



**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, January 24, 2024 5:00 PM**  
**City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.**

*The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).*

*Additional written comments are welcome. If you would like to comment on an agenda item, please email [planningmail@cityofmontrose.org](mailto: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](mailto:planningmail@ci.montrose.co.us) at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the December 13, 2023 Planning Commission meeting.
- 4) Additions or Deletions
- 5) Elections for Chairperson and Vice-Chairperson
- 6) **SUGARPINE REZONE** This application is a request to rezone a portion of a property from "R-2" Low Density District to "R-3" Medium Density District (approximately 20.61 acres) on a property located on the northwest corner of Miami Rd and 6700 Rd, and also south of Evans St. The applicant is Christopher Koch.
- 7) **SUGARPINE SUBDIVISION AND PLANNED DEVELOPMENT SKETCH PLAN** This is a review and discussion of the Sugarpine Subdivision and Planned Development Sketch Plan. The property is approximately 37.31 acres. The subdivision proposes 225 residential lots. The Planned Development proposes allowing townhouse construction (up to 8 connected units), as well as reduced rear setbacks within the subdivision. The applicant is Christopher Koch.
- 8) Other Business



- 9) Next Meeting will be February 14, 2024.
- 10) Motion to Adjourn



The Montrose City Planning Commission held a meeting on December 13, 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 Fishing (Chair), Chad Huffman (Vice-Chair), Steve Ball, Phoebe Benziger, Ronald Cairns (alternate), Jan Chastain, and Richard Rogers. Absent: Delphine Jadot.

Staff Members Present: William Reis (Planner II), Jace Hochwalt (Planning Manager), Chris Dowsey (City Attorney), Sharon Dunning (Building Services Technician).

There were 2 members of the public in attendance.

### **CALL TO ORDER**

Chairperson David Fishing called the meeting to order at 5:01 p.m.

### **APPROVAL OF MINUTES**

Chad Huffman moved to approve the minutes of the November 8, 2023 meeting as submitted. Ron Cairns seconded, and the motion carried unanimously.

### **ADDITIONS OR DELETIONS**

None.

### **933 E MAIN ST AUTO SALES CONDITIONAL USE PERMIT.**

---

This application is a request to allow an automobile and vehicle sales establishment within the "B-2" Highway Commercial District at 933 E Main St. Under the "B-2" zoning regulations, automobile and vehicle sales, repair or service establishments are considered a conditional use. Zach Lindberg is the applicant.

#### **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**

Zach Lindberg, applicant, and business partner Adam Combs came forward to answer any questions.

**Questions for Applicant**

Planning Commissioners and applicant discussed potential improvements to the building, parking and maneuvering areas, types of repairs and types of autos, target opening date, screening or privacy fencing from street and neighbor views, number of vehicles on property, landscaping plans and access from street.

**Public Hearing**

No one from the audience came forward.

**Discussion**

Planning Commissioners and staff discussed previous uses of the property, landscaping, privacy fencing and conditions of the Conditional Use Permit.

**Motion and Vote**

Ron Cairns moved to approve the request to allow the conditional use of an automobile and vehicle sales establishment within the "B-2" Highway Commercial District, located at 933 E Main St., with the condition that the applicant completes a landscaping plan consistent with City landscaping requirements. The request meets the Code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report. Jan Chastain seconded, and the motion passed unanimously.

**OTHER BUSINESS**

None.

**NEXT MEETING**

The next Planning Commission meeting is scheduled for January 10, 2024.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Phoebe Benziger moved to adjourn the meeting. Ron Cairns seconded, and the meeting ended at 5:40 p.m.

---

Chairperson

---

Attest



CITY OF MONTROSE  
Planning Services

**MEMO**

TO: Planning Commission  
FROM: William Reis, Planner II  
DATE: January 24, 2024  
RE: Sugarpine Rezone  
ATTACHMENTS

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

---

***Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.***

**Planning Commission Consideration:**

The Planning Commission shall make a recommendation to City Council on the Seasons Rezone. The Planning Commission will consider all of the information in this memo in making a decision.

