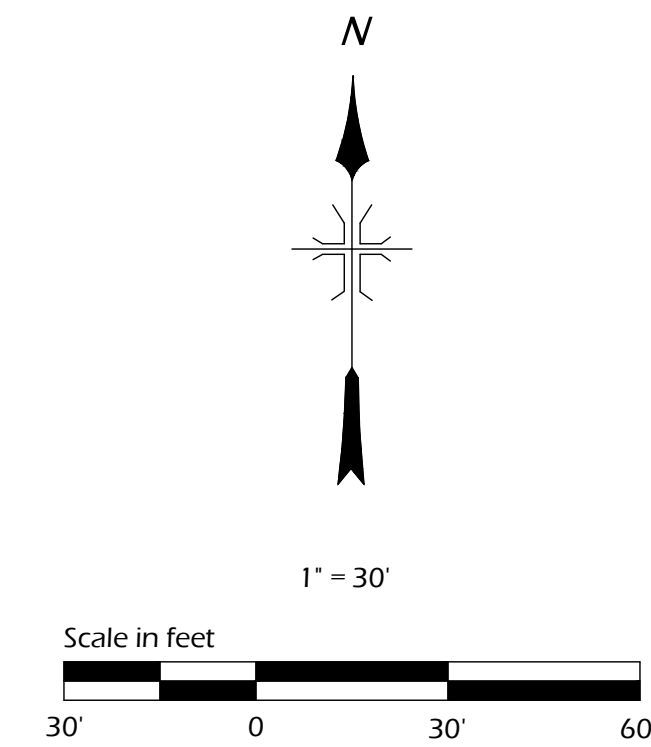


GROWTH AREAS*

MAP 5.2



SITUATED IN SECTION 22, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



 CITY LIMITS
 PROPERTY BOUNDARY / LIMITS OF ANNEXATION

TOTAL PERIMETER = 1198.74'
PERIMETER CONTIGUOUS TO CITY LIMITS = 293.49'

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY
SURVEY. IT IS A COMPILATION OF EXISTING RECORDS
FOR THE PURPOSE OF ANNEXATION.

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify KLEIN ADDITION Annexation Map was prepared under my direct supervision.

Deputy

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

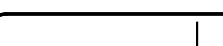
	DEL-MONT CONSULTANTS, INC. E N G I N E E R I N G S U R V E Y I N G 125 Colorado Ave. • Montrose, CO 81401 • (970) 269-2222 • (970) 269-0242 FAX www.del-mont.com • service@del-mont.com		CLIENT: BRISON KLEIN
	FIELD BOOK: 754		ADDRESS & PHONE: 667 & 755 6600 RD MONTROSE, CO 81401
DRAWN BY: DCC	DATE: 2022-10-03	TYPE: ANNEXATION	
SHEET: 1 of 1	FILE: 21021V ANNEX	JOB NO.: 21021	

EXHIBIT B: Zoning Code Excerpt

Sec. 4-4-9. "MHR" Manufactured Housing Residential District.

- (A) *Intent.* This district is intended to provide a suitable environment for single-family conventional and mobile homes and is designed to allow a high density of single-family residences and related uses.
- (B) *Uses by Right.*
- (1) Single-family homes.
 - (2) Manufactured housing/single-family homes
 - (3) Mobile homes.
Mobile home parks.
 - (4) Government buildings and facilities.
 - (5) Parks and recreation facilities owned or operated by a homeowner association.
 - (6) Places of worship.
 - (7) Public utility service facilities.
 - (8) Accessory uses.
 - (9) Short-term rentals.
 - (10) Family child care home.
- (C) *Conditional uses.*
- (1) Skilled nursing and assisted living facilities.
 - (2) Rental storage units with a maximum rental unit size of 200 square feet.
 - (3) Childcare facilities.
 - (4) Schools.
- (D) *Compliance with Chapter 4-12* Mobile home parks shall comply with the requirements of Chapter 12 of this Title, in addition to these Zoning Regulations. Chapter 12 of this Title shall control with respect to any conflict with these regulations.
- (Ord. No. 2472 , § 4-4-9, 5-7-2019; Ord. No. 2561 , 10-19-2021)



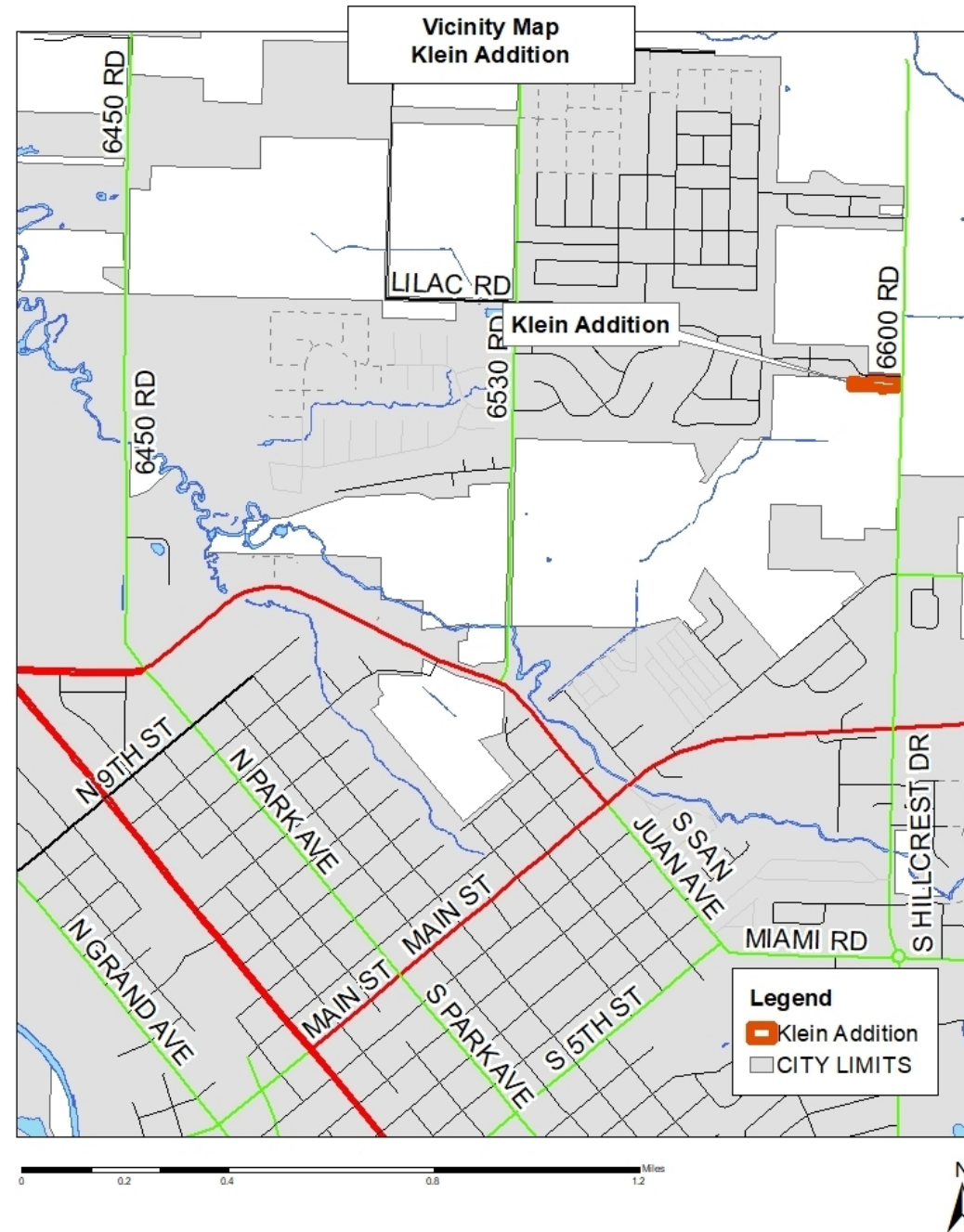


Annexation Schedule

December 19:	Council Work Session Overview
January 3:	Council Resolution to set a hearing date
January 11:	Planning Commission zoning hearing
February 7:	City Council Annexation hearing, 1 st reading of annexation ordinance, and 1st reading of zoning ordinance
February 21:	2nd reading of annexation and zoning ordinances

Site Location

- 1.00 acres
- Within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, & Tri-County Water Service Area
- Area is urbanizing and more than 1/6 of the perimeter is contiguous to city limits



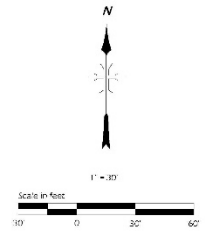
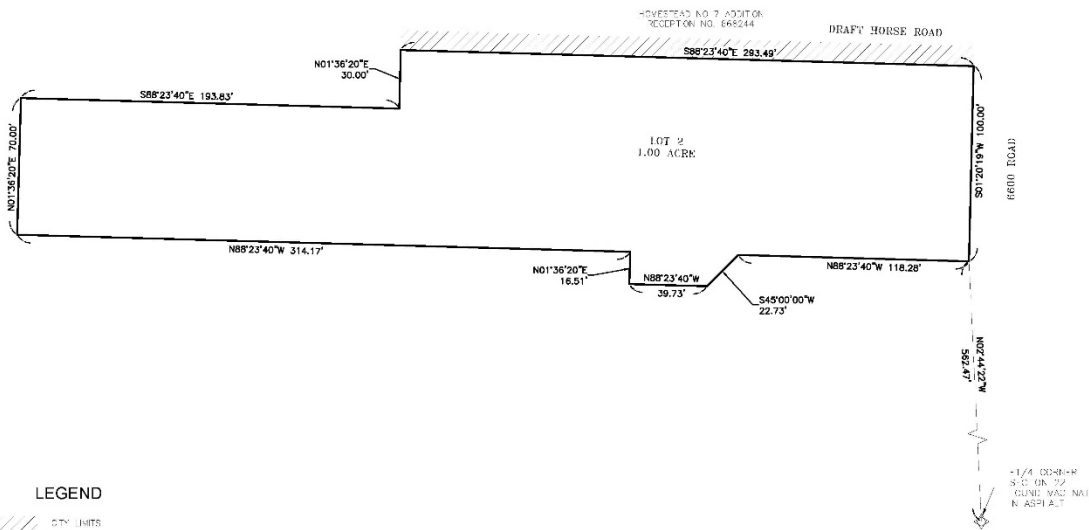
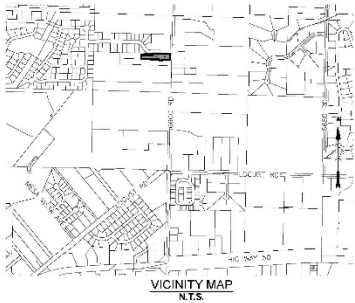
Site Details

- Zoning of surrounding area is “MHR” Manufactured Housing Residential District, and properties outside City limits.
- The “MHR” District is intended to provide a suitable environment for single-family conventional and mobile homes and is designed to allow a high density of single-family residences and related uses.



KLEIN ADDITION

SITUATED IN SECTION 22, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

- CITY LIMITS
- PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL LENGTH = 1106.74'
PERIMETER CONTIGUOUS TO CITY LIMITS = 765.49'

NOTE:

THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPARISON OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

PROPERTY DESCRIPTION

A parcel of land situated in Section 22, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being better described as beginning at a point N02°44'22"W 562.47 feet from the East corner of said Section 22;
Thence N88°23'40"W 118.28 feet;
Thence S45°00'00"W 22.73 feet;
Thence N88°23'40"W 59.73 feet;
Thence N01°36'20"E 16.51 feet;
Thence N88°23'40"W 314.17 feet;
Thence S88°23'40"E 193.63 feet;
Thence N01°36'20"E 30.00 feet;
Thence S88°23'40"E 283.49 feet;
Thence S01°20'19"W 100.00 feet to the Point of Beginning.
County of Montrose, State of Colorado.
Containing 1.00 Acre more or less as described.

A.K.A.

Lot 2, Klein Minor Subdivision as recorded March 23, 2022 at Reception No. 948402, Montrose County Records.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify KLEIN ADDITION Annexation Map was prepared under my direct supervision.

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____, 20____ annexed the property herein to the City of Montrose.

Mayor

Attest, _____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____ on the _____ day of _____, 20____ under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy

PRELIMINARY

Frederick A. Ballard, P.L.S.
Registration No. 37890

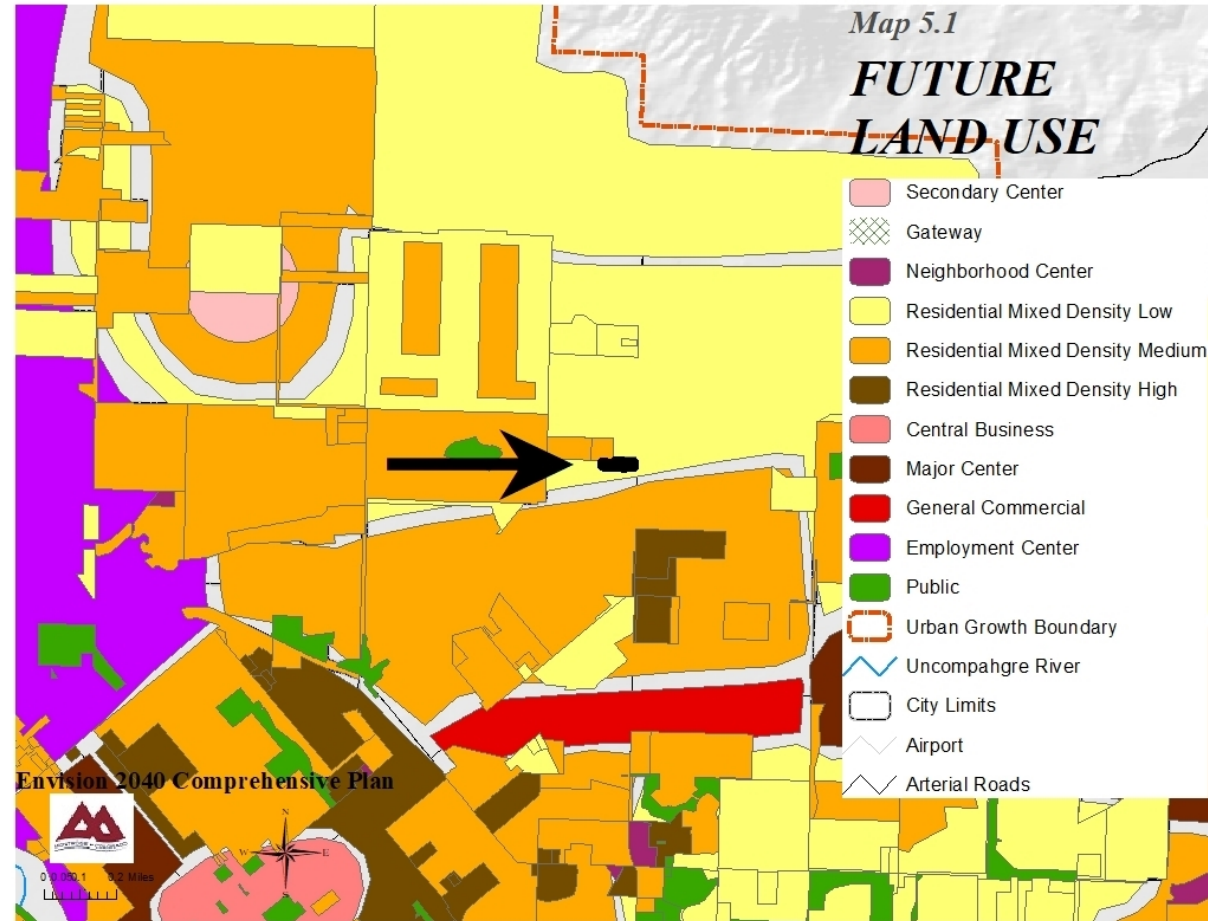
NOTICE: According to Colorado law (11-60-105, C.R.S.) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. * No action may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown herein.

KLEIN ADDITION			
BRISON KLEIN			
667 & 675 6600 RD MONTROSE, CO 81401			
DATE	FILE	DATE	FILE
754	DCC	2022-10-03	ANNEXATION
1 of 1	21021V ANNEX	21021	

Comprehensive Plan – Land Use Chapter 3

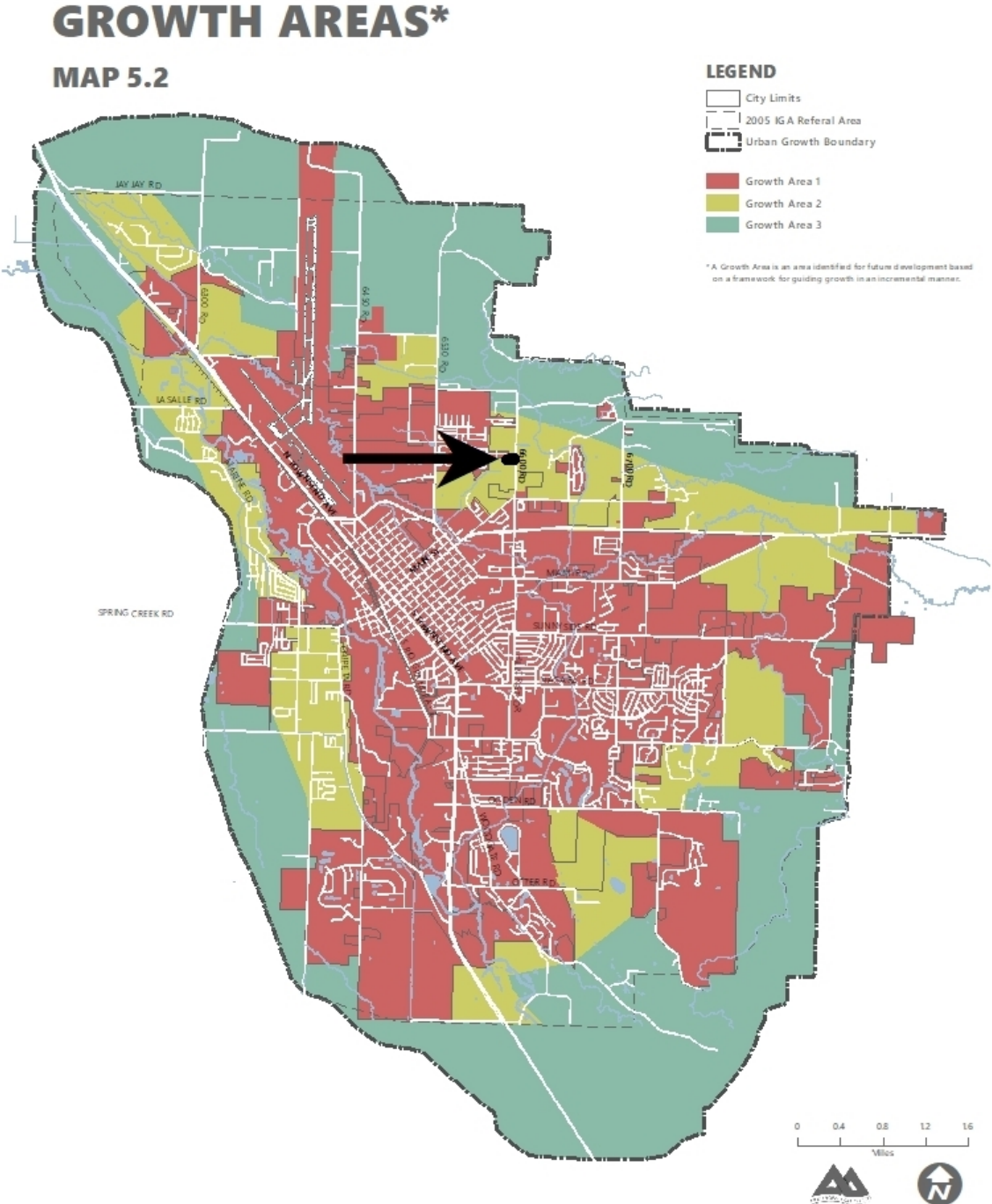
Listed as **Residential Mixed Density Low** in the future land use map.

