



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



The Montrose City Planning Commission held a meeting on January 25, 2023 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

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

Staff Members Present: Jace Hochwalt (Planning Manager), William Reis (Planner I), Ben Morris (City Attorney), Matt Magliaro (Assistant City Attorney, Public Safety), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), William Woody (Communications Manager), Blaine Hall (Police Chief).

There were 11 members of the public in attendance.

CALL TO ORDER

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

APPROVAL OF MINUTES

Delphine Jadot moved to approve the minutes of the January 11, 2023 meeting as submitted. Ron Cairns seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

THE HYDRANT DOG DAYCARE CONDITIONAL USE PERMIT.

This proposed conditional use permit would apply to Lots 5 through 10 of Block 27 of the Willerups Subdivision, also known as 28 W South 4th St. The proposal would allow a dog daycare and boarding facility on the property, which is a conditional use in the "I-1" Light Industrial District. The applicant is Spencer Fuller.

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

Erin Brown and Spencer Fuller, applicants, came forward to discuss their project and address some concerns. They spoke about business hours, noise, waste, limited overnight boarding, and PACFA (Pet Animal Care Facilities Act) regulations.

Questions for Applicant

Planning Commissioners and applicant discussed ventilation and climate control in the facility, fencing, target opening dates, licenses, regulations and enforcement of them, hours of operation, staff, and maximum number of dogs.

Questions for Staff

Planning Commissioners and Staff discussed the PACFA regulations.

Public Hearing

One member of the public came forward with concerns about barking, bark collars, and the health and safety portion of the dog facility.

Discussion

Planning Commissioners discussed the County's requirement for bark collars, City code and abatement for nuisance barking, and unsupervised kenneling of dogs outside.

Motion and Vote

Steve Ball moved to approve the request to allow the conditional use for the property located at 28 W. South 4th Street to be utilized for a dog daycare and boarding facility within the "I-1" Light Industrial zone district. The request meets the Code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report. All this is conditional on the additional stipulation there be no outside kenneling day or night. Jan Chastain seconded, and the motion carried unanimously.

CASA PRELIMINARY PLANNED DEVELOPMENT.

This application is for the CASA Preliminary Planned Development, located on Lot B of the San Juan Industrial Park Subdivision Phase 1. This Planned Development 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 the project. Mr. Mason discussed partnerships with other entities and shared some outcomes of their programs.

Questions for Applicant

Planning Commissioners and applicant discussed on-site and level of supportive services, on-site property management, oversight and repercussion of violations, the open space and conservation easement, and fencing on the property.

Questions for Staff

Planning Commissioners and staff discussed the PD and the Conditional Use, the City's process to handle issues, and access to the highway and the City's liability.

Public Hearing

No one from the audience came forward to speak.

Discussion

Planning Commissioners discussed the conditional use, controls for nuisance issues, All-Points Transit stops, and a condition addressing temporary structures. Police Chief Blaine Hall disclosed he is on the CASA board and stated his support of the project.

Motion and Vote

Chad Huffman moved to recommend to City Council approval of the CASA Preliminary Planned Development application with an additional condition. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. This Plan Development does not allow for the use of sheds, tents, or other temporary structures, for housing or shelter. The property is not authorized to be used as a parking lot for cars, trailers, or recreational vehicles which are being used for housing or shelter. The operator of the organization will actively work to prevent these outlined unauthorized uses on this property. Richard Rogers seconded, and the motion carried unanimously.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for February 8, 2023.

PUBLIC COMMENT

None.

ADJOURNMENT

Jan Chastain moved to adjourn the meeting. Delphine Jadot seconded, and the meeting ended at 6:43 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: February 8, 2023
RE: Fiori Di Lena 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: Ben and Paul DeJulio and the City of Montrose

Application Background:

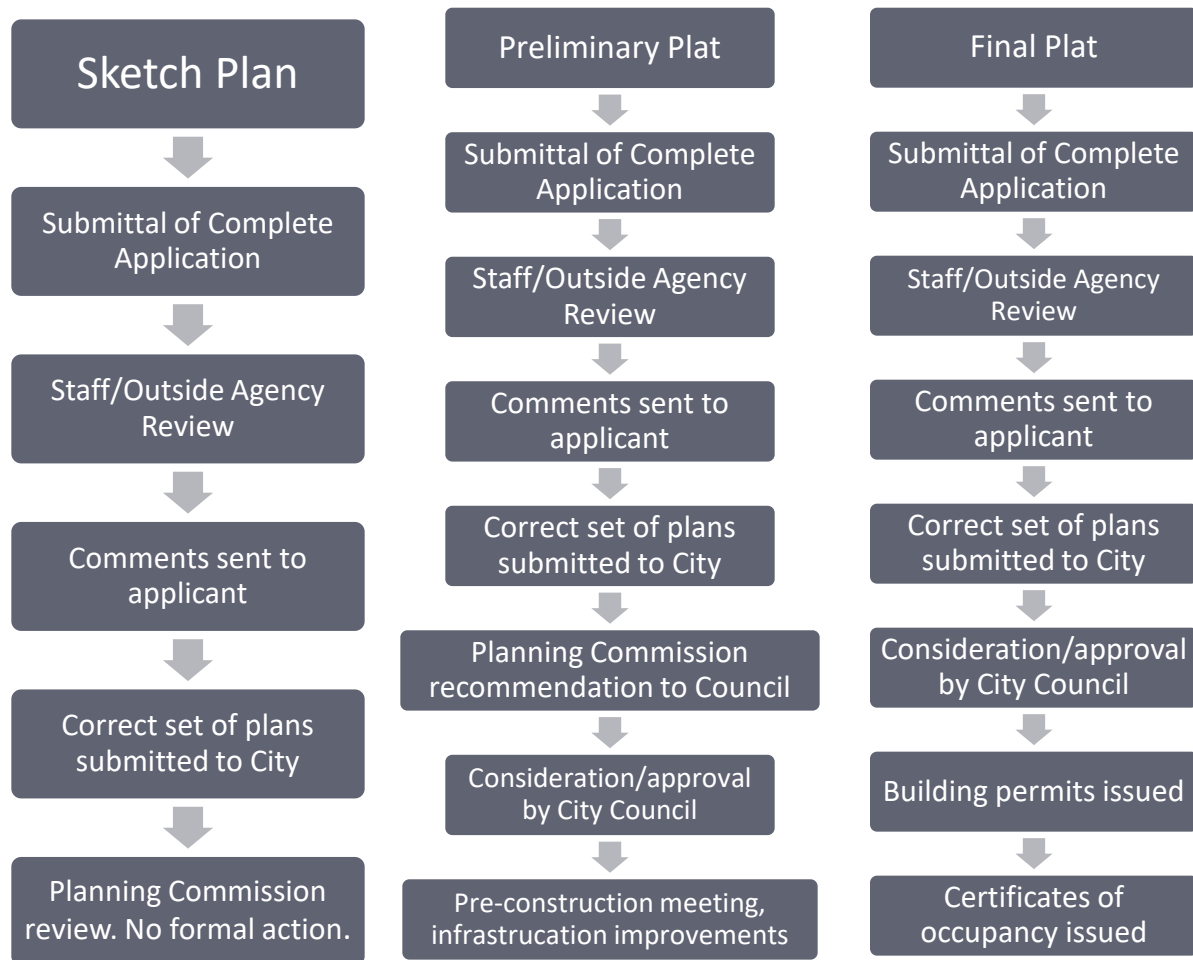
The Fiori Di Lena Subdivision is a proposed residential development. The property is approximately 6.6 acres in size and is located on either side of the proposed extension of 6700 Rd, south of the intersection of Miami Rd and 6700 Rd. The property is zoned "R-1A" Large Estate District. This subdivision will include 12 residential lots. This parcel was annexed and zoned in 2022.



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 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).*
4. Zoning Regulations:
 - a. Municipal Code, Section 4-4-5 Intent: The "R-1A Large Estate District is intended to provide an area of large single-family residential lots with a semi-rural environment.
 - b. The proposed residential use is 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-1A" Large Estate District, "R-2" Low Density District, "R-3A" Medium High Density District, "P" Public District, and properties outside of City limits.



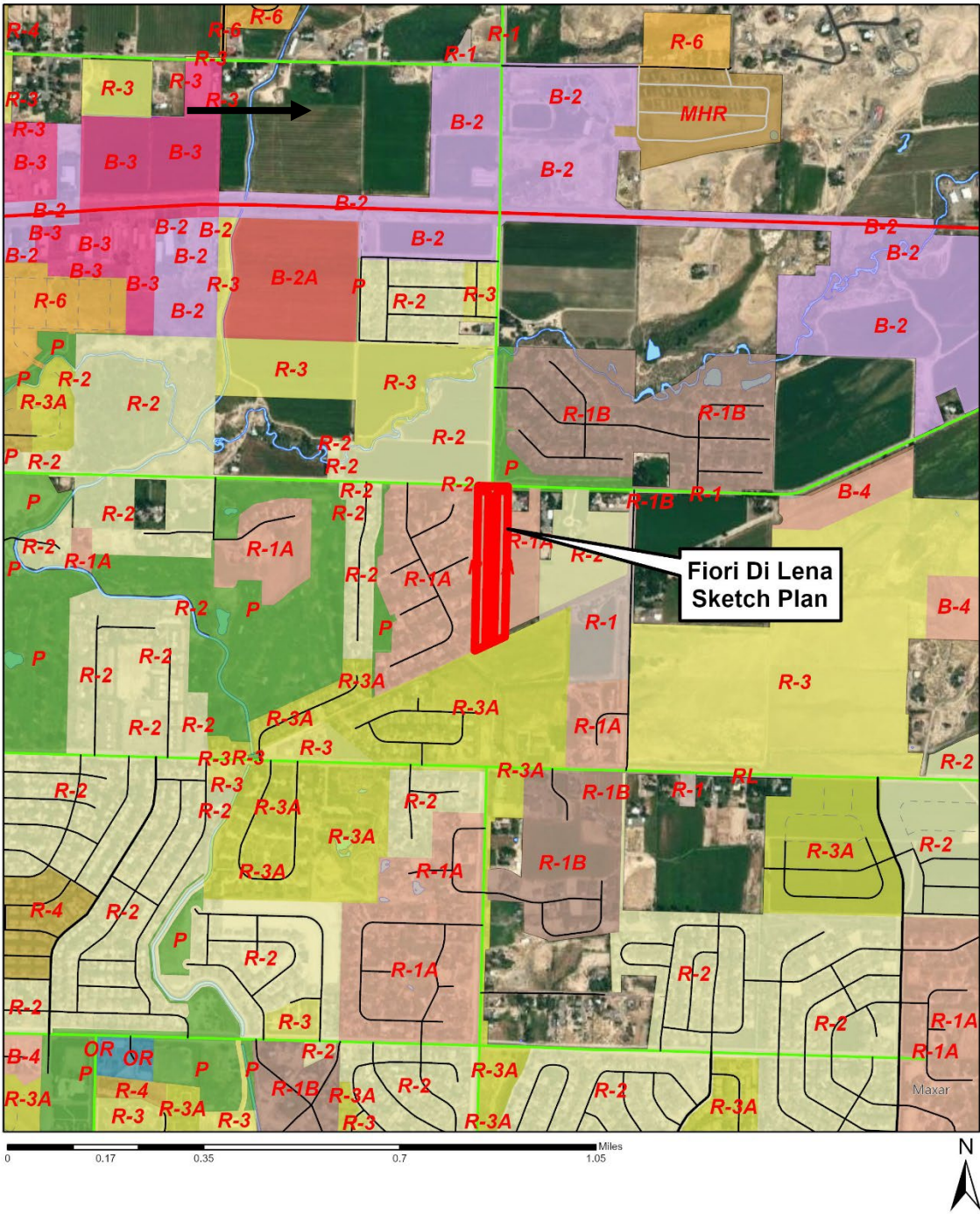
Staff Guidance to Planning Commission:

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

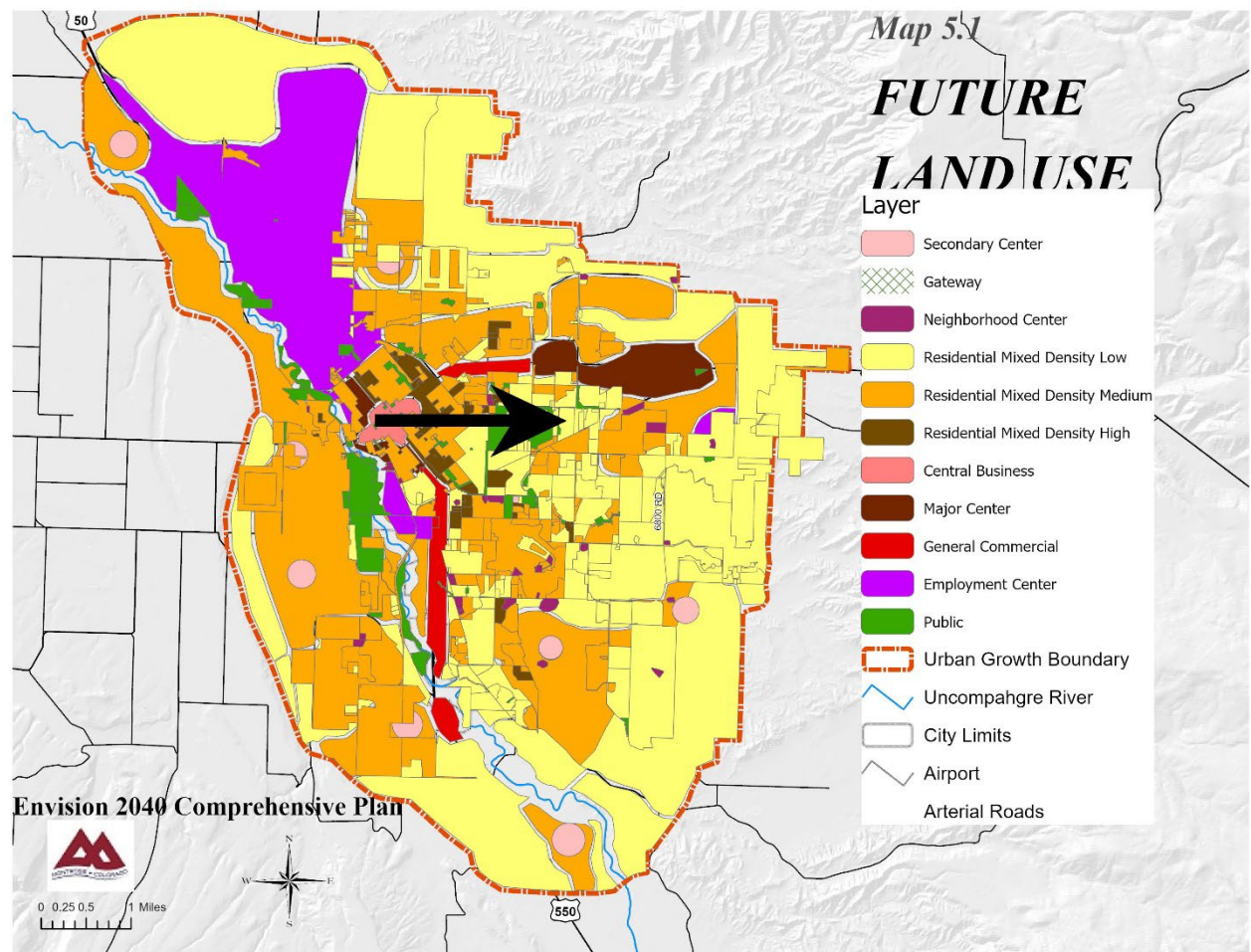


EXHIBIT B: Code Excerpts for Subdivisions

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.

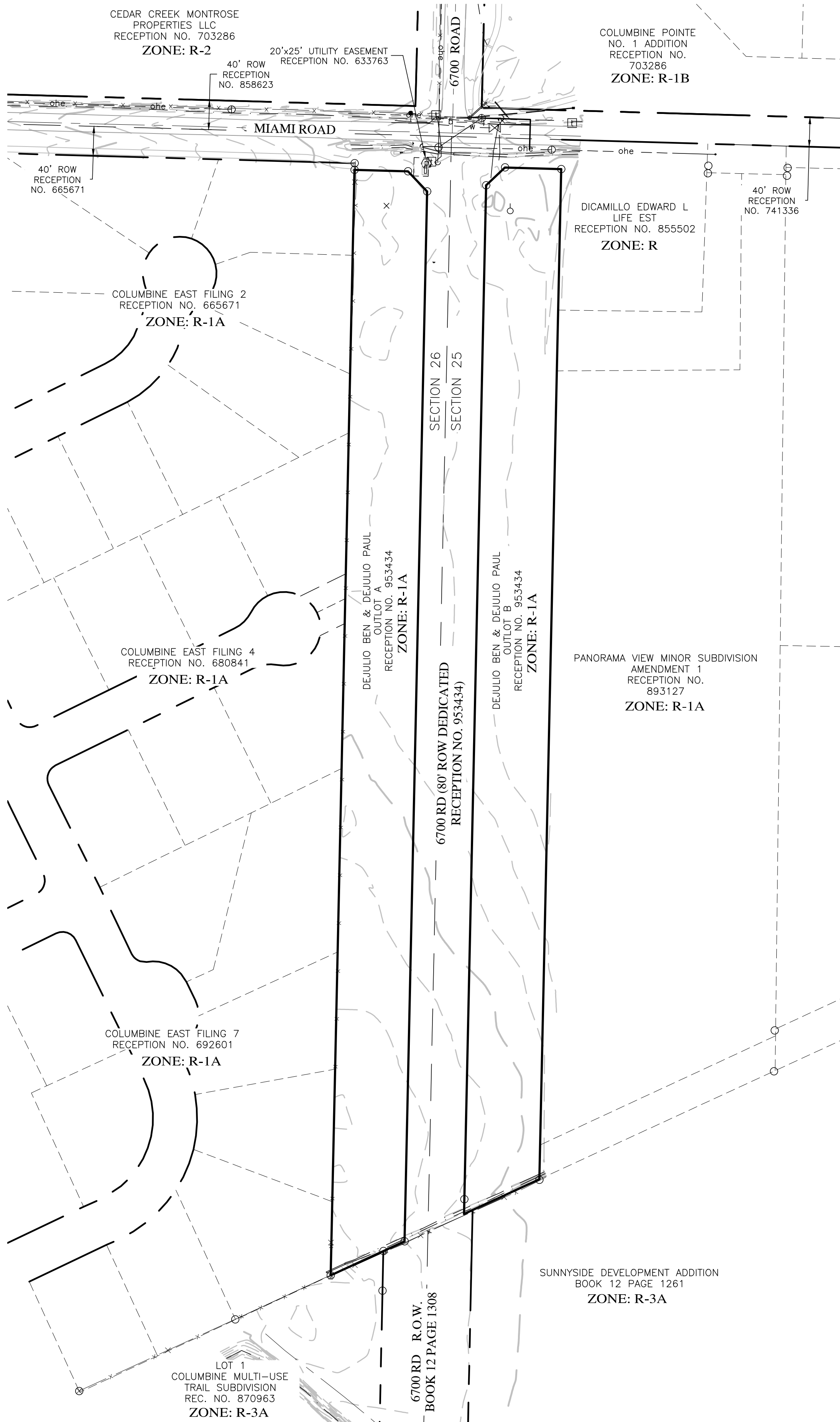
(Code 2012, § 4-7-5; [Ord. No. 2062](#), 6-2-2005; [Ord. No. 2092](#), 11-17-2005; [Ord. No. 2173](#), 11-15-2007; [Ord. No. 2229](#), 11-5-2009)



FIORI DI LENA SUBDIVISION

SKETCH PLAN

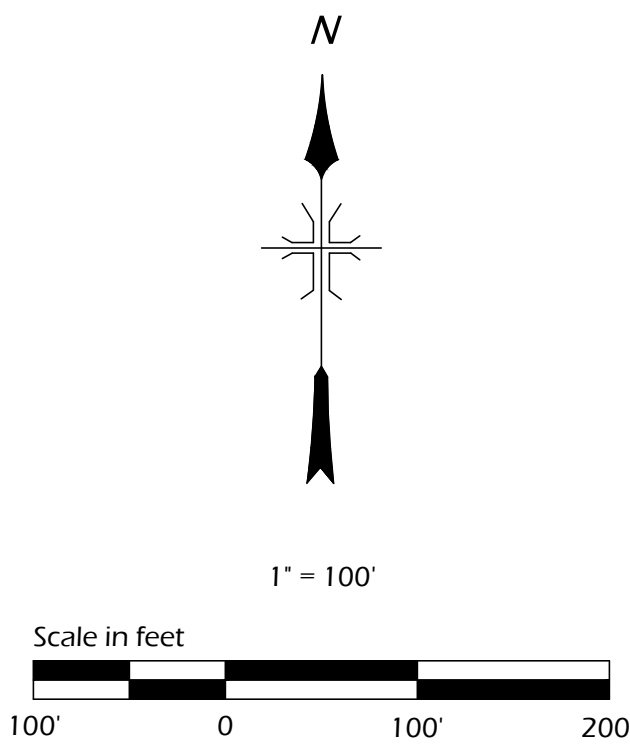
SITUATED IN SECTIONS 25 & 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

- o = FD. REBAR & CAP
- [] = EXISTING TELEPHONE PEDESTAL
- ⊕ = EXISTING POWER POLE
- ⊗ = EXISTING WATER VALVE
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING WATER METER
- ⊕ = EXISTING SEWER MANHOLE
- fo --- = EXISTING FIBER OPTIC LINE
- ohe --- = EXISTING OVERHEAD POWER LINE
- g --- = EXISTING GAS LINE
- w --- = EXISTING WATER LINE
- ss --- = EXISTING SEWER LINE
- irr --- = EXISTING IRRIGATION PIPE
- = EXISTING DITCH
- x x = EXISTING FENCE
- 5880- = EXISTING GROUND MAJOR CONTOUR
- 5879- = EXISTING GROUND MINOR CONTOUR

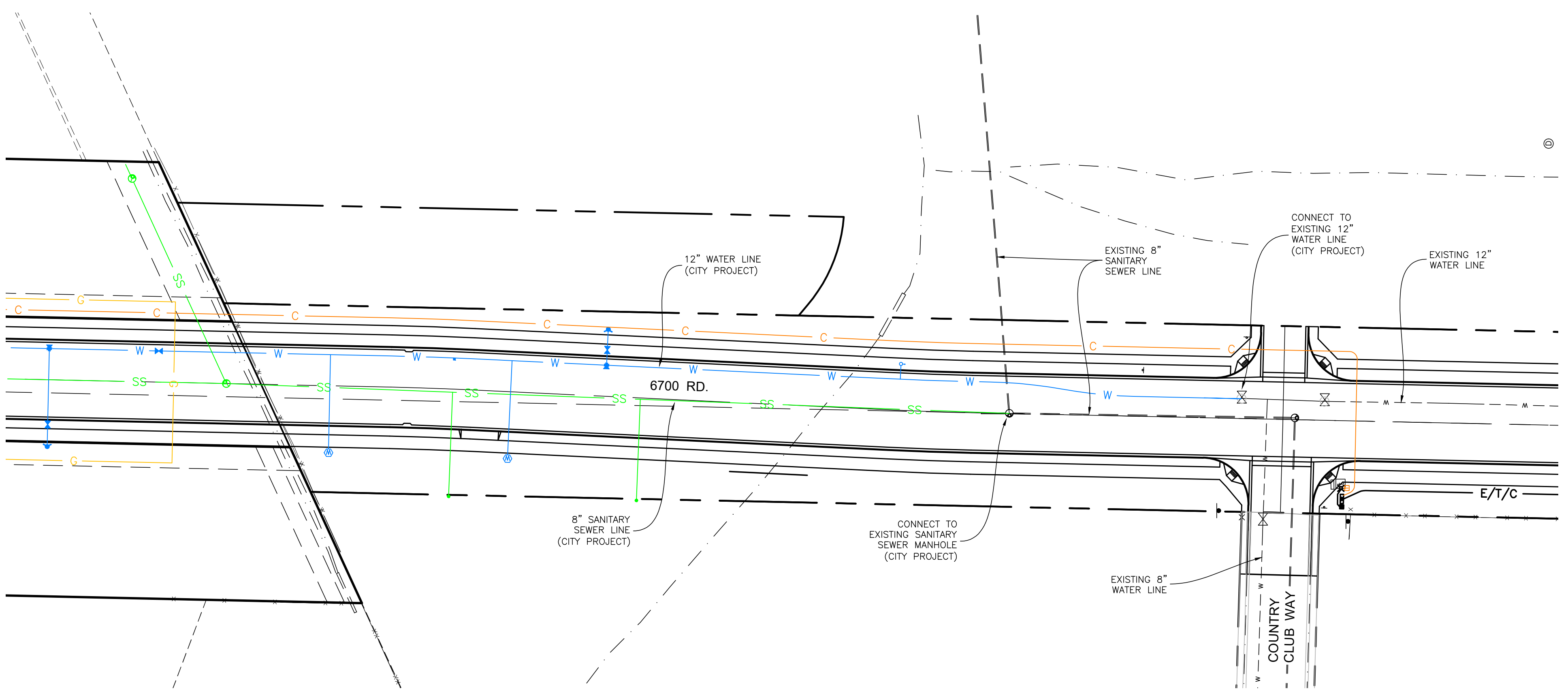
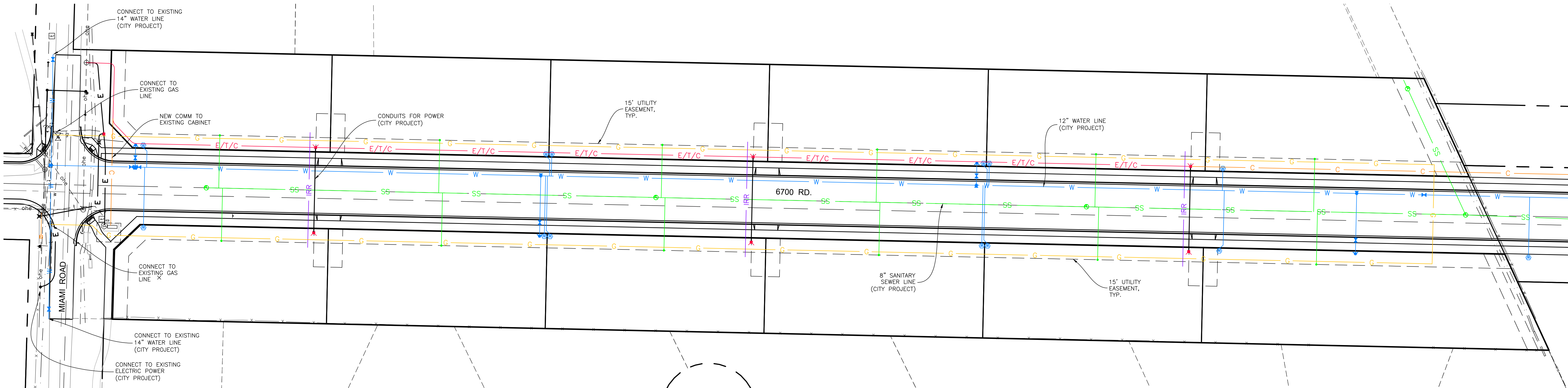


TITLE: FIORI DI LENA SUBDIVISION MONTROSE, CO			
CLIENT: CITY OF MONTROSE		ADDRESS & PHONE: 433 S 1ST STREET MONTROSE, CO 81401 970-240-1400	
FIELD BOOK:	DRAWN BY: RDD	DATE: 2022-12-20	TYPE: EXHIBIT 1 - EXISTING CONDITIONS
SHEET: 1 of 2	FILE: 22082C_SKTCH	JOB NO.: 22082	

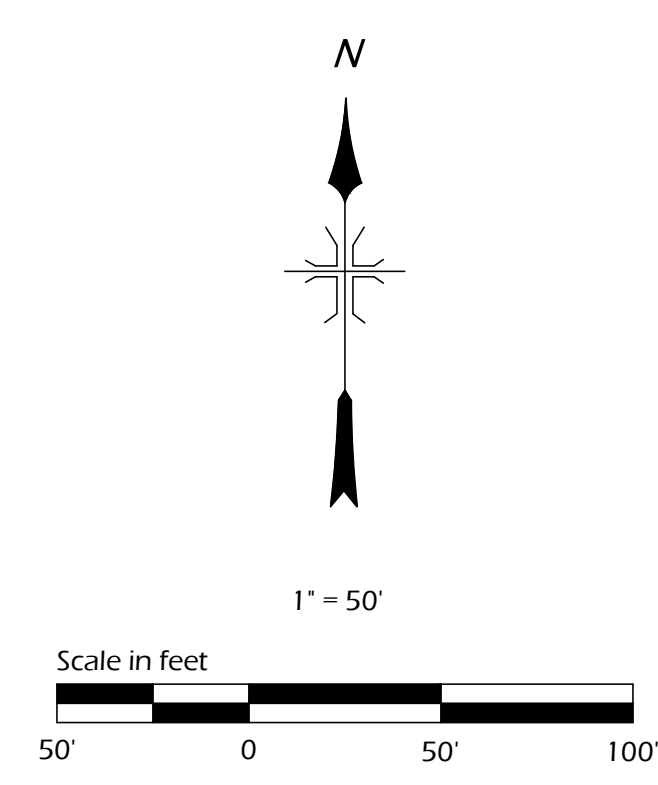
FIORI DI LENA SUBDIVISION

SKETCH PLAN

SITUATED IN SECTIONS 25 & 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND	
	EXISTING R.O.W.
	EXISTING PROPERTY LINE
	EXISTING POWER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING CULVERT
	EXISTING POWER PEDESTAL
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING WATER METER
	EXISTING UTILITY POLE
	PROPOSED SECONDARY POWER LINE
	PROPOSED JOINT POWER AND COMMUNICATIONS TRENCH
	PROPOSED OVERHEAD POWER LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED GAS LINE
	PROPOSED IRRIGATION SLEEVE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED UTILITY POLE
	PROPOSED GUY ANCHOR
	PROPOSED TRANSFORMER
	PROPOSED SECTIONALIZER
	PROPOSED STREET LIGHT
	PROPOSED CABLE TV PEDESTAL
	PROPOSED COMM PEDESTAL



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				CLIENT: CITY OF MONTROSE	
				ADDRESS & PHONE: 433 S 1ST STREET MONTROSE, CO 81401 970-240-1400	
				TYPE: EXHIBIT 2 - UTILITY PLAN	
FIELD BOOK:	DRAWN BY: RDD	DATE: 2022-12-20			
SHEET: 2 of 2	FILE: 22082C_SKTCH	JOB NO.: 22082			

**Fiori Di Lena
SUBDIVISION
SKETCH PLAN NARRATIVE**

December 14, 2022

**Owner:
Ben and Paul Dejulio**

Prepared by:
Del-Mont Consultants, Inc.
125 Colorado Ave.
Montrose, CO 81401
(970) 249-2251
(970) 249-2342 fax



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General

The Fiori Di Lena Subdivision is a residential proposed development on 6.6 acres northeast of Montrose. The parcels are divided by the 6700 ROW corridor and bounded on the north by Miami Road.