**Applicant:** Chris Koch

**Application Background:**

The proposal is to rezone a portion of the property located northwest of the corner of Miami Rd and 6700 Rd from “R-2” Low Density District to “R-3” Medium Density District. The property is currently split-zoned, and a portion of the property is already zoned as “R-3” Medium Density District. The property as a whole is approximately 37.31 acres. The portion currently zoned as “R-2” Low Density District is approximately 20.61 acres, and more particularly described as follows:

A parcel of land situated in Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point that is the Northwest Right of Way corner of Miami Road and 6700 Road, said point being N49° 48’12”W 64.13 feet from the E1/4 corner of said Section 26;  
Thence along the North Right of Way of Miami Road N88°22’52”W 1267.57 feet to the West line of the SE1/4NE1/4 said Section 26;  
Thence leaving said North Right of Way N01°21’50”E 298.59 feet along the West line of the SE1/4NE1/4 said Section 26 to a point on the Cedar Creek Corridor;



Thence the following eighteen courses along said Corridor:

Thence N78°37'21"E 40.31 feet;

Thence S67°19'34"E 111.44 feet;

Thence N32°45'11"E 117.88 feet;

Thence N65°35'21"E 89.43 feet;

Thence S88°31'09"E 85.64 feet;

Thence N04°53'07"W 108.46 feet;

Thence N36°02'47"E 49.48 feet;

Thence N76°17'53"E 100.64 feet;

Thence S69°09'32"E 62.91 feet;

Thence N44°46'15"E 90.76 feet;

Thence N68°25'29"E 98.15 feet;

Thence N10°52'13"W 108.39 feet;

Thence N14°45'14"E 179.26 feet;

Thence N82°19'25"E 154.52 feet;

Thence S75°56'23"E 186.81 feet;

Thence N67°25'04"E 84.25 feet;

Thence N04°21'43"W 132.16 feet;

Thence N61°40'29"E 179.08 feet to a point on the West Right of Way of 6700 Road;

Thence along said Right of Way S01°26'12"W 1187.77 feet to the Point of Beginning.

Containing 20.61 Acres more or less as described.

County of Montrose, State of Colorado

The zoning hearing is tentatively scheduled for the February 6<sup>th</sup> and February 20<sup>th</sup> City Council meetings.

**Proposed Zoning:** "R-3" Medium Density District



### Staff Analysis:

1. Municipal Code, Section, 11-7-12(A), Rezoning.

“Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:

  - a) The amendment is not adverse to the public health, safety and welfare; and
  - b) The amendment is in substantial conformity with the master plan, or:
    - i. The existing zoning is erroneous; or
    - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.”
2. The Planning Commission should consider the merits of the proposed rezone only and make a recommendation to City Council based on whether it should be rezoned to “R-3” Medium Density District. The current zoning is “R-2” Low Density District.
  - Zoning Regulations. The “R-3” Medium Density District is intended to provide for an area which is suitable for both single-family homes and duplexes, along with certain other compatible land uses.
3. This property is adjacent to properties that are zoned “R-1A” Large Estate District, “R-2” Low Density District, “R-3” Medium Density District, “B-2A” Regional Commercial District, “P” Public District, and properties outside of City limits.
4. General Conformance with the Comprehensive Plan:
  - The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density Low** and **Residential Mixed Density Medium**. *The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.*
  - Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
  - Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
    - a) Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.



- b) Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
- Goal HN-2: Affordable Housing. Increase access to affordable housing.
  - a) Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
  - b) Objective 2.2 Offer incentives and information to encourage affordable housing in new developments.
  - c) Objective 2.3 Support and work with housing agencies, organizations, private developers, and businesses to increase the amount of workforce housing.
- Staff finds that the proposed zoning meets numerous goals and objectives of the Comprehensive Plan.

5. Dimensional Requirements:

- Municipal Code, Section 11-7-7. The dimensional requirements in the “R-2” and “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-2      | All           | N/A                    | N/A   | 7,500 | 25               | 20   | 6    | 20         | 35                      |
| R-3      | Single-family | N/A                    | N/A   | 6,250 | 15               | 25   | 5    | 15         | 35                      |
|          | All others    | N/A                    | N/A   | 9,375 | 15               | 25   | 5    | 15         | 35                      |

6. The “R-3” zoning designation does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.

**Staff Recommendation:**

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the "R-3" Medium Density District.