This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.



Growth Area 2

Property is has some level of, or moderate proximity to, existing infrastructure.



Summary

- Area is urbanizing and more than 1/6 contiguous to city limits
- Annexation Agreement is required.
- Annexation Impact Report is not required.
- Proposal is consistent with the public health, safety, and welfare, city annexation policies, and the Comprehensive Plan.
- Staff recommends approval of the annexation and “MHR” Manufactured Housing Residential District





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: January 11, 2023
RE: SUB22-0085 Valley Ranch Subdivision Sketch Plan

ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Excerpts from City of Montrose Municipal Code
- Exhibit C: Sketch Plan Narrative, Maps & Traffic Study

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: David Coker, Valley Ranch Montrose, LLC

Application Background:

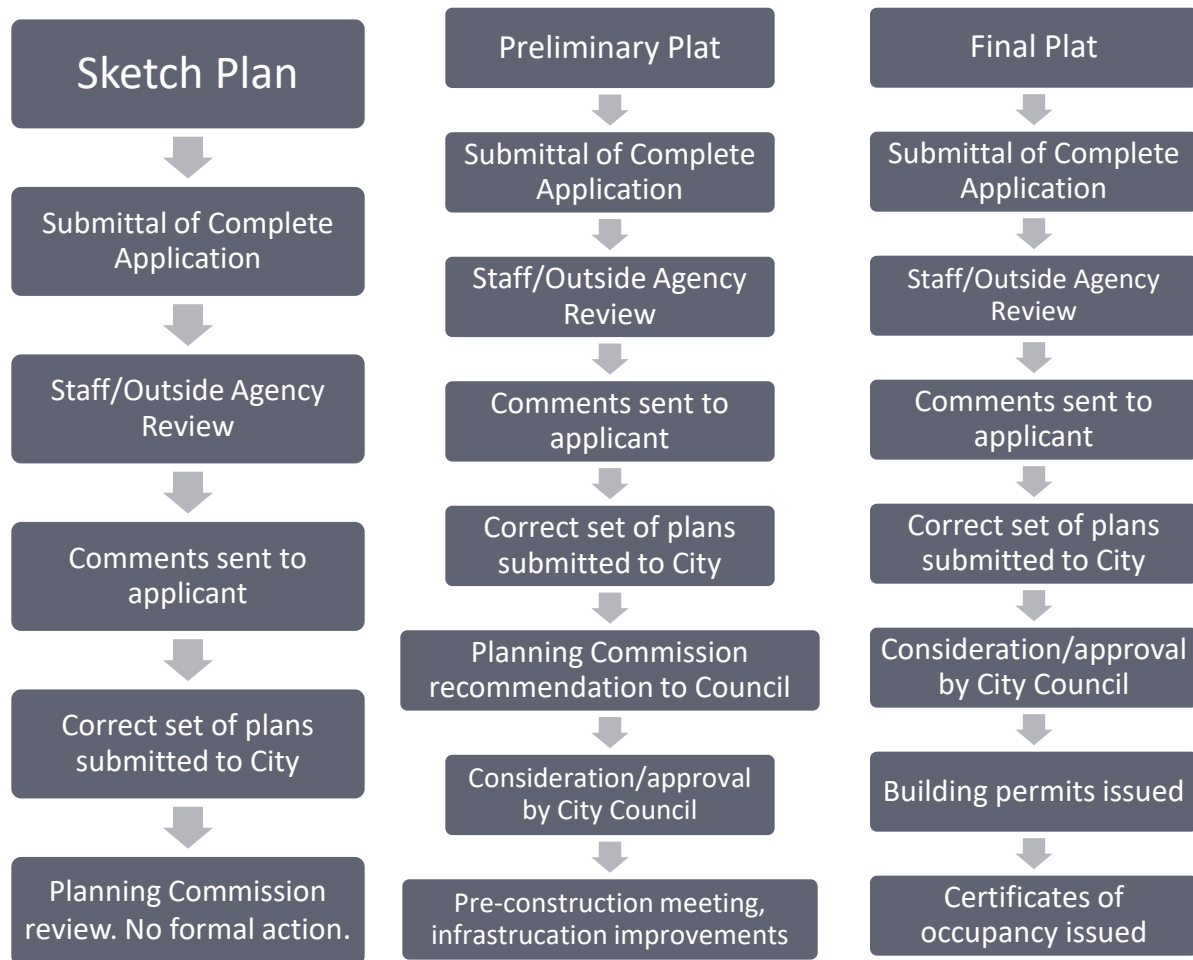
The Valley Ranch Subdivision is a proposed residential development. The property is approximately 96.03 acres in size and is located south of the intersection of Ogden Road and Bridges Drive. The property is zoned "R-1" Very Low Density District, "R-2" Low Density District, and "R-3A" Medium High Density District. This subdivision will include 60 residential lots, as well as a tract for future multifamily development. This parcel was annexed and zoned in 2021. Note that the sketch plan as proposed would require a rezone of the "R-1" Very Low Density District portion of the property.



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

Subdivision Process:

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



Staff Analysis:

1. Subdivision Regulations:
 - a. Municipal Code: Section 4-7-5 (Exhibit B): The sketch plan application has been reviewed by City staff and partner agencies and meets the City's design standards for standard subdivisions.
2. Relevant Comprehensive Plan and Municipal Code References: To assist the Planning Commission, staff has provided the following relevant information from the City of Montrose Envision 2040 Comprehensive Plan and Municipal Code.
 - a. A Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions. It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
 - b. The Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
 - c. The Municipal Code and Zoning regulations specify land uses and densities, bulk and height requirements, setbacks, and other development standards that are allowed within each zoning district in order to achieve the intent of each 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 multiple land use designations:
 - i. Residential Mixed Density Low. *This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City. 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).*
 - ii. 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.*
 - iii. Secondary Center. *These areas serve as focal points for pedestrian activities. Typical size for a Secondary Center is 5 to 15 acres and is to be located near intersections of two major roadways. This designation is intended to provide a mix of retail and service uses that are convenient to surround neighborhood, while reducing the need for cross-city traffic. The Secondary Center District is intended to include locations for community*



facilities.

- iv. Neighborhood Center. *Buildings are encouraged to be designed to blend with the surrounding neighborhood and located near the intersections of major and minor roadways. This designation is intended for small mixed-use commercial uses such as limited convenience shopping, office and professional services, and public facilities.*

4. Zoning Regulations:

- a. Municipal Code, Section 4-4-4.2(A) Intent: The "R-1" Very Low Density District provides for overall very low density residential development.
- b. Municipal Code, Section 4-4-6(A) Intent: The "R-2" Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- c. Municipal Code, Section 4-4-7.1(A) Intent: The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
- d. The proposed residential uses are a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-1" Very Low Density District, "R-1A" Large Estate District, "R-3A" Medium High Density District, "B-4" Neighborhood Shopping District, and properties outside of City limits. Dimensional standards on this sketch plan are not met, and the property owner will need to apply to rezone the "R-1" portion of the property, or alter their sketch plan, before this subdivision can proceed to a preliminary plat.

5. Dimensional Requirements:

- a. Municipal Code, Section 4-4-22. The dimensional requirements in the "R-1," "R-2," and "R-3A" zoning districts are included in the table below.

District	Minimum Lot				Minimum Setbacks				
	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-1	All	100	150	1 acre	25	20	10	20	35
R-2	All	N/A	N/A	7,500	25	20	6	20	35
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 others	N/A	N/A	Lgr 9,375 or 2,900/unit	15	20	10	15	35
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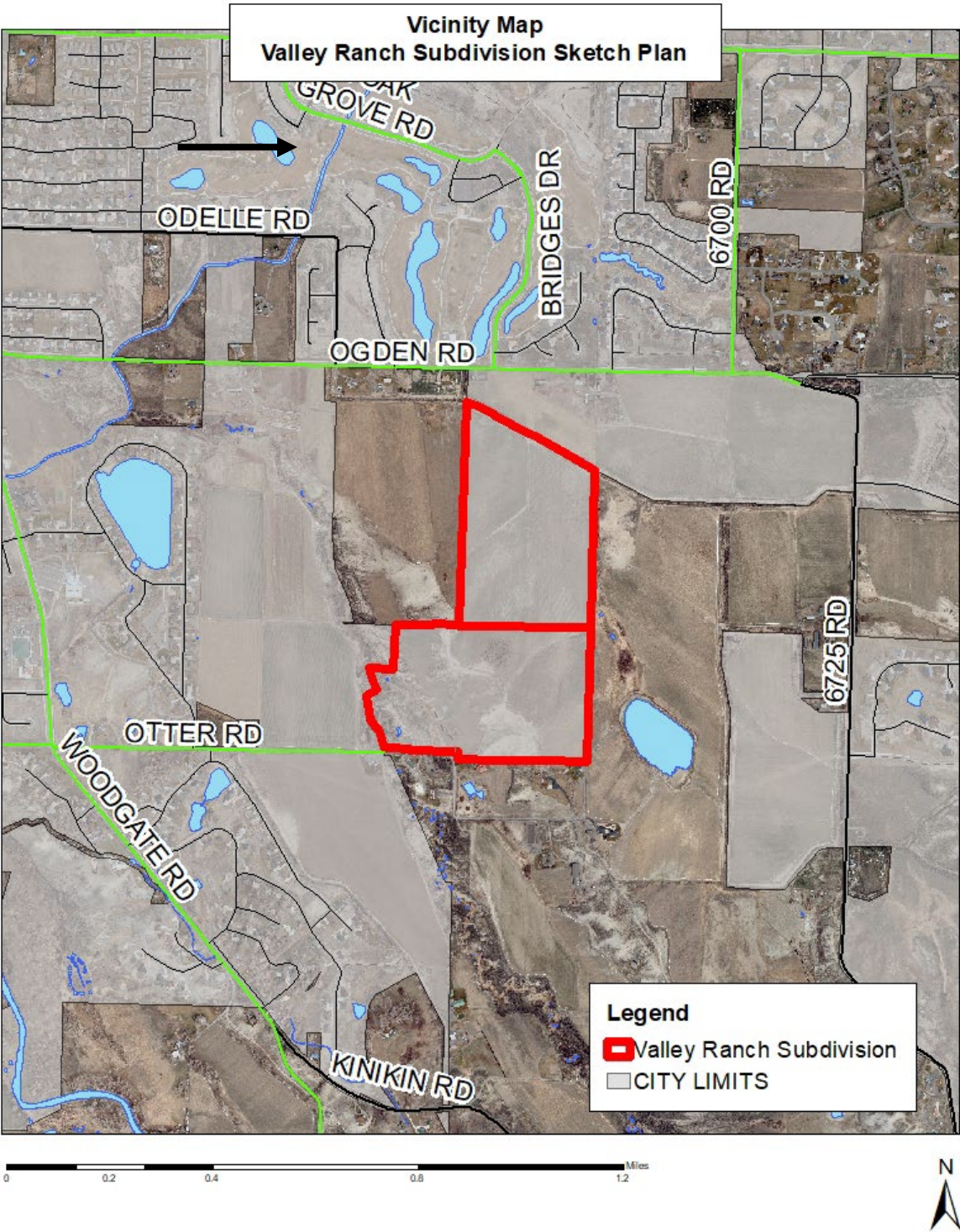
Staff Guidance to Planning Commission:

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

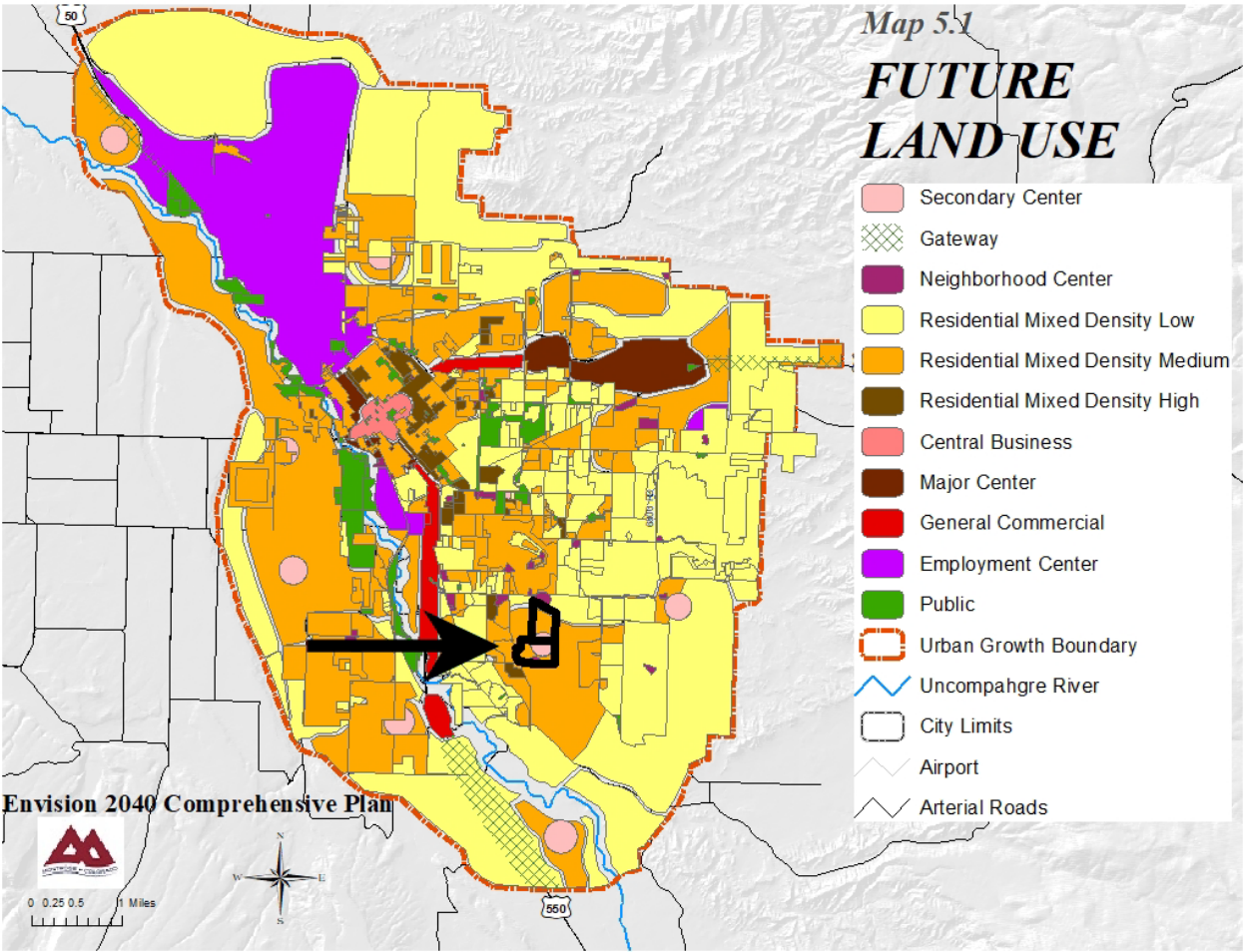
Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate potential changes into their future Preliminary Plat application.