The property was previously annexed into the City of Montrose. The property is zoned as R-1A (Low Density). That zoning has not changed and is consistent with the housing density of the adjacent properties.

School buses are intended to remain on the public road system (6700 Road). Stop areas will be determined in the future but would ideally be centrally located to the new lots.

Water

The project will be served by the City of Montrose water system. There is a proposed 12" waterline in the new 6700 Road that will provide fire protection via new fire hydrants as well as water service to the 12 lots.

Please see the attached sketch showing the conceptual water infrastructure backbone layout and connectivity to the existing City of Montrose water system. Existing and proposed new (12") infrastructure in the vicinity of this development provides more than adequate pressure and volume to support the planned residential buildout for the property as well as provide adequate residential fire flow.

Anticipated water demands are estimated based on City requirements and are as follows:

Anticipated Land Use	Water Usage (gallons per day per acre)	Total Acres	Anticipated Water Demand (gallons/day)
Low Density (Single family)	500	6.6	3,300

Formal engineering plans with design of the water system have been completed as a part of the City's 6700 Road project.

Sanitary Sewer

The project is served by City sewer. All of the development on the property will be a classic gravity system flowing to the new proposed 8" line located in 6700 Road. This 8" line flows to the southwest and eventually discharges to the 10" line located in Sunnyside. According to a recent analysis of this point in the system, there is adequate capacity in the 10" line to account for at least 35 acres of medium density. This existing line has adequate capacity to handle the



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increased flows.

Please see the attached sketch showing the designed layout of the sewer system. Anticipated sewage generation is as follows:

Anticipated Land Use	Quantity of Sewage (gallons per day per acre)	Total Acres	Anticipated Sewage (gallons/day)
Low Density (Single family)	500	6.6	3,300

Formal engineering plans with design of the waste water system have been completed as a part of the City's 6700 Road project.

Availability of other utilities

Electric, natural gas, telephone, cable tv, and fiber are available for the development. Please see the accompanying conceptual utility layout for locations (overhead and buried) of the dry utilities.

Specific dry utility designs will be done by the utility providers as formal site plans are completed. Prior to submitting the Sketch Plan, DMEA/Elevate Fiber, and Black Hills Energy, confirmed that there is more than enough capacity for all dry utilities (DMEA/Elevate – power, fiber/phone/TV, and Black Hills – natural gas). Other Montrose area telecom, TV, and fiber providers will be afforded the opportunity to service the development during the design phase.

Drainage

The property is well suited for development, sloping from east to west and north to south. Proposed drainage patterns will follow this natural topography with stormwater routed to the new retention pond that is being constructed with the 6700 Road Project. The stormwater pond has been designed to provide water quality treatment (extended retention), control peak flows, with emergency (> 100 year storm events) overflow at historical discharge locations.

Access to property

There are six access points planned into this development. Shared driveways will provide direct access to 6700 Road. Access points are shown on the attached exhibit.

Parking

Individual lots will provide parking within standard private driveways. No on-street parking will be provided on 6700 Road.



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Mailboxes

Residential mail boxes will be located by the Post Office.

Total number of proposed dwelling units

The project is planned to have 12 single family residential lots.

Compatibility with Natural Features

The development will be laid out to fit the natural topography, with larger than standard lots. The layout of the subdivision generally matches the other City residential subdivisions in the surrounding area.

Permits

The following is a list of known permits required for the proposed development.

- a. A CDPHE General Permit for Stormwater Discharge Associated with Construction Activity will be required prior to construction of site improvements/infrastructure.
- b. The City of Montrose will issue building permits for the individual structures.
- c. No wetland permits are required since there are no jurisdictional aquatic features on the property.

Adjoining Property Owners

A list of the names and addresses of the property owners of record adjoining or within the 100 feet of the development are included in a separate document.

Known Public Concerns

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



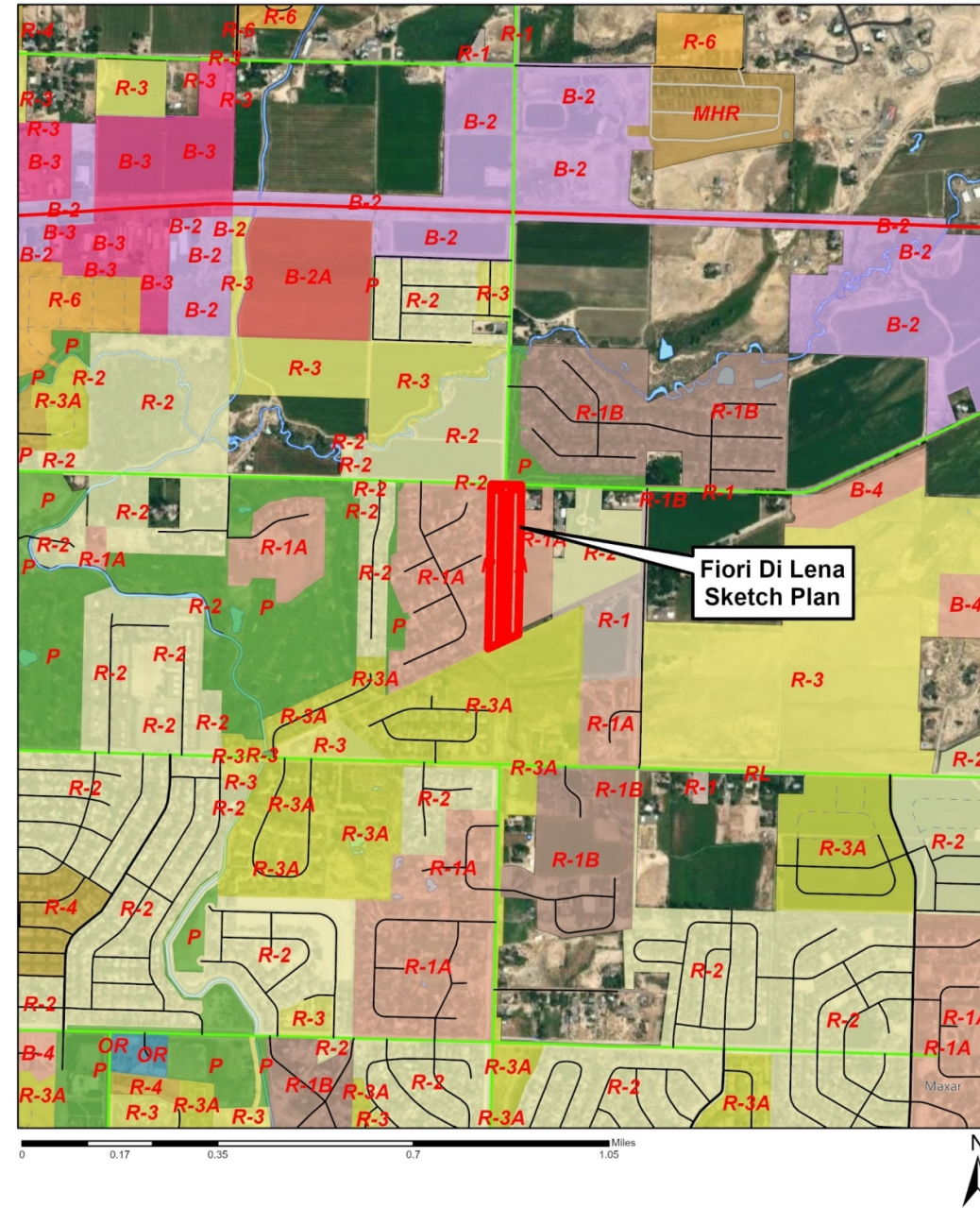
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Project Background

- Project site: 6.6 acres
- Zoned “R-1A” Large Estate District
- 12 single-family lots

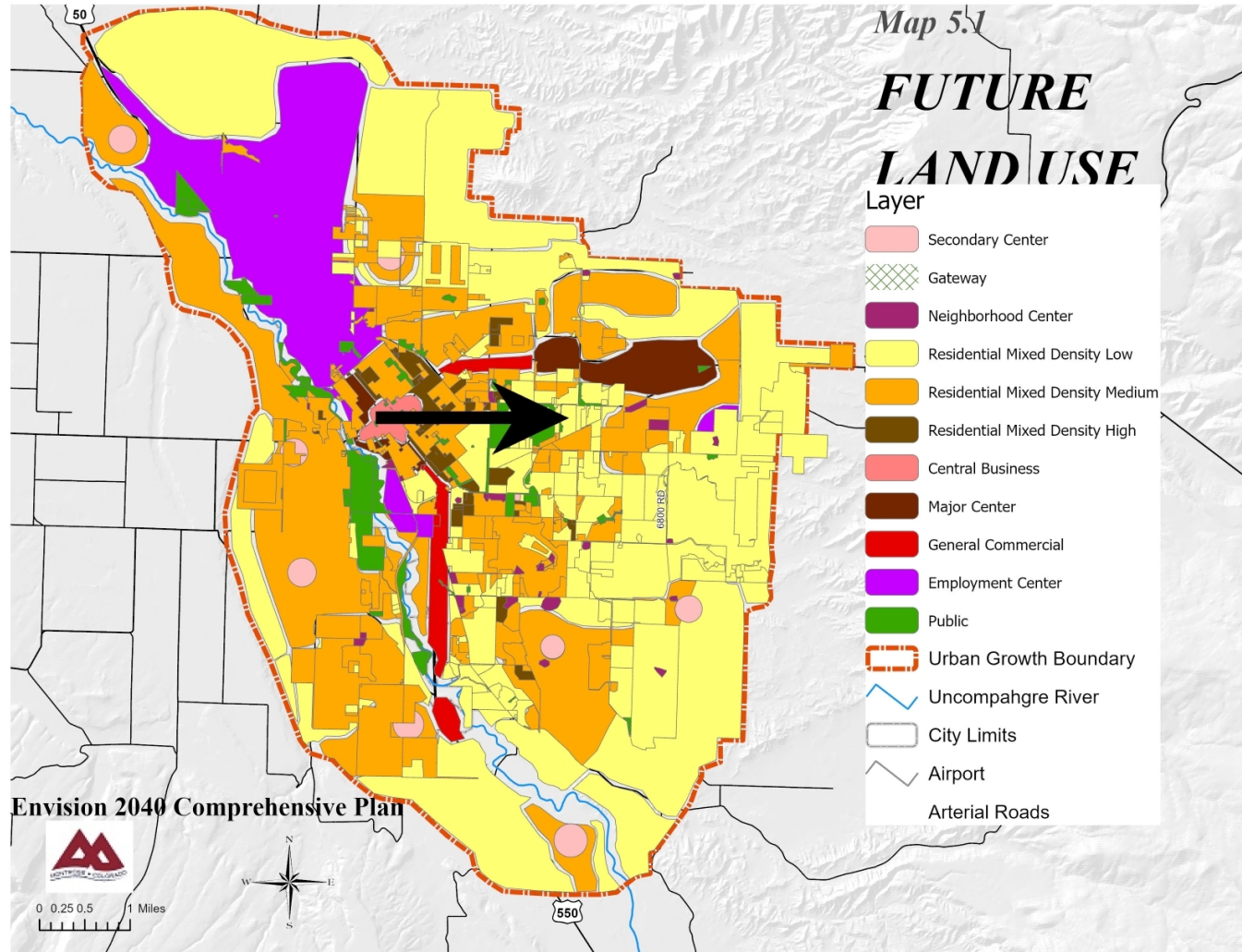


Subdivision and Amended PD Process



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.



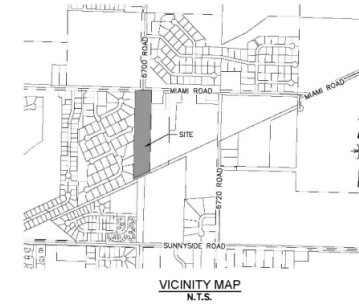
Comprehensive Plan & Municipal Code

- 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.

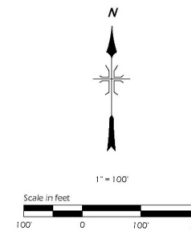
Zoning Regulations

- Municipal Code, Section 4-4-5(A) Intent: The “R-1A” Large Estate District is intended to provide an area of large single-family residential lots with a semi-rural environment.
- The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-1A” Large Estate District, “R-2” Low Density District, “R-3A” Medium High Density District, “P” Public District, and agricultural (outside City limits).

SITUATED IN SECTIONS 25 & 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



□ = FD, REBAR & CAP
 ☎ = EXISTING TELEPHONE PEDESTAL
 ⚡ = EXISTING POWER POLE
 ⚙ = EXISTING WATER VALVE
 ⚒ = EXISTING FIRE HYDRANT
 Ⓢ = EXISTING WATER METER
 Ⓢ = EXISTING SEWER MANHOLE
 --- fo --- = EXISTING FIBER OPTIC LINE
 --- ohe --- = EXISTING OVERHEAD POWER LINE
 --- g --- = EXISTING GAS LINE
 --- w --- = EXISTING WATER LINE
 --- ss --- = EXISTING SEWER LINE
 --- irr --- = EXISTING IRRIGATION PIPE
 --- d --- = EXISTING DITCH
 --- x --- = EXISTING FENCE
 --- 0000 --- = EXISTING GROUND MAJOR CONTOUR
 --- 0075 --- = EXISTING GROUND MINOR CONTOUR

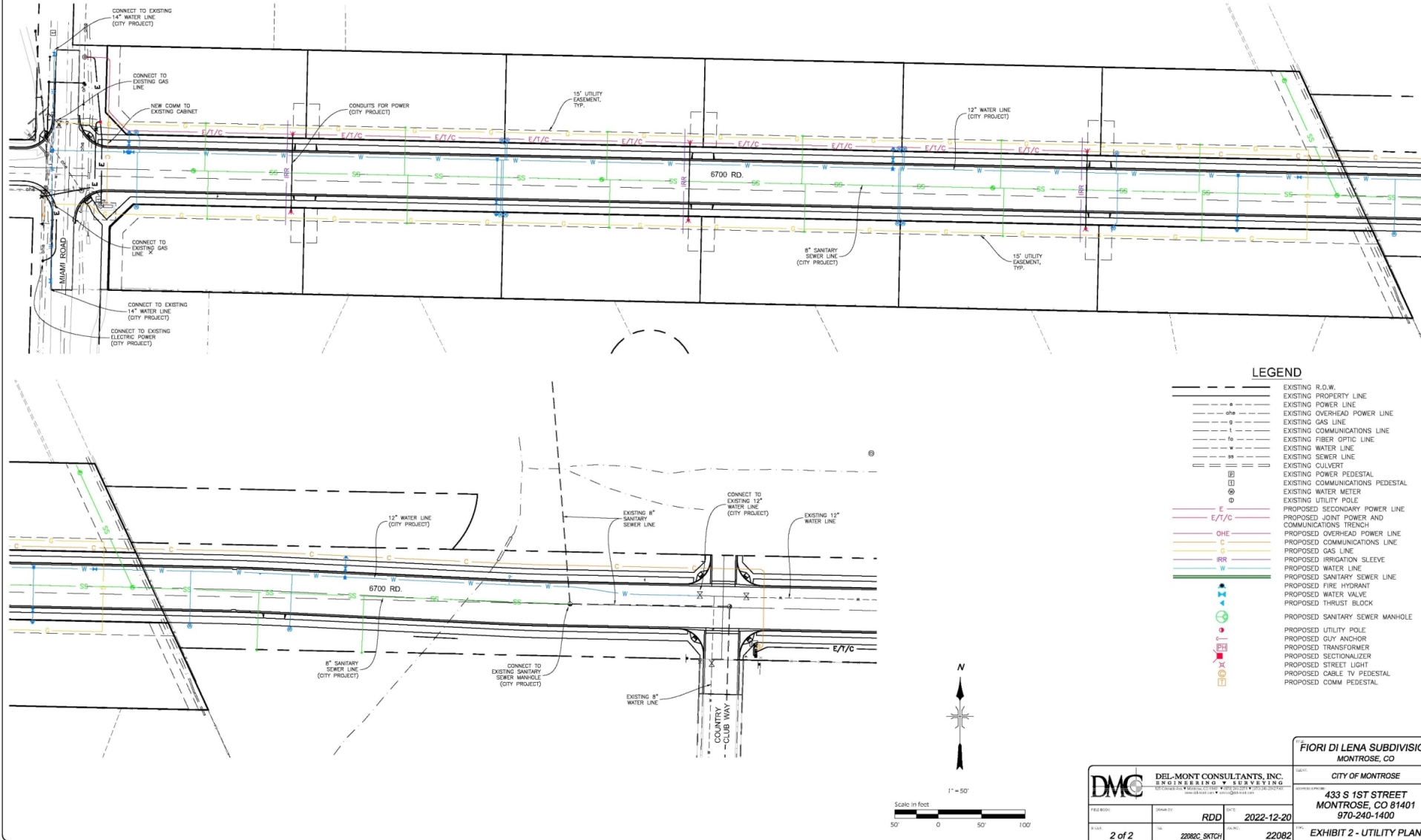


		DEL-MONT CONSULTANTS, INC. ENGINEERING • SURVEYING 101 Colorado Blvd., Suite 200 • Denver, CO 80202 • Tel: (303) 733-2872 • Fax: (303) 733-2873 • www.dmcinc.com		FIORI DI LENA SUBDIVISION MONTE ROSE, CO	
		SHEET: CITY OF MONTE ROSE		ADDRESS: 433 S 1ST STREET MONTE ROSE, CO 81401 970-240-1400	
FIELD BOOK:	DRAWN BY: RDD	DATE: 2022-12-20			
SCALE: 1 of 2	JOB: 2208C SKETCH	JOB NO.: 220802	EXHIBIT - EXISTING CONDITIONS		

FIORI DI LENA SUBDIVISION

SKETCH PLAN

SITUATED IN SECTIONS 25 & 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

---	EXISTING R.O.W.
---	EXISTING PROPERTY LINE
---	EXISTING POWER LINE
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---	EXISTING GAS LINE
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---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING CULVERT
---	EXISTING POWER PEDESTAL
---	EXISTING COMMUNICATIONS PEDESTAL
---	EXISTING WATER METER
---	EXISTING UTILITY POLE
---	PROPOSED SECONDARY POWER LINE
---	PROPOSED JOINT POWER AND COMMUNICATIONS TRENCH
---	PROPOSED OVERHEAD POWER LINE
---	PROPOSED COMMUNICATIONS LINE
---	PROPOSED GAS LINE
---	PROPOSED IRRIGATION SLEEVE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED THRUST BLOCK
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED UTILITY POLE
---	PROPOSED GUY ANCHOR
---	PROPOSED TRANSFORMER
---	PROPOSED SECTIONALIZER
---	PROPOSED STREET LIGHT
---	PROPOSED CABLE TV PEDESTAL
---	PROPOSED COMM PEDESTAL

DMC DEL-MONT CONSULTANTS, INC. 300 S. 1ST STREET, SUITE 100 MONTROSE, CO 81401 TEL: 970-240-1400 FAX: 970-240-1401 WWW.DELMONTCONSULTANTS.COM			
PROJECT: FIORI DI LENA SUBDIVISION CLIENT: CITY OF MONTROSE ADDRESS: 433 S 1ST STREET MONTROSE, CO 81401 970-240-1400	SHEET: 2 of 2 DATE: 2022-12-20 DRAWN BY: RDD CHECKED BY: 22082C SKTCH DATE: 22082	EXHIBIT 2 - UTILITY PLAN	

Staff Guidance to Planning Commission

- The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to **provide guidance** to the 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.





CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: February 8, 2022
RE: Les Schwab Tire Center Conditional Use Permit
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpt from Code – “B-2” Highway Commercial District

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 will approve or deny the Conditional Use Permit for the proposed Les Schwab Tire Center. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Les Schwab Tire Center is a proposed new construction located on Lot 2 of the Tri-State Subdivision, also known as 1901 S Townsend Ave. The proposed use falls under the category of automobile and other vehicle sales or service establishments, considered a conditional use in the “B-2” Highway Commercial District.

Applicant:

Applicant: Farnsworth Group

Staff Analysis:

1. Zoning Code 4-4-13 (C) outlines conditional uses within the “B-2” Highway Commercial District.
 - Section 4-4-13 of the Municipal Code is provided in Exhibit B.
 - Conditional Uses include: Automobile and other vehicle sales or service establishments.
 - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.

2. The conditional use criteria, outlined in 4-4-26 of the Montrose Municipal Code, are as follows:
- (A) Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions (*italicized text has been provided by the applicant*):
 - i. The use will not be contrary to the public health, safety, or welfare.
 - 1. *The use will not be contrary to the public health, safety, or welfare.*
 - ii. The use is not materially adverse to the City's Master Plan.
 - 1. *The use will not be contrary to the public health, safety, or welfare.*
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - 1. *Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.*
 - a. *CDOT and City of Montrose have provided direction regarding access to the proposed site. The site plan is compatible with the future plans for Montrose Drive and possible extension of Woodgate Road.*
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - 1. *The use is compatible with existing uses in the area and other allowed uses in the district.*
 - a. *The current zoning is B-2 Highway Commercial District. While a tire center is not listed as a permitted use, a Big O Tire Shop is located directly across Townsend Avenue.*
 - v. The use will not have an adverse effect upon other property values.
 - 1. *The use will not have an adverse effect upon other property values.*
 - a. *The site is currently vacant since the previous building has been demolished. This site is being developed as part of a subdivision of the existing property.*
 - vi. Adequate off-street parking will be provided for the use.
 - 1. *The use will not have an adverse effect upon other property values.*
 - a. *The site is currently vacant since the previous building has been demolished. This site is being developed as part of a subdivision of the existing property.*
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - 1. *The location of curb cuts and access to the premises will not create traffic hazards.*
 - a. *The location of the existing access point on Montrose Drive will be improved to comply with ADA standards. An additional access will be added at the cul-de-sac at the east end of Montrose Drive.*

viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.

1. *The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.*

ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

1. *Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.*

a. *Landscape design will be further developed to comply with all City of Montrose requirements. Colored building elevations have been provided in the application materials.*

- The Burden shall be upon the applicant to prove that these requirements are met.

([Ord. No. 2472](#), § 4-4-26, 5-7-2019)

3. Staff finds that the proposed tire center meets the Conditional Use Criteria above. It is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “B-2” Highway Commercial District.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request, with the condition that all tires shall be screened from view from S Townsend Ave.

Planning Commission Motion Alternatives:

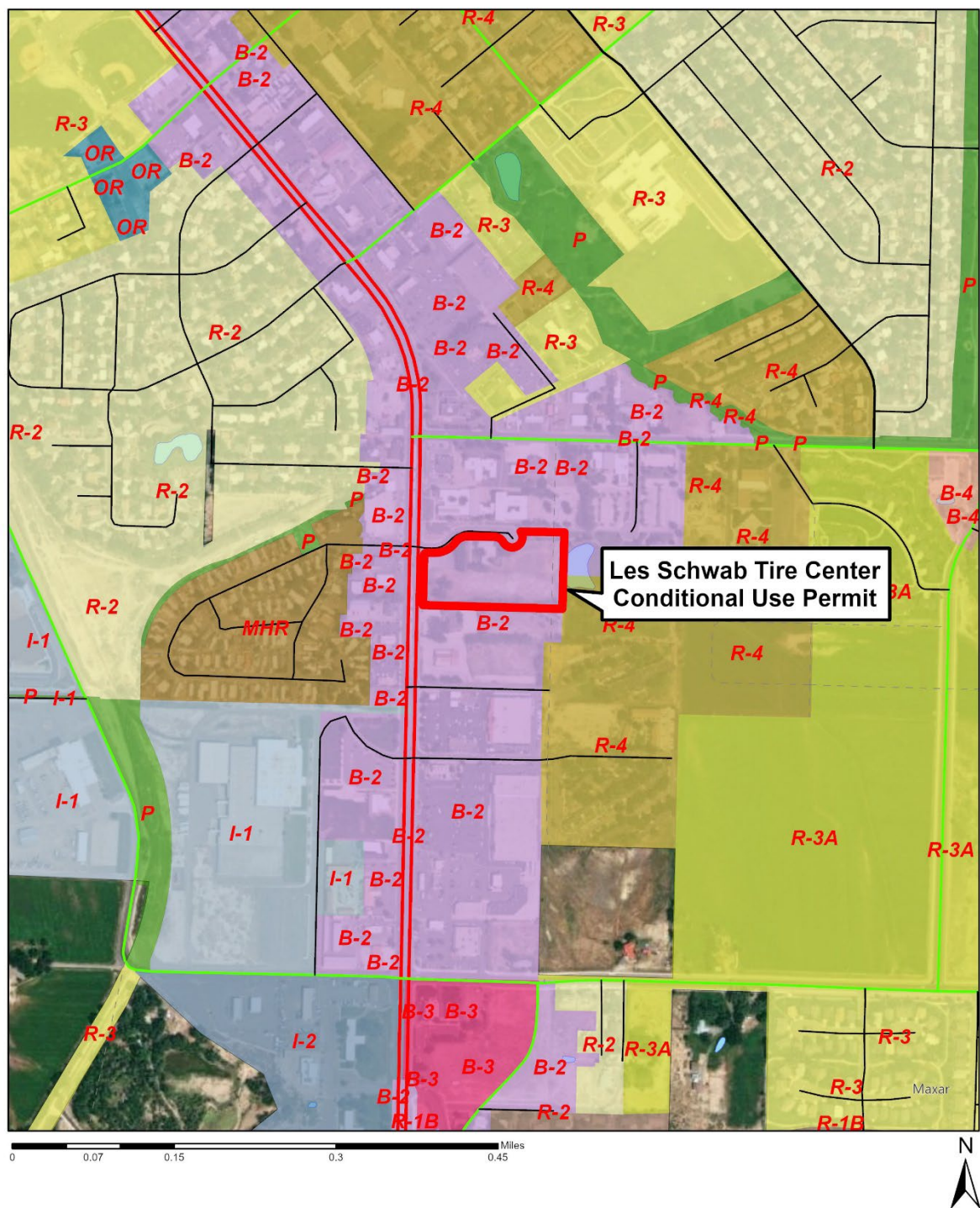
Approval Motion Recommendation:

“I hereby make a motion to approve the request to allow the conditional use of a tire center within the “B-2” Highway Commercial District, with the condition that all tires shall be screened from view from S Townsend Ave. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

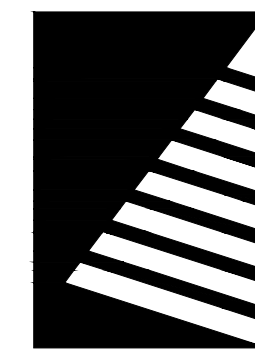
“I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

EXHIBIT A: Maps





BUILDING SIZE:	12,360 SF
PARKING REQUIREMENTS:	1 SPACES PER 375 SF
REQUIRED PARKING:	33 SPACES
#STANDARD SPACES:	39 SPACES
#ACCESSIBLE SPACES:	2 SPACES
PROVIDED TOTAL PARKING:	41 SPACES



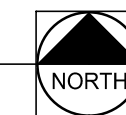
Farnsworth
GROUP

223 WILLOW STREET
FORT COLLINS, COLORADO 80524
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:	
#	DATE: DESCRIPTION:

SCALE: NOT TO SCALE



Tires LES SCHWAB

Project Status
NOT FOR CONSTRUCTION

PROJECT

DATE: 12/30/2022

DESIGNED: DKL

DRAWN: DKL

REVIEWED: TRB

FIELD BOOK NO.:

SHEET TITLE

CUP SITE PLAN

SHEET NUMBER:

C-100

PROJECT NO.: 0221489.00

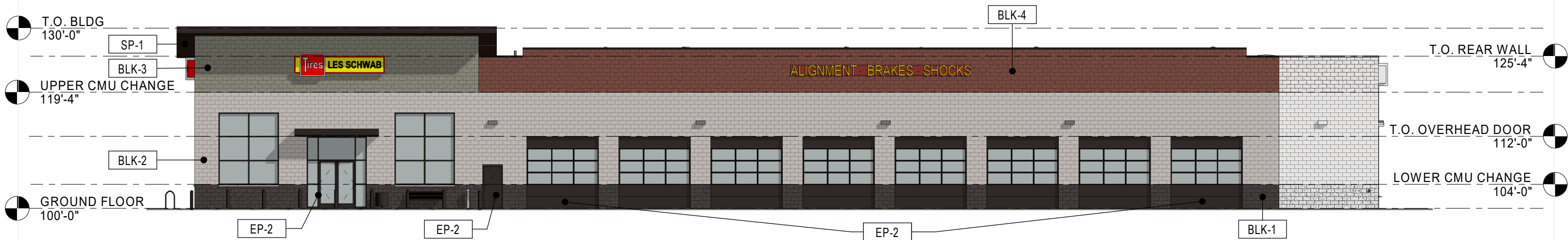


PROTO SET | LES SCHWAB TIRE CENTER - CITY, ST
 DESIGN CRITERIA
8 BAY RH LINEAR STORE

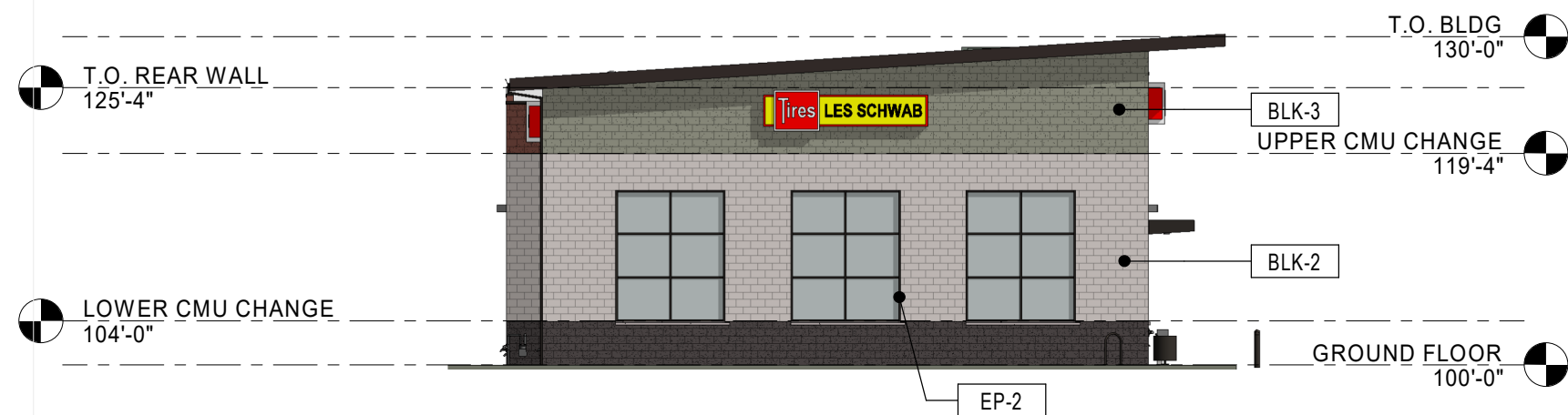
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03.08.2022