**Planning Commission Recommendation Alternatives:**

Approval Motion Recommendation:

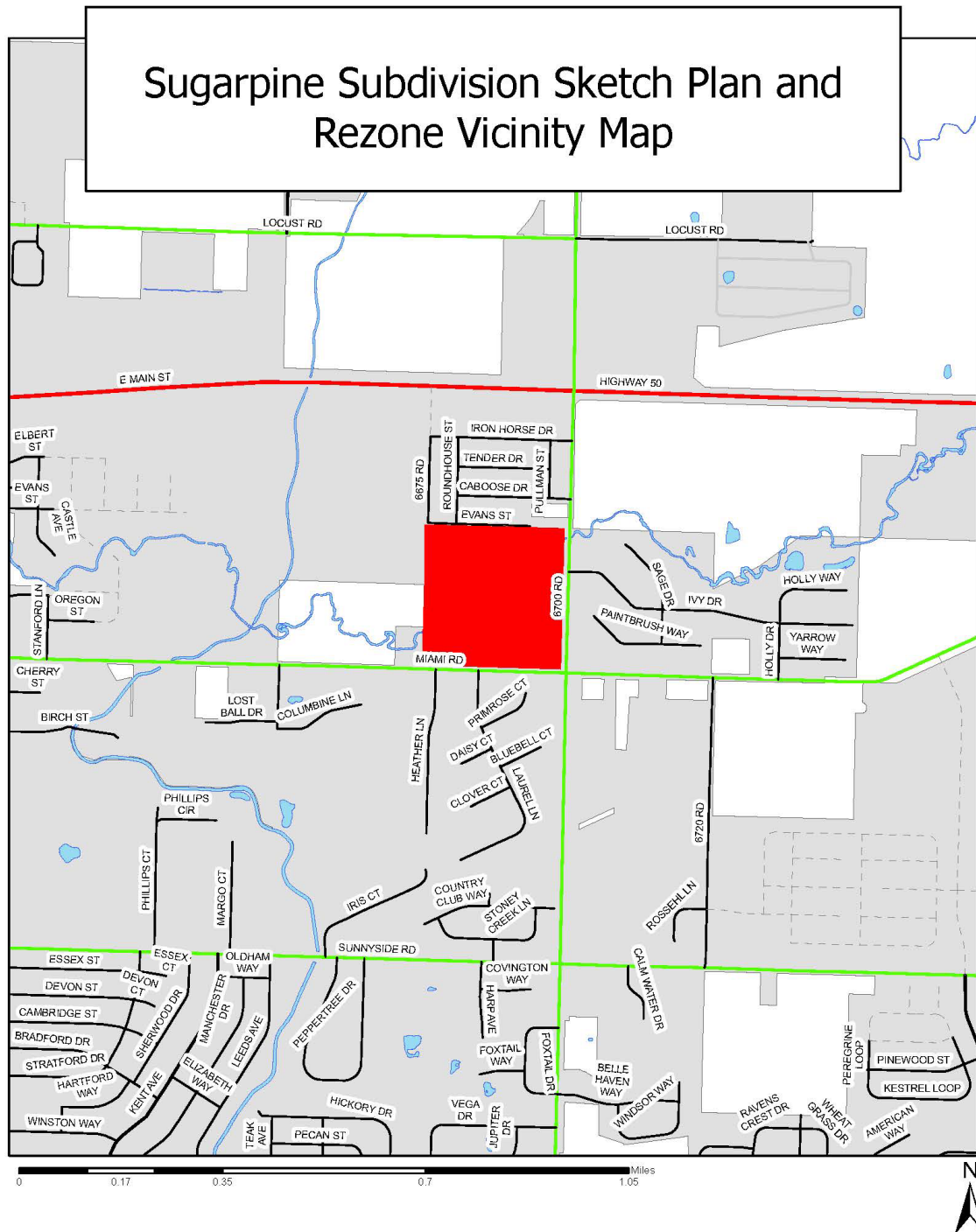
"I hereby make a motion to recommend approval of the rezone request of the Sugarpine Rezone to "R-3" Medium Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

Denial/No Action Motion Recommendation:

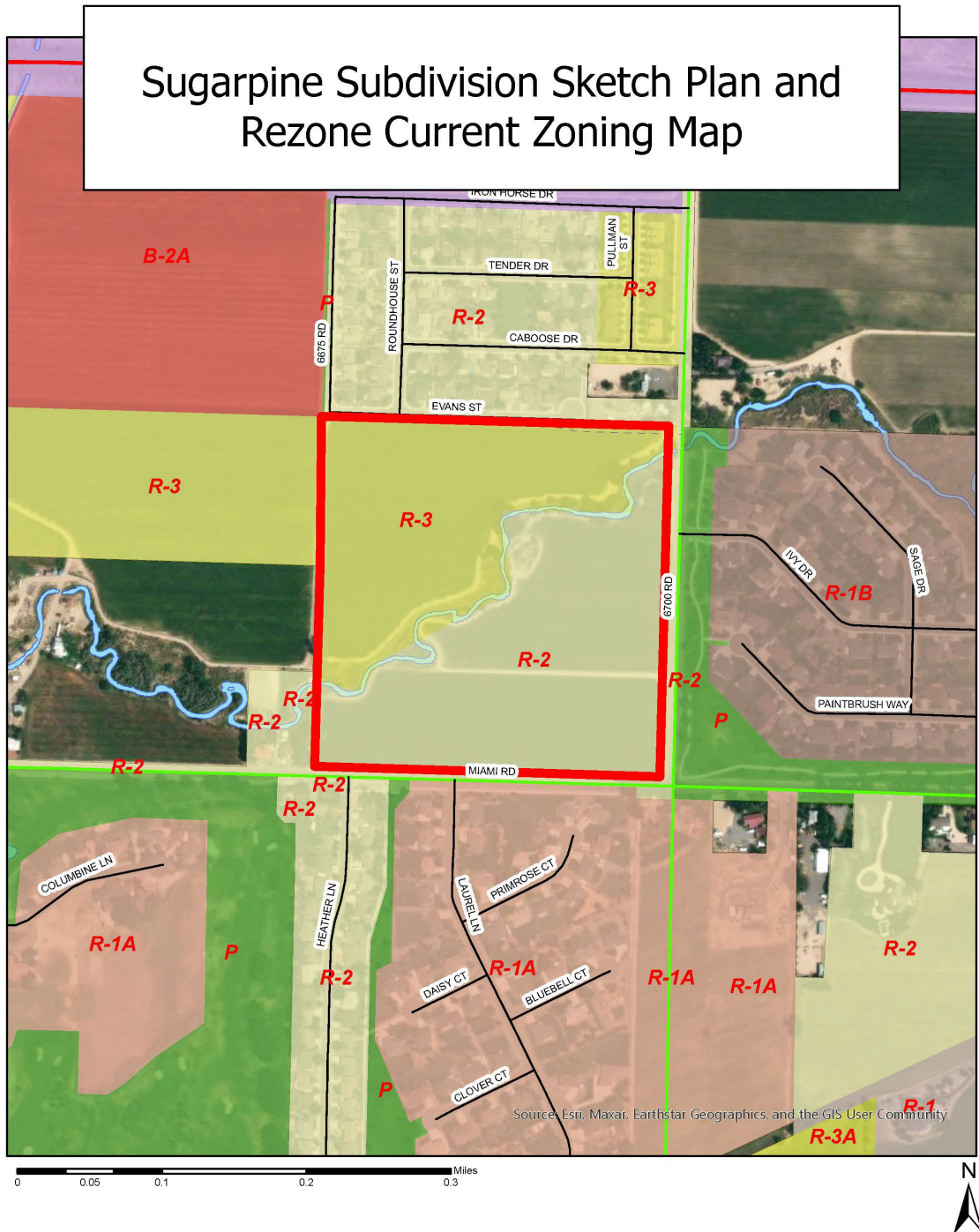
"I hereby make a motion to recommend denial of the rezone the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."