EXHIBIT A: Area Maps



Comprehensive Plan Future Land Use Map



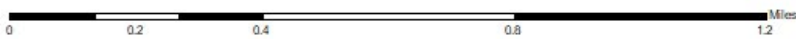
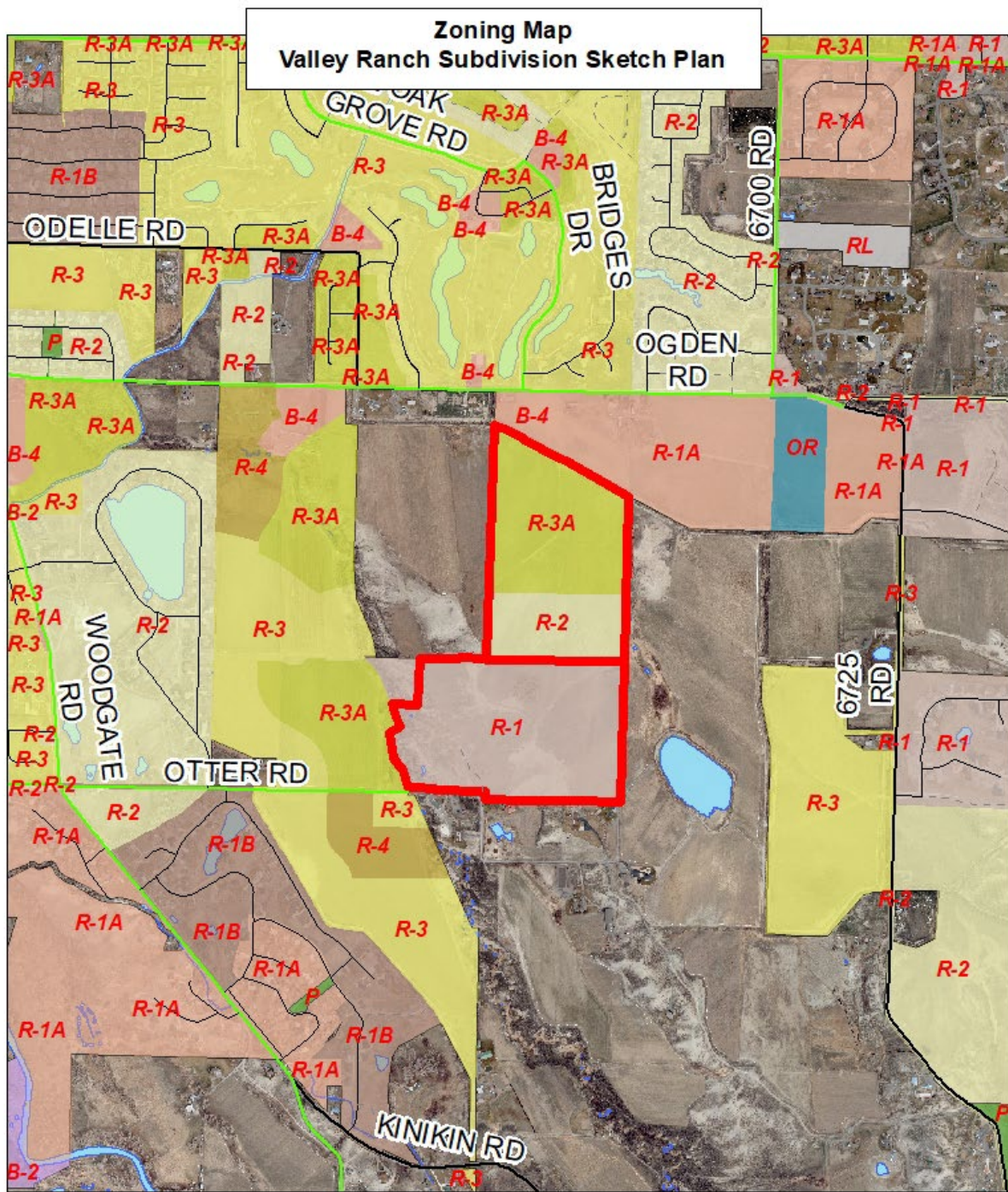


EXHIBIT B: Code Excerpts for Subdivisions

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.

(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)



Valley Ranch Subdivision

Sketch Plan

Montrose, Colorado

81401

Submittal Date

November 2022

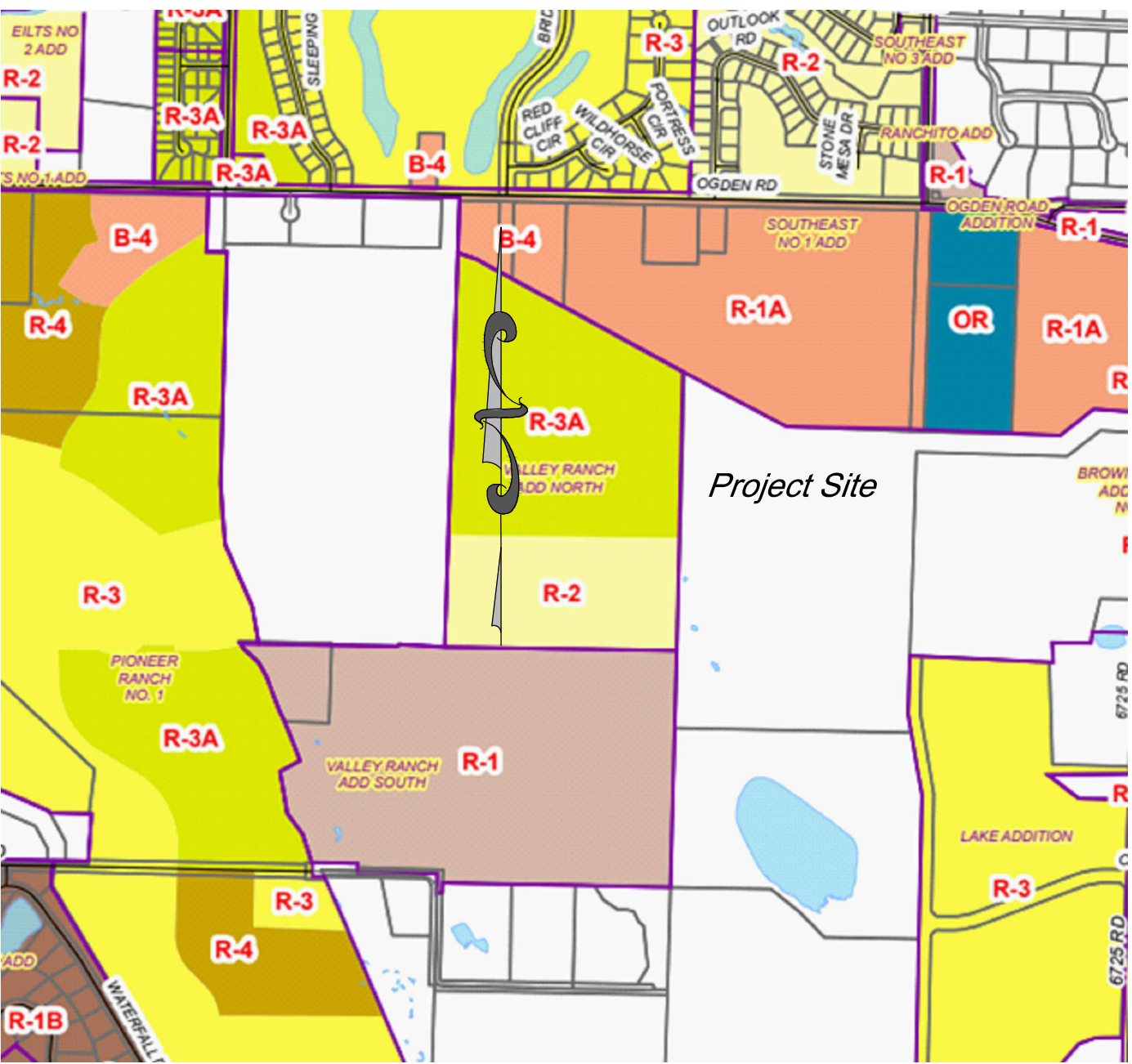
Legend

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EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		UNDERGROUND ELECTRICAL, CABLE, TELEPHONE, GAS LINE			DECIDUOUS TREE
		OVERHEAD TELEPHONE LINE			CONIFEROUS TREE
		UNDERGROUND TELEPHONE LINE			MONUMENT MARKER
		LOW PRESSURE GAS LINE			PEDESTALS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
		HIGH PRESSURE GAS LINE			MANHOLES (DRAINAGE, ELEC, FIBER, IRRIGATION, SANITARY, TELEPHONE, UNKNOWN, WATER)
		UNDERGROUND CABLE TELEVISION LINE			STORM DRAIN INLET
		OVERHEAD CABLE TELEVISION LINE			VAULTS/HANDHOLES (CATV, ELEC, FIBER, TELE, TRAFFIC, UNKNOWN)
		UNDERGROUND ELECTRICAL			ELECTRIC TRANSFORMER
		OVERHEAD ELECTRICAL LINE			GAS VALVE
		STORM DRAIN LINE			SANITARY VALVE
		WATER LINE			IRRIGATION CONTROL VALVE
		WATER SERVICE LINE			WATER VALVE
		SANITARY SEWER LINE			WATER SHUTOFF VALVE
		SANITARY SEWER LINE WITH DIRECTION			FIRE HYDRANT
		SANITARY SEWER SERVICE LINE			METERS (GAS, ELECTRIC, WATER)
		FIBER OPTIC LINE			GAS WELL
		IRRIGATION LINE			MONITORING WELL
		DRAINAGE SWALE FLOWLINE			WATER WELL
		BARBED-WIRE FENCE LINE			CLEAN-OUT
		CHAIN LINK FENCE			PROPANE TANK (ABOVE GROUND)
		SILT FENCE			PROPANE TANK (UNDERGROUND)
		CULVERT, SIZE & FES			WATER SPIGOT
		EDGE OF ASPHALT			IRRIGATION CONTROL BOX
		EDGE OF CONCRETE			IRRIGATION HEADGATE
		EDGE OF WATER			IRRIGATION SPRINKLER HEAD
		CENTERLINE			PVC PIPE
		ROCK WALL			UTILITY POLE
		CONTOURS			GUY WIRE
		RIGHT-OF-WAY			STREET LIGHT POLE
		VEGETATION			SIGN
		LIMITS OF DISTURBED AREA			
		RAILROAD TRACKS			
		TOP OF CUT			
		TOP OF FILL			
		EASEMENT			

Hatching

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)



Vicinity/Zoning Map
N.T.S.

Sheet List

- Sheet 1: Sketch Plan Overview
- Sheet 2: Sketch Plan North
- Sheet 3: Sketch Plan South
- Sheet 4: Utility Plan North
- Sheet 5: Utility Plan South
- Sheet 6: Phasing Plan

Project Team

Owner:
Valley Ranch Montrose LLC
501 E Main St; Montrose, CO 81401

Civil Engineer:
SGM, Inc.
Jevon Paston, P.E. - Senior Engineer
118 West Sixth Street; Glenwood Springs, CO 81601
(970) 384-9058
jevonn@sgm-inc.com

Legal Description:

A 96.03 acre parcel of land within Section 3, Township 48 North, Range 9 West of the New Mexico Principal Meridian

Project Description:

Construction of Subdivision Improvements for public infrastructure including paving, utilities and drainage improvements for a proposed 60 lot residential subdivision located on a 96.03 acre tract in Montrose, CO.

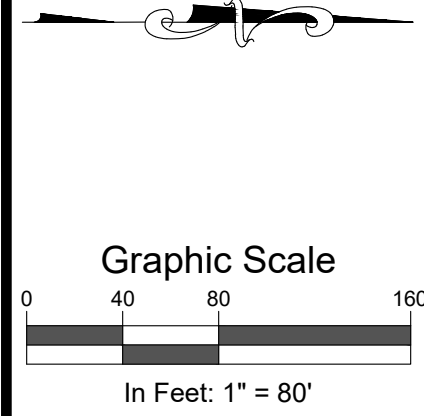
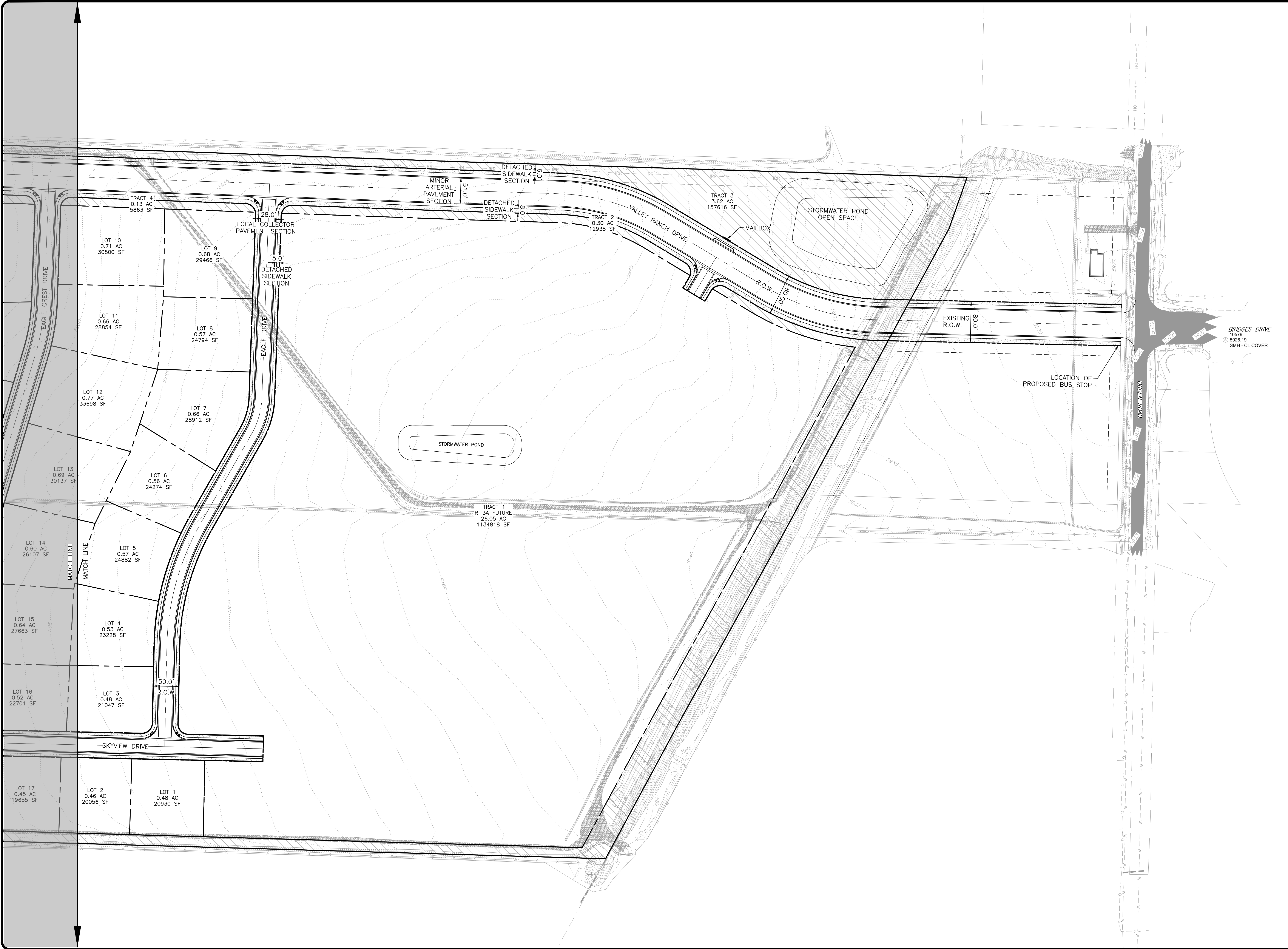
FEMA Floodplain Statement:

No portion of this tract is within the boundaries of the 100-year flood plain of Dry Cedar Creek, that is within the limits of study of the Federal Flood Insurance Administration FIRM panel 08085C0778D and 08085C0779D, dated January 6, 2012 for Montrose County.



118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

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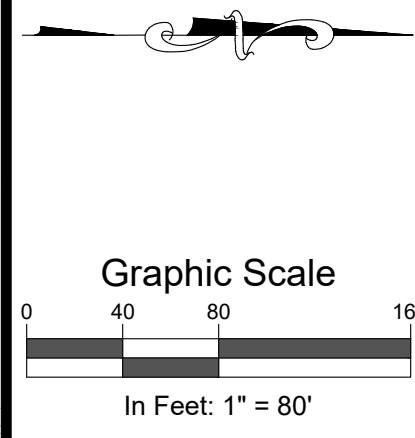


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Valley Ranch Subdivision
Montrose, Colorado

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Drawn by: J.C.			
Print Date: 11/7/2022			
QC: DC PE: JP			
File: Sketch Plan			
Title:			
Sketch Plan North			
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Of: 6			