**Cushing
 Terrell.**



1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2 SHOWROOM ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

BLK-1	COLORADO BEST BLOCK CMU - SPLIT FACE, (CHARCOAL)
BLK-2	COLORADO BEST BLOCK CMU - GROUND FACE, (CLASSIC WHITE)
BLK-3	COLORADO BEST BLOCK CMU - SPLIT FACE, (SILVERTHORNE)
BLK-4	COLORADO BEST BLOCK CMU - SPLIT FACE, (SUNSET RED)
SP-1	SOFFIT PANEL DIZAL 6" V-GROOVE PLANKS (WHITE OAK NATURAL)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC



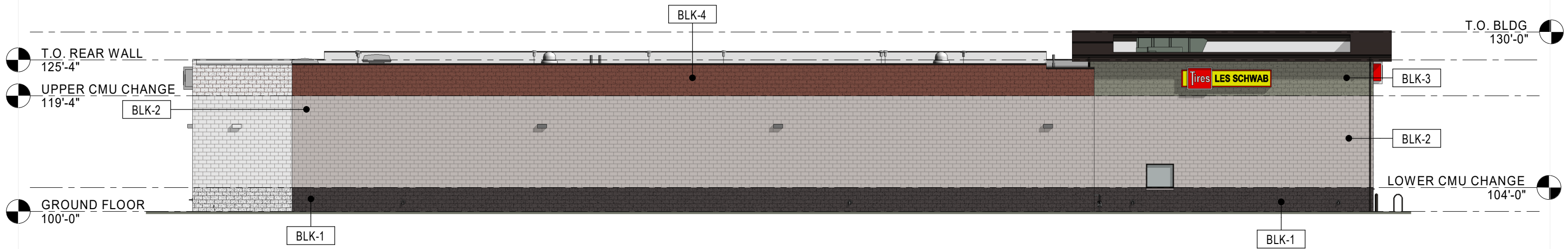
PROTO SET | LES SCHWAB TIRE CENTER - CITY, ST
DESIGN CRITERIA

8 BAY RH LINEAR STORE

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03.08.2022

Cushing
Terrell



1 REAR ELEVATION
SCALE: 1/16" = 1'-0"



2 LOADING ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

BLK-1	COLORADO BEST BLOCK CMU - SPLIT FACE, (CHARCOAL)
BLK-2	COLORADO BEST BLOCK CMU - GROUND FACE, (CLASSIC WHITE)
BLK-3	COLORADO BEST BLOCK CMU - SPLIT FACE, (SILVERTHORNE)
BLK-4	COLORADO BEST BLOCK CMU - SPLIT FACE, (SUNSET RED)
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EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC



PROTO SET | LES SCHWAB TIRE CENTER - CITY, ST
DESIGN CRITERIA

8 BAY RH LINEAR STORE

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03.08.2022

Cushing
Terrell

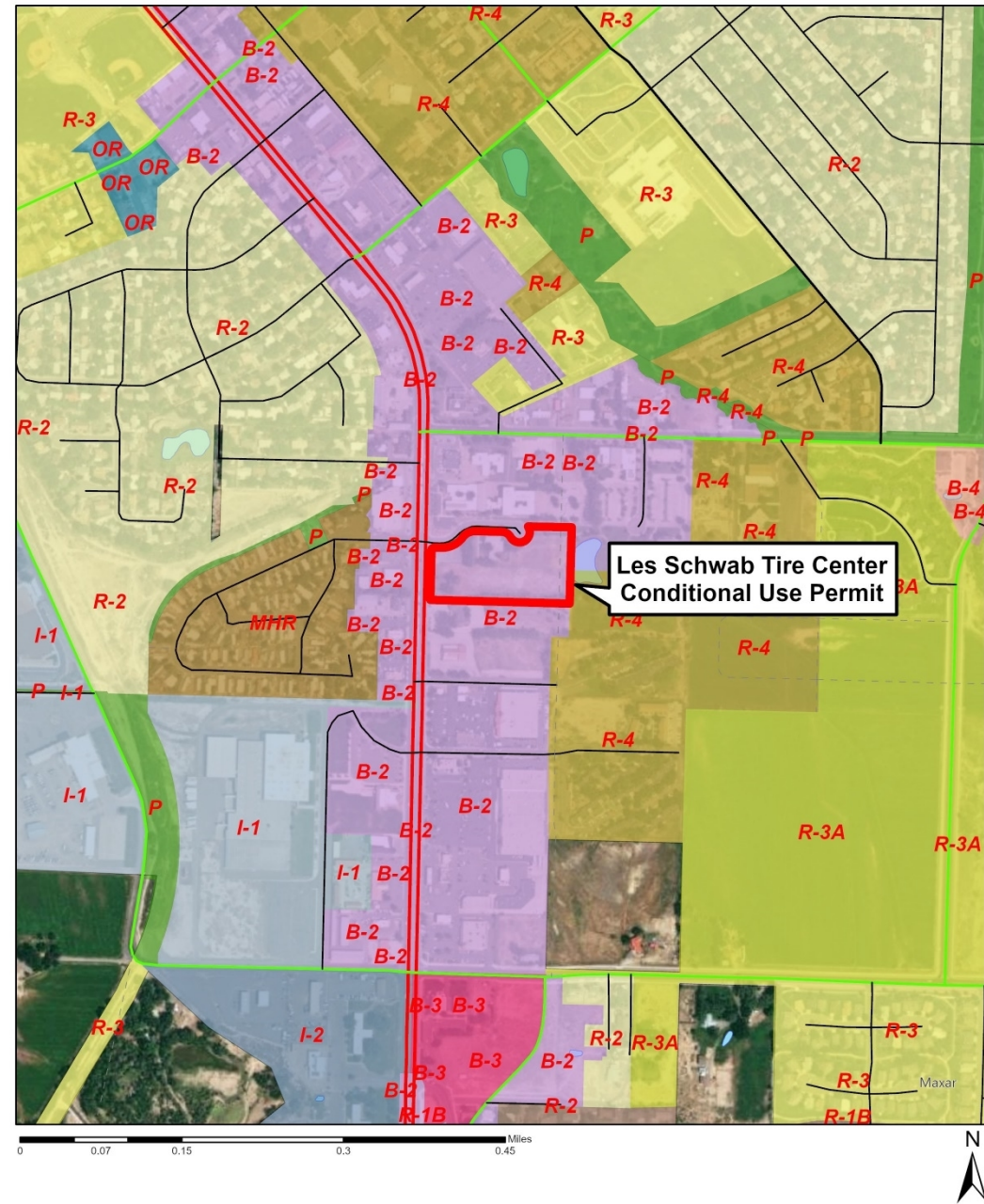
EXHIBIT B: Sec. 4-4-13. "B-2" Highway Commercial District.

- (A) *Intent.* The "B-2" Highway Commercial District is intended to provide for business oriented toward serving the motoring public. This district provides for the convenient exchange of goods and services along the major thoroughfares of the City.
- (B) *Uses by Right.*
- (1) Those listed in the "B-1" district as uses by right.
 - (2) Self-service laundry facilities.
 - (3) Drive-in or drive-through restaurants.
 - (4) Car washes.
 - (5) Childcare facilities.
 - (6) Rental storage units inside a building.
 - (7) Veterinary clinics or hospitals for small animals.
 - (8) Skilled nursing and assisted living facilities and hospitals.
 - (9) Retail building material supply businesses.
 - (10) Parking facilities.
 - (11) Renewable energy facilities.
 - (12) Short-term rentals.
- (C) *Conditional Uses.*
- (1) Those conditional uses listed for the "B-1" district.
 - (2) Recreational vehicle parks and campgrounds.
 - (3) Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied.
 - (4) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (D) *Not Included in this District.* The following uses are not to be construed as a use by right or conditional use in the "B-2" Highway Commercial District:
- (1) Farm implement sales or service establishments.
 - (2) Construction and contractor's equipment storage facilities.
 - (3) Machine and welding shops.
 - (4) Above ground storage facilities for hazardous fuels.
 - (5) Manufacturing and industrial uses except as allowed by Subsection (C)(3) of this Section.
 - (6) Storage facilities. Small rental storage units are allowed. See Subsection (B)(6) of this Section.
- (E) *Performance Standards.* No use shall be established, maintained or conducted in any "B-2" Highway Commercial District that will result in any public or private nuisance.
- (Ord. No. 2472 , § 4-4-13, 5-7-2019; Ord. No. 2561 , 10-19-2021)



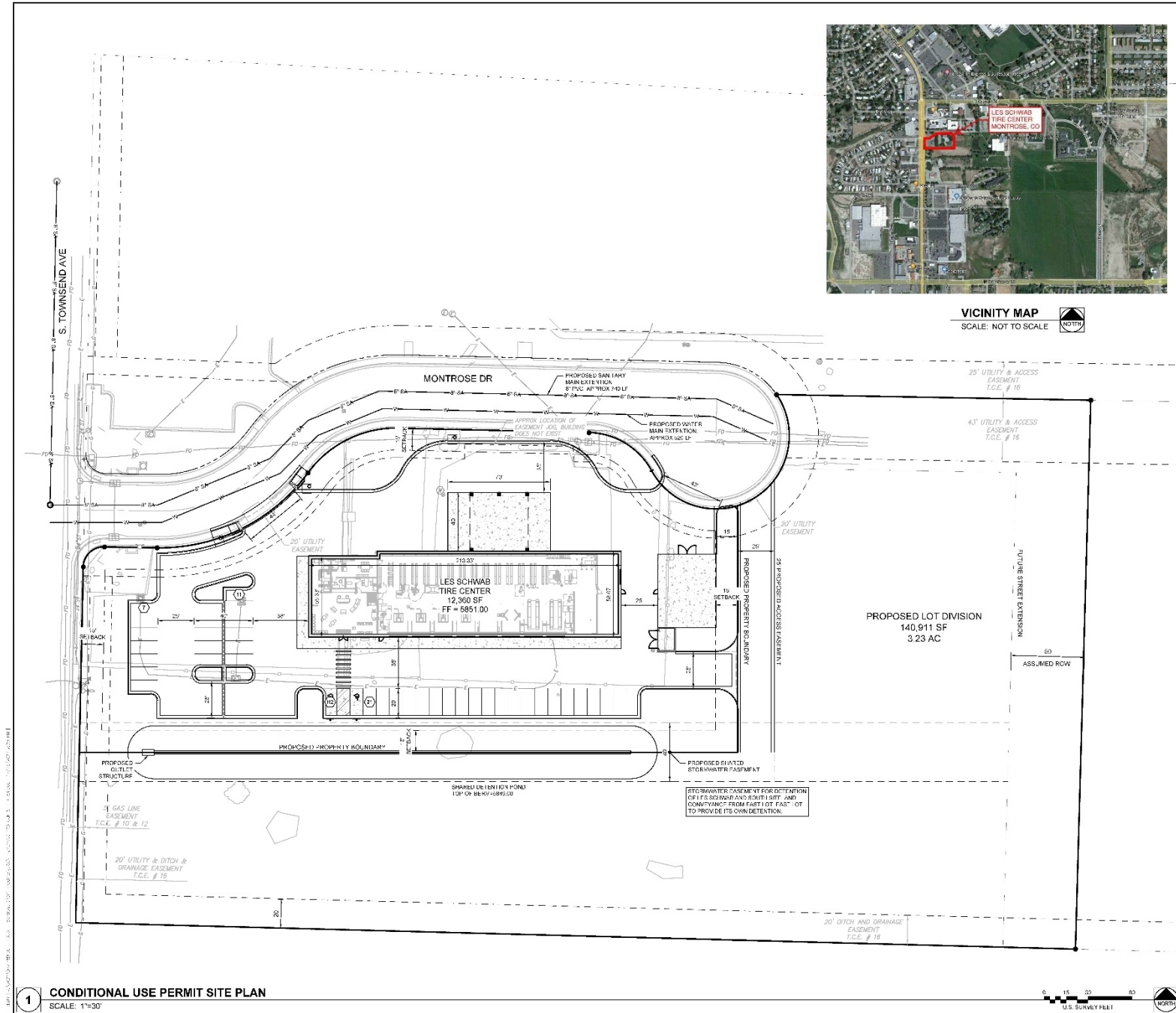
Project Background

- Proposed Les Schwab Tire Center at 1901 S Townsend Ave
- Located in the “B-2” Highway Commercial District.
- Automobile and other vehicle sales or service establishments are considered a conditional use in this zoning district.



Conditional Use Criteria – Sec. 4-4-26

- Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.



VICINITY MAP
SCALE: NOT TO SCALE

SITE SUMMARY	
PETVIOUS AREA:	23,851 SF
IMPERVIOUS AREA:	12,300 SF
BUILDING:	47,300 SF
PAVING/SEALING:	12,300 SF
TOTAL LOT AREA:	85,000 SF
IMPERVIOUS AREA PERCENTAGE:	73.5%
PARKING SUMMARY	
BUILDING SIZE:	12,300 SF
PARKING REQUIREMENTS:	1 SPACE PER 375 SF
REQUIRED PARKING:	33 SPACES
STANDARD SPACES:	33 SPACES
WIDE/BIKE SPACES:	3 SPACES
PROVIDED TOTAL PARKING:	41 SPACES

Farnsworth GROUP

223 W. LOWE STREET
DALLAS, TEXAS 75201
(972) 494-7477 / info@fng.com

www.fng.com
Engineers | Architects | Surveyors | Scientists

PROJECT:
DATE: DISCUSSION

Project Status
NOT FOR CONSTRUCTION

DATE: 12/30/2022
DESIGNED: DKL
DRAWN: DKL
REVIEWED: TRB
FIELD BOOK NO.:
SHEET NO.:
CUP SITE PLAN

C-100
PROJECT NO.: 0221489.00



PROTO SET | LES SCHWAB TIRE CENTER - CITY, ST
 DESIGN CRITERIA
 8 BAY RH LINEAR STORE

03.08.2022

03.08.2022

Cushing
 Terrell.



1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2 SHOWROOM ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

BLK-1	COLORADO BEST BLOCK CMU - SPLIT FACE, (CHARCOAL)
BLK-2	COLORADO BEST BLOCK CMU - GROUND FACE, (CLASSIC WHITE)
BLK-3	COLORADO BEST BLOCK CMU - SPLIT FACE, (SILVERTHORNE)
BLK-4	COLORADO BEST BLOCK CMU - SPLIT FACE, (SUNSET RED)
SP-1	SOFFIT PANEL DIZAL 6" V-GROOVE PLANKS (WHITE OAK NATURAL)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE AND BENCH
EP-2	EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC

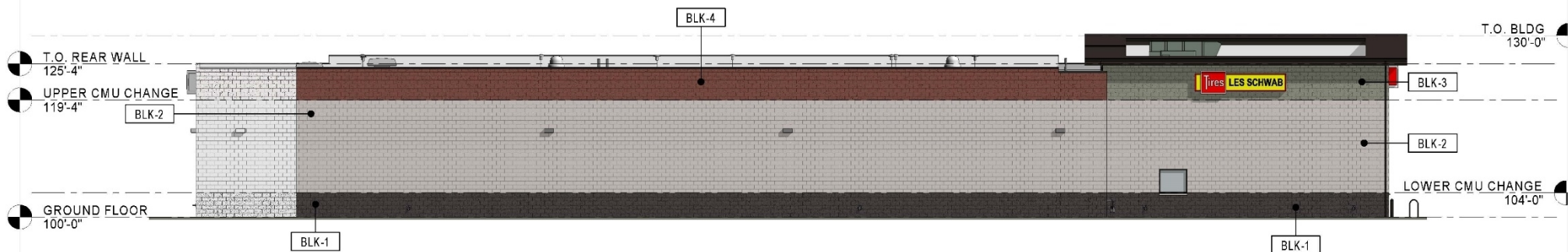


PROTO SET | LES SCHWAB TIRE CENTER - CITY, ST
DESIGN CRITERIA

8 BAY RH LINEAR STORE

03.08.2022

Cushing
Terrell.



1 REAR ELEVATION

SCALE: 1/16" = 1'-0"



2 LOADING ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

BLK-1	COLORADO BEST BLOCK CMU - SPLIT FACE, (CHARCOAL)
BLK-2	COLORADO BEST BLOCK CMU - GROUND FACE, (CLASSIC WHITE)
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PROTO SET | LES SCHWAB TIRE CENTER - CITY, ST
DESIGN CRITERIA

8 BAY RH LINEAR STORE

03.08.2022

Cushing
Terrell.

Analysis – Further Comments

- Staff finds that the proposed conditional use permit meets the requirements set forth in Sec. 4-4-26.
- It is in compliance with the local zoning and is compatible with existing uses in the area.
- Staff recommends approval of the conditional use permit application with the condition that all tires shall be screened from view from S Townsend Ave.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: February 8, 2023
RE: Crossroads Park II Preliminary Planned Development and Preliminary Plat
ATTACHMENTS

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

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

Planning Commission Consideration:

Planning Commission is considering approval of the Crossroads Park II Preliminary Planned Development and Preliminary Plat. Planning Commission will consider all of the information in this memo in making a decision.

Applicant: Tim Clifford, Crossroads Park II, LLC

Application Background:

The Crossroads Park II Sketch Plan is a proposed planned residential development on the eastern side of Montrose. The property is approximately 1.688 acres in size. It is located on the northeast corner of 6600 Rd and Locust Rd. The property was annexed into the City in 2009, and is zoned “R-4” High Density District. This preliminary plat proposes 28 units on the property on 13 residential lots, as well as open space tracts and dedicated rights-of-way. The plan also requests deviations from City setback standards, requiring a planned development.



Staff Analysis:

1. Subdivision Application Details & Review Standards:

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

- The proposal shall be consistent with the Master Plan, City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed considering the following at a minimum:
 - a. Conformance with the master plan and zoning regulations;
 - b. Relationship of development to topography, soils, drainage, flooding, potential hazard areas and other physical characteristics;
 - c. Availability of water, means of sewage collection and treatment, storm water drainage, access and other utilities and services;
 - d. Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - e. Adjacent streets and traffic flow, including pedestrian access;
 - f. Availability of fire, police and other emergency services protection;
 - g. Impacts on area schools.

2. The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density High**. *This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.*

3. Zoning Regulations:

- Municipal Code, Section 4-4-8(A) Intent: The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences
- The proposed use is a use-by-right in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-4" High Density District, and "R-3" Medium Density District.

4. Dimensional Requirements:

- Municipal Code, Section 4-4-22. The dimensional requirements in the "R-4" zoning district are included in the table below.



	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-4	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,300/unit	15	20	10	15	35

5. The Crossroads Park II Preliminary Planned Development and Preliminary Plat does not appear to be adverse to the public health, safety and welfare and is in compliance with the City's Subdivision Regulations and Planned Development Regulations.

Planning Commission Action:

The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Crossroads Park II Preliminary Planned Development and Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

Planning Commission Recommendation Alternatives for Preliminary Planned Development:

Conditional Approval Motion: "I hereby make a motion to recommend to City Council approval of the Preliminary Planned Development application with the following condition(s). The approval of this Preliminary 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 Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

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



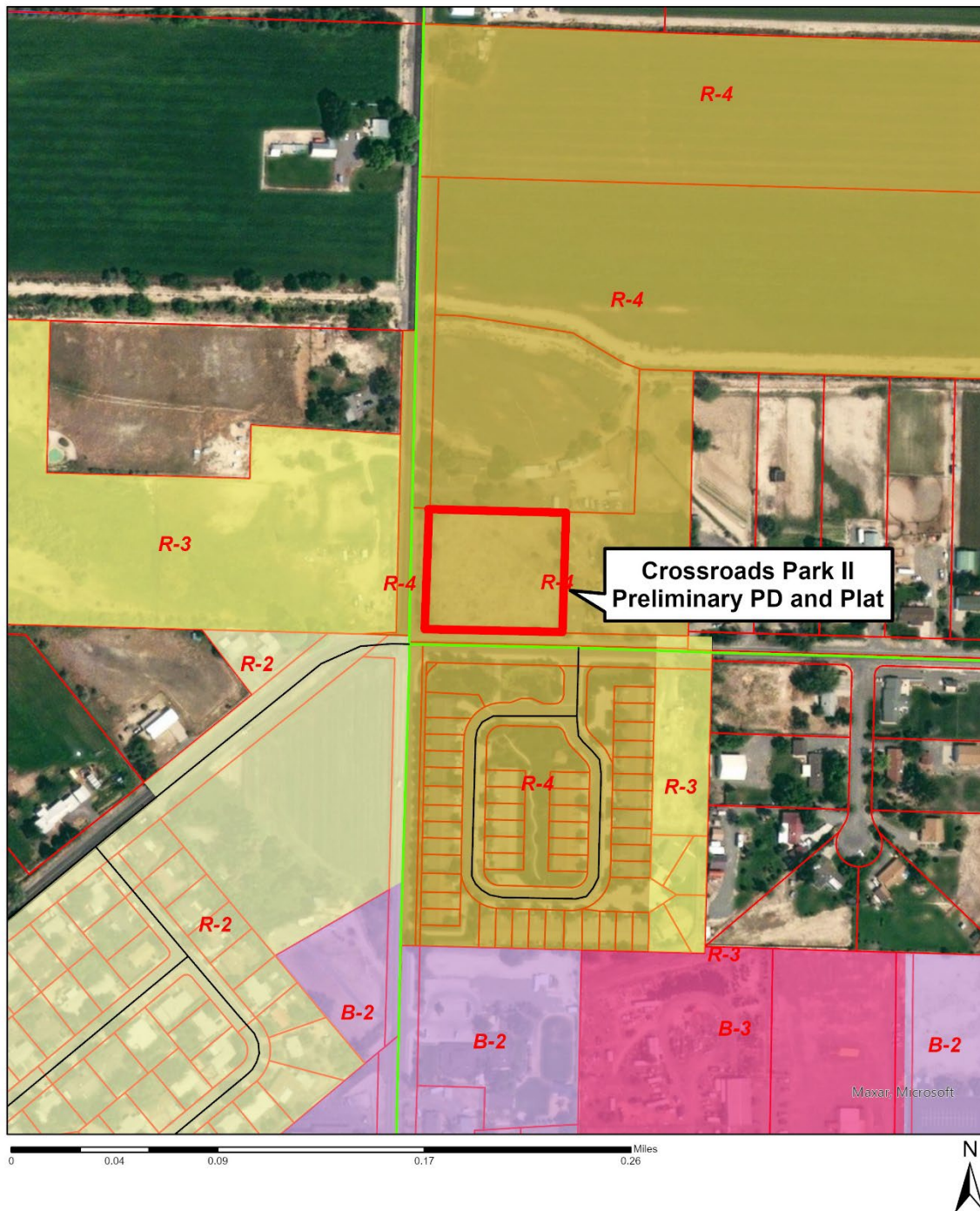
Planning Commission Recommendation Alternatives for Preliminary Plat:

Conditional Approval Motion: “I hereby make a motion to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

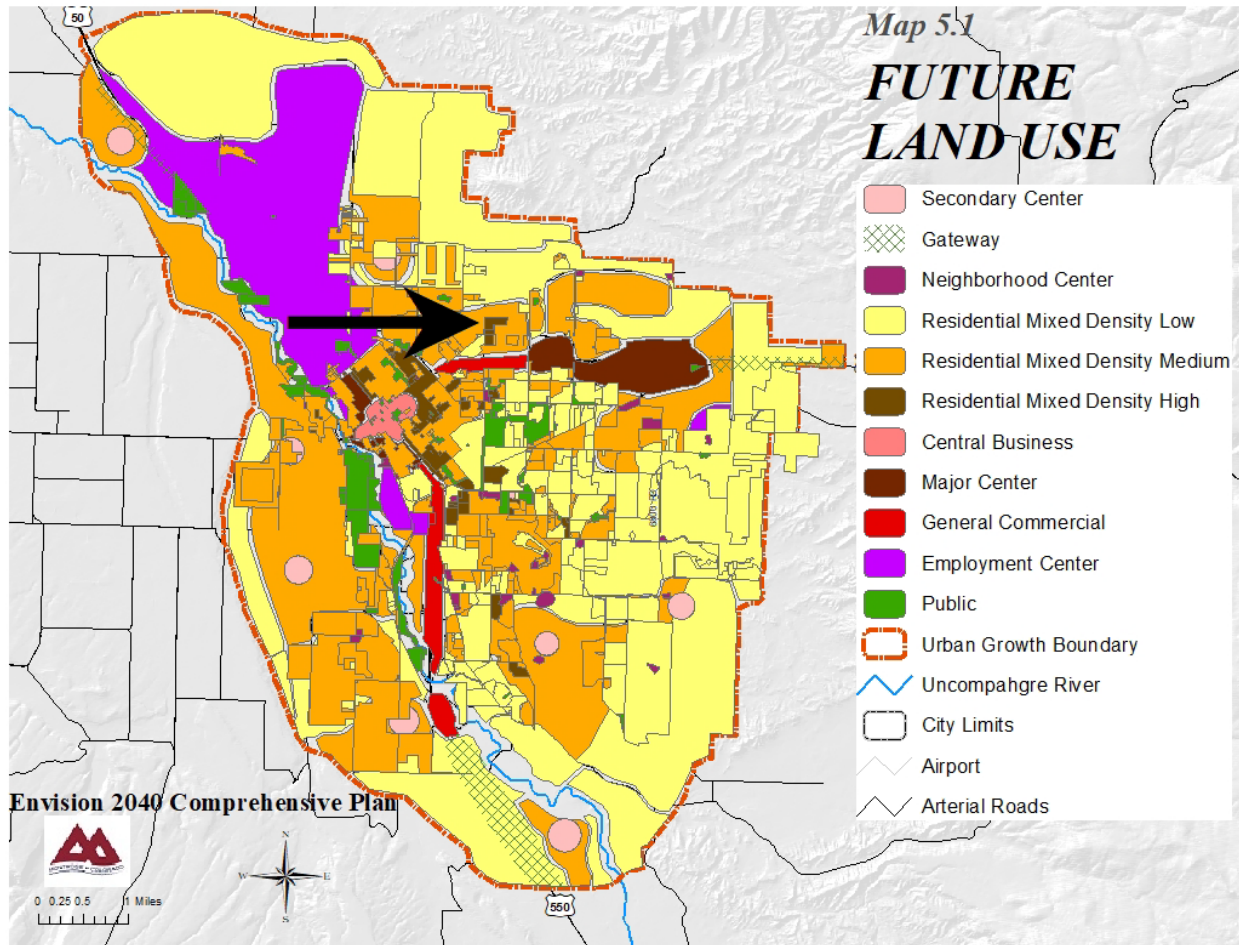
Denial Motion: “I hereby make a motion to recommend to City Council denial of the Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”



EXHIBIT A: Area Maps



Comprehensive Plan Future Land Use Map



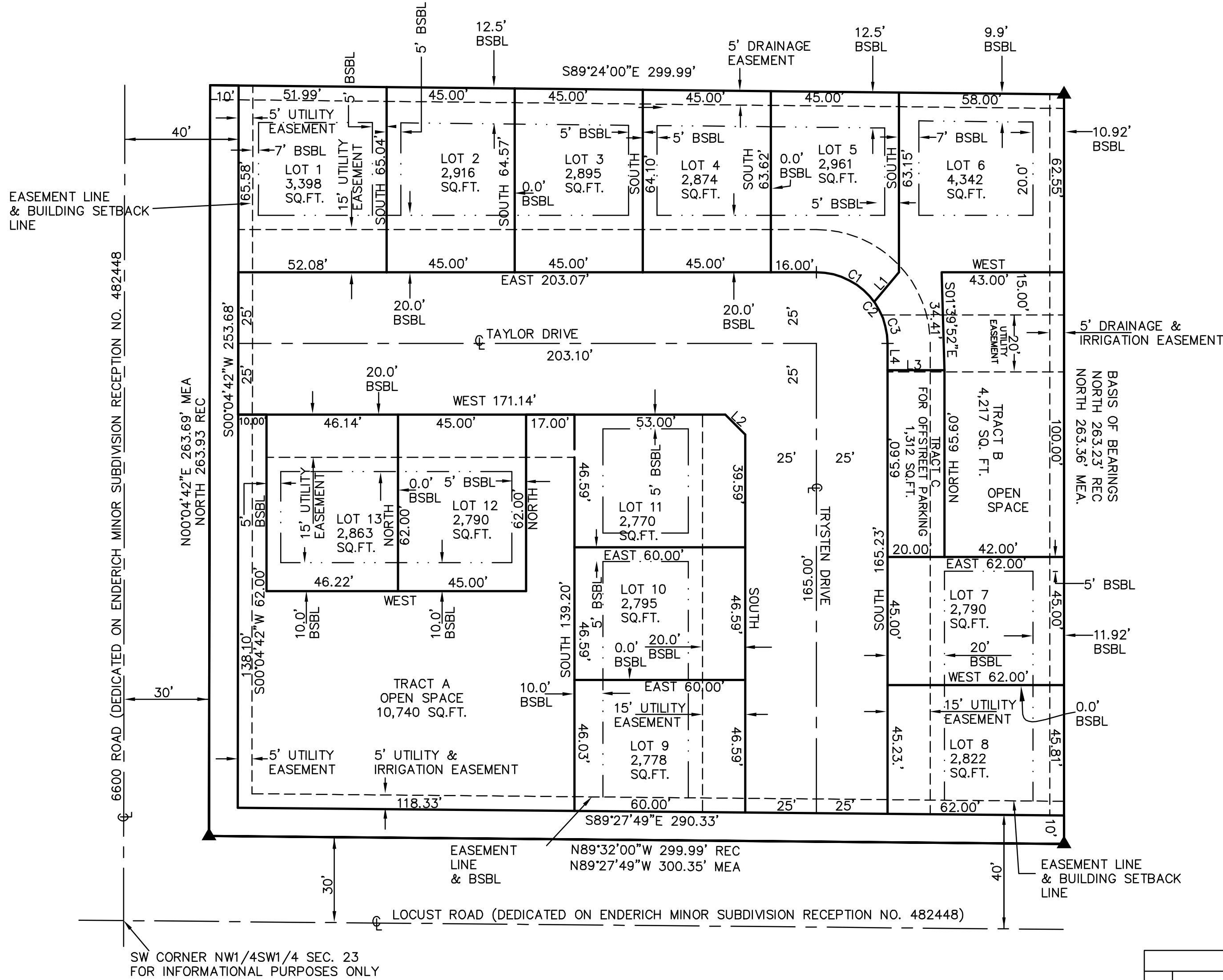
CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN

SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

CROSSROADS PARK II PLANNED DEVELOPMENT LAND SUMMARY				
TOTAL ACREAGE	ROAD DEDICATION AREA 6000 RD., LOCUST RD., TAYLOR DR., TRYSTEN DR.	DEVELOPABLE LAND DOES NOT INCLUDE 6000 RD. & LOCUST RD. DEDICATION AREA	TRACTS A & B OPEN SPACE	TRACT C OFF STREET PARKING
1.816 ACRES	6000 RD. & LOCUST RD. 5,540 SQ. FT. TAYLOR DR. & TRYSTEN DR. 18,295 SQ.FT.	73,559 SQ.FT.	14,957 SQ.FT. = 20% OF DEVELOPABLE LAND	1,312 SQ.FT.

