



REGULAR PLANNING COMMISSION MEETING AGENDA

Wednesday, February 8, 2023 5:00 PM

Centennial Room, City Hall Annex - 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 January 25, 2023 Planning Commission meeting
- 4) Additions or Deletions
- 5) **FIORI DI LENA SUBDIVISION SKETCH PLAN** This is a review and discussion of the Fiori Di Lena Sketch Plan. The property is approximately 6.6 acres in size, and is located south of the intersection of Miami Rd and 6700 Rd. The property is zoned "R-1A" Large Estate District. The proposal consists of 12 single-family residential lots located on either side of the planned extension of 6700 Rd. The applicants are Ben and Paul DeJulio and the City of Montrose.
- 6) **LES SCHWAB TIRE CENTER CONDITIONAL USE PERMIT** This proposed conditional use permit would apply to Lot 2 of the Tri-State Subdivision, also known as 1901 S Townsend Ave. The proposal would allow a tire center on the property. Automobile and other vehicle sales and service establishments are considered a conditional use in the "B-2" Highway Commercial District. The applicant is the Farnsworth Group.



- 7) **CROSSROADS PARK II SUBDIVISION PRELIMINARY PLANNED DEVELOPMENT AND PRELIMINARY PLAT** This is a proposal for a subdivision consisting of 26 residential units across 13 residential lots, plus open space tracts. The subdivision application also includes a planned development application, necessitated by the reduction in setback requirements. This proposed subdivision is located on the northeast corner of 6600 Rd and Locust Rd. The applicant is Tim Clifford with Crossroads Park II, LLC.
- 8) **COBBLE CREEK WEST SUBDIVISION SKETCH PLAN** This is a review and discussion of the Cobble Creek West Subdivision Sketch Plan. The property is approximately 58.73 acres in size and is located on the west side of 6400 Rd. The property is zoned "R-3" Medium Density District. The subdivision proposes 203 residential lots. The applicant is Momentum Development, LLC.
- 9) **ANNEXATION ANNUAL REPORT** This is an overview of parcels annexed in the year 2022 and a redrawing of the 3-mile boundary as required by the State of Colorado.
- 10) Other Business
- 11) Next Meeting will be February 22, 2023
- 12) Motion to Adjourn