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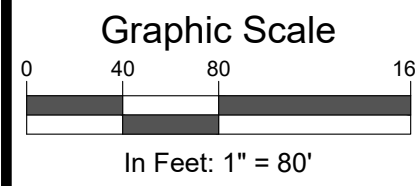
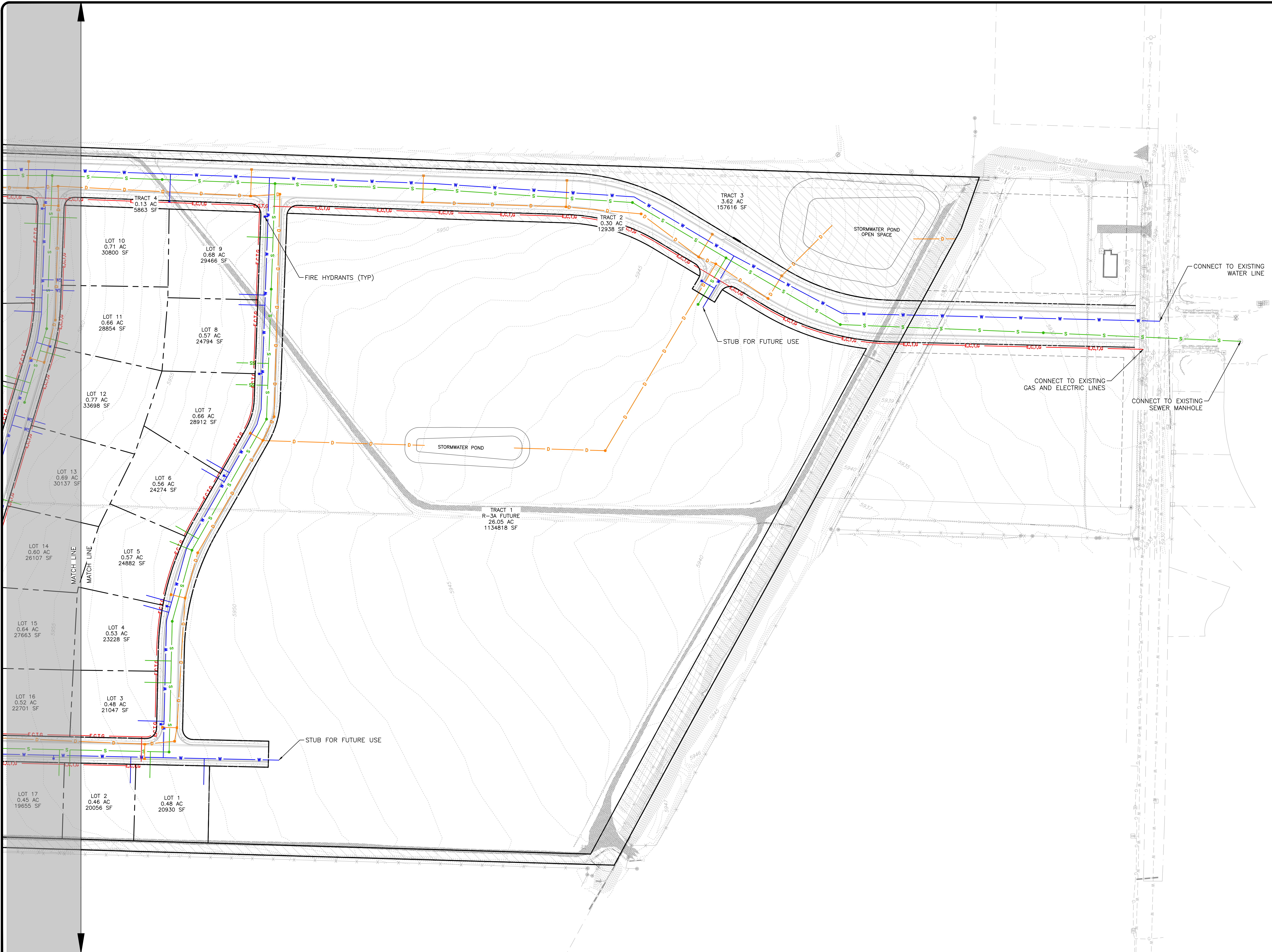
Valley Ranch Subdivision
Montrose, Colorado

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File: Sketch Plan
Title:

Sketch Plan South
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Valley Ranch Subdivision
Montrose, Colorado

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Job No. 2022-318.001
Drawn by: JC
Print Date: 11/7/2022
QC: DC PE: JP
File: Conceptual Utility Plan
Title: Utility Plan North

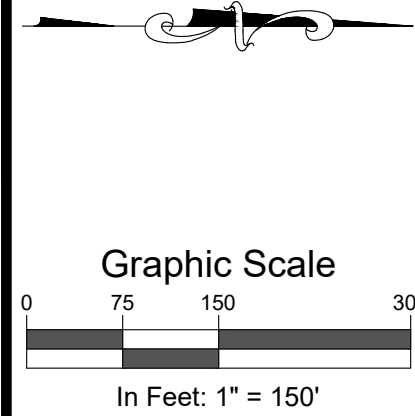
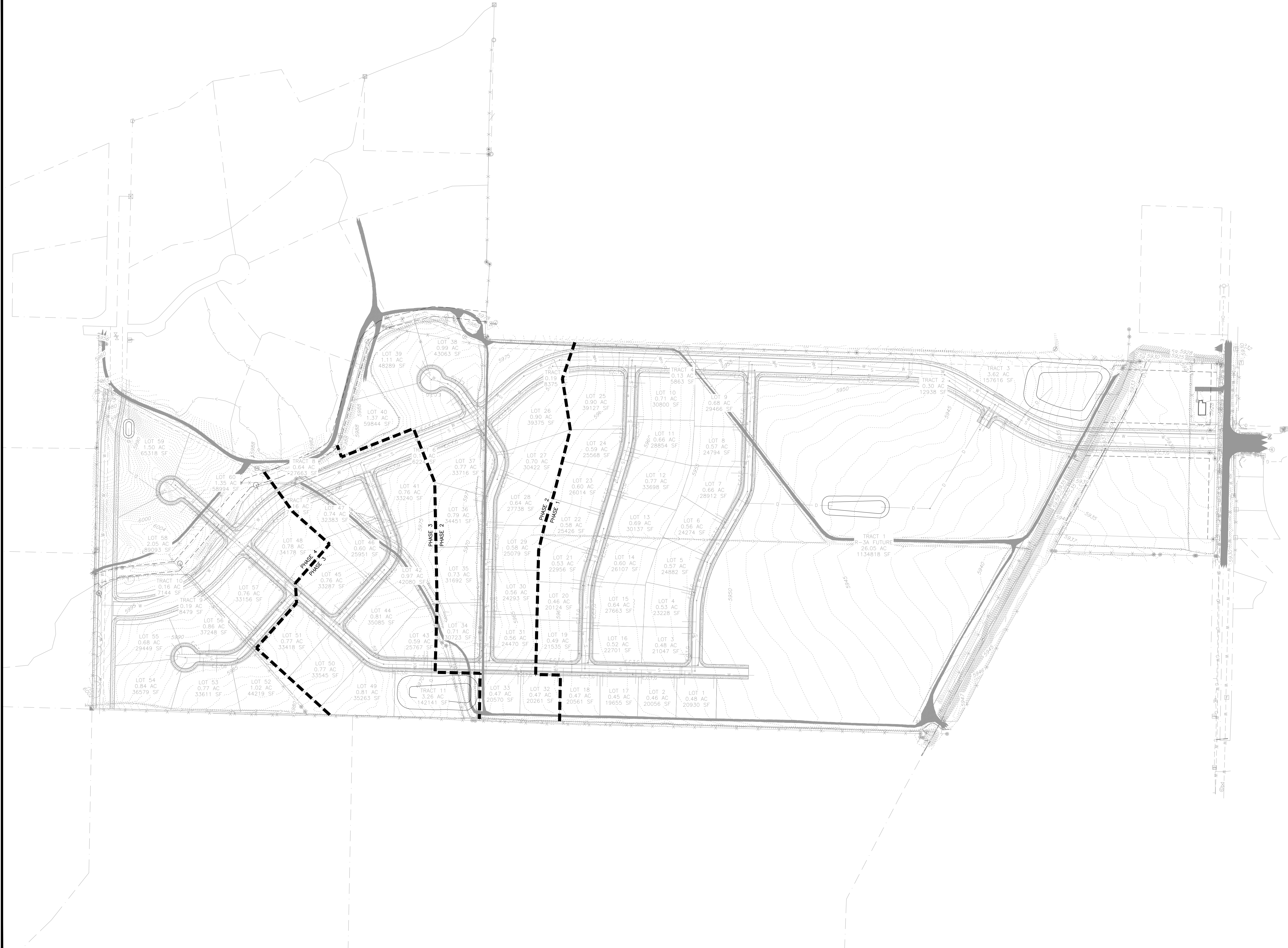
Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Utility Plan North

Dwg No. 4

Of: 6

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Valley Ranch Subdivision
Montrose, Colorado

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Print Date: 11/7/2022
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File: Phasing Plan
Title: Phasing Plan
Dwg No. 6
Of: 6

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

SKETCH PLAN NARRATIVE

VALLEY RANCH SUBDIVISION



November 2022

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1.0 Introduction

This project consists of the subdivision of a 96.03-acre tract of land in NE1/4 SW1/4 of Section 3, Township 48 North, Range 9 West of the New Mexico Principal Meridian, County of Montrose, State of Colorado. The tract is located south of the Ogden Road and Bridges Drive intersection in Montrose Colorado. The subject tract is within the full jurisdiction of the City of Montrose and is currently zoned in three parts. Going from south from the Ogden Road and Bridges Drive intersection, the land is zone as R-3A (Medium High Density (Apts.)), R-2 (Low Density) and R-1 (Very Low Density).

1.1 Purpose of Narrative

This narrative has been prepared to provide an explanation of the proposed development and a summary of the proposed improvements and impacts associated with it. Design criteria for the subdivision lot and public infrastructure layout has generally been prepared in accordance with the City of Montrose Codes and Regulations. This narrative is not intended to be a comprehensive engineering design report.

1.2 Existing Conditions

The project site total area is 96.03-acres of land used primarily for agriculture, with no existing structures. The tract is adjacent to an existing drainage ditch to the north. There is an existing ROW that connects the Ogden Road and Bridges Drive intersection to the project site to be called Pavilion Drive. Existing site drainage generally slopes to the north where it is captured in an existing drainage ditch that runs along the north edge of the project site and conveys stormwater runoff west. The existing ditch then turns north and passes beneath Ogden Road just west of the Ogden Road and Odelle Road intersection. The ditch goes north and discharges to the Loutsenhizer Canal.

Existing soil classifications have been obtained from the USDA and a report generated from the NRCS Web Soil Survey is provided in **Appendix C** of this report. Onsite soils typically consist of well-drained silty clay loam within the hydraulic soil group C. No portion of this tract is within the boundaries of the 100-year flood plain of Dry Cedar Creek, located west of the project site, that is within the limits of study of the Federal Flood Insurance Administration FIRM panel 08085C0778D and 08085C0779D, dated January 6, 2012 for Montrose County. A FEMA FIRMette is also provided for reference in the **Appendix A** of this report.

1.3 Proposed Conditions

A subdivision of the 96.03-acre tract is proposed to establish 60 residential lots, a tract for future Multi-Family and dedicated public right-of-way for internal and adjacent roadways. Proposed improvements for the subdivision include internal public roadways and circulation routes, public utilities and service connections to each lot, and drainage infrastructure. Stormwater runoff from the project site will be routed through a proposed onsite storm sewer system to proposed onsite stormwater ponds and discharge to the existing ditch located north of the project site to match existing drainage patterns.

1.4 Summary

This provides an explanation of the proposed subdivision, associated public improvements, impacts on existing systems, methods of analysis, design criteria and preliminary design

results of the improvements to satisfy City of Montrose requirements for the Sketch Plan submittal associated with the proposed Valley Ranch Subdivision.

2.0 Total Number of Proposed Dwelling Units

The subdivision of the existing tract proposes 81 lots consisting of the following:

- 60 lots for Residential Single-Family Dwelling Units
- 1 Tract with R-3A Landuse Classification
- 4 Tracts for Stormwater Ponds and Open Space

This produces a total of 60 dwellings from residential housing and 28.5 acres of available space for R-3A Landuse.

3.0 Explanation of Impacts on Existing Systems

3.1 Utilities

Existing water, sewer, electric, gas and telecommunications systems are in place adjacent to the property at the intersection of Bridge Drive and Ogden Road. Impacts to these systems will result from the addition of the proposed 60 residential dwelling units and a 27.7 acre tract for future R-3A Land Use. Estimated quantities of these impacts are provided below.

3.2 Drainage

Proposed site drainage will be collected in a proposed onsite public storm sewer system, conveyed to one of three discharge locations to match existing flow patterns. Discharge location one discharges to the north ditch to match existing conditions and water quality and detention will be provided from proposed stormwater ponds. Discharge location two is tributary to a small sliver shaped watershed that discharges to the existing ditch that runs from south to north along the western edge of the parcel boundary. In the proposed condition, discharge location two will not receive any runoff resulting from the proposed grading. Discharge location three discharges to the southwest to match existing conditions and water quality/detention will be provided from one proposed pond. The proposed improvements will be designed to meet the criteria set forth by the City of Montrose and the Mile-High Flood District. No adverse impacts to downstream drainage systems will result from the proposed development.

The following table summarizes the existing stormwater flows for the 25 and 100-year storm events:

Table 3-1 Onsite Stormwater Flows

Existing Drainage Summary					
Discharge Points	Area	CN	Tc	Peak Flow (cfs)	
	acres		min.	25 yr	100 yr
DP1	90.160	84	31.3	12.45	33.76
DP2	0.030	88	5	0.02	0.03
DP3	6.110	74	13	0.18	0.90

The hydrograph method was used for calculating existing onsite stormwater flows using the Colorado Urban Hydrograph Procedure (CUHP) for the storm distribution as outlined in the Urban Drainage and Flood Control District (UDFCD) Criteria Manual, per City of Montrose Engineering Regulations. Point precipitation frequency (pf) estimates have been obtained from NOAA Hydrometeorological Design Studies Center Precipitation Frequency Data Server Atlas 14 Point Precipitation Frequency Estimates for Colorado for a point located within the project site at Latitude: 38.4492°, Longitude: -107.8435°, Elevation: 5936.29 ft. Atlas 14 is an ongoing study used to analyze historical rainfall data in order to update statistical hypothetical rainfall events throughout the United States.

Model results for the drainage analysis of the onsite existing stormwater flows can be found in **Appendix B**.

3.3 Wetlands

Any wetlands onsite will be identified and mitigated according to Section 404 of the Clean Water Act. Any required notifications or permits will be processed through the US Army Corps of Engineers (USACE).

3.4 Traffic

A Traffic Study will be required for the design of the proposed subdivision, public roadway improvements and analysis of the impacts on existing roadways and transportation systems. Traffic Study format is proposed to be developed using CDOT criteria and methodology, outlined in the Traffic Analysis Methodology Proposal Memo presented in **Appendix D**.

3.5 Right-of-way

Right-of-way (ROW) is proposed to be dedicated for internal roadways within the subdivision.

3.6 Schools

Area schools will be impacted by additional students. School bus routes may need to be adjusted to add a stop for the new neighborhood. A proposed school bus stop is shown on the Sketch Plan within the subdivision at the southeast corner of the Ogden Road and Bridge Street intersection.

4.0 Estimated Water Requirements

Water is available to the site by the City of Montrose through an existing 12" water main located in the Ogden Road ROW. Estimated water requirements have been calculated from the criteria set in Section 9-2-2.E.1 of the City of Montrose Regulations Manual. For Low Density Residential (1.0-3.0 dwelling units per acre) developments, estimated average daily demands are listed at 500 gallons per day/acre. The area considered Low Density Residential is 45.6 acres. For High Density Residential (7.1+ dwelling units per acre) developments, estimated average daily demands are listed at 2,500 gallons per day/acre. The area considered High Density Residential is 26.0 acres. The remaining area of the 96.03 acre subdivision is 24.43 acres of ROW. Using this calculation, the proposed 96.03-acre subdivision will have an average daily demand of 87,710 GPD. In addition, 1000 GPM fire flow will be required to be available to the proposed onsite fire hydrants.

5.0 Estimated Sewer Requirements

Sewer is available to the site by the City of Montrose through an existing 15" sewer main located north of the Ogden Road and Bridges Drive intersection beneath Bridges Drive. Estimated sewer requirements have been calculated from the criteria set in Section 9-3-2.K.2a of the City of Montrose Regulations Manual. For Low Density Residential (1.0-3.0 dwelling units per acre) developments, estimated average daily demands are listed at 500 gallons per day/acre. The area considered Low Density Residential is 45.6 acres. For High Density Residential (7.1+ dwelling units per acre) developments, estimated average daily demands are listed at 2,500 gallons per day/acre. The area considered High Density Residential is 26.0 acres. The remaining area of the 96.03 acre subdivision is 24.43 acres of ROW. Using this calculation, the proposed 96.03-acre subdivision will have an average daily demand of 87,710 GPD.

6.0 Availability of Electric, Gas and other utilities

Electric, gas and telecommunications are available to the site through existing systems within the adjacent Ogden Road ROW south of Ogden Road. Electric service is provided by Delta Montrose Electric. Gas service is provided by Black Hills Energy. Cable and Fiber Optic services are provided by Charter Montrose and Telephone is provided by Lumen.

7.0 Access to Property

Access to the property is proposed from Ogden Road by one proposed connection into the internal subdivision roadways. The connection is proposed to be aligned with the Bridges Drive across Ogden Road. Internal lots will take connection to proposed internal local roadways by individual driveways.

8.0 Estimated Cost of Construction

Estimated cost of construction of the subdivision improvements will be \$7 million and financing will be used. It is the intention of this development to inquire about partial City funding for public improvements. The portion of the development classified under R-3A Landuse will be used for workforce housing.

9.0 Compatibility with Natural Features

The site is currently used for agriculture, as well as most of the surrounding properties. North of the project site, along Bridge Drive, are existing residential homes. East and West of the project site is agricultural land. South of the project site are existing single family residential homes. The Montrose County GIS Website classifies the adjacent properties to the south as one of two subdivisions – Helen Jo Replat and Graceland No. 1 Minor Subdivision. The proposed development is compatible with the surrounding area, and there will be no adverse impacts to the surrounding natural features or environment as a result of the proposed development.

10.0 Required Local, State and Federal Permits

Required permits and applications for the proposed development include the following:

- Sketch Plan Application – City of Montrose
- Preliminary Plat – City of Montrose
- Final Plat – City of Montrose
- Stormwater Discharge Permit – State of Colorado
- CWA 404 permitting or notification - USACE

11.0 Neighboring Property Owner Information

Property owner information for all properties within 100 feet of the site is provided in **Appendix E** for use in the public notification process.