DEVIATIONS FROM CITY STANDARD

- City Standards for Building Setbacks
(See specific requested Planned Development Building setback lines shown hereon.)



LINE TABLE	
BEARING	DISTANCE
L1 N39°58'12\"E	13.56'
L2 N45°00'00\"W	9.90'
L3 EAST	20.00'
L4 NORTH	9.40'

CURVE TABLE				
NO.	LENGTH	DELTA	RADIUS	CHORD BEARING DISTANCE
C1	23.67'	54°14'53\"	25.00'	N62°52'33\"W 22.80'
C2	16.19'	37°05'53\"	25.00'	N30°36'01\"W 15.91'
C3	15.60'	35°45'07\"	25.00'	N17°52'33\"W 15.35'

LEGEND
▲ = FOUND NO. 5 REBAR & SURVEY CAP LS12180
REC = RECORDED ON PLAT OF ENDERICH MINOR SUBDIVISION
MEA = MEASURED IN FIELD
MCR = MONTROSE COUNTY RECORDS
--- = EASEMENT LINE
--- = CENTERLINE
--- = BSBL = BUILDING SETBACK LINE

PLANNED DEVELOPMENT PLAN CERTIFICATE

The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN, in accordance with the requirements of Section 4--4--24 of the Official Code of the City of Montrose, Colorado and hereby declare this Plan to be a covenant which shall run with the land described on this Plan for the mutual benefit of the owners thereof, which Plan may be amended in accordance with the procedures for an amendment set forth in Section 4--4--24 of the Official Code of the City of Montrose, Colorado.

OWNER APPROVAL OF P.D. PLAN

Owner: _____ Date: _____
Crossroads Park II, LLC

APPROVAL OF PRELIMINARY PLAT

City Engineer _____ Date _____

City Attorney _____ Date _____

Chair, Planning Commission _____ Date _____

Mayor, City Council _____ Date _____

PLANNED DEVELOPMENT DESCRIPTION

Lot 1, Enderich Minor Subdivision, according to the Plat recorded August 30, 1979 in Book 12 at Page 24, County of Montrose, State of Colorado, containing 1.816 acres.

RECORDER'S CERTIFICATE

This plat 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. _____.

_____, by _____
Clerk & Recorder Deputy
Montrose County, Colorado

***NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.*

CF: CROSSROADS 2
Plot Scale 1"=30'
Book 0 Page 0
LLJ

DATE 7/28/22

REVISIONS:
9/7/2022
9/19/2022
11/9/2022
12/5/22 per city
1/11/23 per city
1/12/23

CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN

SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE,
MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

FOR:
CROSSROADS PARK II, LLC

MESA SURVEYING ASSOCIATES INC.
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet 1 of 1

File No. 22-69

PRELIMINARY PLAT
CROSSROADS PARK II PLANNED DEVELOPMENT

SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

I. LOCAL IMPROVEMENT DISTRICT

All lots platted hereon shall be subject to an assessment for the costs to construct improvements to that portion of Locust Road and 6600 Road that abut the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of the Crossroads Park II Planned Development for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

2. DRAINAGE EASEMENTS

The drainage easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or by the Crossroads Park II Planned Development HOA as noted on plat in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

3. IRRIGATION EASEMENTS

The irrigation easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or by the Crossroads Park II Planned Development HOA as noted on plat and shall not be impeded or altered in any way so as to impact the historic delivery of water, unless otherwise agreed by all owners of interest in said easements or any water rights associated therewith. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. Upon failure to properly maintain the irrigation easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owner(s), and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

4. PRIVATELY OWNED OPEN SPACE, PARKS, AND OTHER IMPROVEMENTS

All open spaces (Tracts A and B) and Tract C Offstreet Parking Area now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or until such time as an owners' association is lawfully formed for such purposes, by the owners of all lots final platted in Crossroads Park II Planned Development jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

5. MONEY IN LIEU OF SCHOOL LAND DEDICATION

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

6. MONEY IN LIEU OF PARK LAND DEDICATION

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

7. No residential units may be placed on Tracts A, B or C.

8. FINAL PLAT CONDITIONAL APPROVAL

The approval of the Crossroads Park II Planned Development Final 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.

9. CONVEYANCE OF PRIVATE PARKS, OPEN SPACES AND OFF STREET PARKING AREA TO OWNERS' ASSOCIATION

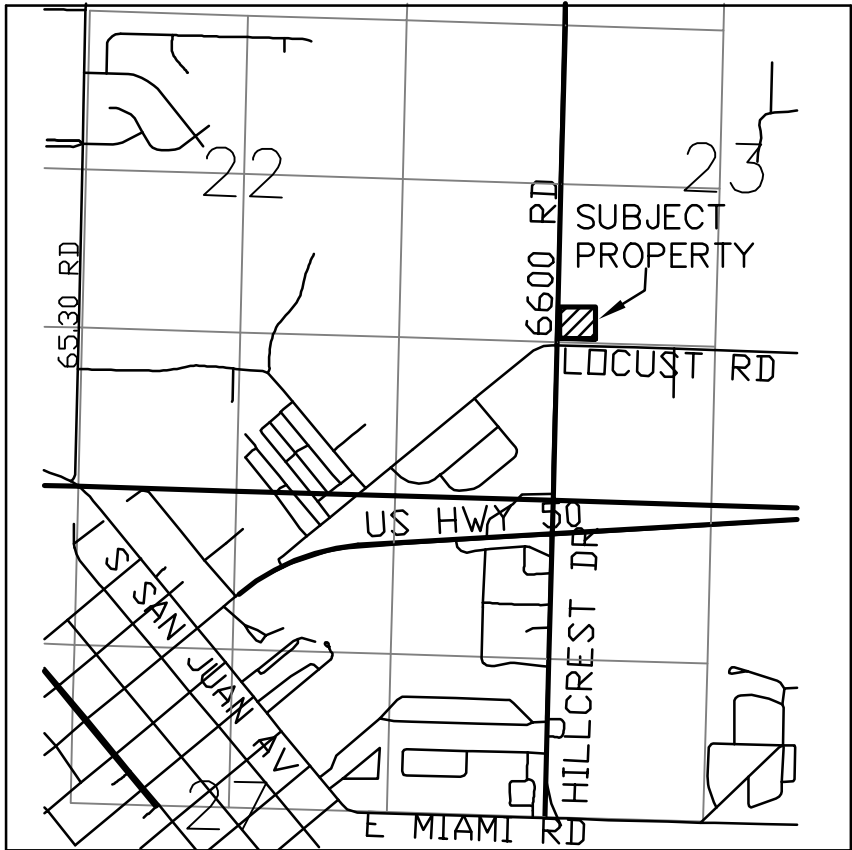
By executing this Plat, the owner(s) whose signature(s) appear heron, joined by the Lienholder(s) if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS(\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Crossroads Park II Planned Development HOA Tracts A, B and C as shown and designated on this Plat.

10. CERTIFICATE OF GOOD STANDING

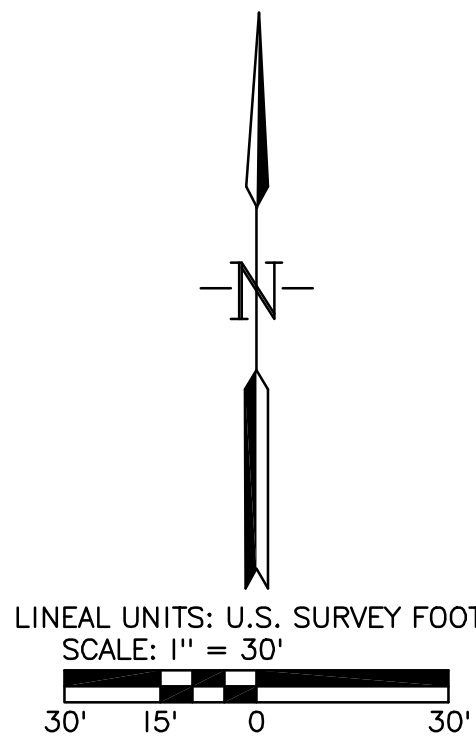
The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing, bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the above named HOA of Owners' Association entity's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.

11. DECLARATION OF COVENANTS RECORDED

The Declaration of Covenants, Conditions, and Restrictions for Crossroads Park II Planned Development HOA, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. _____, on the _____ day of _____, 20____ in the office of the Montrose County Clerk and Recorder.



VICINITY MAP



***NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.*

CF: CROSSROADS 2 Plot Scale 1"=30' Book 0 Page 0 LLJ DATE 7/28/22		PRELIMINARY PLAT CROSSROADS PARK II PLANNED DEVELOPMENT	
REVISIONS: 9/7/2022 9/19/2022 11/9/2022 12/6/22 city 1/11/23 city		SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION	
		FOR: CROSSROADS PARK II, LLC	
		MESA SURVEYING ASSOCIATES INC. P.O. Box 1287 Montrose, CO 81402 (970)-240-9994	
Sheet 2 of 2		File No. 22-69	

PRELIMINARY PLAT
CROSSROADS PARK II PLANNED DEVELOPMENT

SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Lot 1, Enderich Minor Subdivision, according to the Plat recorded August 30, 1979 in Book 12 at Page 24, County of Montrose, State of Colorado, containing 1.816 acres.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of CROSSROADS PARK II PLANNED DEVELOPMENT and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, 6600 Road, Locust Road, Taylor Drive and Trysten Drive, as hereon shown. The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, and including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

OWNER: CROSSROADS PARK II, LLC, A NEVADA LIMITED LIABILITY COMPANY

by: _____
Tim Clifford Title
Executed this _____ day of _____, 20____
STATE OF _____
COUNTY OF _____ ss.
The above Certificate of Dedication and Ownership was acknowledged before me
on this _____ day of _____, 20____
by Tim Clifford _____, of CROSSROADS PARK II, LLC.
Witness my hand and official seal. My commission expires _____

Notary _____

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. OX87019559.14358315 issued by Land Title Guarantee Company, dated January 11, 2022 (the "Title Policy"), which insures to CROSSROADS PARK II, LLC, A NEVADA LIMITED LIABILITY COMPANY the title to the Land herein platted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

Attorney
Registration No. _____ Date _____

ENGINEER'S CERTIFICATE

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

Colorado Professional Engineer
Registration No. _____ Date _____

SURVEYOR'S CERTIFICATE

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

William D. Wiley
Colorado Registered Land Surveyor
Registration No. 12180

Date _____

CERTIFICATE OF COMPLETED IMPROVEMENTS

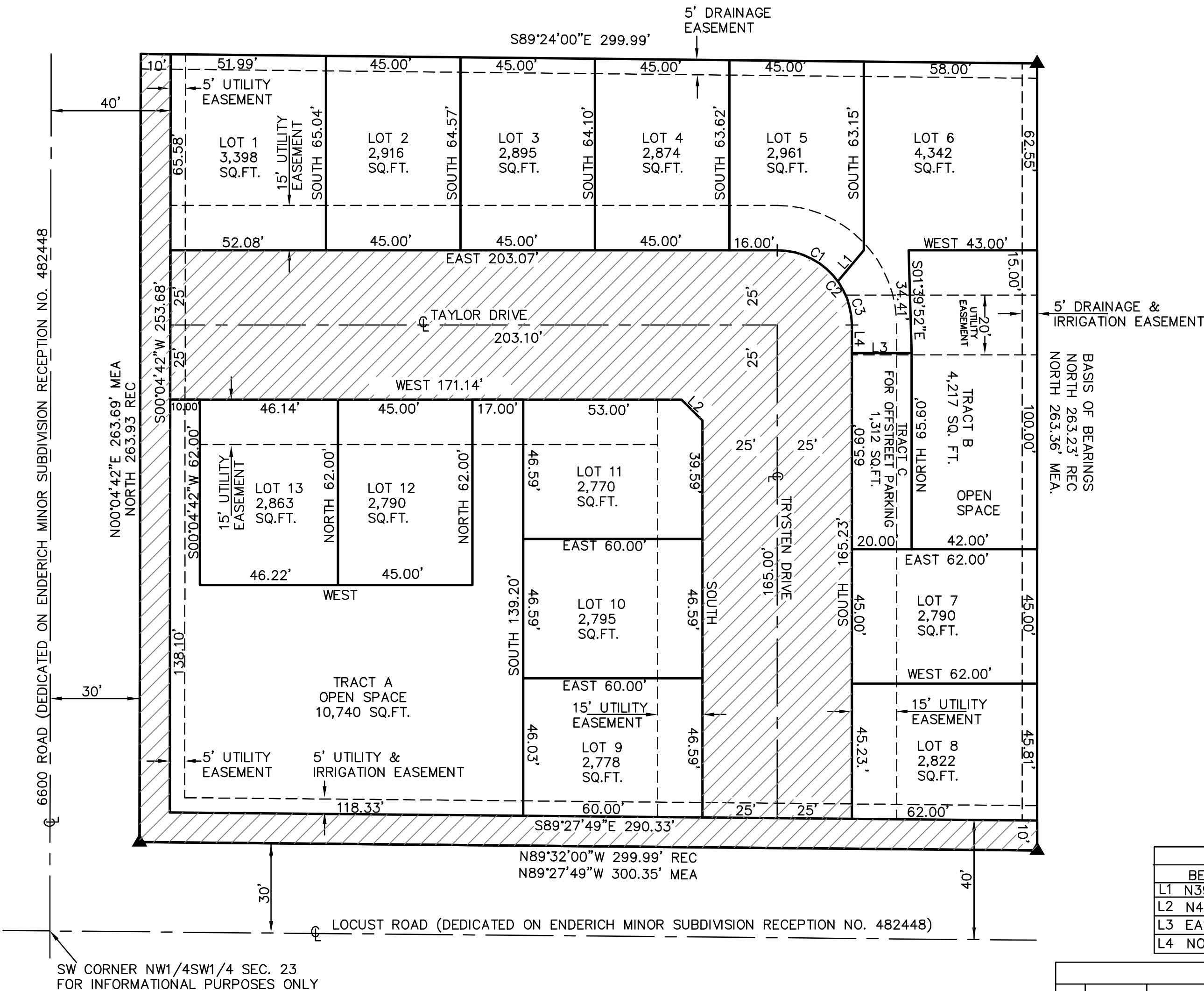
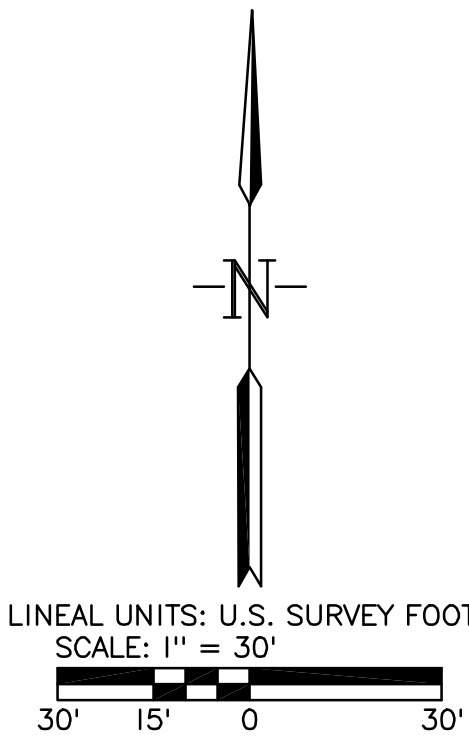
I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications except as follows:

City Engineer
Registration No. _____ Date _____

TOTAL AREA	=	1.816 ACRES
LOCUST ROAD & 6600 ROAD DEDICATION AREA	=	5,540 SQ.FT.
TAYLOR DRIVE & TRYSTEN DRIVE DEDICATION AREA	=	18,295 SQ.FT.
OPEN SPACES A & B AREA	=	14,957 SQ.FT.
TOTAL AREA MINUS LOCUST ROAD & 6600 ROAD DEDICATION AREA	=	79,099 SQ.FT.
20% OF 73,559 SQ.FT. PROJECT OPEN SPACE AREA	=	14,712 SQ.FT.
	=	14,957 SQ.FT.

APPROVAL OF PRELIMINARY PLAT

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



LINE TABLE	
BEARING	DISTANCE
L1 N39°58'12"E	13.56'
L2 N45°00'00"W	9.90'
L3 EAST	20.00'
L4 NORTH	9.40'

CURVE TABLE				
NO.	LENGTH	DELTA	RADIUS	CHORD BEARING DISTANCE
C1	23.67'	54°14'53"	25.00'	N62°52'33"W 22.80'
C2	16.19'	37°05'53"	25.00'	N30°36'01"W 15.91'
C3	15.60'	35°45'07"	25.00'	N17°52'33"W 15.35'

- LEGEND
- ▲ = FOUND NO. 5 REBAR & SURVEY CAP LS12180
 - REC = RECORDED ON PLAT OF ENDERICH MINOR SUBDIVISION
 - MEA = MEASURED IN FIELD
 - MCR = MONTROSE COUNTY RECORDS
 - = DEDICATED STREET OR ROAD RIGHT OF WAY AREA
 - = EASEMENT LINE
 - = CENTERLINE

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____,
by _____, City Manager of the City of Montrose.

City Manager

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____,
by _____, Mayor of the City of Montrose.

Mayor

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 20____,
by _____, City Attorney of the City of Montrose.

City Attorney

RECORDER'S CERTIFICATE

This plat 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. _____,
by _____, Deputy
Clerk & Recorder
Montrose County, Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.

CF: CROSSROADS 2 Plot Scale 1"=30' Book 0 Page 0 LLJ DATE 7/28/22	PRELIMINARY PLAT CROSSROADS PARK II PLANNED DEVELOPMENT SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION FOR: CROSSROADS PARK II, LLC MESA SURVEYING ASSOCIATES INC. P.O. Box 1287 Montrose, CO 81402 (970)-240-9994 Sheet 1 of 2 File No. 22-69
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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.



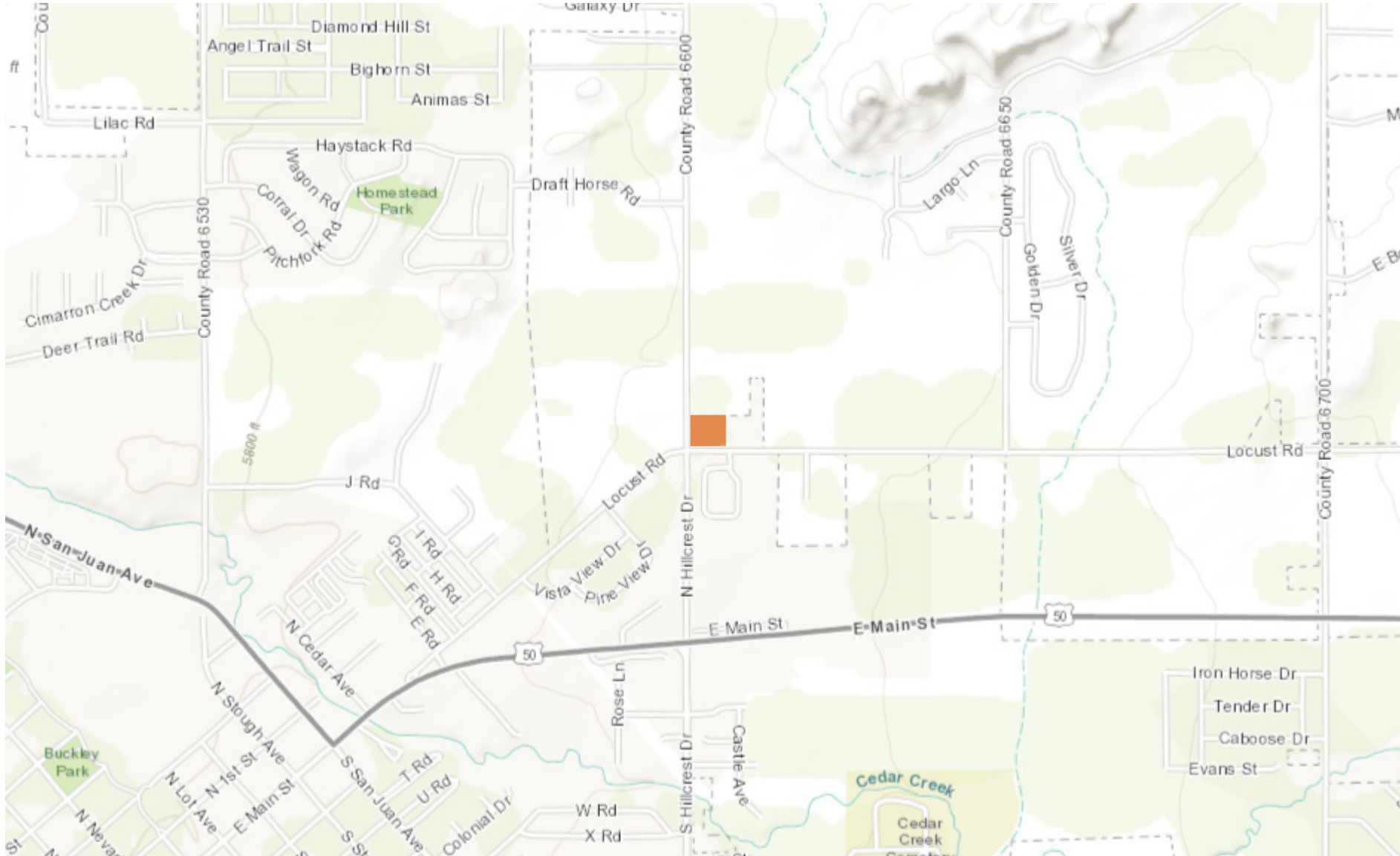
- (10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to 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)



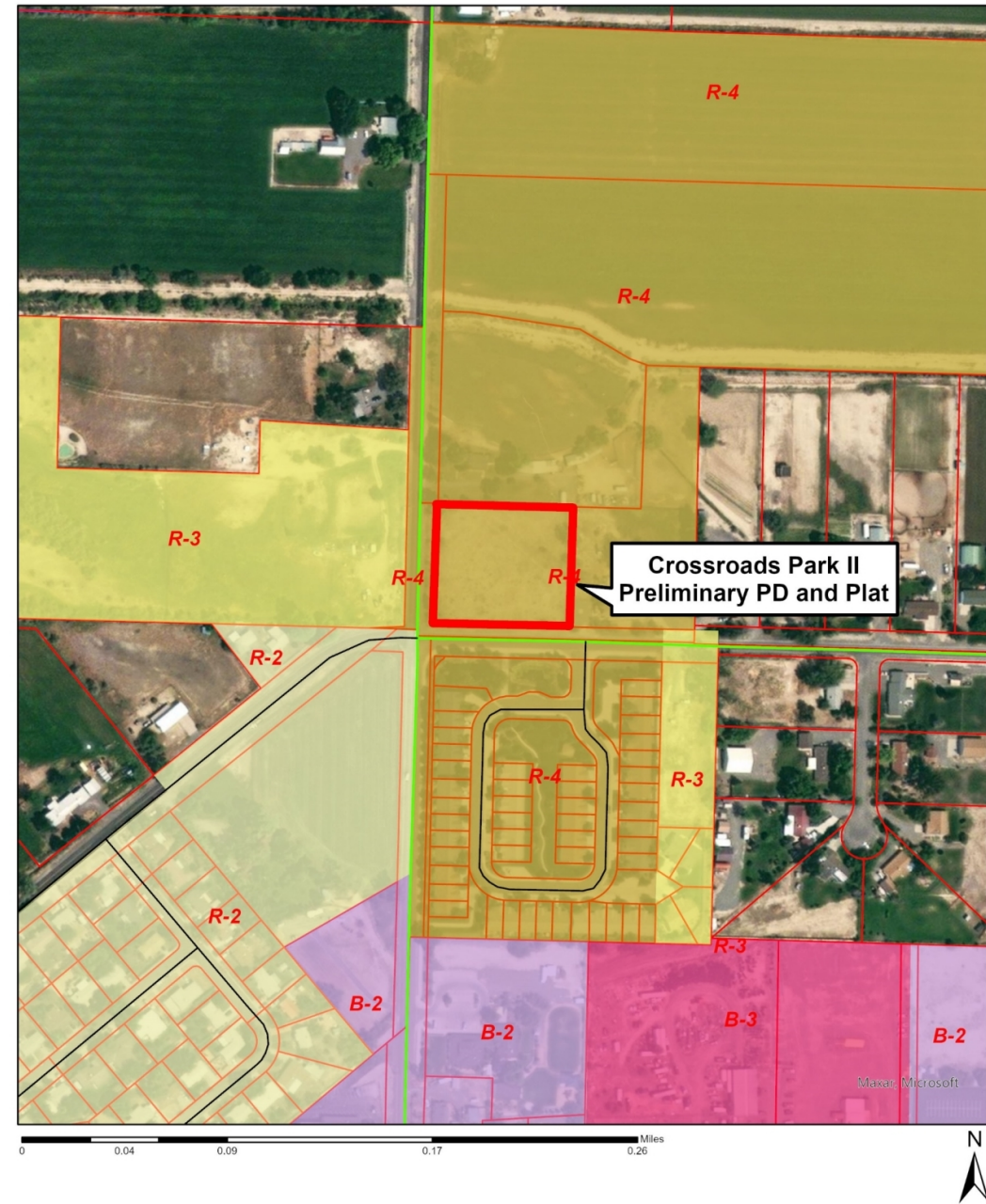


Vicinity Map



Project Background

- Project site: 1.088 acres
- Zoned “R-4” High Density District
- 28 Units across 13 residential lots.

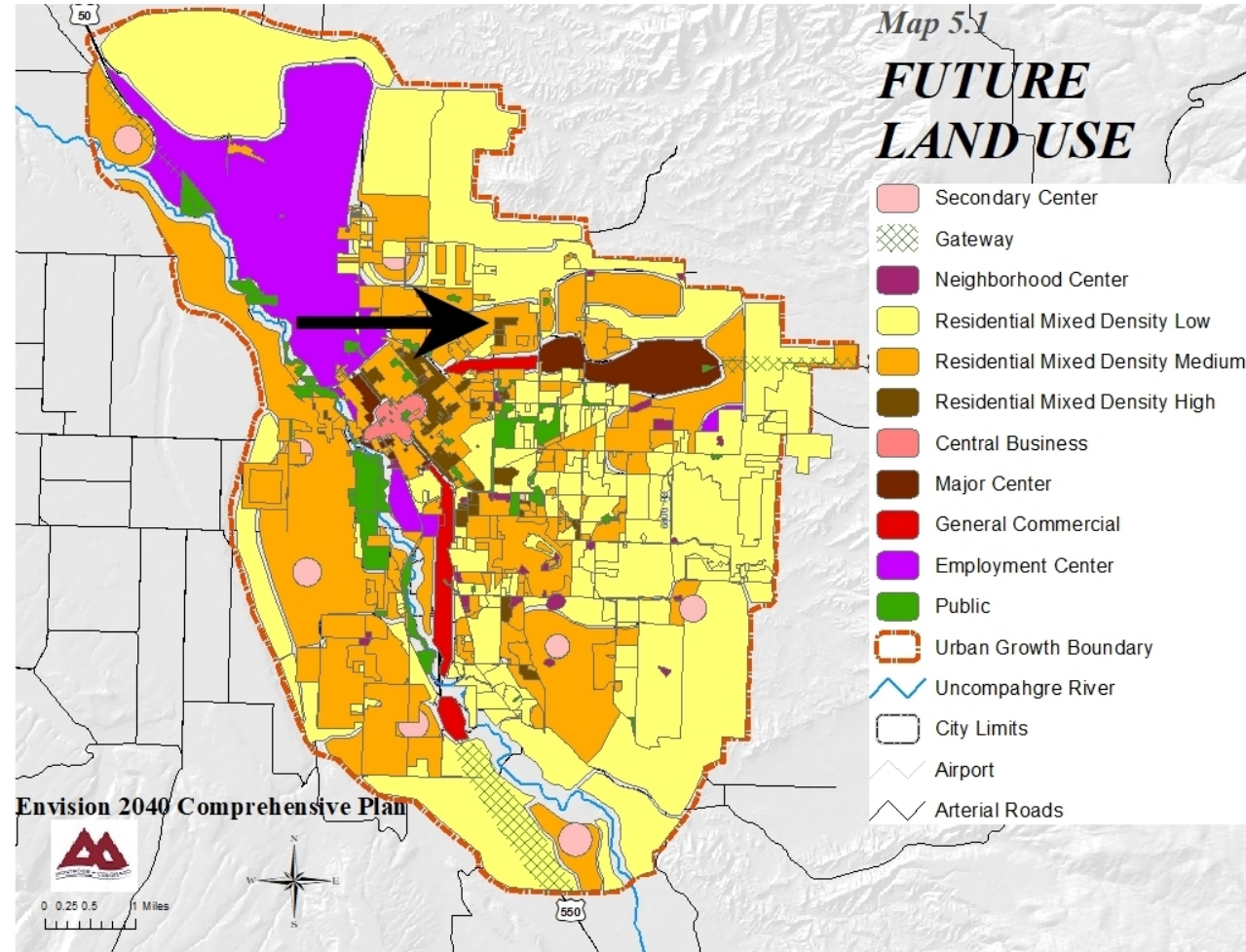


Subdivision Process



Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density High** in the future land use map. This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.



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.

Zoning Regulations

- Municipal Code, Section 4-4-7.1(A) Intent: The “R-4” High Density District is intended to provide for high density multiple-family residence and to allow variable densities. This allows variety in the types of residences
- The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-4” High Density District and “R-3” Medium Density District.

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-4	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Larger 9,375 or 2,300/unit	15	20	10	15	35

- This application requests deviations from dimensional standards, and thus requires an associated planned development application.

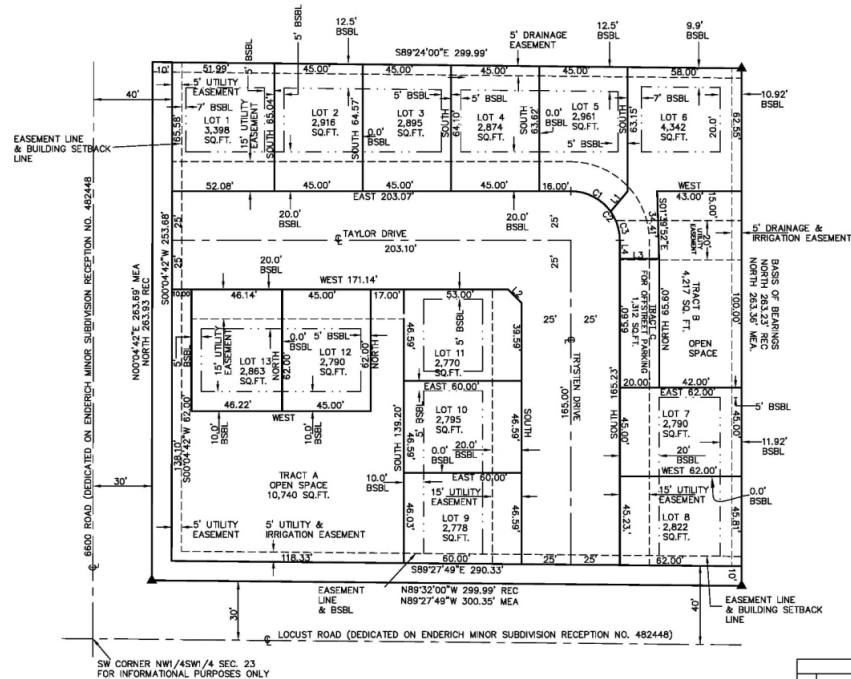
CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN

SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

CROSSROADS PARK II PLANNED DEVELOPMENT LAND SUMMARY				
TOTAL ACREAGE	ROAD DEDICATION AREA 6000 RD., LOCUST RD., TAYLOR DR., TRYSTEN DR.	DEVELOPABLE LAND DOES NOT INCLUDE 6000 RD. & LOCUST RD. DEDICATION AREA	TRACTS A & B OPEN SPACE	TRACT C OFF STREET PARKING
1.816 ACRES	6000 RD. & LOCUST RD. 5,540 SQ. FT. TAYLOR DR. & TRYSTEN DR. 18,295 SQ. FT.	73,559 SQ. FT.	14,957 SQ. FT. = 20% OF DEVELOPABLE LAND	1,312 SQ. FT.

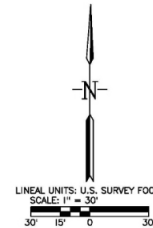
DEVIATIONS FROM CITY STANDARD

- City Standards for Building Setbacks
(See specific requested Planned Development Building setback lines shown hereon.)



LINE TABLE	
BEARING	DISTANCE
L1 N39°58'12\"	13.58'
L2 N45°00'00\"	9.90'
L3 EAST	20.00'
L4 NORTH	9.40'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	CHORD	
				BEARING	DISTANCE
C1	23.67'	54°14'53"	25.00'	N62°52'33"W	22.80'
C2	16.19'	37°05'53"	25.00'	N30°36'01"W	15.91'
C3	15.60'	35°45'07"	25.00'	N17°52'33"W	15.35'



- LEGEND
- ▲ = FOUND NO. 5 REBAR & SURVEY CAP LS12180
 - REC = RECORDED ON PLAT OF ENDERICH MINOR SUBDIVISION
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 - MCR = MONTROSE COUNTY RECORDS
 - = EASEMENT LINE
 - = CENTERLINE
 - - - - - BSSL = BUILDING SETBACK LINE

PLANNED DEVELOPMENT PLAN CERTIFICATE

The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN, in accordance with the requirements of Section 4-4-24 of the Official Code of the City of Montrose, Colorado and hereby declare this Plan to be a covenant which shall run with the land described on this Plan for the mutual benefit of the owners thereof, which Plan may be amended in accordance with the procedures for an amendment set forth in Section 4-4-24 of the Official Code of the City of Montrose, Colorado.

OWNER APPROVAL OF P.D. PLAN

Owner _____ Date _____
Crossroads Park II, LLC

APPROVAL OF PRELIMINARY PLAT

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

PLANNED DEVELOPMENT DESCRIPTION

Lot 1, Enderich Minor Subdivision, according to the Plat recorded August 30, 1979 in Book 12 at Page 24, County of Montrose, State of Colorado, containing 1.816 acres.

RECORDER'S CERTIFICATE

This plat 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. _____ by _____ Clerk & Recorder, Montrose County, Colorado Deputy

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.

CP: CROSSROADS 2
Plat Scale _____ C=30'
Book _____ Page _____
LJJ
DATE 7/28/22
REVISIONS:
N/A/2022
11/9/2022
12/6/22 per city
1/11/23 per city
1/18/23

CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN

SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE,
MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

FOR:
CROSSROADS PARK II, LLC

MESA SURVEYING ASSOCIATES INC.
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet _____ of _____ File No. 22-69

PRELIMINARY PLAT
CROSSROADS PARK II PLANNED DEVELOPMENT

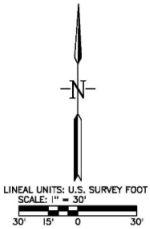
SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

1. LOCAL IMPROVEMENT DISTRICT
All lots plotted hereon shall be subject to an assessment for the costs to construct improvements to that portion of Locust Road and 6600 Road that abut the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of the Crossroads Park II Planned Development for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.
2. DRAINAGE EASEMENTS
The drainage easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or by the Crossroads Park II Planned Development HOA as noted on plat in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
3. IRRIGATION EASEMENTS
The irrigation easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or by the Crossroads Park II Planned Development HOA as noted on plat and shall not be impeded or altered in any way so as to impact the historic delivery of water, unless otherwise agreed by all owners of interest in said easements or any water rights associated therewith. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. Upon failure to properly maintain the irrigation easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owner(s), and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
4. PRIVATELY OWNED OPEN SPACE, PARKS, AND OTHER IMPROVEMENTS
All open spaces (Tracts A and B) and Tract C Offstreet Parking Area now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or until such time as an owners' association is lawfully formed for such purposes, by the owners of all lots final plotted in Crossroads Park II Planned Development jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
5. MONEY IN LIEU OF SCHOOL LAND DEDICATION
All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to Section 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-IJ School District.
6. MONEY IN LIEU OF PARK LAND DEDICATION
All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of park land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of parkland dedication is subject to Section 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-IJ School District.
7. No residential units may be placed on Tracts A, B or C.

8. FINAL PLAT CONDITIONAL APPROVAL
The approval of the Crossroads Park II Planned Development Final 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.
9. CONVEYANCE OF PRIVATE PARKS, OPEN SPACES AND OFF STREET PARKING AREA TO OWNERS' ASSOCIATION
By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s) if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS(\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Crossroads Park II Planned Development HOA Tracts A, B and C as shown and designated on this Plat.
10. CERTIFICATE OF GOOD STANDING
The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing, bearing Confirmation No. _____ from the Colorado Secretary of State, as proof of the above named HOA of Owners' Association entity's (i) compliance with all applicable requirements of the Colorado Secretary of State, and (ii) good standing with the Colorado Secretary of State.
11. DECLARATION OF COVENANTS RECORDED
The Declaration of Covenants, Conditions, and Restrictions for Crossroads Park II Planned Development HOA, applicable to the development plotted hereon, and made binding to the entity named above, was recorded under Reception No. _____ on the _____ day of _____, 20____, in the office of the Montrose County Clerk and Recorder.



VICINITY MAP



"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon."

CP: CROSSROADS 2 Plat Scale: 1"=30' Block: 0 Page: 0 LJJ	PRELIMINARY PLAT CROSSROADS PARK II PLANNED DEVELOPMENT
DATE: 7/28/22 REVISIONS: 8/7/2022 11/9/2022 12/2/2022 1/11/23 dty	SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION
	FOR: CROSSROADS PARK II, LLC
	MESA SURVEYING ASSOCIATES INC. P.O. Box 1287 Montrose, CO 81402 (970)-240-9994
Sheet 2 of 2	File No. 22-69

PRELIMINARY PLAT
CROSSROADS PARK II PLANNED DEVELOPMENT
SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.
ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:
Lot 1, Enderich Minor Subdivision, according to the Plat recorded August 30, 1979 in Book 12 at Page 24, County of Montrose, State of Colorado, containing 1.816 acres.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of CROSSROADS PARK II PLANNED DEVELOPMENT and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, 6600 Road, Locust Road, Taylor Drive and Trysten Drive, as hereon shown. The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, and including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

OWNER: CROSSROADS PARK II, LLC, A NEVADA LIMITED LIABILITY COMPANY

by: Tim Clifford Title
Executed this _____ day of _____, 20____
STATE OF _____ ss.
COUNTY OF _____
The above Certificate of Dedication and Ownership was acknowledged before me
on this _____ day of _____, 20____
by Tim Clifford _____ of CROSSROADS PARK II, LLC.
Witness my hand and official seal. My commission expires _____

Notary

ATTORNEY'S CERTIFICATE
I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. 0K870/9559/143583/5 issued by Land Title Guarantee Company, dated January 11, 2022 (the "Title Policy"), which insures to CROSSROADS PARK II, LLC, A NEVADA LIMITED LIABILITY COMPANY the title to the Land herein platted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

Attorney
Registration No. _____ Date _____
ENGINEER'S CERTIFICATE

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

Colorado Professional Engineer
Registration No. _____ Date _____

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

William D. Wiley
Colorado Registered Land Surveyor
Registration No. 12180

CERTIFICATE OF COMPLETED IMPROVEMENTS
I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications except as follows:

City Engineer
Registration No. _____ Date _____

TOTAL AREA = 1.816 ACRES
LOCUST ROAD & 6600 ROAD DEDICATION AREA = 5,540 SQ.FT.
TAYLOR DRIVE & TRYSTEN DRIVE = 18,295 SQ.FT. DEDICATION AREA
OPEN SPACES A & B AREA = 14,957 SQ.FT.
TOTAL AREA = 79,099 SQ.FT.
MINUS LOCUST ROAD & 6600 ROAD DEDICATION AREA = 5,540 SQ.FT.
PROJECT OPEN SPACE AREA = 14,712 SQ.FT.
PROJECT OPEN SPACE AREA = 14,957 SQ.FT.

APPROVAL OF PRELIMINARY PLAT

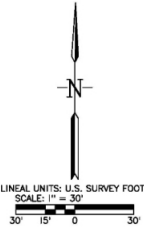
City Engineer _____ Date _____
City Attorney _____ Date _____
Chair, Planning Commission _____ Date _____
Mayor, City Council _____ Date _____

APPROVAL OF CITY MANAGER
Approved this _____ day of _____, 20____
by _____, City Manager of the City of Montrose.
City Manager _____

APPROVAL OF CITY COUNCIL
Approved this _____ day of _____, 20____
by _____, Mayor of the City of Montrose.
Mayor _____

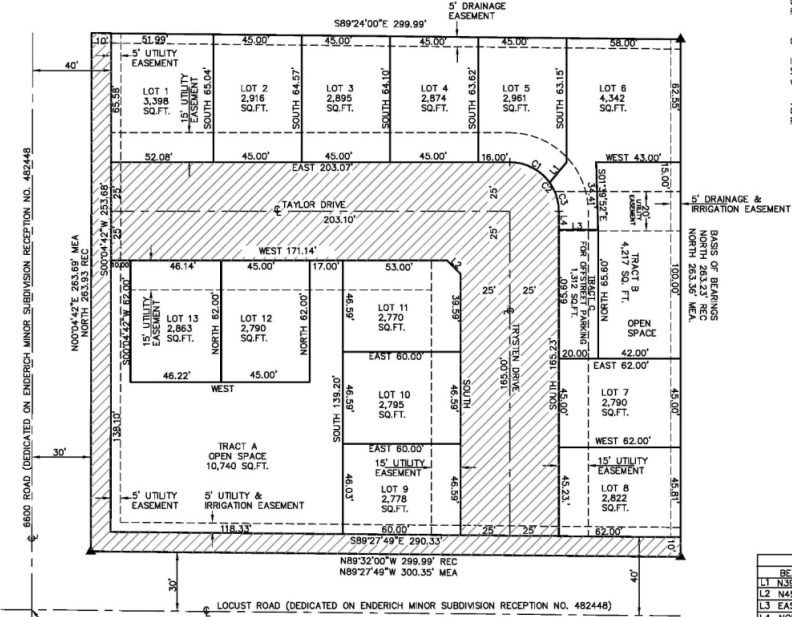
APPROVAL OF CITY ATTORNEY
Approved for recording this _____ day of _____, 20____
by _____, City Attorney of the City of Montrose.
City Attorney _____

RECORDER'S CERTIFICATE
This plat 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. _____ by _____, Clerk & Recorder, Montrose County, Colorado Deputy



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.

CP: CROSSROADS 2 Plot Scale: 1"=30' Book: 0 Page: 0 LJ	PRELIMINARY PLAT CROSSROADS PARK II PLANNED DEVELOPMENT
DATE: 7/28/22 REVISIONS: 1/7/2022 11/8/2022 1/10/23 per city	SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION
FOR: CROSSROADS PARK II, LLC	
MESA SURVEYING ASSOCIATES INC. P.O. Box 1287 Montrose, CO 81402 (970)-240-9994	
Sheet 1 of 2	File No. 22-69



LINE TABLE	
BEARING	DISTANCE
L1 N39°28'12\"	13.58'
L2 N45°00'00\"	9.80'
L3 EAST	20.00'
L4 NORTH	9.40'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	CHORD	
				BEARING	DISTANCE
C1	23.67'	54°14'53"	25.00'	N62°52'33"W	22.80'
C2	16.19'	37°05'53"	25.00'	N30°36'01"W	15.91'
C3	15.60'	35°45'07"	25.00'	N17°52'33"W	15.35'

LEGEND
▲ = FOUND NO. 5 REBAR & SURVEY CAP LS12180
REC = RECORDED ON PLAT OF ENDERICH MINOR SUBDIVISION
ME = MEASURED IN FIELD
MCR = MONTROSE COUNTY RECORDS
--- = DEDICATED STREET OR ROAD RIGHT OF WAY AREA
--- = EASEMENT LINE
--- = CENTERLINE

SW CORNER NW1/4SW1/4 SEC. 23
FOR INFORMATIONAL PURPOSES ONLY

Staff Guidance to Planning Commission

- Staff finds that the Crossroads Park II Preliminary Planned Development and Preliminary Plat are in compliance with the Subdivision Regulations and Comprehensive Plan.
- The proposal meets the intent of the “R-4” zoning district.
- Staff recommends Conditional Approval of the Crossroads Park II Preliminary Planned Development and Preliminary Plat.
 - [Standard Condition]: The approval of this Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Planning Manager
DATE: February 8, 2023
RE: Trails at Cobble Creek Sketch Plan (Formerly known as Cobble Creek West)

ATTACHMENTS

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

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

Planning Commission Consideration:

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

Applicant: Momentum Development, LLC

Application Background:

The Trails at Cobble Creek is a proposed residential development in southwest Montrose, adjacent to the west of the Cobble Creek Golf Course and associated subdivision. The subject property comprises four parcels of land totaling 58.7 acres. The property was annexed in 2006 as the Cobble Creek West Addition, and was zoned R-3 (Medium Density District) at that time.

Momentum Development, LLC (Applicant) is proposing a 203-lot residential subdivision for the property, which equates to a density of 3.4 units/acre. The maximum density in the R-3 zone district is 6.9 units/acre, and as such, the proposal falls below the maximum density allowed. In addition to the 203 lots proposed, the Applicant is proposing to have approximately 12 acres (20.7% of the total development area) retained as open space and park land.

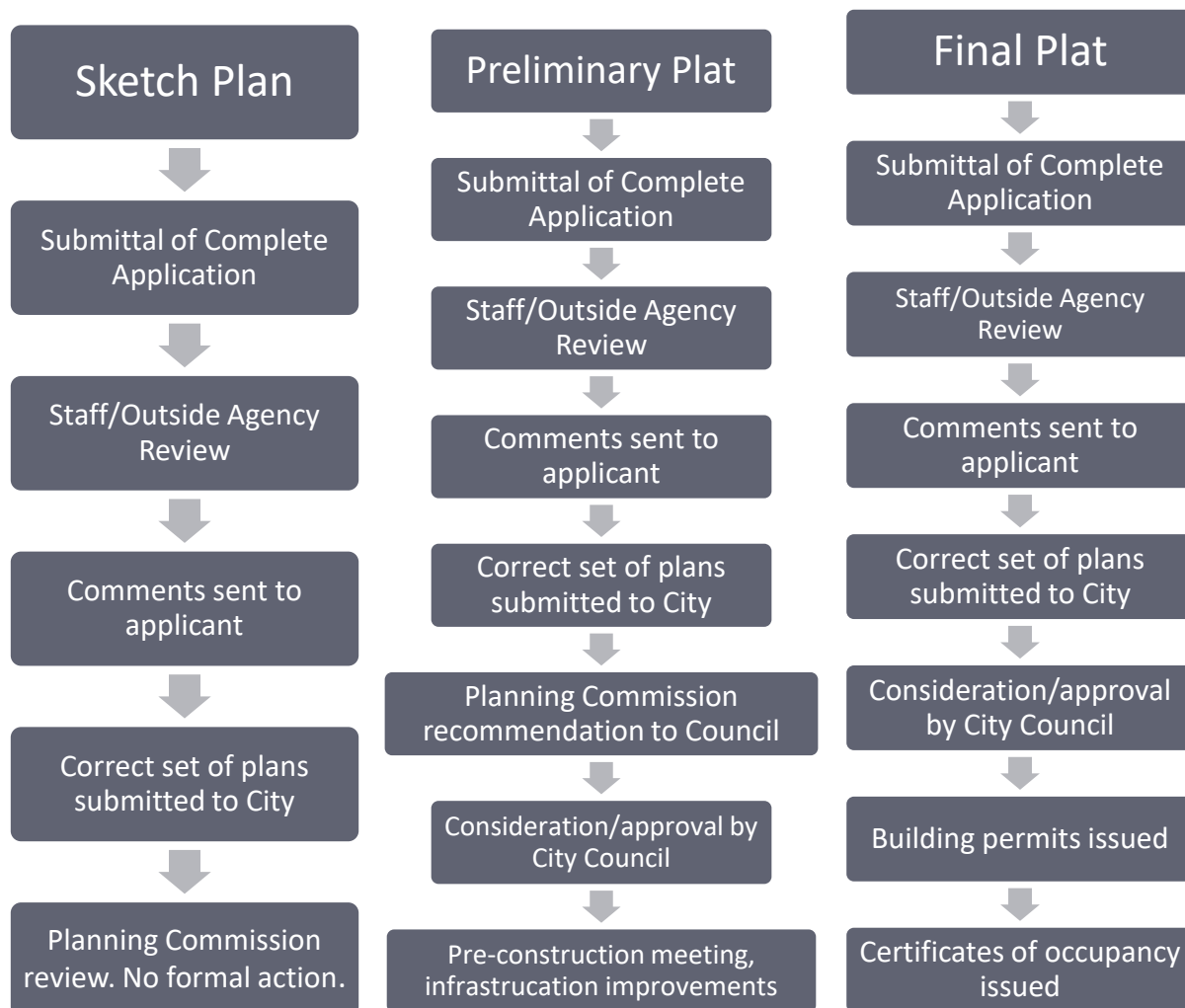
The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no



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, the request will be placed on an upcoming Planning Commission agenda, and the Planning Commission will make a recommendation to City Council. City Council will review the application and consider the Planning Commission's recommendation.

Subdivision Process:

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



Staff Analysis:

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



	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3	All	N/A	N/A	6,250	15	25	5	15	35

Staff Guidance to Planning Commission:

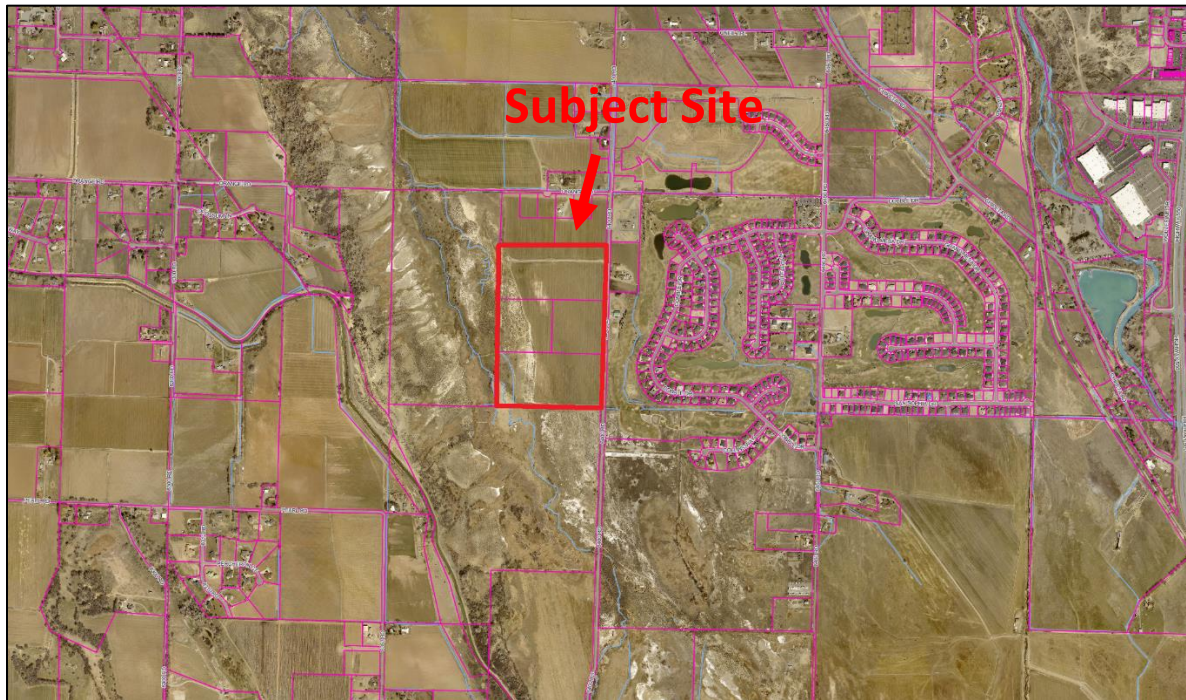
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 4-7-5. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider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

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

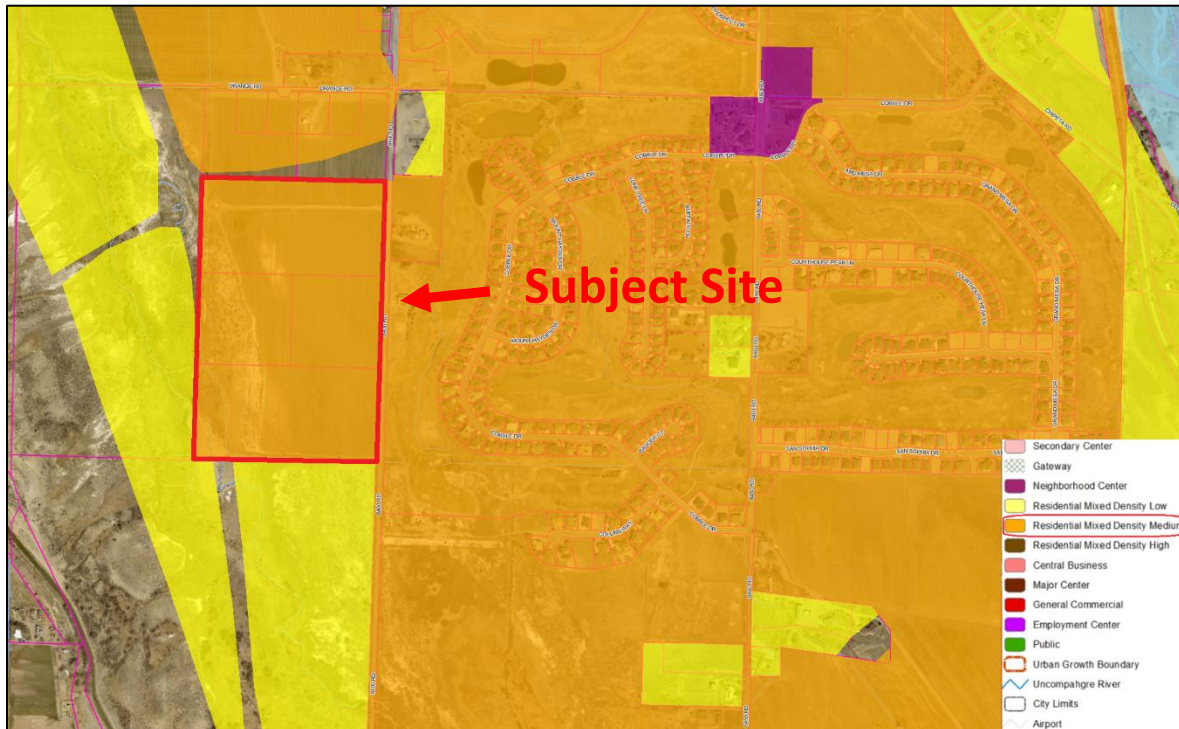


EXHIBIT A: Area Maps

Vicinity Map



Comprehensive Plan Future Land Use Map



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

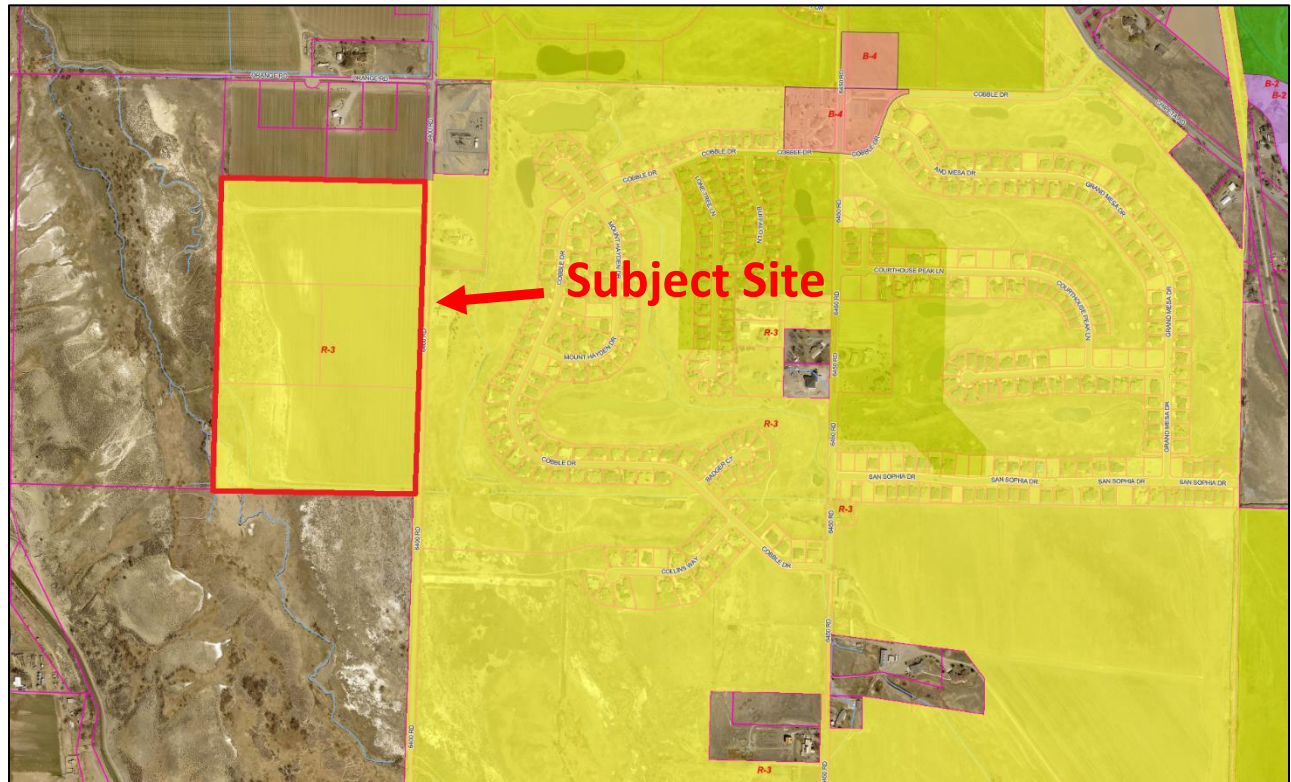


EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-7-5. Subdivision procedure.

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

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

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

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



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



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

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

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

(B) Preliminary Plat.

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



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



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



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

(C) Final Plat.

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



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



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

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



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

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



SKETCH PLAN SUBMITTAL

January 2023

00 INTRODUCTION

The purpose of this report is to provide information on a proposed Sketch Plan application for a parcel of land commonly known as Trails at Cobble Creek (TCC). Information provided herein has been prepared in accordance with Section 4-7-5 Subdivision Procedures of the City of Montrose Code of Ordinances.

This application is submitted on behalf of Momentum Development LLC, an entity under contract to purchase TCC. TCC is currently owned by Weststar Development LLC. Weststar Development LLC has provided a letter authorizing Momentum Development LLC to submit this application

In addition to the project narrative, other material submitted with this application includes a Sketch Plan application form, title report, ALTA survey, adjoining property owners list, and full-size files of plans provided in this narrative.

Information on the proposed Sketch Plan for TCC is presented in the following sections:

- I. Goals for TCC and the overall approach to the design of the neighborhood*
- II. Existing conditions and site analysis*
- III. Description of the project*
- IV. Other development considerations*
- V. Sketch Plan review criteria*

01

GOALS FOR AND APPROACH TO THE DESIGN OF TRAILS AT COBBLE CREEK

The goals for TCC are simple - to create a quality, open space-oriented and walkable neighborhood of homes that is responsive to Montrose's current residential market, in keeping with the Cobble Creek Golf Community, and consistent with the City's development standards and guidelines.

A number of guiding principles have influenced the approach to site design for the neighborhood. These include:

- *Respect the site's natural environmental features*
- *Create open space parcels throughout the neighborhood*
- *Provide an extensive trail system with connection to the Cobble Creek Golf Community*
- *Utilize the water from San Sophia Ditch to create a site amenity within the community*
- *Provide multiple access points from County Road 6400*
- *Provide relatively small lots consistent with the R-3 Zone District and in keeping with current demand in the Montrose housing market*

The manner in which these principles are reflected in the proposed site design for TCC are explained below in Section 03 Project Description.