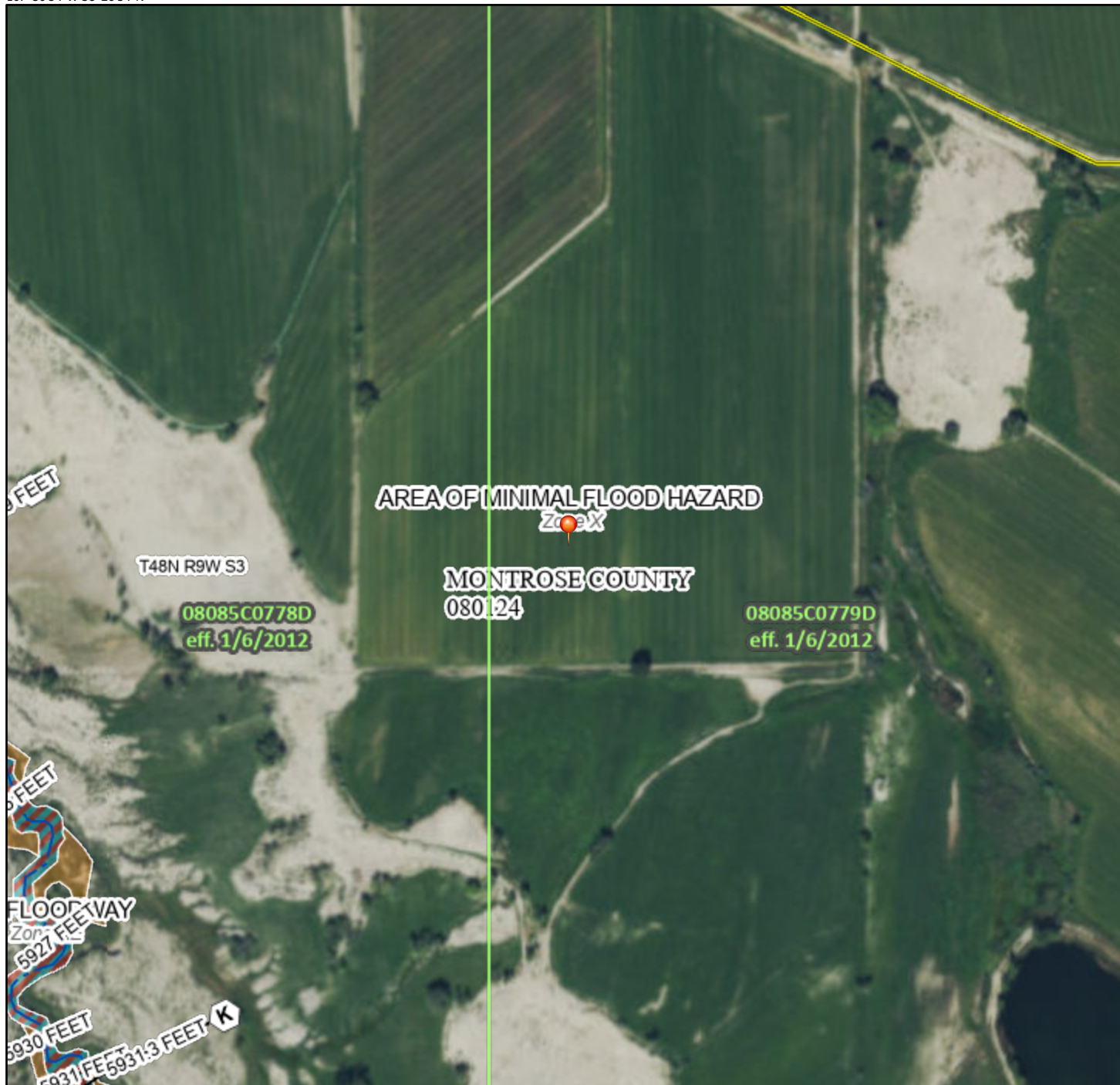
Appendix A

FEMA FIRMette

National Flood Hazard Layer FIRMette



107°50'54"W 38°26'54"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

107°50'16"W 38°26'26"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/15/2022 at 1:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix B

Hydrologic Model Results



NOAA Atlas 14, Volume 8, Version 2
Location name: Montrose, Colorado, USA*
Latitude: 38.4492°, Longitude: -107.8435°
Elevation: 5936.29 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

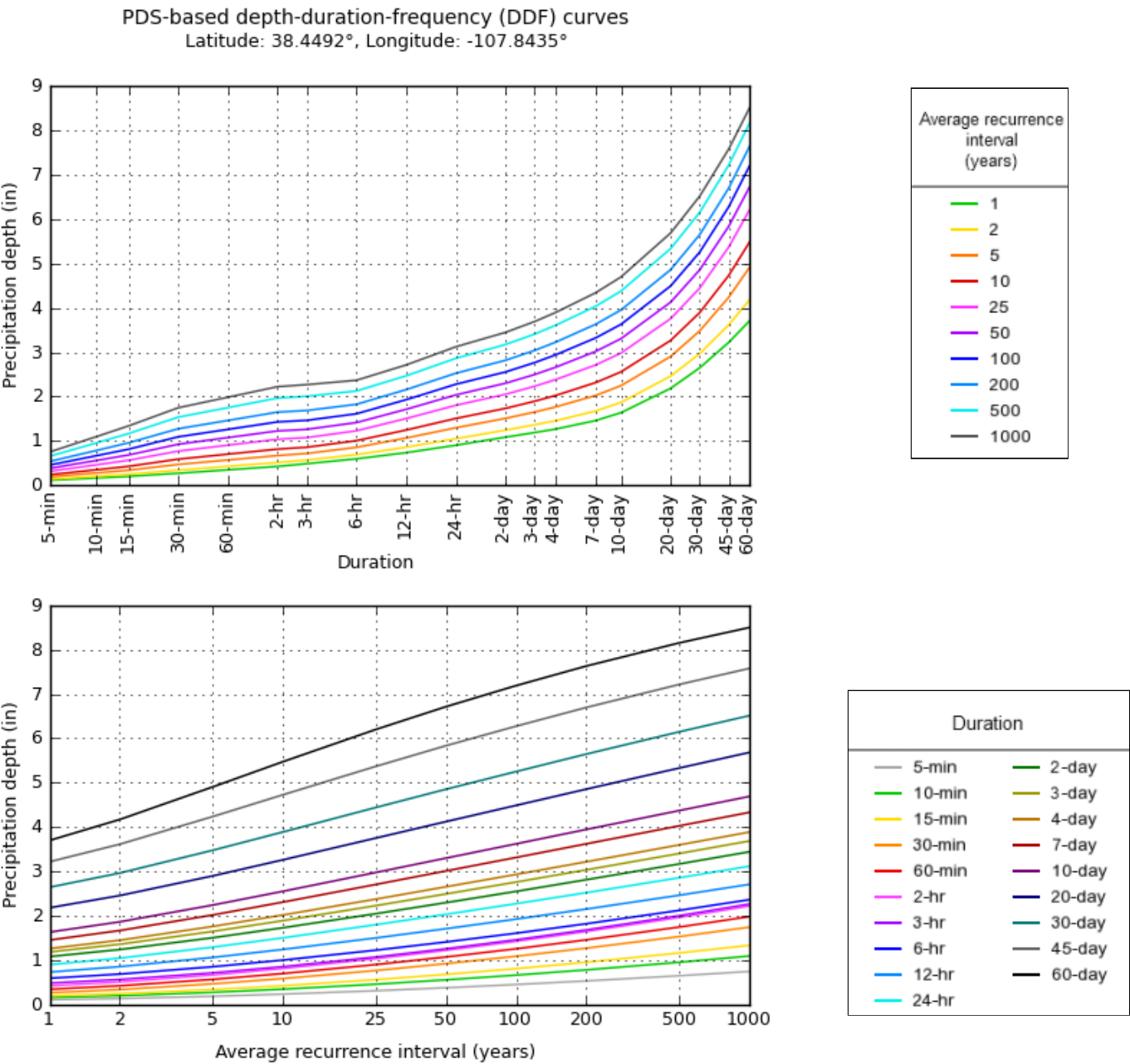
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.113 (0.093-0.147)	0.140 (0.115-0.182)	0.191 (0.156-0.249)	0.240 (0.194-0.314)	0.316 (0.249-0.445)	0.383 (0.291-0.545)	0.456 (0.332-0.668)	0.537 (0.371-0.812)	0.654 (0.430-1.02)	0.750 (0.475-1.18)
10-min	0.166 (0.136-0.215)	0.205 (0.168-0.266)	0.280 (0.228-0.364)	0.351 (0.284-0.460)	0.463 (0.365-0.652)	0.561 (0.426-0.798)	0.668 (0.486-0.978)	0.786 (0.543-1.19)	0.957 (0.629-1.50)	1.10 (0.695-1.73)
15-min	0.202 (0.166-0.262)	0.250 (0.205-0.325)	0.341 (0.278-0.444)	0.428 (0.347-0.561)	0.565 (0.445-0.795)	0.684 (0.520-0.973)	0.814 (0.592-1.19)	0.958 (0.662-1.45)	1.17 (0.768-1.82)	1.34 (0.848-2.11)
30-min	0.272 (0.223-0.352)	0.342 (0.280-0.444)	0.471 (0.384-0.613)	0.590 (0.477-0.772)	0.771 (0.605-1.08)	0.926 (0.702-1.31)	1.09 (0.793-1.60)	1.27 (0.879-1.92)	1.54 (1.01-2.39)	1.75 (1.11-2.75)
60-min	0.349 (0.286-0.453)	0.428 (0.350-0.555)	0.571 (0.465-0.743)	0.703 (0.569-0.920)	0.905 (0.710-1.26)	1.08 (0.816-1.52)	1.26 (0.915-1.84)	1.46 (1.01-2.20)	1.75 (1.15-2.73)	1.99 (1.26-3.12)
2-hr	0.427 (0.354-0.545)	0.514 (0.426-0.657)	0.671 (0.554-0.861)	0.816 (0.669-1.05)	1.04 (0.824-1.42)	1.23 (0.941-1.71)	1.43 (1.05-2.05)	1.65 (1.15-2.45)	1.97 (1.31-3.02)	2.22 (1.42-3.45)
3-hr	0.488 (0.407-0.617)	0.569 (0.474-0.720)	0.718 (0.597-0.912)	0.858 (0.708-1.10)	1.08 (0.861-1.46)	1.26 (0.976-1.74)	1.46 (1.08-2.08)	1.69 (1.19-2.48)	2.01 (1.34-3.05)	2.27 (1.46-3.49)
6-hr	0.597 (0.505-0.743)	0.691 (0.583-0.861)	0.856 (0.720-1.07)	1.01 (0.840-1.27)	1.23 (0.991-1.63)	1.41 (1.11-1.91)	1.61 (1.21-2.25)	1.83 (1.30-2.63)	2.13 (1.44-3.17)	2.37 (1.55-3.58)
12-hr	0.736 (0.631-0.903)	0.859 (0.735-1.05)	1.07 (0.909-1.31)	1.25 (1.05-1.54)	1.51 (1.22-1.96)	1.71 (1.35-2.27)	1.93 (1.46-2.63)	2.16 (1.55-3.05)	2.47 (1.69-3.62)	2.71 (1.79-4.04)
24-hr	0.903 (0.784-1.09)	1.05 (0.910-1.27)	1.30 (1.12-1.57)	1.51 (1.29-1.84)	1.80 (1.48-2.30)	2.04 (1.63-2.64)	2.28 (1.74-3.05)	2.53 (1.83-3.51)	2.86 (1.98-4.12)	3.12 (2.09-4.58)
2-day	1.09 (0.954-1.29)	1.24 (1.09-1.48)	1.51 (1.32-1.80)	1.73 (1.51-2.08)	2.05 (1.71-2.57)	2.30 (1.86-2.93)	2.55 (1.98-3.37)	2.82 (2.07-3.85)	3.17 (2.22-4.49)	3.45 (2.34-4.98)
3-day	1.19 (1.05-1.40)	1.36 (1.21-1.61)	1.65 (1.46-1.95)	1.89 (1.66-2.25)	2.23 (1.87-2.76)	2.50 (2.03-3.15)	2.76 (2.15-3.60)	3.04 (2.25-4.11)	3.41 (2.40-4.77)	3.69 (2.52-5.28)
4-day	1.27 (1.13-1.48)	1.45 (1.29-1.70)	1.76 (1.56-2.07)	2.02 (1.78-2.39)	2.38 (2.00-2.92)	2.66 (2.17-3.33)	2.94 (2.30-3.80)	3.22 (2.40-4.32)	3.60 (2.55-5.01)	3.89 (2.67-5.53)
7-day	1.46 (1.31-1.68)	1.67 (1.50-1.93)	2.02 (1.81-2.34)	2.31 (2.06-2.69)	2.71 (2.30-3.28)	3.01 (2.49-3.72)	3.32 (2.63-4.23)	3.63 (2.72-4.79)	4.03 (2.88-5.53)	4.33 (3.01-6.08)
10-day	1.64 (1.48-1.87)	1.87 (1.69-2.14)	2.25 (2.02-2.58)	2.56 (2.29-2.95)	2.98 (2.55-3.57)	3.30 (2.75-4.04)	3.63 (2.89-4.58)	3.95 (2.99-5.17)	4.37 (3.15-5.95)	4.69 (3.28-6.53)
20-day	2.19 (2.01-2.46)	2.46 (2.26-2.77)	2.90 (2.65-3.28)	3.26 (2.96-3.71)	3.75 (3.26-4.42)	4.13 (3.48-4.95)	4.49 (3.63-5.57)	4.86 (3.72-6.25)	5.33 (3.89-7.12)	5.68 (4.02-7.78)
30-day	2.65 (2.45-2.94)	2.97 (2.75-3.30)	3.48 (3.21-3.89)	3.89 (3.56-4.37)	4.44 (3.88-5.16)	4.85 (4.13-5.76)	5.25 (4.28-6.44)	5.65 (4.36-7.18)	6.15 (4.52-8.12)	6.51 (4.64-8.82)
45-day	3.22 (3.01-3.55)	3.62 (3.37-3.99)	4.24 (3.94-4.69)	4.73 (4.36-5.26)	5.37 (4.72-6.16)	5.84 (4.99-6.84)	6.28 (5.14-7.60)	6.70 (5.20-8.41)	7.22 (5.34-9.41)	7.58 (5.44-10.2)
60-day	3.70 (3.48-4.04)	4.17 (3.92-4.57)	4.91 (4.58-5.39)	5.47 (5.08-6.05)	6.20 (5.47-7.04)	6.71 (5.77-7.79)	7.19 (5.92-8.62)	7.63 (5.95-9.49)	8.15 (6.06-10.5)	8.50 (6.14-11.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical



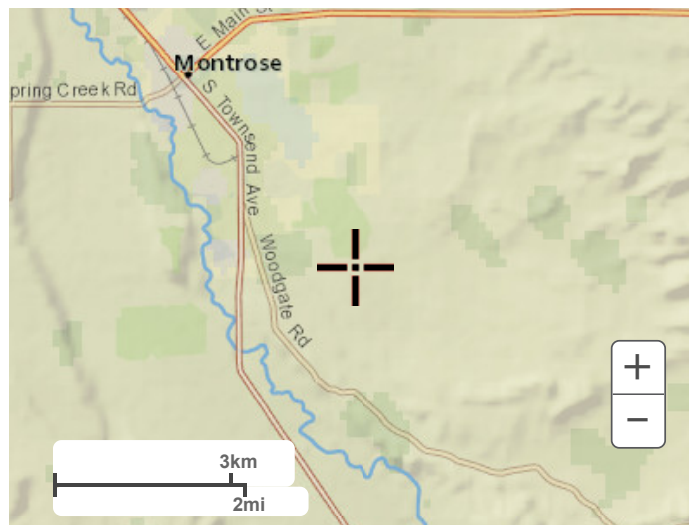
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Aug 15 15:52:29 2022

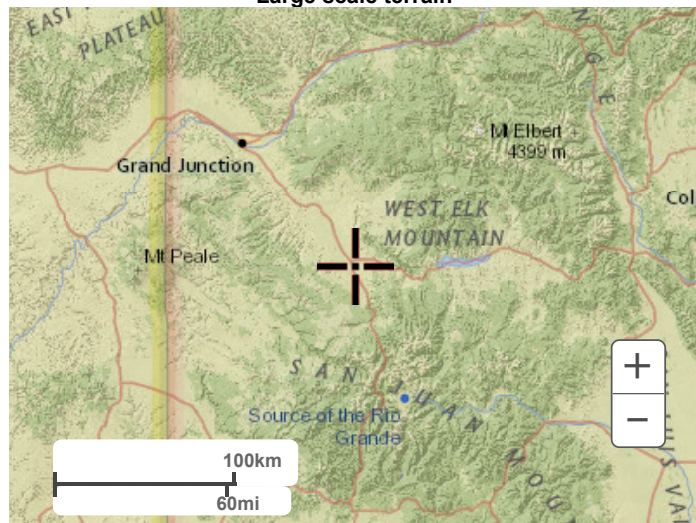
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Maps & aerals