02 EXISTING CONDITIONS AND SITE ANALYSIS

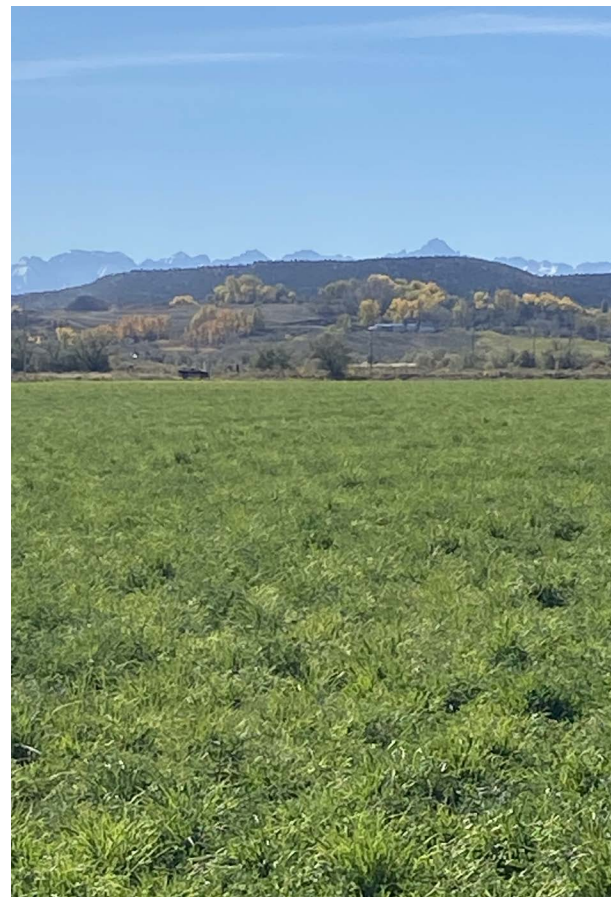
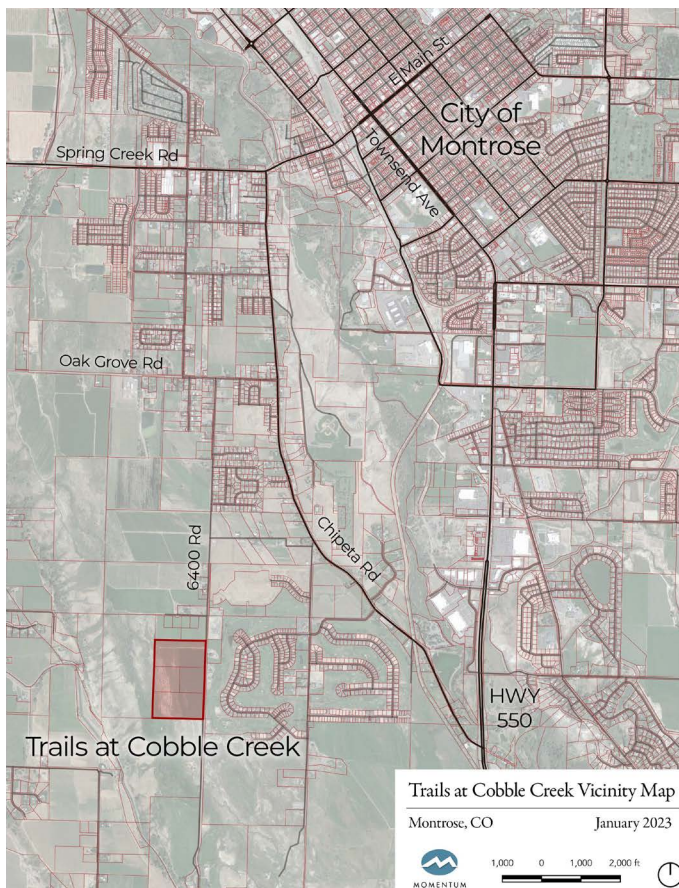
The diagram below depicts TCC in relationship to the existing Cobble Creek Golf Community and remaining development areas. On the following page is a vicinity map showing TCC in relationship to the City of Montrose.



TCC is approximately 58.7 acres in size and located on the west side of County Road 6400 immediately west of the Cobble Creek Golf Community. Located within the city limits of Montrose, the property is currently un-platted and is zoned Residential 3 (R-3).

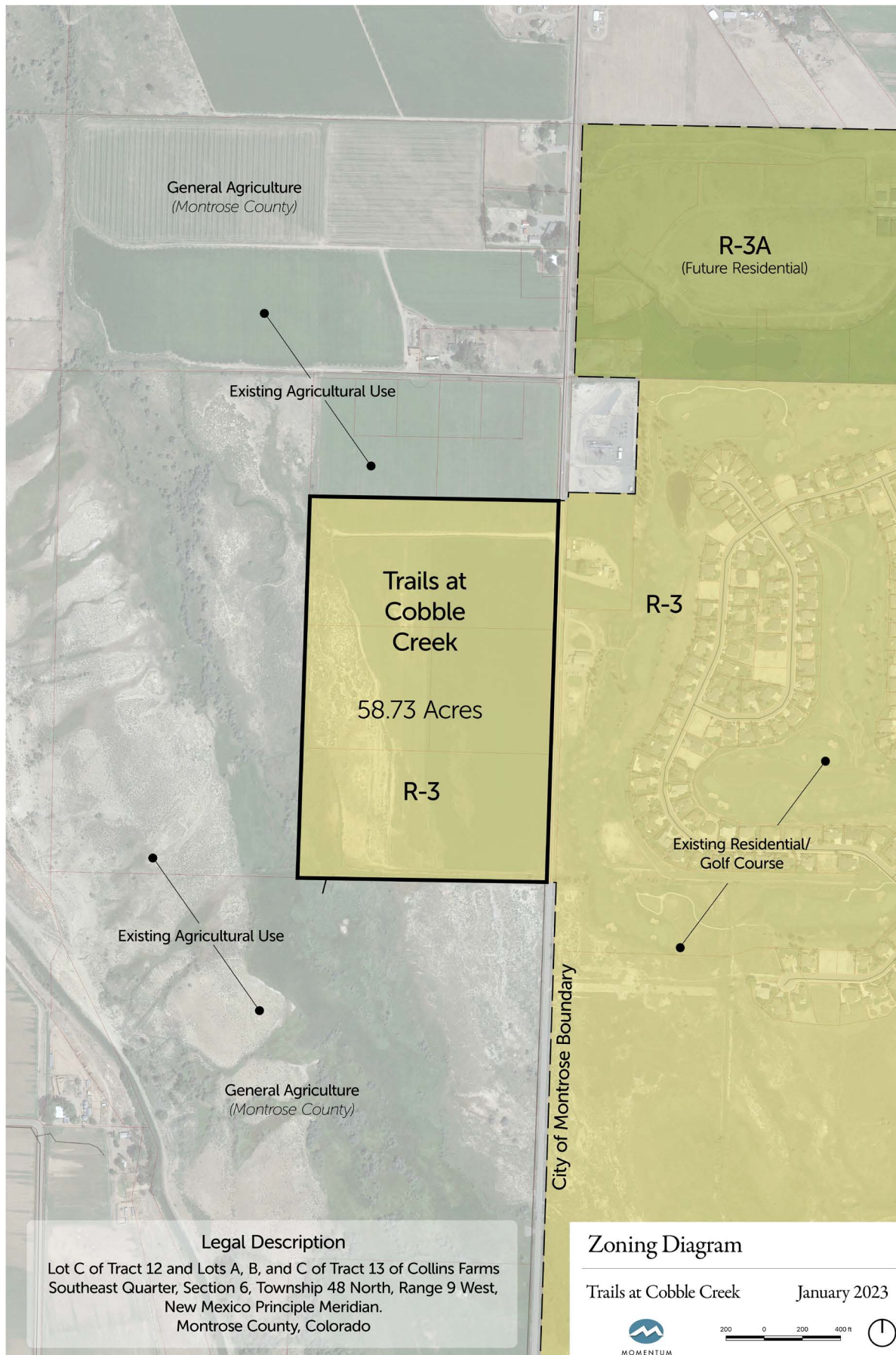
The site has been farmed for many years. The land is vacant, except for an overhead power line that bisects the northern portion of the site.

Surrounding land uses include residential to the east (Cobble Creek), and farmland to the north, west and south. The adjoining farmland is zoned General Agriculture under the jurisdiction of Montrose County. Refer to the Zoning Diagram on page 5 for more information.



Most of the site is very flat, with less than 30' of grade change (+/-1.5% slope) from its southern boundary to the northern boundary. The site slopes gradually from the south-southeast to north-northwest. The majority of the site is currently being farmed with irrigation water from the San Sophia Ditch. Irrigation water enters the site at the southeast corner of the property with the primary outlet of tailwater at the northwest corner of the site.

There are few trees on the property. A small area in the southwest corner of the site is mapped as "Flood Zone A", from the Happy Canyon Creek corridor. Isolated wetland areas are also located in this area. Other than irrigation ditch improvements and an existing power line, there are no structures on the property. Refer to the Existing Conditions diagram on page 6 for more information.



03 PROJECT DESCRIPTION

The Trails at Cobble Creek Sketch Plan is found on page 8. Key site design features of the plan that implement the guiding principles for the project include the following:

Open Space

Approximately 12 acres, or +/-20.7% of the total site will be designated as open space. A portion of this open space includes approximately 3.0 acres in the southwest corner of the neighborhood. This area includes wetland areas and a Flood Zone A area associated with Happy Canyon Creek. Three linear parks are located in the center of the neighborhood. These parks are +/-100' in width and will provide buffers between homes, locations for small pocket parks, areas for stormwater detention and trails. These parks will be a focal point of the neighborhood. A dog park is planned in an open space area on the northern portion of the project.

61% of the lots at Trails at Cobble Creek are located adjacent to open space parcels or adjoining farmland.



Use of Ditch Water

Development plans envision re-routing the San Sophia ditch through the linear park corridors to establish a water feature/amenity that will run through the neighborhood. The potential to create permanent ponds in these areas is also under study.

Trail System

Soft surface pedestrian trails are planned throughout the neighborhood. Trails will be located within the three linear parks, along the west and south perimeter of the project, and through an open space parcel at the north end of the site. Sidewalks will be provided on interior streets within the neighborhood and along the project's frontage within the County Road 6400 right-of-way.

Single-family Lots

203 single-family lots are proposed. Single-family lots are designed to comply with minimum lot size (6,250 square feet) and dimensional standards of the R-3 Zone District. While there will be some variation in the shapes and sizes of lots, lot widths generally range between +/-65' and +/-70' and lot depths range from 100'-110'. While all proposed lots will accommodate single-family homes, it is anticipated that some may be developed with maintenance-free or "lock and leave" homeowner association maintenance and management.

Access

Two points of access off County Road 6400 are planned. The main entry is located roughly in the center of the neighborhood and will include a well-landscaped entry feature and a landscaped median. The second entry is located at the southern end of the project.





Trails at Cobble Creek

Sketch Plan

January '23

80 0 80 160 ft
1"=80'



04 OTHER DEVELOPMENT CONSIDERATIONS

Powerline Easement

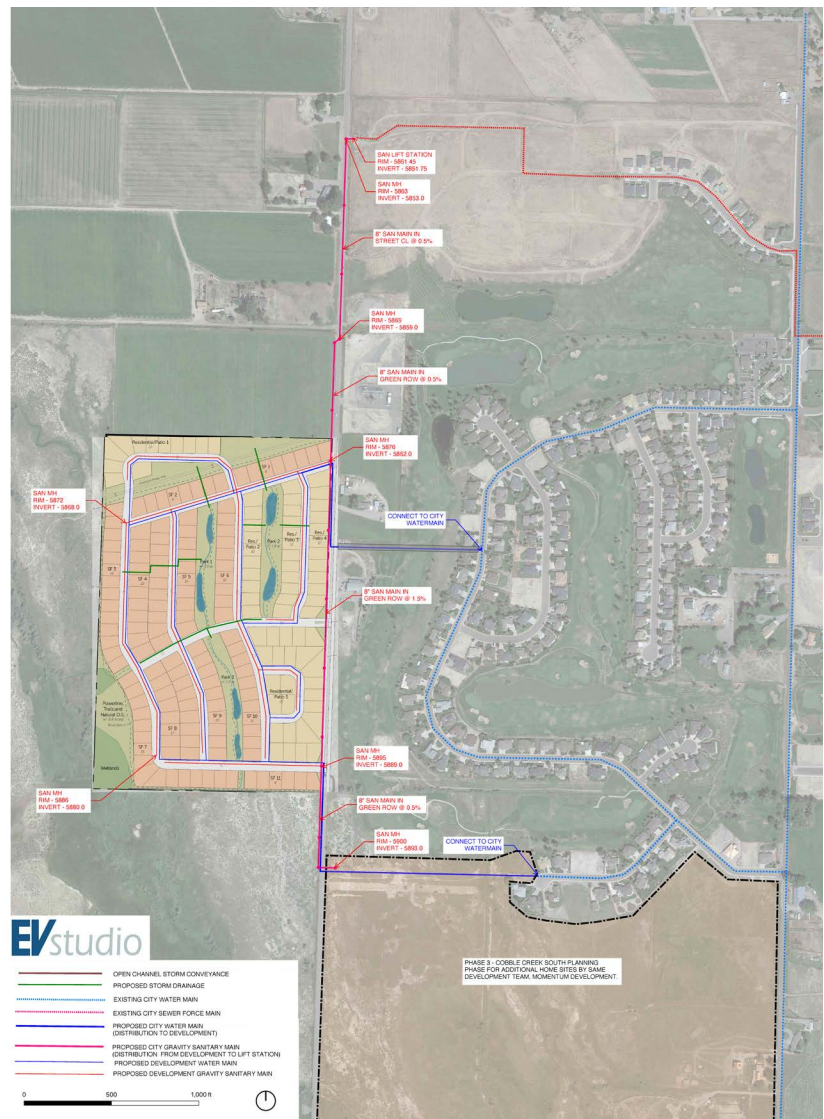
A powerline is currently located within a 50' easement that bisects the northern portion of the site. An additional 25' buffer is provided over nearly the entire length of the powerline between adjoining lots on both sides of this easement corridor.

Water and Sewer Service

Trails at Cobble Creek is requesting water and sewer service from the City of Montrose. A conceptual diagram depicting how these connections can be made is provided below. TCC is currently within the Chipeta Water District, however, the district has limited ability to provide water service to the site. Following pressure testing of the closest hydrant to Trails at Cobble Creek Matt Collier, of Chipeta Water, provided the following current conditions (June 2nd 2022): 62 PSI static, 200 GPM with 30 residual pressure. When questioned specifically about fire flow Matt noted that Chipeta's current 6" water line in 6400 Rd could not be improved to the point where it would provide the required pressure for minimum fire flow. It is understood that a final decision on the City providing water service will be made in early 2023 following completion of a city-wide water system master plan.

The current approach to the design of the water system is to loop the neighborhood with water lines that will connect to existing City's water main lines in Cobble Drive and Collins Way. This 8" loop would improve fire coverage and flows to other areas in the Cobble Creek Community.

The current approach to the design of the TCC sewer system is to loop the neighborhood with 8" gravity sewer lines. This line would be extended north along the 6400 Road right-of-way to an existing lift station



approximately 900' south of Oneil Trail. This line would also be capable of providing sewer service for the future development of Phase III Cobble Creek.

Using City of Montrose Regulations and Standards, the estimated water demand for this development assuming medium density of 3.5 units per acre is estimated to be 58,700 gallons per day of water, and it is estimated that 58,700 gallons per day will flow through the sanitary sewer.

Shallow Utilities

Local utility companies have been contacted for gas, communication, and electric services, Space will be provided for Shallow utilities in the rights of way.

Drainage

Stormwater runoff will be handled through a series of treatment basins spread across the development. The large green space areas will have treatment areas throughout them as well as vegetated drainage swale running through them. Ultimately runoff will leave the site in the Northwest corner matching existing conditions.

A diagram depicting initial concepts for water and sewer connections and storm drainage is provided on page 10. These improvements will be further defined during the Preliminary Plan design process.

Public Use Areas

Paragraph (4) Parks, Open Space and Trails of Section 4-7-7 Minimum Design Standards of the Subdivision Regulations require new subdivisions to provide either cash in lieu of land for park and open space development, or to provide land for such purposes. In the case of land, the standard is 7 acres of land per 1,000 residents generated by the project, assuming 2.5 people per home.

TCC proposes to address this requirement by designating land as open space for trails and to preserve wetland, riparian and flood zone areas. With 203 homes, TCC is estimated to generate 507 residents. At 7 acres per 1,000 residents this equates to 3.549 acres. The diagram on this page defines the areas to be designated for open space preservation and trail use. This area totals 4.8 acres, well above the minimum standard. Soft-surface trails to be developed within these open space areas will be available for public use.



Other Local, State and Federal Permits

Local permits to be obtained prior to initiating construction include Preliminary Plan, Final Plat and building permits. A stormwater plan approval will also be required from the State of Colorado Department of Public Health and Environment.

Variations to Subdivision standards

The proposed Sketch Plan reflects three minor variations to design standards as prescribed by Section 4-7-7 Minimum Design Standards of the Subdivision Regulations. While the formal review of variations occurs during the Preliminary Plan review process, the three items below are highlighted at this time understand staff and Planning Commission's perspective on these variations during the Sketch Plan review process.

(g) No more than two streets shall intersect at any point. Intersections shall be as near as practicable to 90 degrees. A street shall have a minimum straight distance of 100 feet from the intersection before it may be curved.

Response

The powerline easement that bisects the north end of the site creates some geometric challenges with the layout of roads. Some intersections meet at slightly less than 90 degrees or have a tangent less than 100'.

(k) The maximum block length, as measured from the centerline of the nearest intersecting streets, shall be a maximum of 700 feet.

Response

Block lengths vary in length from +/-650' to +/-800'. The proposed block layout was designed to create an efficient road system with three east/west roads that provide access through the neighborhood. If an additional east/west road were added to comply with this standard, the block lengths would be inordinately short at +/-440'.

(d) Lots which abut a street in the front and the rear shall be avoided except where a railroad right-of-way, a major arterial or minor arterial street is located to the rear of the lot, in which case such a lot shall have a minimum depth of 125 feet. Lots abutting cul-de-sacs shall have a minimum frontage of 25 feet.

Response

13 of the 203 lots do not conform with this standard. These lots at the east side of the project front of internal roads and County Road 6400. These lots are 110' deep. In lieu of providing 15' of additional depth to these lots, the 15' of site area has been incorporated into the open space corridors in the center of the neighborhood. From the overall perspective of how the neighborhood is designed, having additional width in the open space corridors is considered far more beneficial for the enjoyment of the entire neighborhood, than having additional depth in these 13 lots.

05 SKETCH PLAN REVIEW CRITERIA

Standards used to evaluate a Sketch Plan address seven considerations. Below is an initial evaluation of how plans for Trails at Cobble Creek comply with these standards:

Conformance with the Master Plan and Zoning Regulations;

Response

The property is zoned R-3. Conceptual plans have been designed to conform with development and design standards of the R-3 Zone District.

The key consideration of the City's new Envision 2040 Montrose Comprehensive Plan is how the project complies with the Future Land Use Map. The subject property is designated as Residential Mixed Density Medium and development plans envisioned for Trails at Cobble Creek are in keeping with the stated use and character of this land use designation. Trails at Cobble Creek is located within Growth Area 1, defined by the Comp Plan as the "most cost effective area for the City to grow".

Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;

Response

The development site is very "buildable" and not encumbered by site considerations or natural hazards that would present significant constraints to development. The small area of the site impacted by the Happy Canyon Creek Flood Zone A and wetland areas is proposed to be in an open space parcel. Refer to the Existing Conditions Map for more information.

Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;

Response

Water and sewer service, drainage and site access are described above. Existing gas and electrical service runs along 6400 Road on the eastern boundary of the property.

Compatibility with the natural environment, wildlife, vegetation and unique natural features;

Response

The subject property has historically been used for farming. There are no significant or unique environmental, wildlife, vegetation, or natural features located on the portion of the site where development is proposed.

Adjacent streets and traffic flow, including pedestrian access;

Response

Site access will be provided via County Road 6400. This road can provide access to

the site. Pedestrian access within the neighborhood will be provided by sidewalks and an extensive internal soft-surface trail system. A sidewalk within the 6400 Road right-of-way will also be constructed along the eastern boundary of the neighborhood. Discussions have been initiated with the Cobble Creek HOA to integrate golf cart and walking paths from TCC with Cobble Creek. A potential route at the southwest corner of TCC is indicated on the Sketch Plan.

Availability of fire, police and other emergency services protection;

Response

The subject property is located approximately 3.5 miles from the Montrose Fire Protection District Station #3. The new Public Safety Complex located in downtown Montrose is also approximately 3.5 miles from the project. As zoned property within the City boundaries, it is assumed these providers are capable of providing service to TCC.

These organizations will be engaged during the Preliminary Plan design process to coordinate on detailed design, location of fire hydrants, etc.

Impacts on area schools.

Response

It is assumed that students from TCC will attend Cottonwood Elementary School, Columbine Middle School and Montrose High School. Based on the 2022 Montrose County School District Master Capital Plan, the current and projected capacity and enrollment levels of these schools vary. Cottonwood is currently below capacity and projected to be slightly above capacity in 2026. Columbine is below capacity currently and projected to remain below capacity. Montrose High is currently above capacity and projected to be above capacity in 2026. The District's Master Capital Plan outlines steps to address school capacity.

Development of homes at TCC will dramatically improve property values of this land and generate property tax revenues from the School District's mil levy. In addition, the City's school impact fee paid at time of building permit will provide revenue directly to the School District.



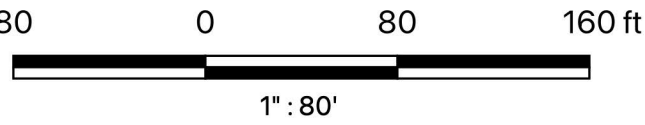
Trails at Cobble Creek

Sketch Plan January '23

Land Use Summary

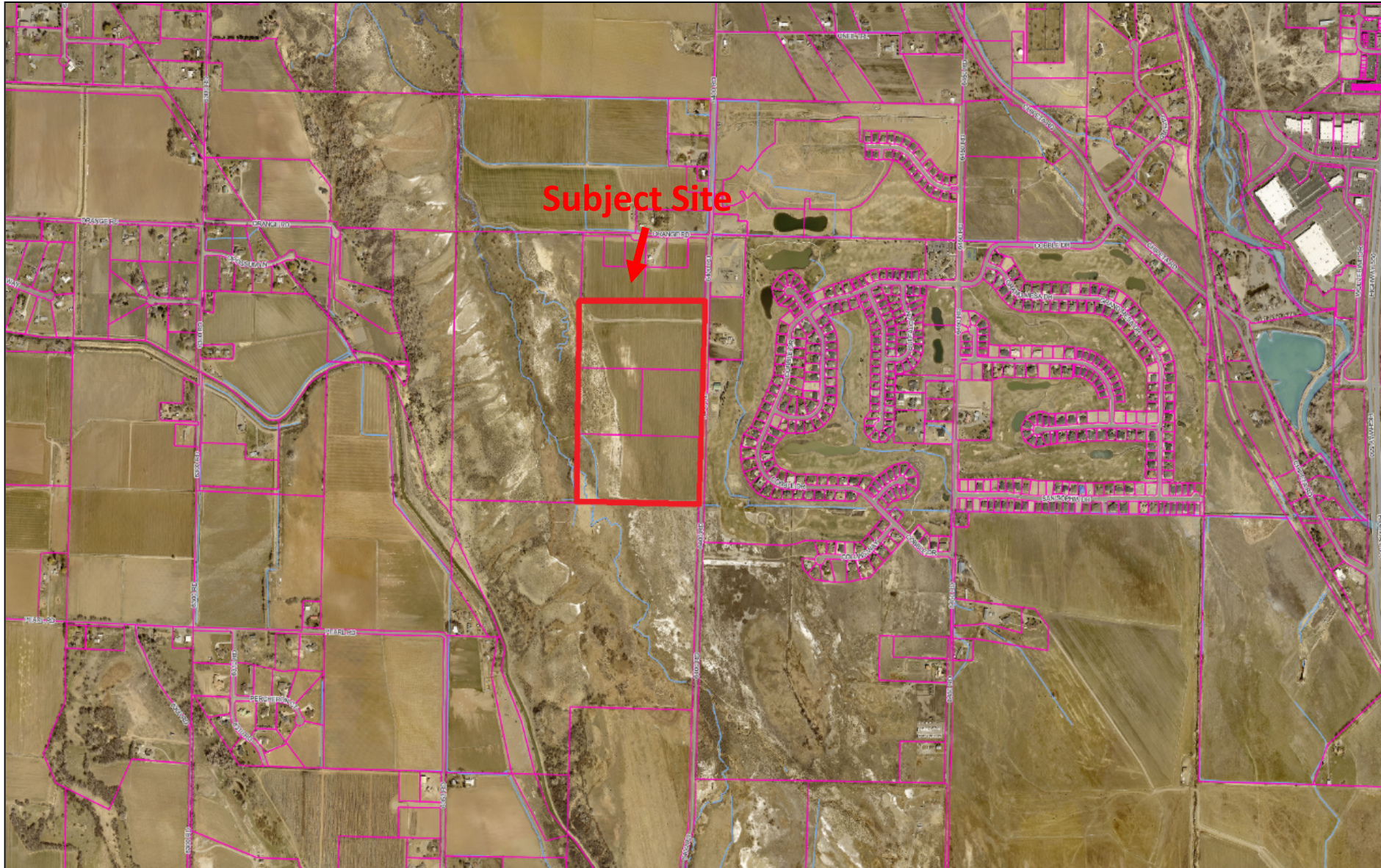
Single Family 1	8
Single Family 2	8
Single Family 3	14
Single Family 4	22
Single Family 5	10
Single Family 6	10
Single Family 7	16
Single Family 8	17
Single Family 9	10
Single Family 10	11
Single Family 11	6
Total	132

Res. / Patio 1	12
Res. / Patio 2	10
Res. / Patio 3	12
Res. / Patio 4	12
Res. / Patio 5	25
Total	73
Total	203



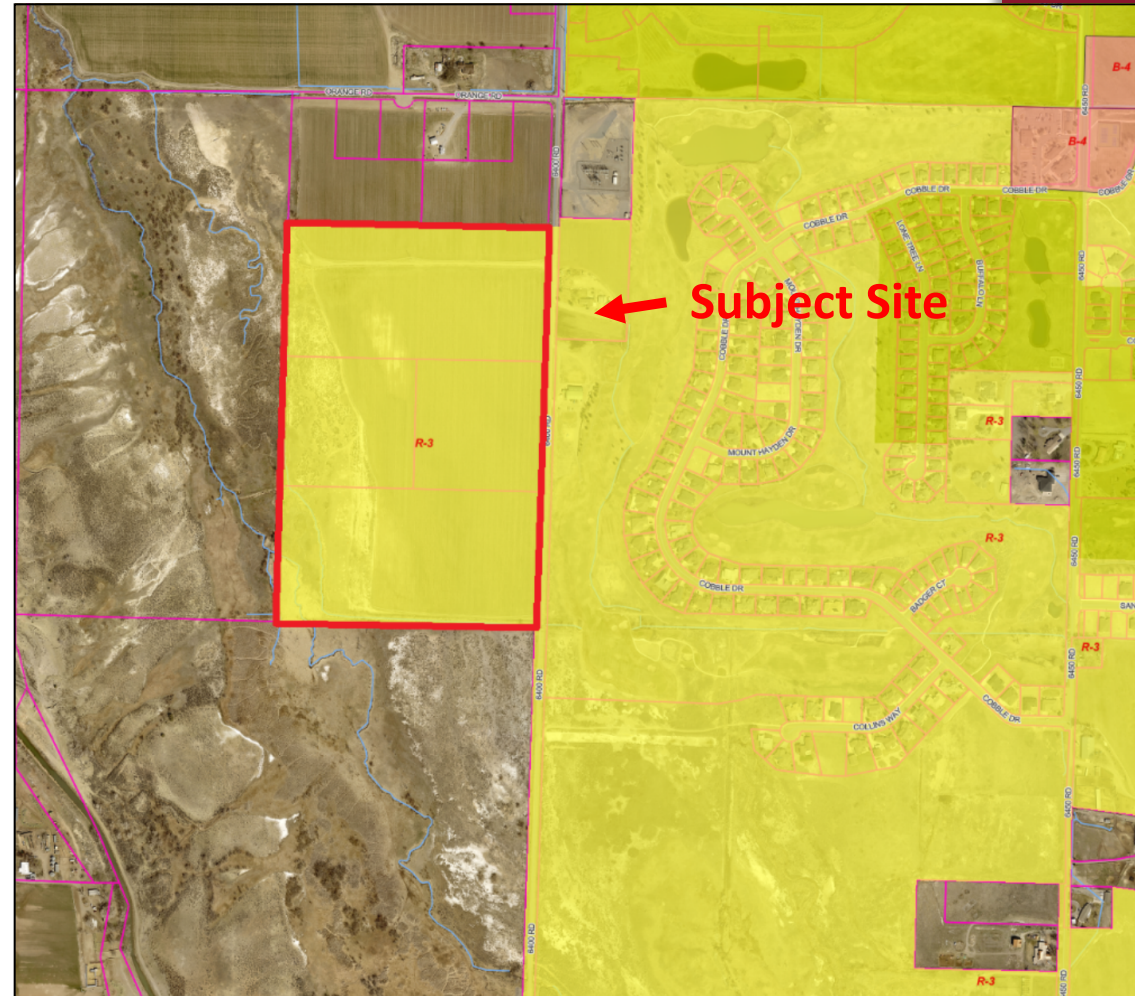


Vicinity Map



Project Background/Zoning

- Project size: 58.7 acres
- Zoned “R-3” Medium Density District, which is “intended to provide an area which is suitable for single-family homes and duplexes”.
- 203 residential lots are proposed

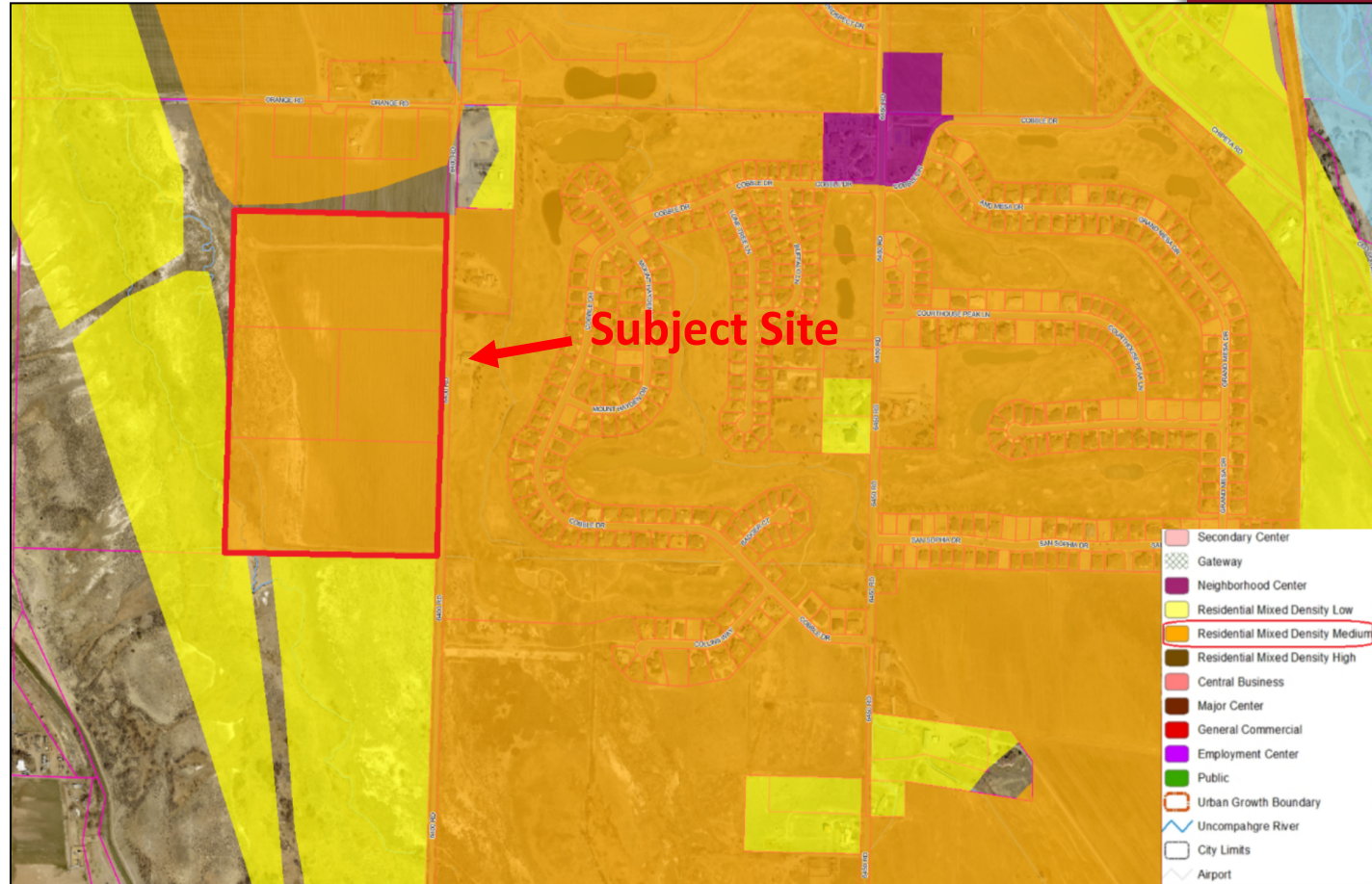


Subdivision and Amended PD Process



Comprehensive Plan – Land Use Chapter 3

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



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.

Zoning Regulations

- Municipal Code, Section 4-4-7 Intent: The “R-3” Low Density District is intended to provide an area which is suitable for single-family homes and duplexes. The district provides for other uses which are compatible with such uses.
- The current zoning is compatible with general conditions in the area. Adjacent to the north, south, and west is property within unincorporated Montrose County zoned as General Agriculture, while property adjacent to the east is zoned R-3.

Zoning Regulations

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

District	Minimum Lot				Minimum Setbacks				
	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3	All	N/A	N/A	6,250	15	25	5	15	35

- Total Size: 58.7 Acres
- 203 Residential Lots proposed.
- 12 acres of parks and open space proposed throughout the development (to be dedicated to HOA).



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.





CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Planning Manager
DATE: February 8, 2023
RE: City of Montrose 2023 Annual Annexation Report and 3-Mile Plan

ATTACHMENTS:

- Exhibit A: Maps

City Council Consideration:

Review the City of Montrose 2023 Annual Annexation Report and 3-Mile Plan, as stipulated by Colorado State Statutes. Consider making a motion to approve the 2023 Annual Annexation Report and 3-Mile Plan.

Background:

Please find attached the City of Montrose 2023 Annual Plan of Annexation and 3-Mile Plan, as stipulated by Colorado State Statutes. The Plan contains verbal policies and maps to illustrate annexation priorities, eligible enclave annexations, existing city limits, growth areas, and transportation routes. The Plan will fulfill the statutory requirement to have a “plan in place” to annex new properties in 2023. Annexation plans must be adopted each year. The Planning Commission reviews this Plan, but no official action is taken by the Planning Commission.

Schedule:

February 6, 2023	City Council Work Session
February 8, 2023	Planning Commission Hearing – No Action
February 22, 2023	City Council Presentation



**CITY OF MONTROSE
2023
ANNUAL ANNEXATION PLAN AND REPORT &
THREE-MILE PLAN**

Nature of Plan

This plan generally describes the proposed land uses, location, character, and extent of utility and street infrastructure and service to within 3 miles of the City of Montrose, herein referred to as “City,” as required by CRS §31-12-105(1)(e).

The City of Montrose Envision 2040 Comprehensive Plan, as adopted in June 2021, shall be incorporated into this Plan. Master Plans of federal agencies or the County of Montrose, and Montrose County Airport for any public lands under their jurisdiction within the boundaries of the attached 3 Mile Plan map of the City of Montrose shall also be referenced as part of the City of Montrose 3 Mile Plan, except to the extent where inconsistent with City ordinances, regulations, and components in this plan. See Exhibit A.

Annexation Policy

In general, the City of Montrose will annex from the center of the City out into the Growth Areas within the Growth Boundary and 3 Mile Plan. The City will consider areas and properties as requested by property owners for annexation. Qualified enclaves, City owned property, areas expected to develop as urban with City influence, and areas with City utilities or capacity to serve, will also be considered.

Priority for Annexation in 2023

As a matter of establishing priority for annexation in the year 2023, the City shall consider annexation of the following properties subject to the statutory limitations as provided above, and areas that can meet statutory eligibility requirements as set forth in CRS §31-12-104 and CRS §31-12-105.

- (1) **Private land owner request.** For private parties meeting the statutory requirements.
- (2) **Properties served adequately and properly by City utilities.**
- (3) **Highway Corridor properties** south on Highway 550, north on Highway 50, east on Highway 50, and west on Highway 90 where it is feasible to serve such

properties with existing infrastructure or where adequate infrastructure could generally be extended to serve such areas.

- (4) **Existing enclaves** as identified in red on the attached Exhibit B.
- (5) **Growth Areas**, as identified on Exhibit C.

City Utility Infrastructure

Annexations shall be subject to existing City policy, as may be amended, and the City Comprehensive Plan. The extension of City utilities and services to such properties shall be in accordance with the Official Code of the City of Montrose, Chapter 3-5 and Chapter 4-7.

Additionally, potable water service shall be in accordance with the Water Service Area Agreements as executed between the City and the Tri County Water Conservancy District, the City and the Menoken Water District, and the City and the Chipeta Water District. The respective service areas are delineated in the attached Exhibit D.

The extension of sewer service shall also be in accordance with the 201 Plan and the 208 Area Waste Management Plan (“Waste Water Service and Treatment Agreement”) as executed by the City, the County of Montrose, and the West Montrose Sanitation District, as amended from time to time.

The City regularly plans for and implements the upsizing and improvement of existing sewer and water lines. The majority of sewer and water line extensions are precipitated by growth through residential, commercial, and industrial subdivision.

The City’s current and planned utilities infrastructure is discussed in the 2021 City of Montrose Comprehensive Plan (Chapter 10).

Road Infrastructure

Major Highways within the City of Montrose are: Highway 50 to the north and east, Highway 90 to the west and Highway 550 to the south. The City shall generally adhere to its Transportation Plan as included within the City Comprehensive Plan. Current and proposed roads and streets are shown in the City of Montrose Comprehensive Plan (Chapter 6), and in the County’s road and bridge map and plan (Exhibit E).

Parks, Trails, and Open Space

“Encourage and facilitate a variety of public parks, trails, and recreation opportunities in strategic locations”, a guiding principle of the City of Montrose Comprehensive Plan (Chapter 8), acts as a guide to the development of a linked, cohesive park and open space system. The Parks Master Plan (Exhibit F) illustrates the locations of regional, community and neighborhood parks currently existing in the City of Montrose, and the conceptual areas where future parks are needed to address current deficits and meet projected needs over the next 10 to 20 years.

The map titled, "Recreation Trail Alignments," (Exhibit G) shows existing and proposed recreation trails throughout the City.

City and Public Utilities

- (1) Electrical Power – Delta Montrose Electric Association
- (2) Telephone and Internet Access – Spectrum, Elevate Fiber, and other services
- (3) Natural Gas – Black Hills Energy available in the City, and in the fringe areas of the City
- (4) Cable Television and Internet Access – Spectrum, DMEA, Elevate Fiber, and others
- (5) Sewer – Available in and near the City, by the City of Montrose. Available in the West Montrose Sanitation District. City sewer is extended as per City Ordinances. The City's 201 and Region's 208 Plan are hereby incorporated by reference.
- (6) Trash Collection – City trash service and recycling services are provided within the City to Sanitation customers. Private trash collection services operate both outside and within the City. The Montrose Area Landfill and other recycling facilities are privately operated.
- (7) Water Service – Potable water service within the 3 Mile Area is provided by the City of Montrose, Tri-County Water Conservancy District, Menoken Water District and the Chipeta Water District within their respective service areas as provided by the agreements between the parties.
- (8) Transportation Service – No transportation services are provided by the City of Montrose, other than streets, sidewalks, and multi-use trails. All Points Transit currently provides public transportation services.

General Provisions

- (1) To the extent that any item mentioned in CRS §31-12-105(1)(e) is not reflected in the documents, maps and plans included as a part of this plan, this plan should be construed to mean that these types of facilities are not provided.
- (2) Proposed land uses are residential and agricultural, except as otherwise shown or provided by City zoning, land use plan, or the Comprehensive Plan.

Annexations in Past Three Years

2020 Additions

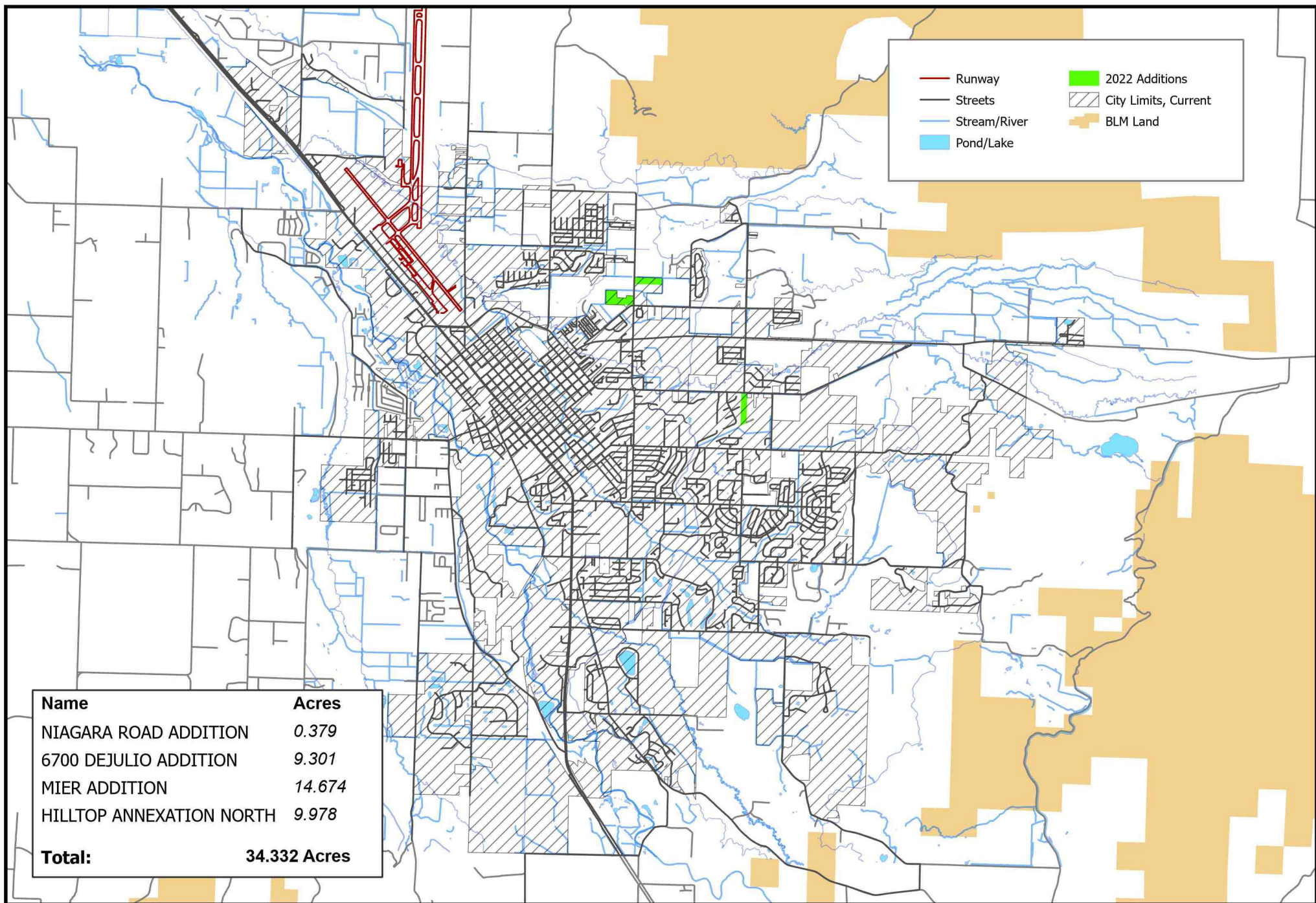
Name	Acres
4152 N Townsend Addition	10.2
Hilltop Addition	15.7
River Crossing Addition	36.3
Unrein Addition No. 2	1.0
Woodgate Addition No. 4	0.4
TOTAL	63.6

2021 Additions

Name	Acres
Rainbow Trout Addition	2.82
Hilltop Addition II	0.45
Lynch Addition	16.84
Valley Ranch Addition North	60.81
Valley Ranch Addition South	70.16
Highway 50 Addition	15.04
Riverside Park Addition II	2.09
Riverside Park Addition III	0.032
Morris Property Disconnection	-7.95
Riverbend RV Park Addition II	0.26
McCracken Addition	2.295
Grace Community Church Addition II	3.48
TOTAL	166.327

2022 Additions

Name	Acres
Niagara Road Addition	0.38
6700 Dejulio Addition	9.30
Mier Addition	14.67
Hilltop Annexation North	9.978
TOTAL	34.33



City of Montrose 2022 Annexations

Scale: 1:70,000

10.50 1 2 3 4 5 6 Miles

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Exhibit A
City of Montrose
Three Mile Boundary

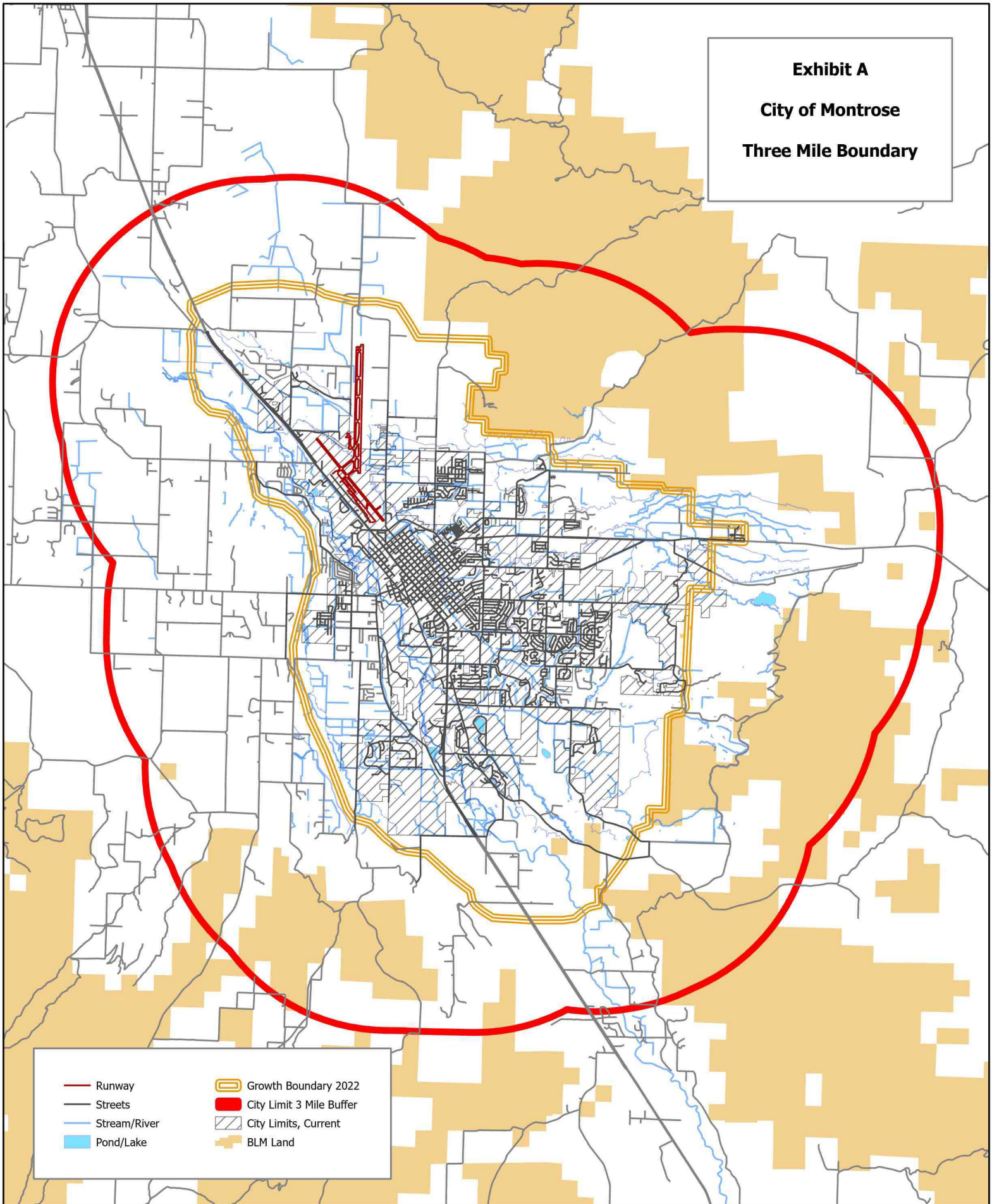


Exhibit A City of Montrose 3 Mile Boundary Map

Scale: 1:118,000



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Exhibit B

City of Montrose

Eligible Enclaves in 2022

Total: 42 Enclaves

Approximately: 608 Acres

- Runway
- Streets
- Stream/River
- Pond/Lake
- Enclave
- Growth Boundary 2022
- City Limits, Current
- BLM Land

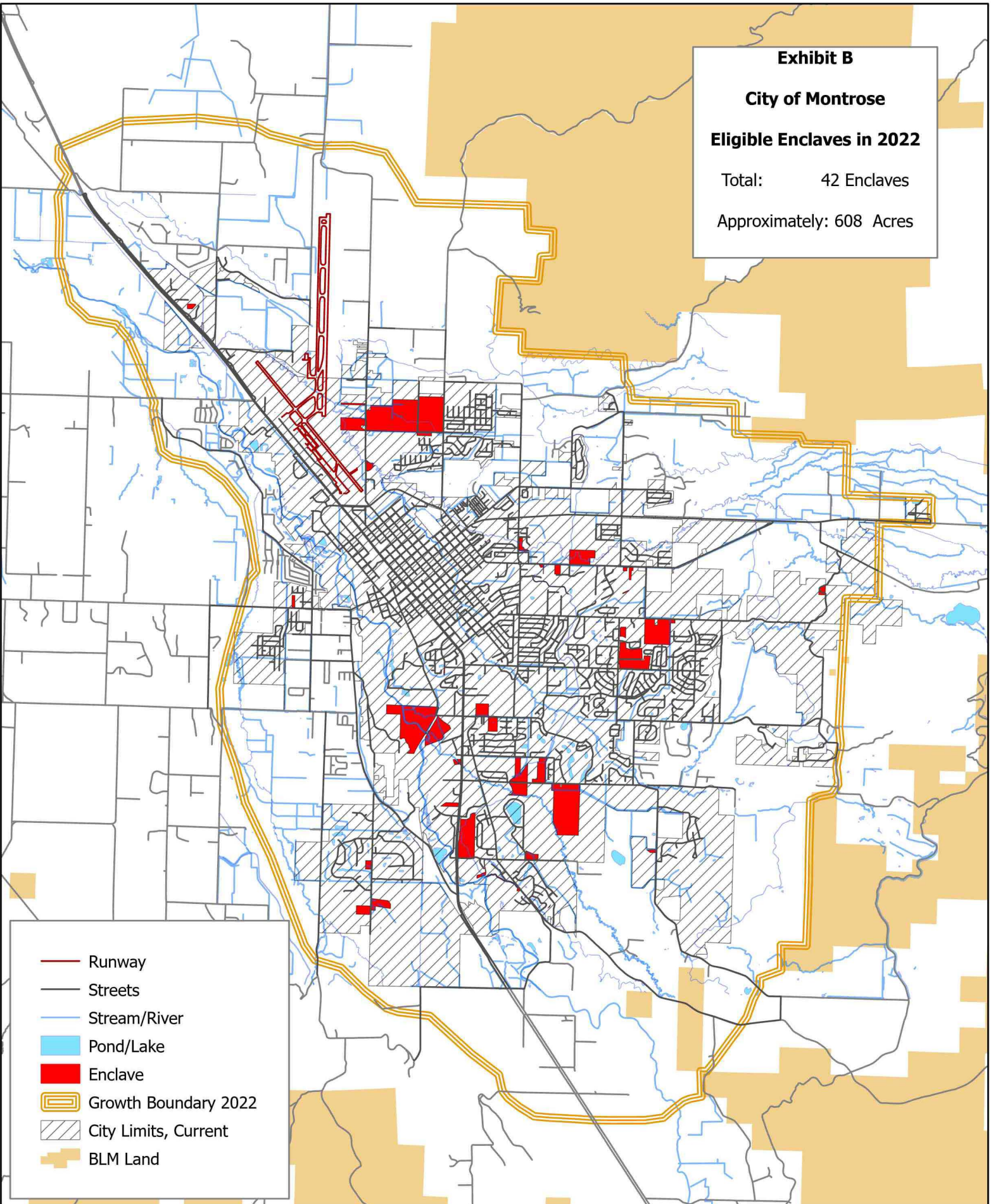


Exhibit B City of Montrose 2022 Eligible Enclaves

Scale: 1:75,000

1 0.5 0 1 Miles

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GROWTH AREAS*

MAP 5.2

-  City Limits
-  2005 IGA Referral
-  Urban Growth Boundary
-  Growth Area 1
-  Growth Area 2
-  Growth Area 3

* A Growth Area is an area identified for future development based on a framework for guiding growth in an incremental manner.

Exhibit C

City of Montrose Growth Areas

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Exhibit C City of Montrose Growth Areas

Scale: 1:75,000

1 0.5 0 1 Miles

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Exhibit D
City of Montrose
Water Service Districts and
Companies

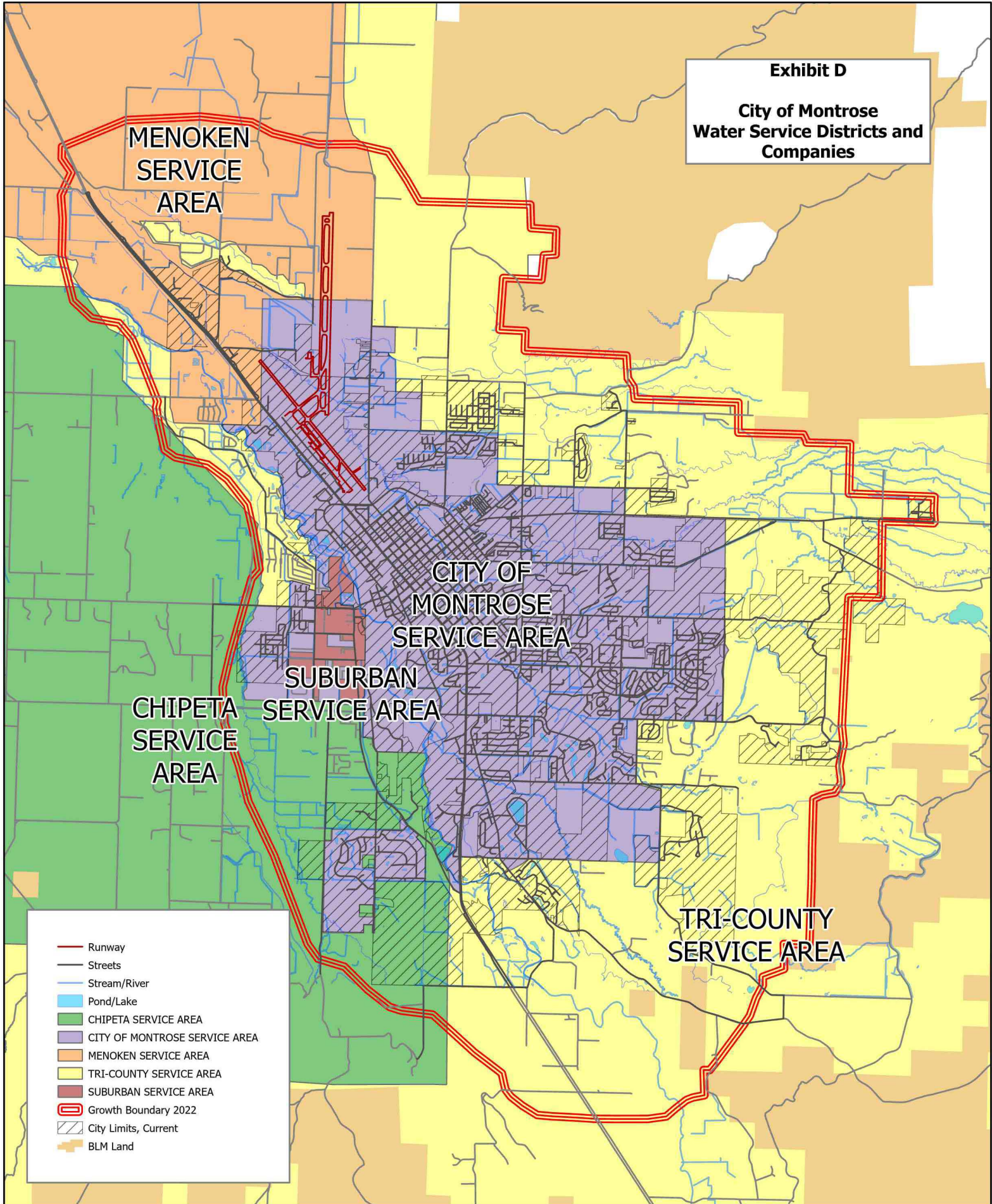


Exhibit D City of Montrose Water Districts and Water Companies

Scale: 1:75,000



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TRANSPORTATION

Proposed Roadway Network and Classification

Exhibit E

City of Montrose Proposed Roadway and Network Classification

* Due to topography, precise alignment of this arterial route will be determined upon development of the area. It is expected that deviations to this route, some of which may be significant, will be made.

- ⊙ Roundabout
- ⊕ Traffic Light
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- - - PROPOSED COLLECTOR
- - - PROPOSED MINOR ARTERIAL
- BLM
- CDOW
- Forest Service
- NPS
- City Limits
- 2005 IGA Referral Area

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Exhibit E City of Montrose Proposed Roadway and Network Classification

Scale: 1:75,000

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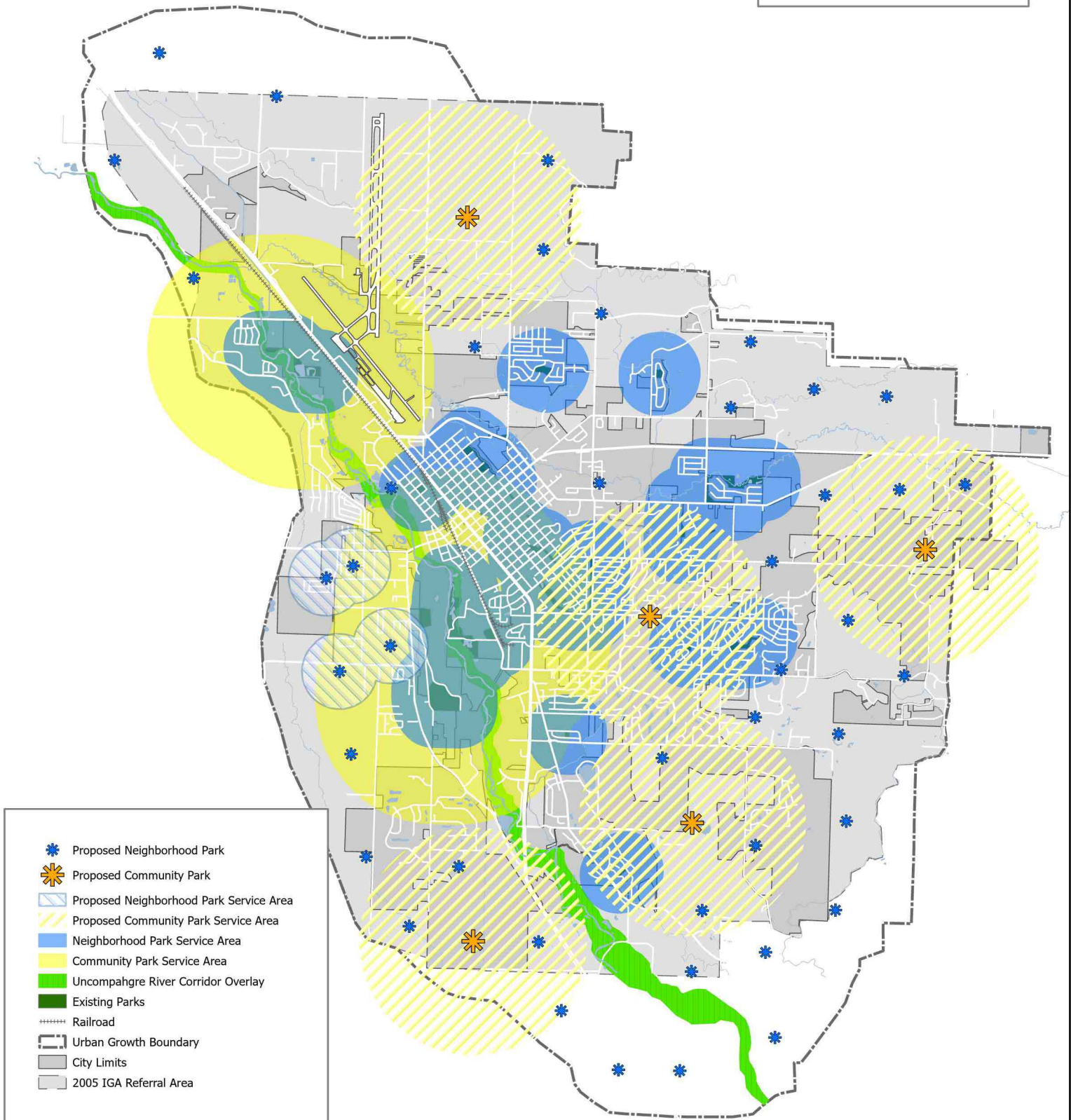


PARKS MASTER PLAN

Exhibit F

City of Montrose
Parks Master Plan

MAP 8.1



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Exhibit F City of Montrose Parks