Small scale terrain



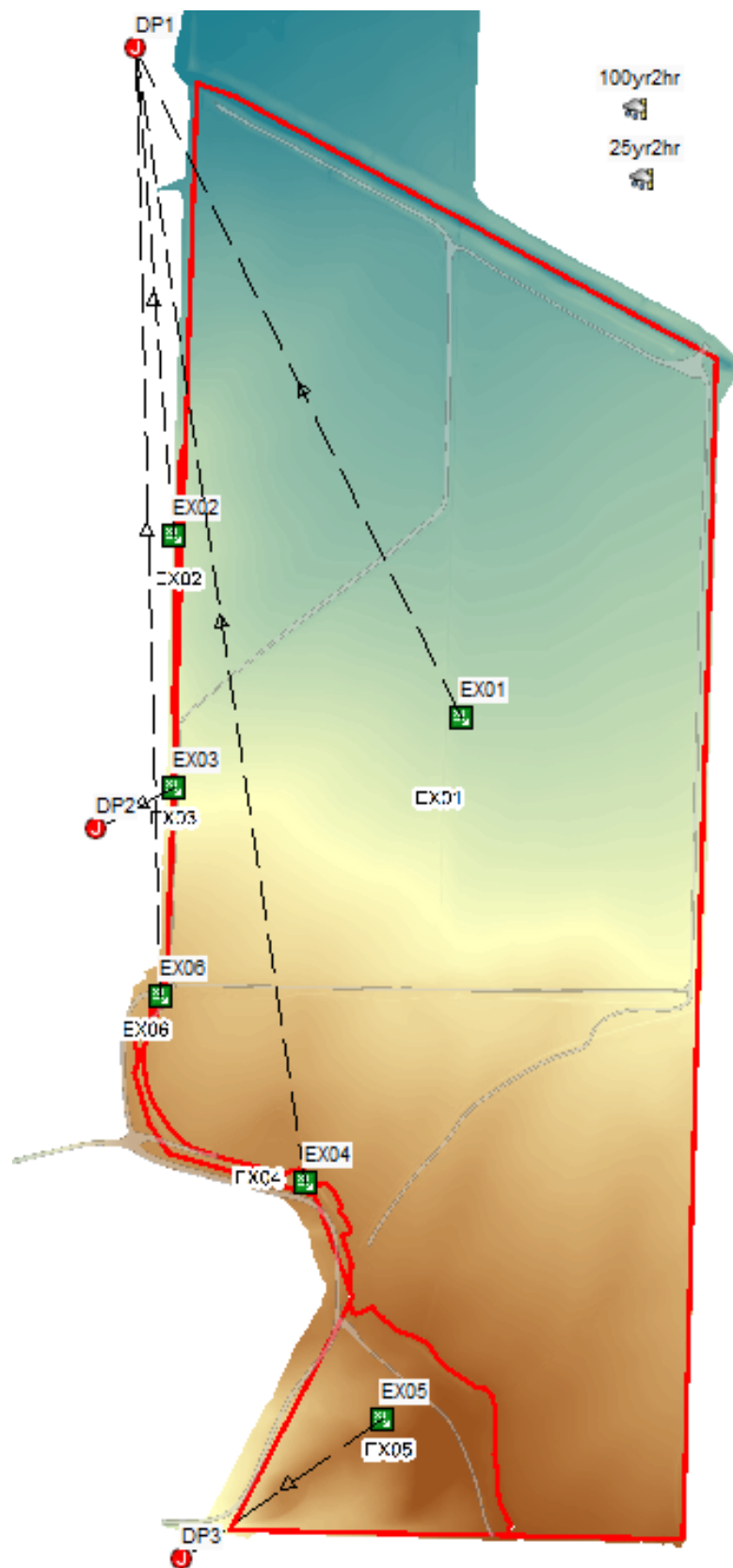
Large scale terrain



Large scale map



Large scale aerial



Project Description

File Name VRS_Existing_SketchPlan.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method SCS TR-55
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	23:59:59
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	2
Subbasins.....	6
Nodes.....	3
<i>Junctions</i>	3
<i>Outfalls</i>	0
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	0
<i>Channels</i>	0
<i>Pipes</i>	0
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Subbasin Summary

SN	Subbasin ID	Area	Peak Rate	Weighted Curve Number	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)			(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	EX01	89.20	484.00	83.64	1.05	0.16	14.63	12.47	0 00:31:16
2	EX02	0.20	484.00	88.00	1.05	0.28	0.06	0.10	0 00:05:00
3	EX03	0.03	484.00	88.00	1.05	0.28	0.01	0.02	0 00:05:00
4	EX04	0.68	484.00	75.54	1.05	0.04	0.03	0.03	0 00:05:00
5	EX05	6.11	484.00	74.37	1.05	0.03	0.20	0.18	0 00:12:57
6	EX06	0.10	484.00	77.00	1.05	0.06	0.01	0.01	0 00:05:00

Subbasin Hydrology

Subbasin : EX01

Input Data

Area (ac)	89.2
Peak Rate Factor	484
Weighted Curve Number	83.64
Rain Gage ID	25yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Fallow, crop residue, Good	59.91	C	88
Gravel roads	1.42	C	89
Pasture, grassland, or range, Good	27.87	C	74
Composite Area & Weighted CN	89.2		83.64

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$

Where :

- Tc = Time of Concentration (hr)
- n = Manning's roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

- V = 16.1345 * (Sf^0.5) (unpaved surface)
- V = 20.3282 * (Sf^0.5) (paved surface)
- V = 15.0 * (Sf^0.5) (grassed waterway surface)
- V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
- V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
- V = 7.0 * (Sf^0.5) (short grass pasture surface)
- V = 5.0 * (Sf^0.5) (woodland surface)
- V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)

Channel Flow Equation :

- $V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$
- R = Aq / Wp
- Tc = (Lf / V) / (3600 sec/hr)

Where :

- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- R = Hydraulic Radius (ft)
- Aq = Flow Area (ft²)
- Wp = Wetted Perimeter (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)
- n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.1	0	0
Flow Length (ft) :	200	0	0
Slope (%) :	3.5	0	0
2 yr, 24 hr Rainfall (in) :	1.05	0	0
Velocity (ft/sec) :	0.19	0	0
Computed Flow Time (min) :	17.21	0	0
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1720	0	0
Slope (%) :	1.6	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.04	0	0
Computed Flow Time (min) :	14.05	0	0
Total TOC (min)	31.27		

Subbasin Runoff Results

Total Rainfall (in)	1.05
Total Runoff (in)	0.16
Peak Runoff (cfs)	12.47
Weighted Curve Number	83.64
Time of Concentration (days hh:mm:ss)	0 00:31:16

Subbasin : EX02

Input Data

Area (ac) 0.2
Peak Rate Factor 484
Weighted Curve Number 88
Rain Gage ID 25yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Fallow, crop residue, Good	0.2	C	88
Composite Area & Weighted CN	0.2		88

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 1.05
Total Runoff (in) 0.28
Peak Runoff (cfs) 0.1
Weighted Curve Number 88
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX03

Input Data

Area (ac) 0.03
Peak Rate Factor 484
Weighted Curve Number 88
Rain Gage ID 25yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Fallow, crop residue, Good	0.03	C	88
Composite Area & Weighted CN	0.03		88

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 1.05
Total Runoff (in) 0.28
Peak Runoff (cfs) 0.02
Weighted Curve Number 88
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX04

Input Data

Area (ac)	0.68
Peak Rate Factor	484
Weighted Curve Number	75.54
Rain Gage ID	25yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Gravel roads	0.07	C	89
Pasture, grassland, or range, Good	0.61	C	74
Composite Area & Weighted CN	0.68		75.54

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in)	1.05
Total Runoff (in)	0.04
Peak Runoff (cfs)	0.03
Weighted Curve Number	75.54
Time of Concentration (days hh:mm:ss)	0 00:05:00

Subbasin : EX05

Input Data

Area (ac)	6.11
Peak Rate Factor	484
Weighted Curve Number	74.37
Rain Gage ID	25yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Pasture, grassland, or range, Good	5.96	C	74
Gravel roads	0.15	C	89
Composite Area & Weighted CN	6.11		74.37

Time of Concentration

	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	0.1	0	0
Flow Length (ft) :	200	0	0
Slope (%) :	8.5	0	0
2 yr, 24 hr Rainfall (in) :	1.05	0	0
Velocity (ft/sec) :	0.28	0	0
Computed Flow Time (min) :	12.07	0	0
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	210	0	0
Slope (%) :	5.9	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	3.92	0	0
Computed Flow Time (min) :	0.89	0	0
Total TOC (min)	12.96		

Subbasin Runoff Results

Total Rainfall (in)	1.05
Total Runoff (in)	0.03
Peak Runoff (cfs)	0.18
Weighted Curve Number	74.37
Time of Concentration (days hh:mm:ss)	0 00:12:58

Subbasin : EX06

Input Data

Area (ac) 0.1
 Peak Rate Factor 484
 Weighted Curve Number 77
 Rain Gage ID 25yr2hr

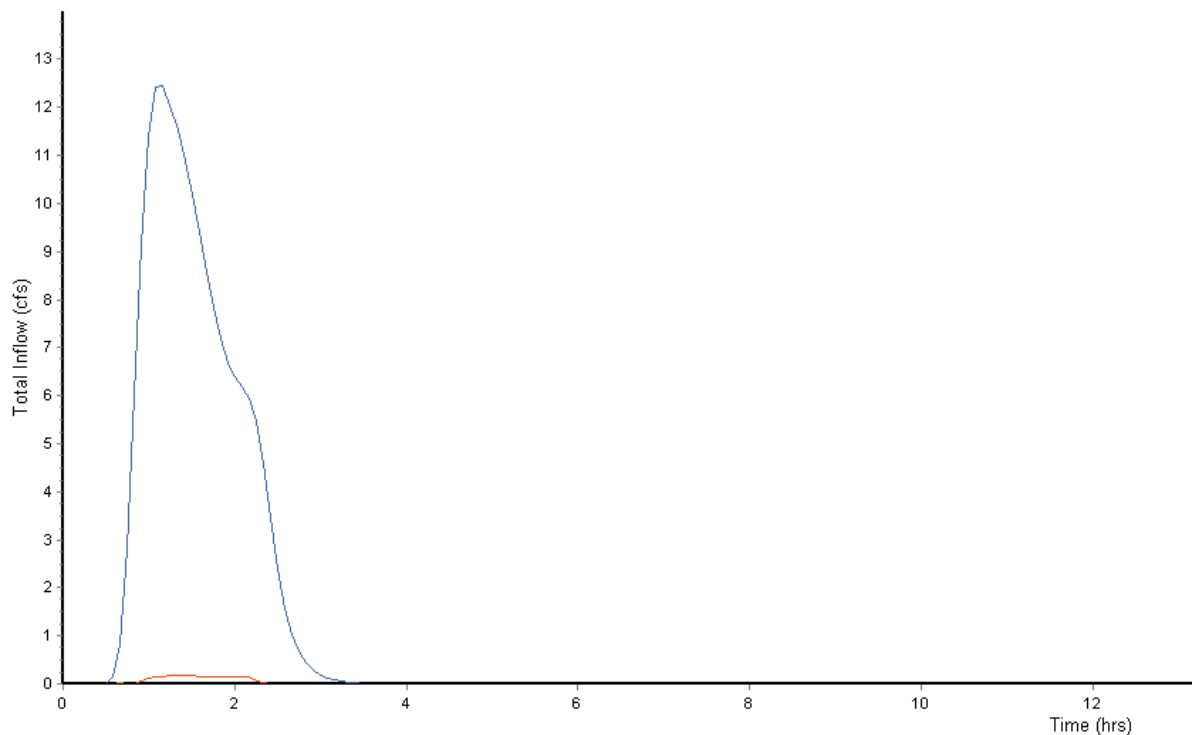
Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Pasture, grassland, or range, Good	0.08	C	74
Gravel roads	0.02	C	89
Composite Area & Weighted CN	0.1		77

Time of Concentration

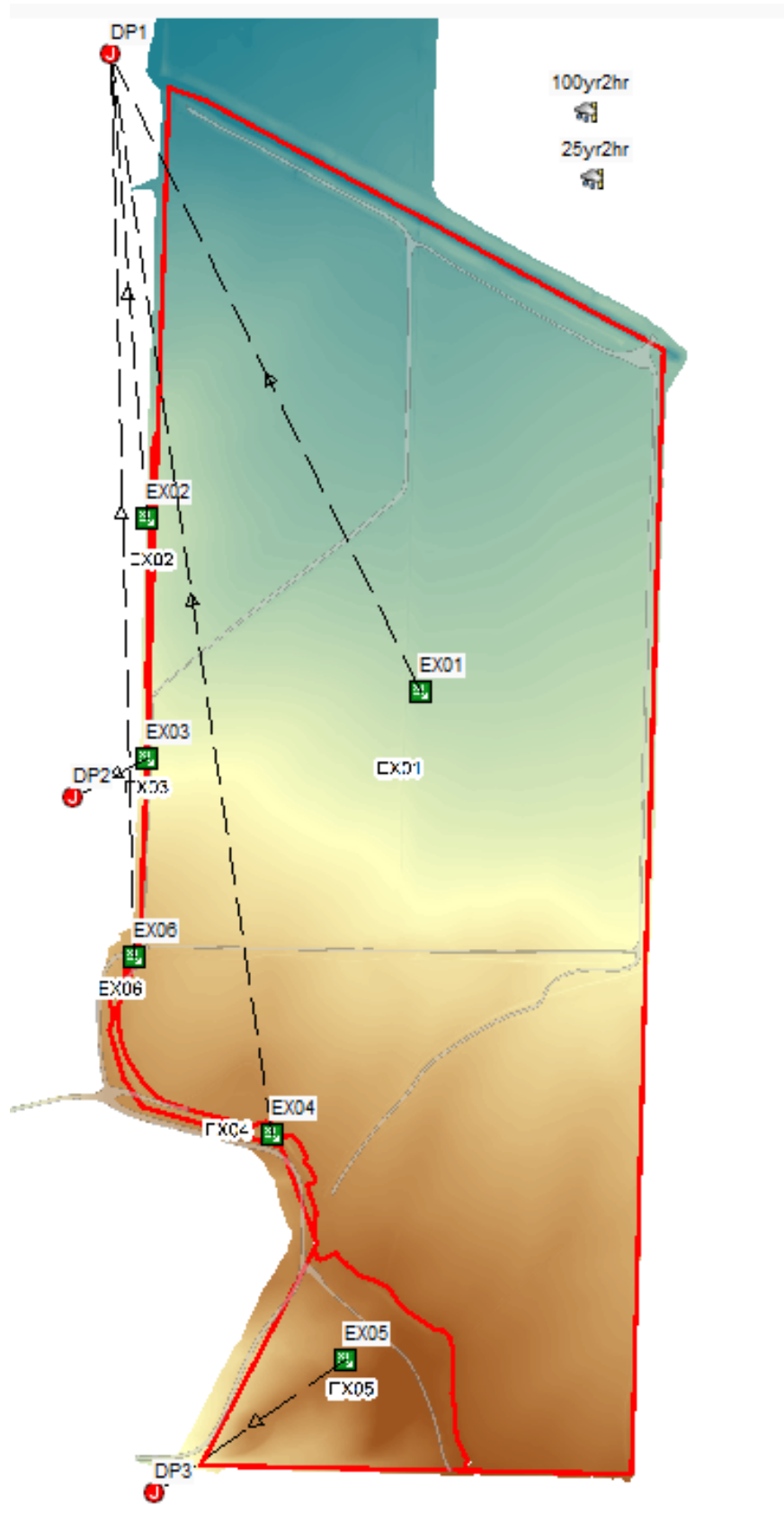
Subbasin Runoff Results

Total Rainfall (in) 1.05
 Total Runoff (in) 0.06
 Peak Runoff (cfs) 0.01
 Weighted Curve Number 77
 Time of Concentration (days hh:mm:ss) 0 00:00:00



Total Inflow Summary Table

Time period		Element ID	DP1	DP2	DP3
From:	01/01/2022, 12:00:00 AM	Maximum Total Inflow (cfs)	12.45	0.02	0.18
To:	01/02/2022, 12:00:00 AM	Minimum Total Inflow (cfs)	0.00	0.00	0.00
Thresholds		Event Mean Total Inflow (cfs)	0.62	0.00	0.01
Exceedance:	0	Duration of Exceedances (hrs)	N/A	N/A	N/A
Deficit:	0	Duration of Deficits (hrs)	N/A	N/A	N/A
Detention storage		Number of Exceedances	N/A	N/A	N/A
Max flow:	0	Number of Deficits	N/A	N/A	N/A
		Volume of Exceedance (ft³)	N/A	N/A	N/A
		Volume of Deficit (ft³)	N/A	N/A	N/A
		Total Inflow Volume (ft³)	53529.33	32.88	743.48
		Detention Storage (ft³)	N/A	N/A	N/A



Project Description

File Name VRS_Existing_SketchPlan.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method SCS TR-55
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On	00:00:00	0:00:00
End Analysis On	00:00:00	23:59:59
Start Reporting On	00:00:00	0:00:00
Antecedent Dry Days	0	days
Runoff (Dry Weather) Time Step	0 01:00:00	days hh:mm:ss
Runoff (Wet Weather) Time Step	0 00:05:00	days hh:mm:ss
Reporting Time Step	0 00:05:00	days hh:mm:ss
Routing Time Step	30	seconds

Number of Elements

	Qty
Rain Gages	2
Subbasins.....	6
Nodes.....	3
<i>Junctions</i>	3
<i>Outfalls</i>	0
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	0
<i>Channels</i>	0
<i>Pipes</i>	0
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Subbasin Summary

SN	Subbasin ID	Area	Peak Rate	Weighted Curve	Total Rainfall	Total Runoff	Total Runoff	Peak Runoff	Time of Concentration
		(ac)	Factor	Number	(in)	(in)	Volume (ac-in)	(cfs)	(days hh:mm:ss)
1	EX01	89.20	484.00	83.64	1.46	0.38	33.54	33.68	0 00:31:16
2	EX02	0.20	484.00	88.00	1.46	0.55	0.11	0.22	0 00:05:00
3	EX03	0.03	484.00	88.00	1.46	0.55	0.02	0.04	0 00:05:00
4	EX04	0.68	484.00	75.54	1.46	0.16	0.11	0.13	0 00:05:00
5	EX05	6.11	484.00	74.37	1.46	0.14	0.86	0.90	0 00:12:57
6	EX06	0.10	484.00	77.00	1.46	0.19	0.02	0.03	0 00:05:00

Subbasin Hydrology

Subbasin : EX01

Input Data

Area (ac)	89.2
Peak Rate Factor	484
Weighted Curve Number	83.64
Rain Gage ID	100yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Fallow, crop residue, Good	59.91	C	88
Gravel roads	1.42	C	89
Pasture, grassland, or range, Good	27.87	C	74
Composite Area & Weighted CN	89.2		83.64

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$

Where :

- Tc = Time of Concentration (hr)
- n = Manning's roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

- V = 16.1345 * (Sf^0.5) (unpaved surface)
- V = 20.3282 * (Sf^0.5) (paved surface)
- V = 15.0 * (Sf^0.5) (grassed waterway surface)
- V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
- V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
- V = 7.0 * (Sf^0.5) (short grass pasture surface)
- V = 5.0 * (Sf^0.5) (woodland surface)
- V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)

Channel Flow Equation :

- $V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$
- R = Aq / Wp
- Tc = (Lf / V) / (3600 sec/hr)

Where :

- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- R = Hydraulic Radius (ft)
- Aq = Flow Area (ft²)
- Wp = Wetted Perimeter (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)
- n = Manning's roughness

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	0.1	0	0
Flow Length (ft) :	200	0	0
Slope (%) :	3.5	0	0
2 yr, 24 hr Rainfall (in) :	1.05	0	0
Velocity (ft/sec) :	0.19	0	0
Computed Flow Time (min) :	17.21	0	0
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	1720	0	0
Slope (%) :	1.6	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	2.04	0	0
Computed Flow Time (min) :	14.05	0	0
Total TOC (min)	31.27		