Scale: 1:75,000

1 0.5 0 1 Miles

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RECREATION TRAIL ALIGNMENTS

MAP 1.1

Exhibit G

City of Montrose
Recreation Trail Alignments

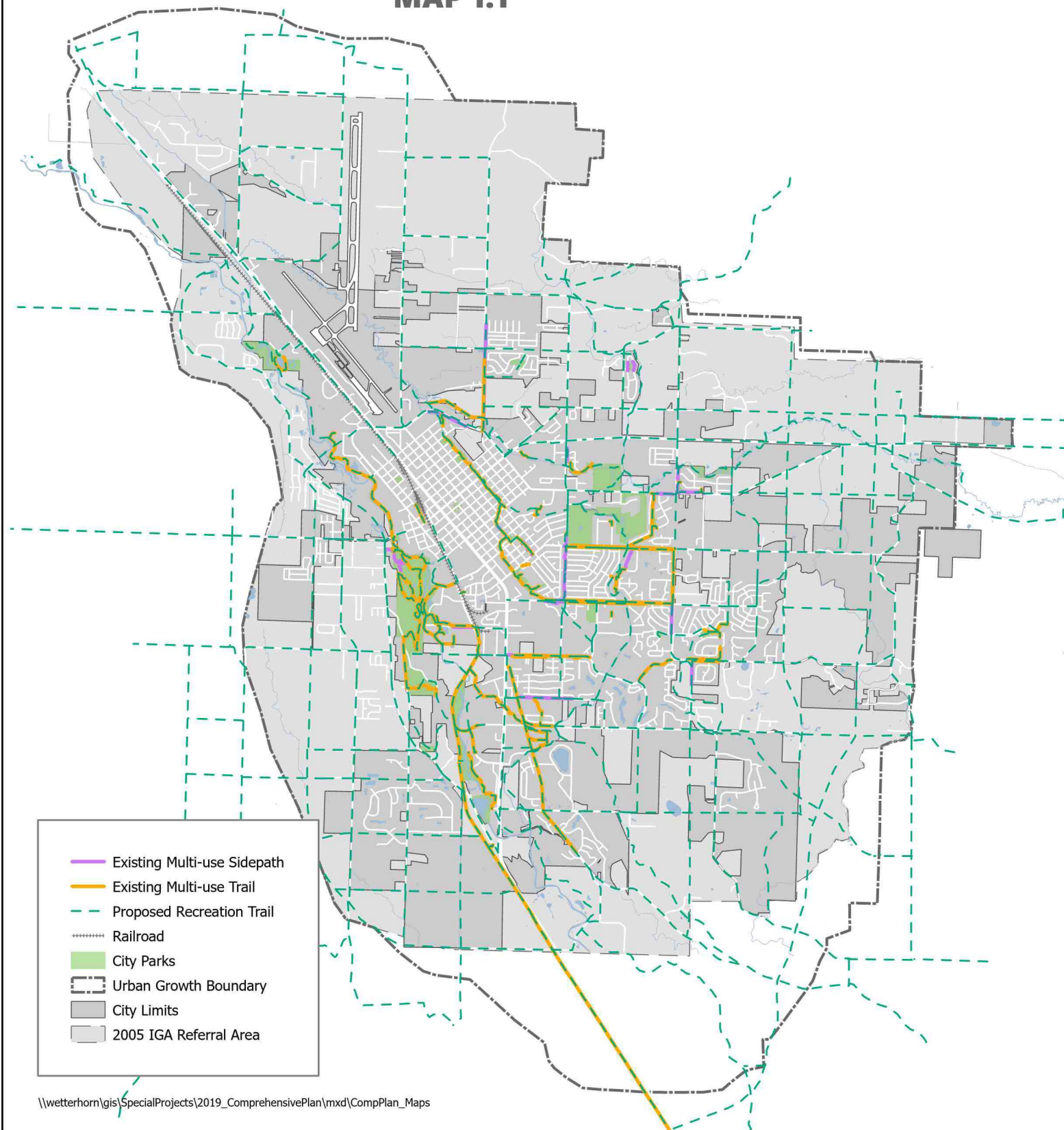


Exhibit G Recreation Trail Alignments

Scale: 1:75,000

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2023 Annual Annexation Report & 3 Mile Plan

Planning Commission Consideration

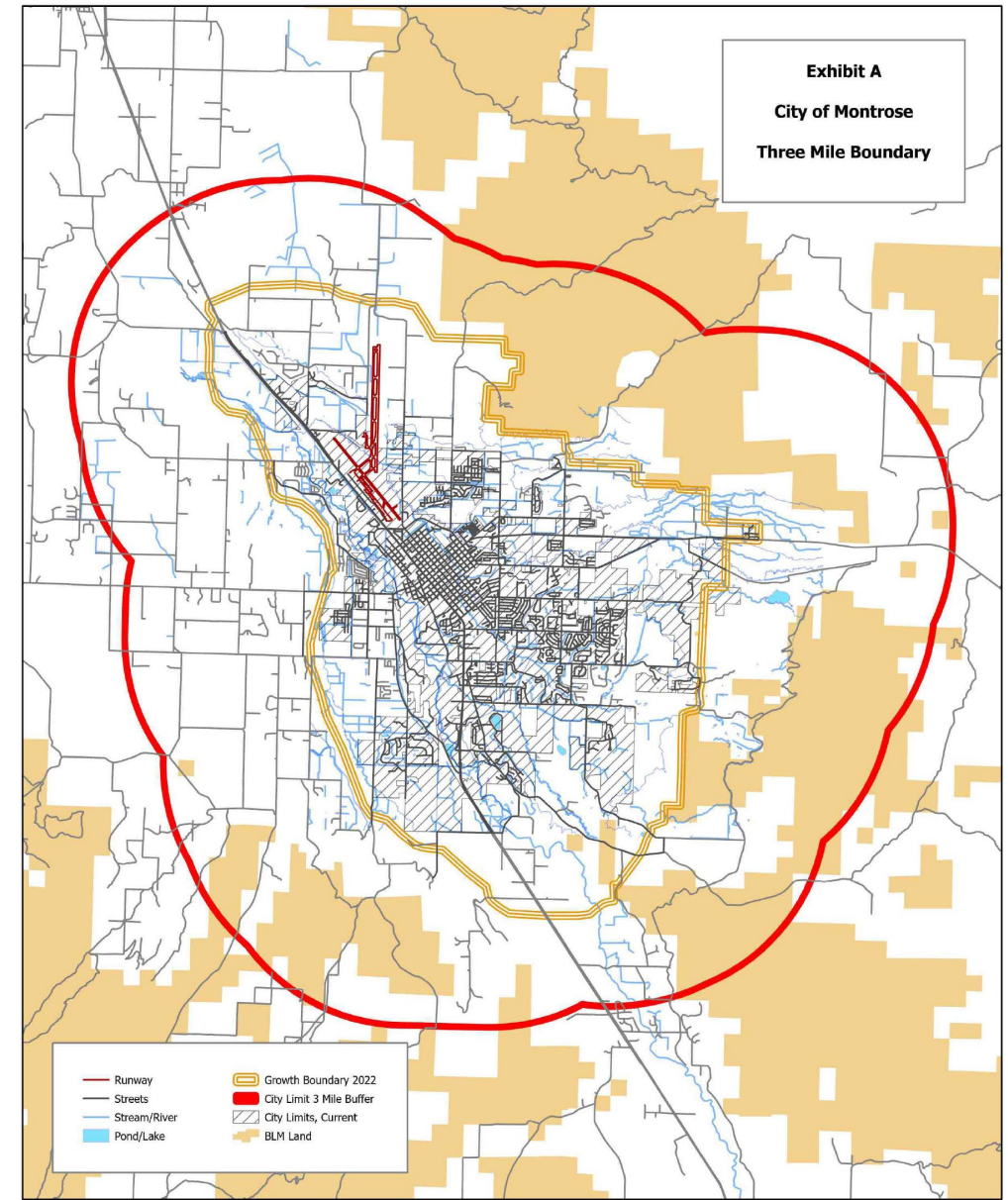
Review the City of Montrose 2023 Annual Annexation Report and 3-Mile Plan, as stipulated by Colorado State Statutes. The Plan will fulfill the statutory requirements to have a plan in place to annex new properties in 2022. No official action is required by the Planning Commission.

Overview of 3-Mile Plan

- Nature of Plan & 3-Mile Boundary (Exhibit A)
- Annexation Policy
- Priority for Annexation in 2022 (Exhibit B & C)
- City Utility Infrastructure (Exhibit D)
- Road Infrastructure (Exhibit E)
- Parks, Trails & Open Space (Exhibit F & G)
- City & Public Utilities
- General Provisions
- Recent Annexations

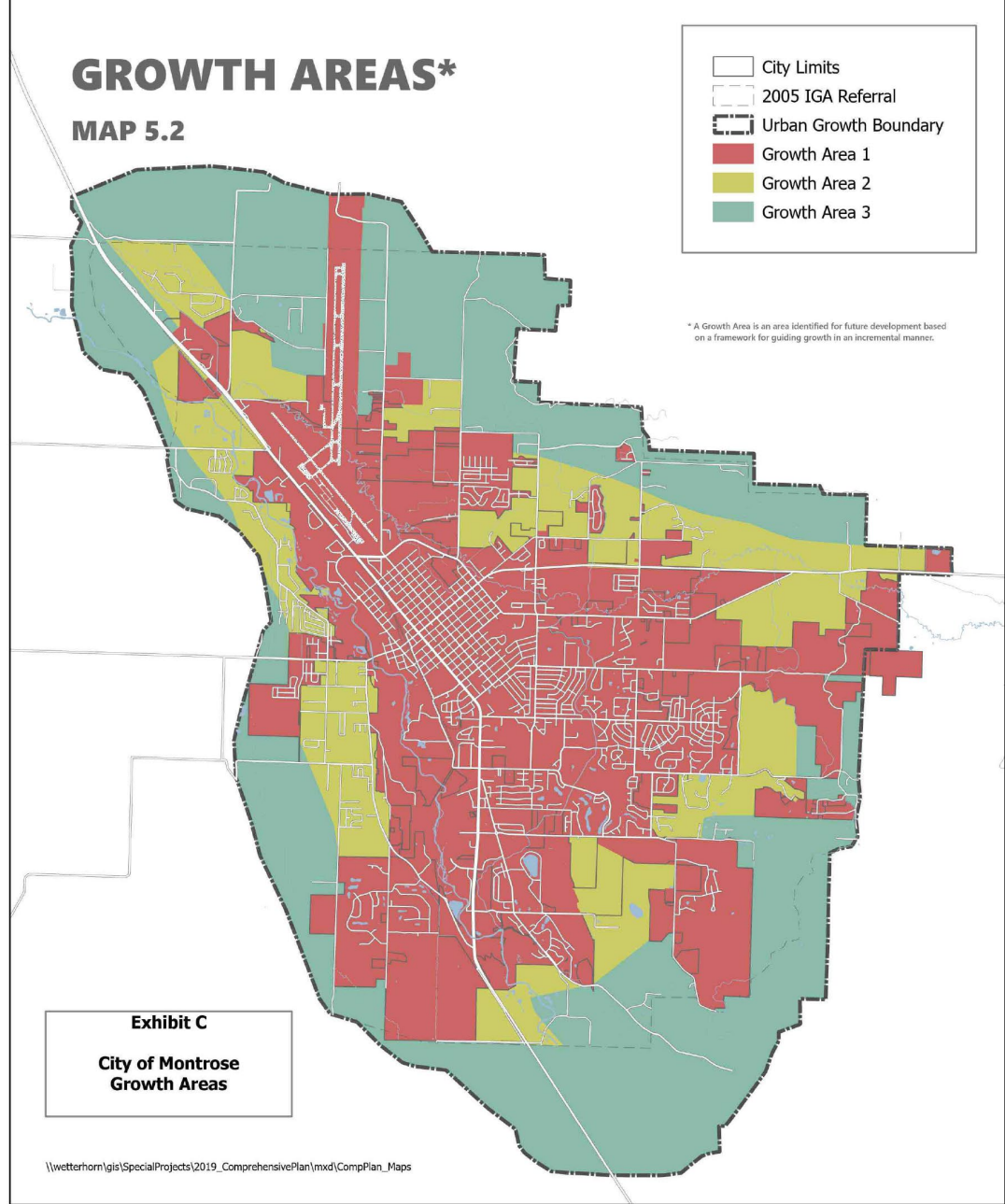
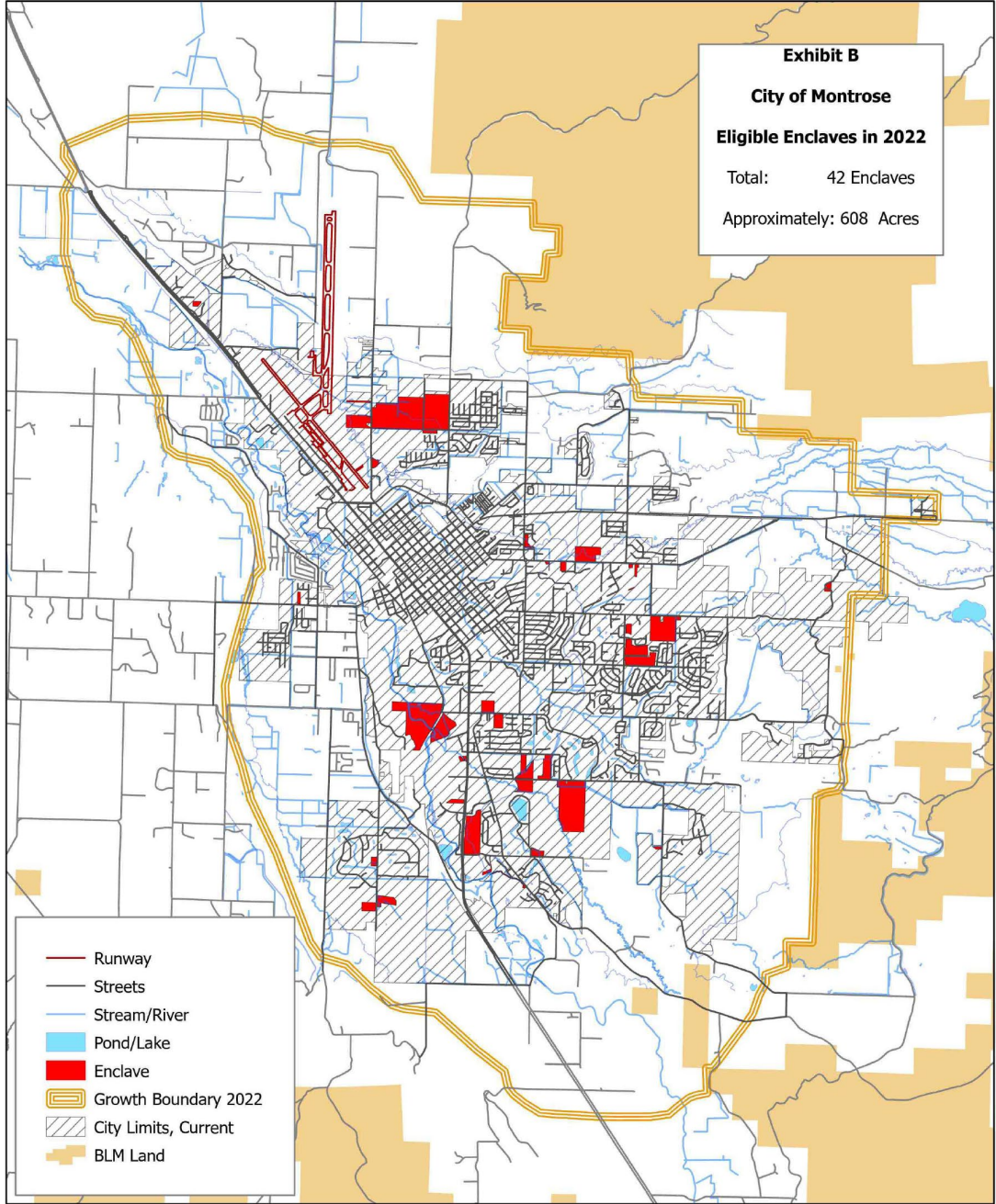
Nature of Plan – 3 Mile Boundary

- City is required to file a plan every year
- Describes proposed land uses, location, character, & extent of utility & street infrastructure and service to within 3 miles of the City of Montrose, as required by § C.R.S. 31-12-105(e)
- Comprehensive Plan and updates incorporated into this Plan



Annexation Policy & Priorities

- Policies
 - Annex from center of the City out into the Growth Areas
 - Consider property owner requests, qualified enclaves, City-owned property, areas expected to develop as urban with City influence, and areas with City services
- Priorities:
 - Private land owner request
 - Properties served adequately and properly by City utilities
 - Highway Corridor properties
 - Existing enclaves (Exhibit B)
 - Growth Areas (Exhibit C)



City Utility Infrastructure

- Annexations subject to City Comprehensive Plan & City Code
- Water service areas – City, Tri County Water Conservancy District, Menoken Water District & Chipeta Water District
- Extension of sewer service in accordance with Waste Water Service and Treatment Agreement with City, County & West Montrose Sanitation District
- Majority of sewer & water line extensions precipitated by growth

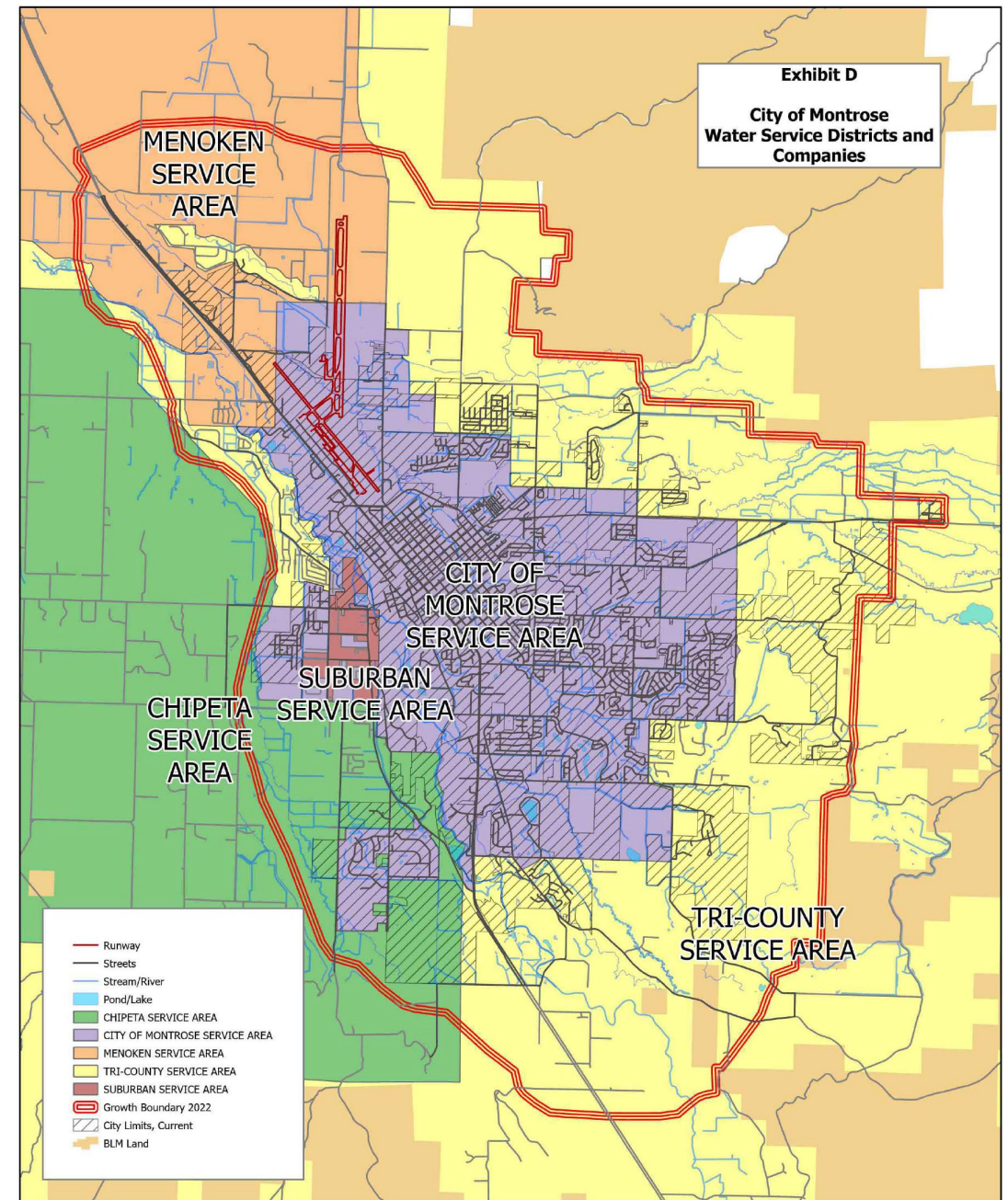


Exhibit D City of Montrose Water Districts and Water Companies

Scale: 1:75,000

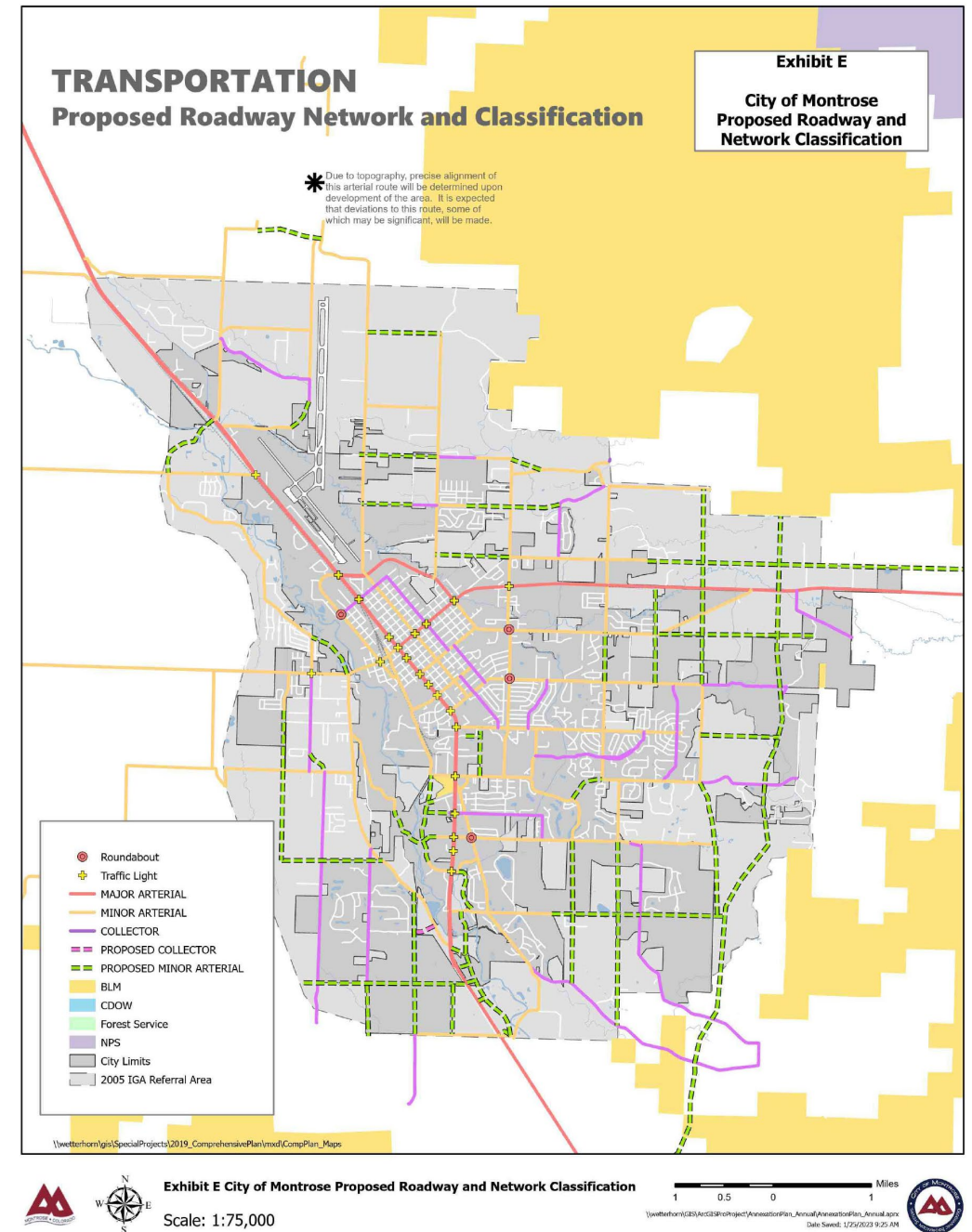
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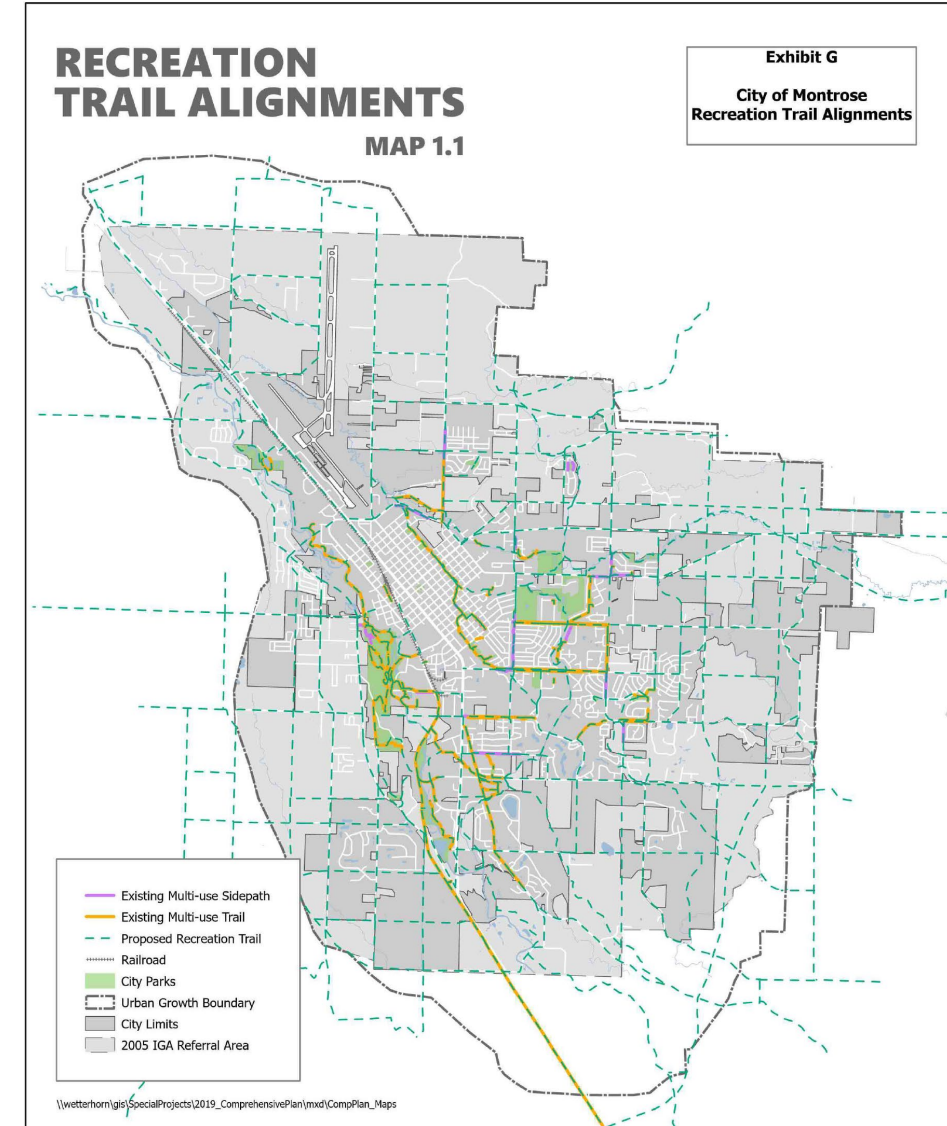
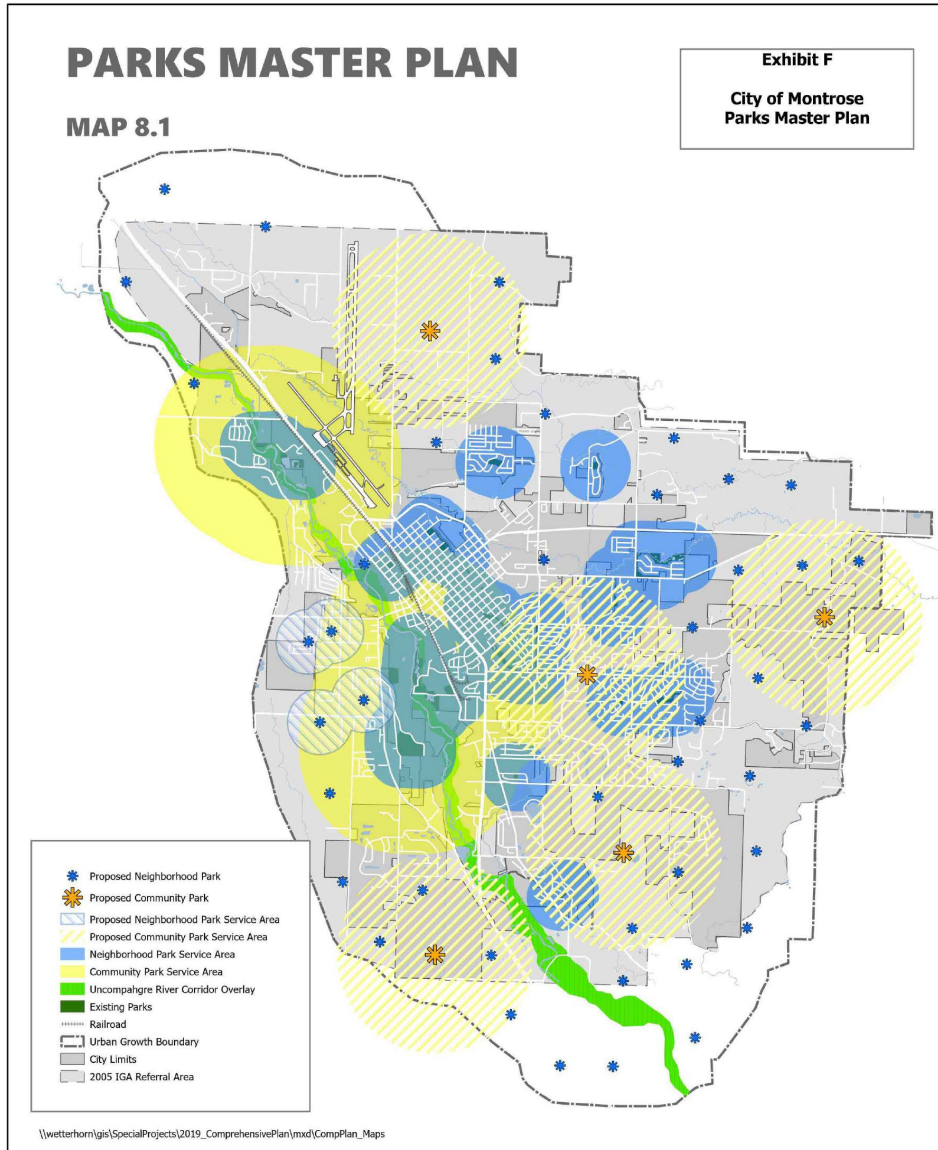


Road Infrastructure

- Major Highways – Hwy 50, 90 & 550
- Current & proposed roads & streets



Parks, Trails & Open Space



City & Public Utilities

- Electrical
- Telephone & Internet
 - Natural Gas
 - Cable
 - Sewer
 - Trash
 - Water
- Transportation

General Provisions

- To the extent that any item mentioned in CRS §31-12-105(1)(e) is not reflected in the documents, maps and plans included as a part of this plan, this plan should be construed to mean that these types of facilities are not provided.
- Proposed land uses are residential and agricultural, except as otherwise shown or provided by City zoning, land use plan, or the Comprehensive Plan.

Recent Annexations