Subbasin Runoff Results

Total Rainfall (in)	1.46
Total Runoff (in)	0.38
Peak Runoff (cfs)	33.68
Weighted Curve Number	83.64
Time of Concentration (days hh:mm:ss)	0 00:31:16

Subbasin : EX02

Input Data

Area (ac) 0.2
Peak Rate Factor 484
Weighted Curve Number 88
Rain Gage ID 100yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Fallow, crop residue, Good	0.2	C	88
Composite Area & Weighted CN	0.2		88

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 1.46
Total Runoff (in) 0.55
Peak Runoff (cfs) 0.22
Weighted Curve Number 88
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX03

Input Data

Area (ac) 0.03
Peak Rate Factor 484
Weighted Curve Number 88
Rain Gage ID 100yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Fallow, crop residue, Good	0.03	C	88
Composite Area & Weighted CN	0.03		88

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 1.46
Total Runoff (in) 0.55
Peak Runoff (cfs) 0.04
Weighted Curve Number 88
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX04

Input Data

Area (ac) 0.68
Peak Rate Factor 484
Weighted Curve Number 75.54
Rain Gage ID 100yr2hr

Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Gravel roads	0.07	C	89
Pasture, grassland, or range, Good	0.61	C	74
Composite Area & Weighted CN	0.68		75.54

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 1.46
Total Runoff (in) 0.16
Peak Runoff (cfs) 0.13
Weighted Curve Number 75.54
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX05**Input Data**

Area (ac) 6.11
Peak Rate Factor 484
Weighted Curve Number 74.37
Rain Gage ID 100yr2hr

Composite Curve Number

32	Area (acres)	Soil Group	Curve Number
Soil/Surface Description			
Pasture, grassland, or range, Good	5.96	C	74
Gravel roads	0.15	C	89
Composite Area & Weighted CN	6.11		74.37

Time of Concentration

	Subarea A	Subarea B	Subarea C
Sheet Flow Computations			
Manning's Roughness :	0.1	0	0
Flow Length (ft) :	200	0	0
Slope (%) :	8.5	0	0
2 yr, 24 hr Rainfall (in) :	1.05	0	0
Velocity (ft/sec) :	0.28	0	0
Computed Flow Time (min) :	12.07	0	0
Shallow Concentrated Flow Computations			
Flow Length (ft) :	210	0	0
Slope (%) :	5.9	0	0
Surface Type :	Unpaved	Unpaved	Unpaved
Velocity (ft/sec) :	3.92	0	0
Computed Flow Time (min) :	0.89	0	0
Total TOC (min)	12.96		

Subbasin Runoff Results

Total Rainfall (in) 1.46
Total Runoff (in) 0.14
Peak Runoff (cfs) 0.9
Weighted Curve Number 74.37
Time of Concentration (days hh:mm:ss) 0 00:12:58

Subbasin : EX06

Input Data

Area (ac)	0.1
Peak Rate Factor	484
Weighted Curve Number	77
Rain Gage ID	100yr2hr

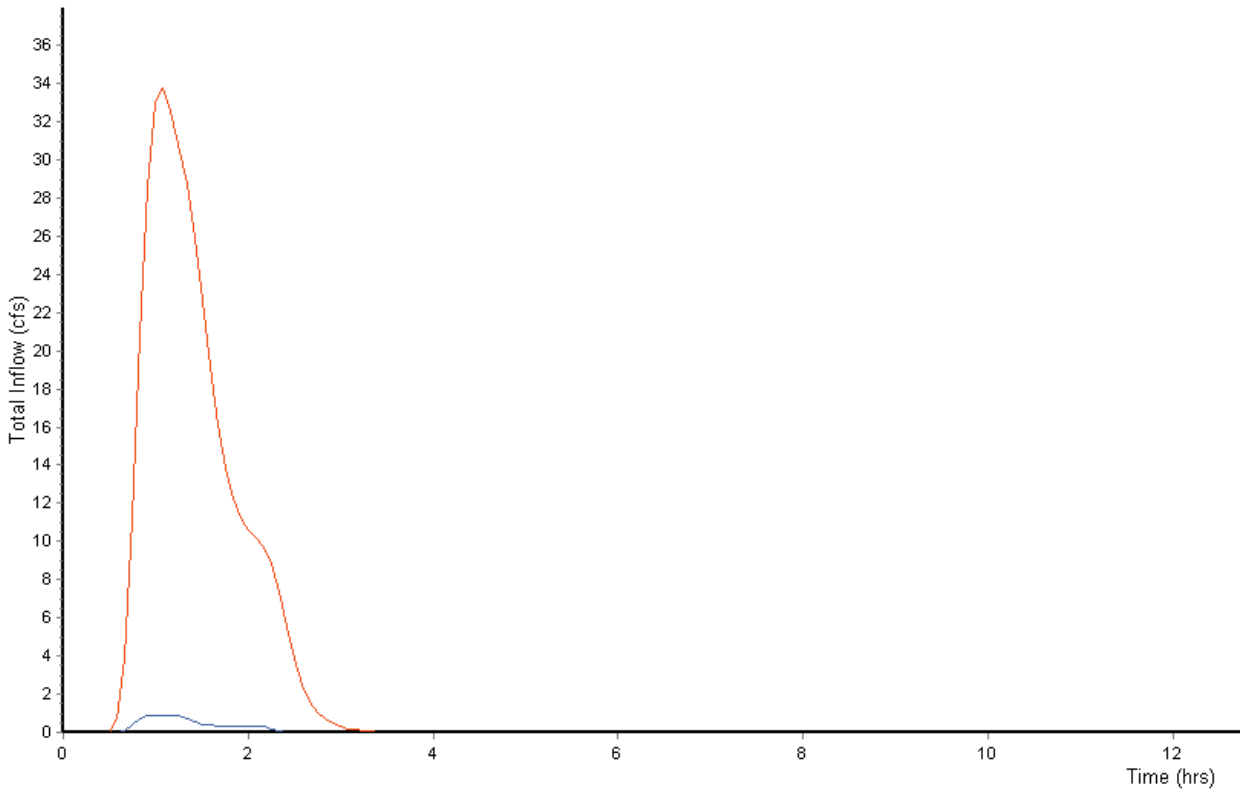
Composite Curve Number

32	Area	Soil	Curve
Soil/Surface Description	(acres)	Group	Number
Pasture, grassland, or range, Good	0.08	C	74
Gravel roads	0.02	C	89
Composite Area & Weighted CN	0.1		77

Time of Concentration

Subbasin Runoff Results

Total Rainfall (in)	1.46
Total Runoff (in)	0.19
Peak Runoff (cfs)	0.03
Weighted Curve Number	77
Time of Concentration (days hh:mm:ss)	0 00:00:00

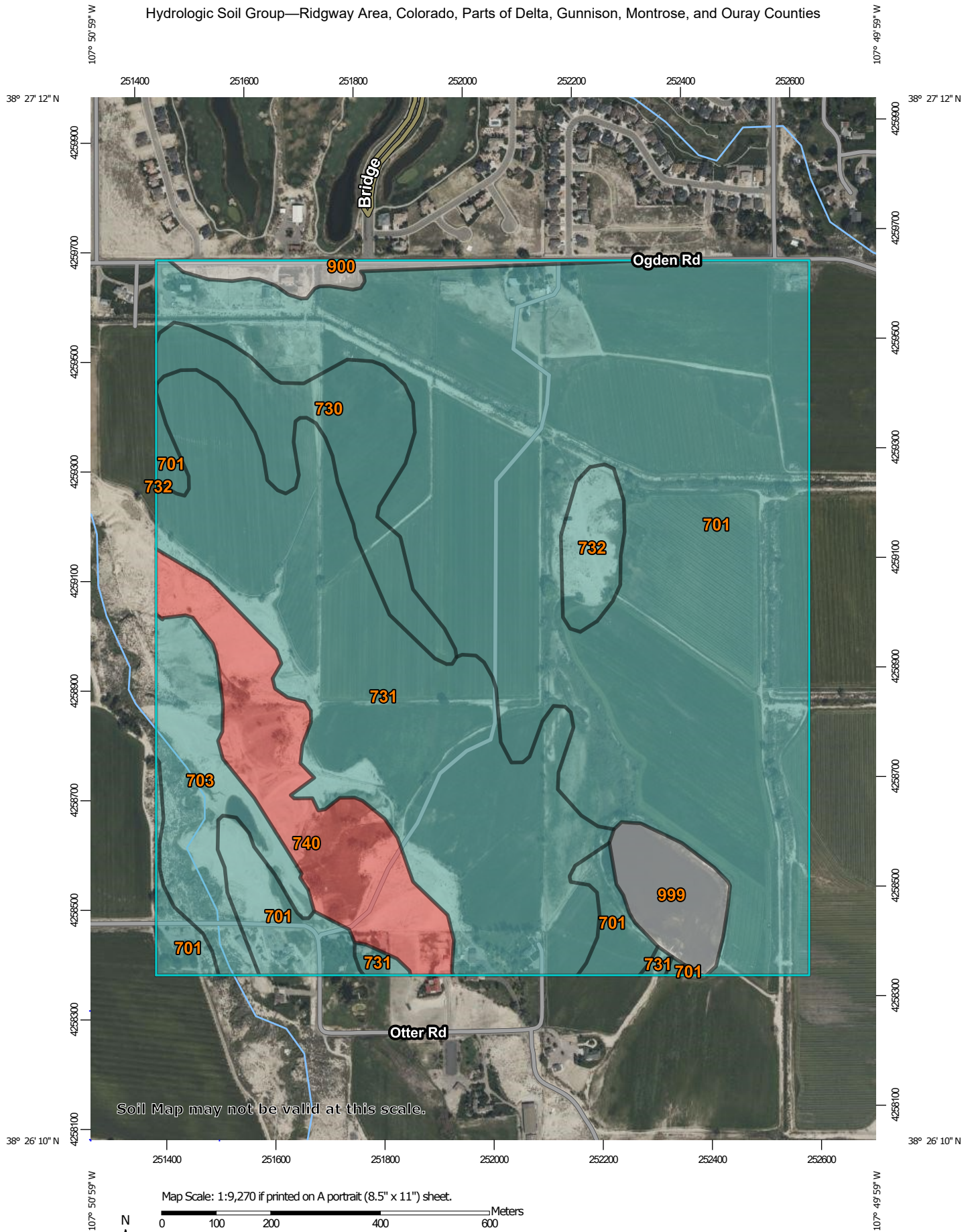


Total Inflow Summary Table				
Time period				
From: 01/01/2022, 12:00:00 AM				
To: 01/02/2022, 12:00:00 AM				
Thresholds				
Exceedance: 0				
Deficit: 0				
Detention storage				
Max flow: 0				
Element ID	DP3	DP2	DP1	
Maximum Total Inflow (cfs)	0.90	0.03	33.76	
Minimum Total Inflow (cfs)	0.00	0.00	0.00	
Event Mean Total Inflow (cfs)	0.04	0.00	1.42	
Duration of Exceedances (hrs)	N/A	N/A	N/A	
Duration of Deficits (hrs)	N/A	N/A	N/A	
Number of Exceedances	N/A	N/A	N/A	
Number of Deficits	N/A	N/A	N/A	
Volume of Exceedance (ft³)	N/A	N/A	N/A	
Volume of Deficit (ft³)	N/A	N/A	N/A	
Total Inflow Volume (ft³)	3100.65	63.48	122528.55	
Detention Storage (ft³)	N/A	N/A	N/A	

Appendix C

Soils Report

Hydrologic Soil Group—Ridgway Area, Colorado, Parts of Delta, Gunnison, Montrose, and Ouray Counties



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/15/2022
Page 1 of 4
Page 81 of 104

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ridgway Area, Colorado, Parts of Delta, Gunnison, Montrose, and Ouray Counties
 Survey Area Data: Version 13, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2021—Sep 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
701	Montrose silty clay loam, 0 to 2 percent slopes	C	208.3	53.8%
703	Sagers silty clay loam, 2 to 7 percent slopes	C	20.3	5.2%
730	Killpack silty clay loam, 0 to 2 percent slopes	C	22.1	5.7%
731	Killpack-Persayo complex, 2 to 8 percent slopes	C	86.7	22.4%
732	Fruita silty clay loam, 0 to 5 percent slopes	C	6.9	1.8%
740	Persayo-Fruita complex, 0 to 12 percent slopes	D	28.2	7.3%
900	Urban land		5.0	1.3%
999	Water		9.7	2.5%
Totals for Area of Interest			387.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix D

Traffic Analysis Methodology Proposal Memo



MEMORANDUM

DATE: Revised October 31, 2022
TO: Scott Murphy, City Engineer
FROM: Dan Cokley, PE, PTOE
RE: Valley Ranch Subdivision Level Two Traffic Analysis Methodology Proposal

This memo documents the initial methodology and assumptions that SGM intends to use for the Level Two traffic analysis for the Valley Ranch Subdivision proposed development located south of Ogden Rd and a 1 ¼ mile east of US 550 in Montrose, Colorado. The proposed residential development would consist of 60 single family lots and multi-family units on the 28.5-acre parcel, number to be determined.

The goal of this memo is to gain the City's acceptance of the data intended for use in the analysis, assumptions proposed for the analysis (directional distribution, trip reduction factors, etc.) and coordinate with the City Engineer to define the final scope and the overall approach to the access process for this land use application.

We are also requesting any existing traffic count data the City has available for Ogden Rd or US 550. The traffic impact study will be prepared in accordance with CDOT Level Two requirements, generally outlined below.

Baseline Traffic - Recent traffic volumes available at the Ogden Rd and Highway 550 and / or Woodgate intersection and Ogden Rd adjacent to the site. TIS use traffic data from recent nearby traffic studies are available for download at: <https://tinyurl.com/ValleyRanchTISData> Any usable traffic count data from these studies may be used in the Valley Ranch traffic study.

Analysis Years - Operational analysis of "Opening Day" traffic (2023), 20-year background traffic (2043) and 20-year total traffic (2043) will be completed. Baseline traffic volumes at study intersections will be factored by CDOT's 20-year factor provided on the OTIS website for this area.

Development Land Use Rates – Trip generation rates from the ITE Trip Generation Manual, 11th Edition will be used for full buildout using Single-Family (Code 210) and Multi-Family (Low-rise, Code 220).

Project Traffic Distribution - The directional distribution for site traffic will be assumed to be 70% west, 20% north and 10% east.

Access Permits – Evaluation of the need for an Access Permit will be included if required.

Operational Analysis – Analysis of the project intersection, and if an access permit is triggered, the intersection of Ogden Rd at Highway 550 plus as described in 1 below. Synchro studio will be used to assess LOS, Delay and 95th percentile queue during the AM and PM design hour. Modeling will be performed using the guidelines of the CDOT Traffic Analysis and Forecasting Guidelines_v01.072018.

Auxiliary Lane Assessment – The need for auxiliary lanes at the Ogden Rd project access will be evaluated per the State Highway Access Code. Ogden Rd is assumed to be a Category NR-C (Non-Rural Arterial) per the State Highway Access Code. The speed limit in the vicinity of the site is posted at 40 mph.



Multi-modal trip reduction

The location is approximately 1 ¼ mile east of US 550 and off any City transit routes therefore a multi-modal reduction will not be used in this analysis.

Comments from City to be incorporated into the TIS

1. The traffic study will be expanded to include all intersections with anticipated significant volume impacts from the project buildout. At a minimum, this is anticipated to include Valley Ranch/Ogden, Valley Ranch/Otter, Otter/Woodgate, Otter/Hwy 50, Woodgate/Oxbow, and Ogden/Woodgate. The remaining Townsend intersections are currently being studied by the city; however, if CDOT access permitting is required, it will be necessary for the development's traffic study to include these intersections as necessary to meet CDOT access permitting requirements. Please update the methodology to include these areas.
2. The traffic study will account for anticipated pass-through traffic heading south from Bridges Drive to Otter Road via the new Valley Ranch Parkway in its analyses and conclusions.
3. The capacity and suitability of Otter Road to support the proposed project traffic and identify any road widening or geometric improvements that would be needed to safely support this traffic.
4. Will evaluate pedestrian connectivity and any improvements that may be necessary for safe pedestrian connection in the traffic study.

Appendix E

Neighboring Property Owner Information



MEMORANDUM

DATE: Revised October 31, 2022
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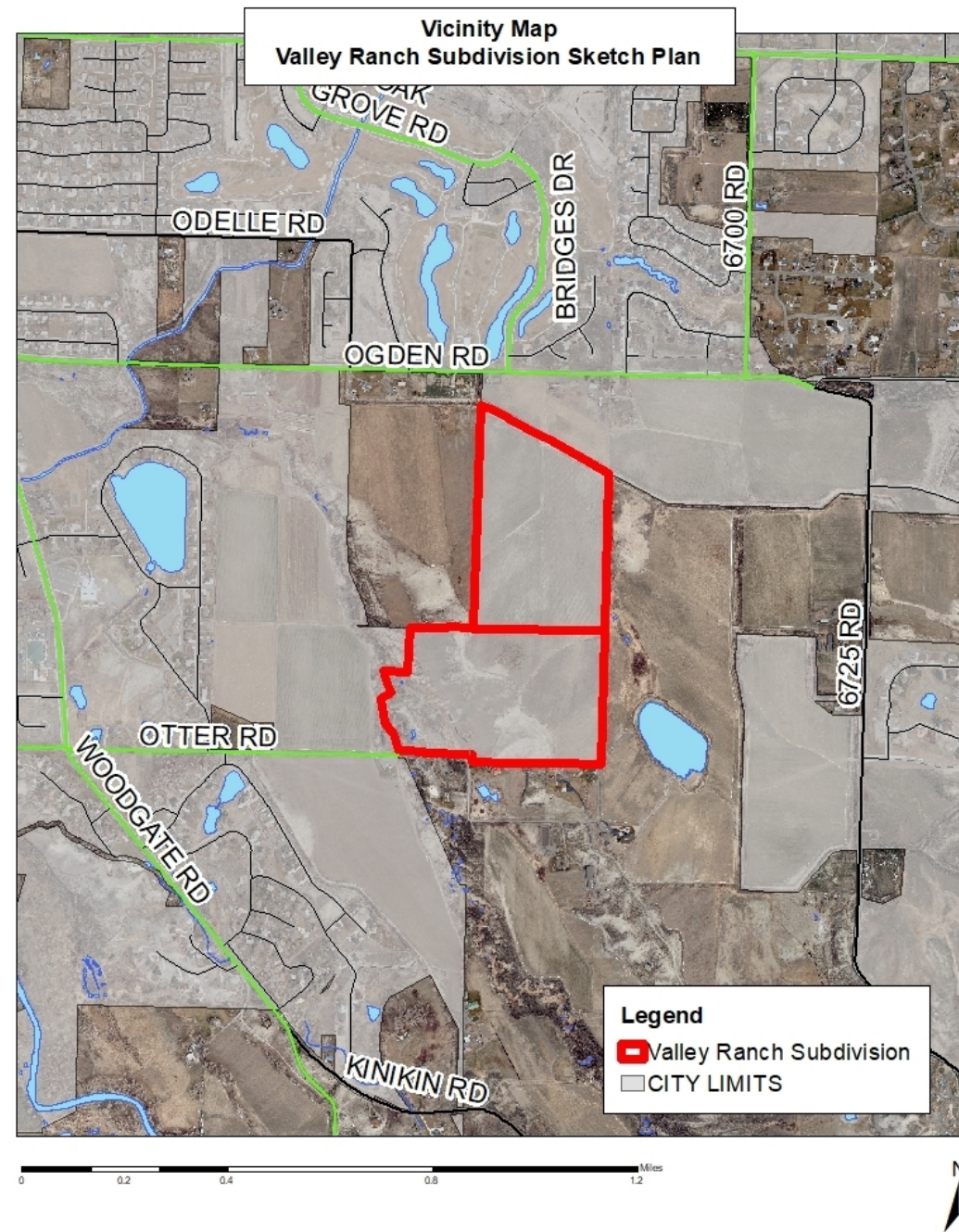
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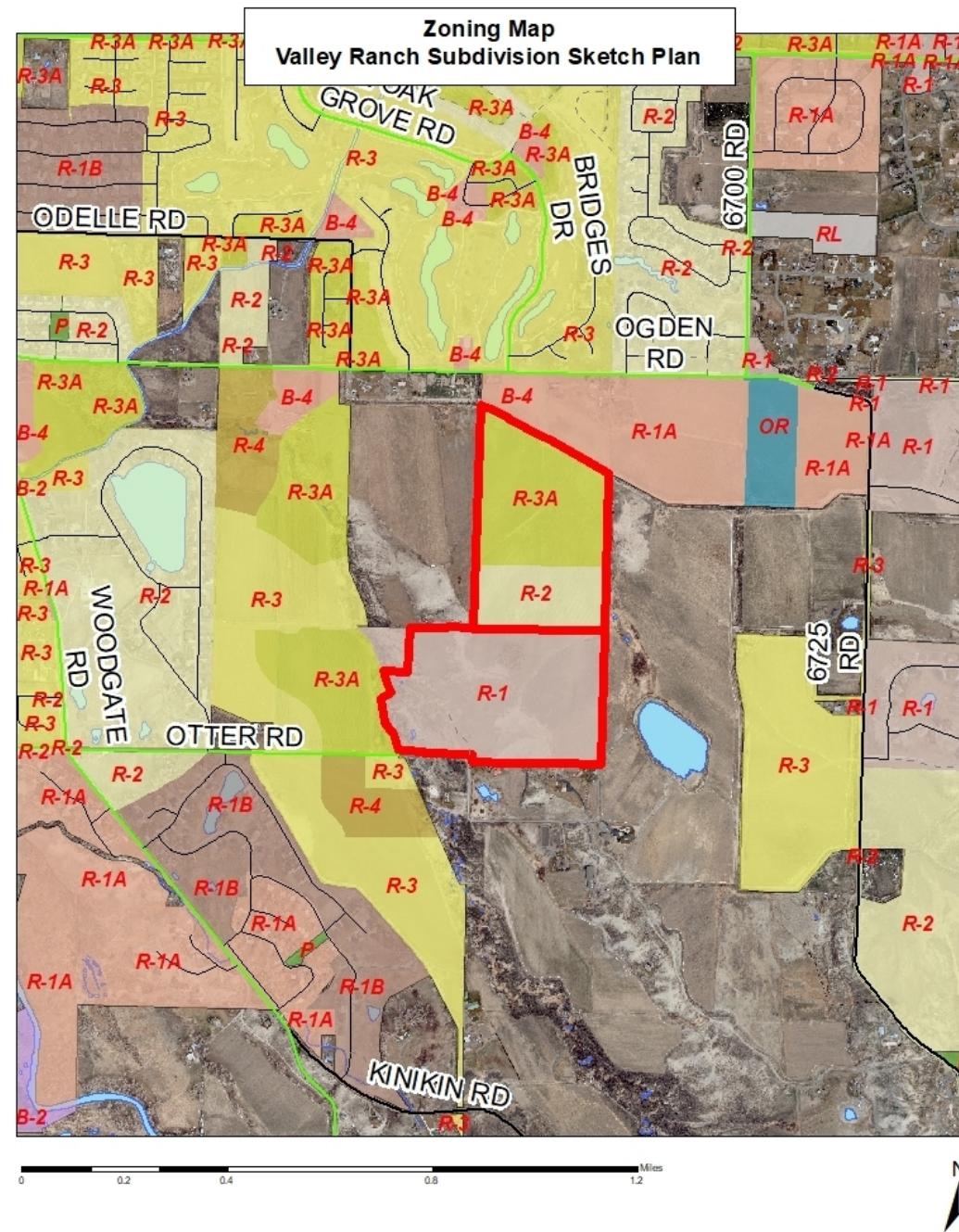


Vicinity Map



Project Background

- Project site: 96.03 acres
- Zoned “R-1” Very Low Density, “R-2” Low Density, and “R-3A” Medium High Density
- 60 residential lots, with one tract for future development.
- If brought forward as a preliminary plat, will require a rezone.

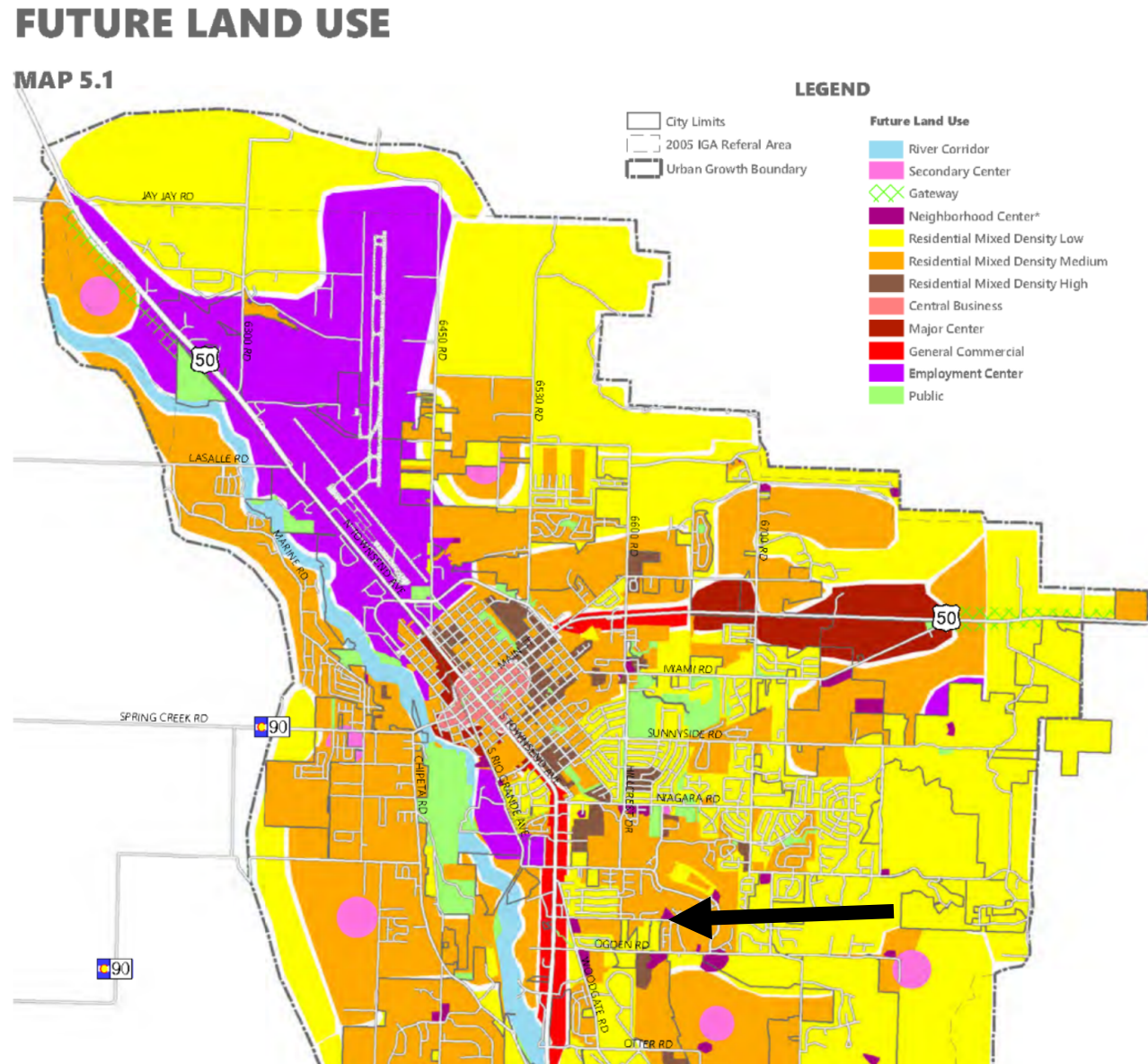


Subdivision Process



Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Low, Residential Mixed Density Medium, Secondary Center, and Neighborhood** in the future land use map.



Comprehensive Plan & Municipal Code

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

Zoning Regulations

- Municipal Code, Section 4-4-7.1(A) Intent: The “R-1” Very Low Density District provides for overall very low density residential development.
- Municipal Code, Section 4-4-6(A) Intent: The “R-2” Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- Municipal Code, Section 4-4-7.1(A) Intent: The “R-3A” Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.

Zoning Regulations

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

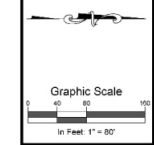
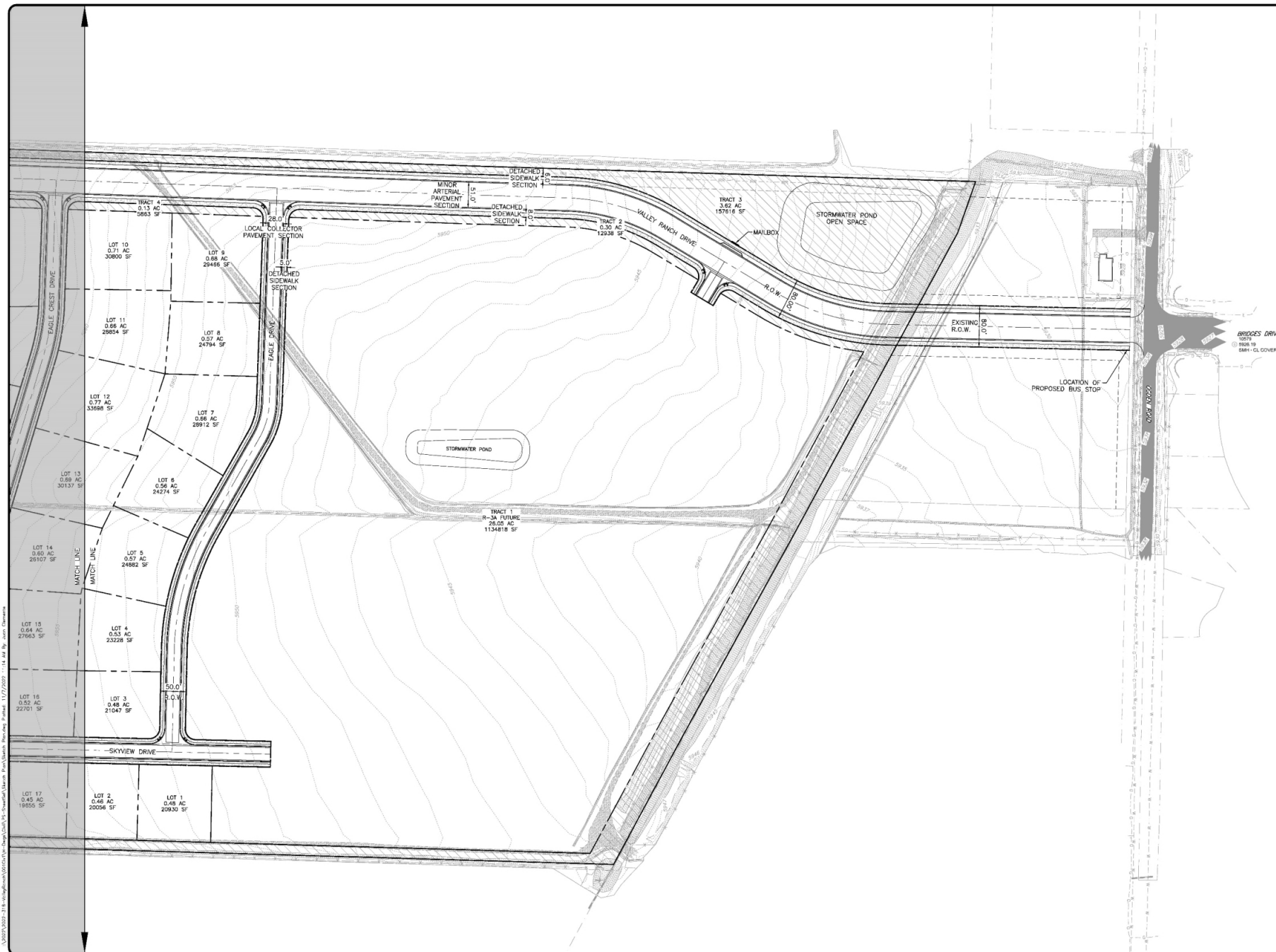
	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-1	All	100	150	1 acre	25	20	10	20	35
R-2	All	N/A	N/A	7,500	25	20	6	20	35
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplex	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,900/unit	15	20	10	15	35

118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

[illegible]

Linetypes		Legend	
EXISTING	PROPOSED	DESCRIPTION	
		UNDERGROUND ELECTRICAL, CABLE, TELEPHONE, GAS LINE	
		OVERHEAD TELEPHONE LINE	
		UNDERGROUND TELEPHONE LINE	
		LOW PRESSURE GAS LINE	
		HIGH PRESSURE GAS LINE	
		UNDERGROUND CABLE TELEVISION LINE	
		OVERHEAD CABLE TELEVISION LINE	
		UNDERGROUND ELECTRICAL LINE	
		STORM DRAIN LINE	
		WATER LINE	
		WATER SERVICE LINE	
		SANITARY SEWER LINE	
		SANITARY SEWER LINE WITH DIRECTION	
		SANITARY SEWER SERVICE LINE	
		FIBER OPTIC LINE	
		IRRIGATION LINE	
		DRAINAGE SMALL FLOWLINE	
		BARBED-WIRE FENCE LINE	
		CHAIN LINK FENCE	
		SILT FENCE	
		CULVERT, SIZE & FEET	
		EDGE OF ASPHALT	
		EDGE OF CONCRETE	
		EDGE OF WATER	
		CENTERLINE	
		ROCK WALL	
		CONTOURS	
		RIGHT-OF-WAY	
		VEGETATION	
		LIMITS OF DISTURBED AREA	
		RAILROAD TRACKS	
		TOP OF CUT	
		TOP OF FILL	
		EASEMENT	
EXISTING	PROPOSED	DESCRIPTION	
		DECIDUOUS TREE	
		CONIFEROUS TREE	
		MONUMENT MARKER	
		PEDESTALS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)	
		MANHOLES (DRAINAGE, ELEC, FIBER) (IRRIGATION, SANITARY, TELEPHONE, UNKNOWN, WATER)	
		STORM DRAIN INLET	
		VAULTS/HANDHOLES (CATV, ELEC, FIBER, TELE, TRAFFIC, UNKNOWN)	
		ELECTRIC TRANSFORMER	
		GAS VALVE	
		SANITARY SEWER VALVE	
		IRRIGATION CONTROL VALVE	
		WATER VALVE	
		WATER SHUTOFF VALVE	
		FIRE HYDRANT	
		METERS (GAS, ELECTRIC, WATER)	
		GAS WELL	
		MONITORING WELL	
		WATER WELL	
		CLEAN-OUT	
		PROPANE TANK (ABOVE GROUND)	
		PROPANE TANK (UNDERGROUND)	
		WATER SPIGOT	
		IRRIGATION CONTROL BOX	
		IRRIGATION HEADGATE	
		IRRIGATION SPRINKLER HEAD	
		PVC PIPE	
		UTILITY POLE	
		GUY WIRE	
		STREET LIGHT POLE	
		SIGN	

No portion of this tract is within the boundaries of the 100-year flood plain of Dry Cedar Creek, that is within the limits of study of the Federal Flood Insurance Administration FIRM panel 08085C0778D and 08085C0779D, dated January 6, 2012 for Montrose County.



SGM
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Glenwood Springs, CO 81601
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www.sgm-inc.com

Valley Ranch Subdivision
Montrose, Colorado

[illegible]

Sketch Plan North

Dwg No.

2

Of: 6

Staff Guidance to Planning Commission

- The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to **provide guidance** to the subdivider in accordance with the City of Montrose Municipal Code. **No formal action is taken at this time.**
- Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat 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.