EXHIBIT A: Area Maps  
Vicinity Map



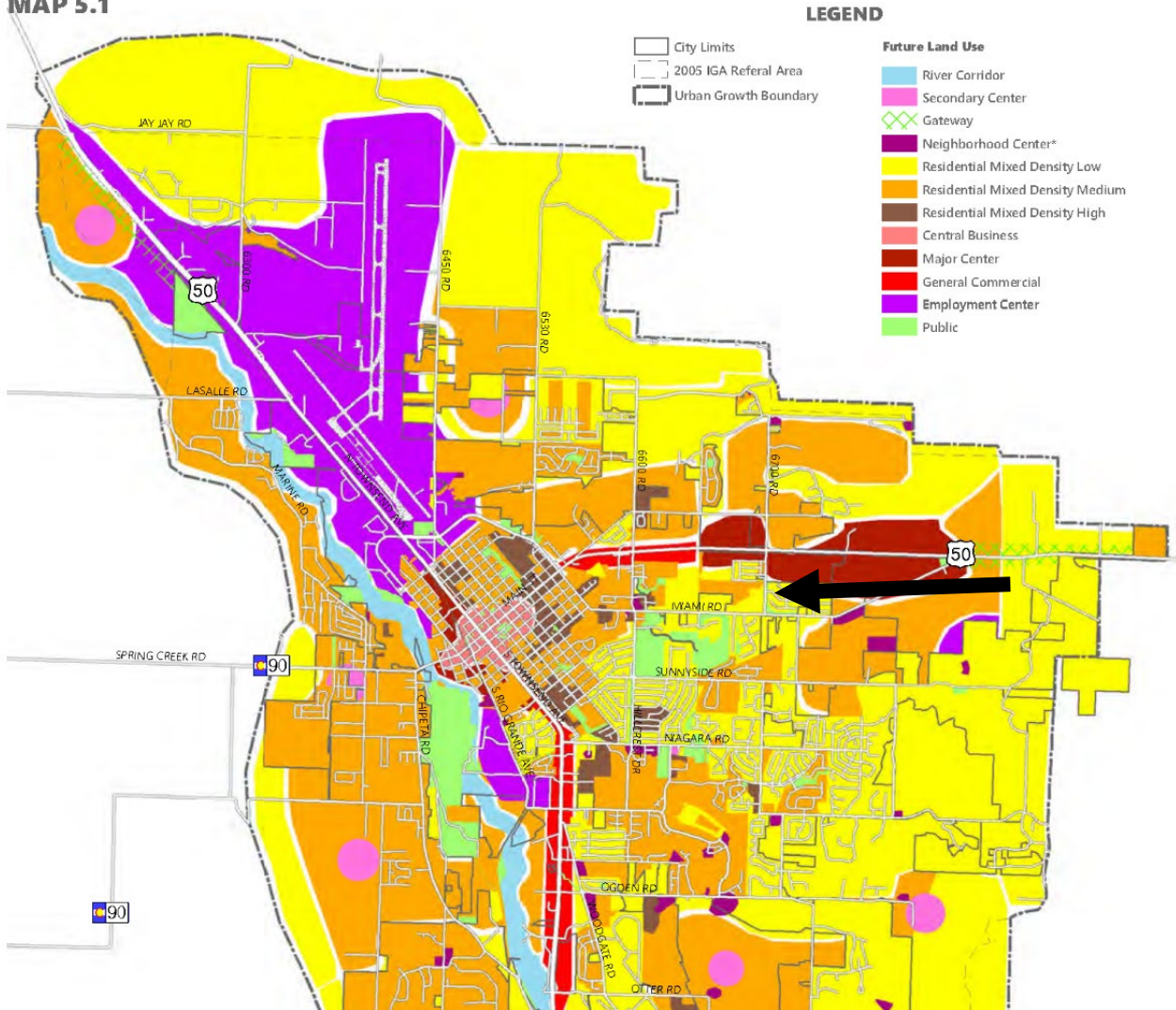
## Zoning Map



# Comprehensive Plan Future Land Use Map

## FUTURE LAND USE

MAP 5.1



---

## EXHIBIT B: Code Excerpts Zoning

### Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
  - (2) The use is not materially adverse to the City's Comprehensive Plan.
  - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
  - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
  - (5) The use will not have an adverse effect upon other property values.
  - (6) Adequate off-street parking will be provided for the use.
  - (7) The location of curb cuts and access to the premises will not create traffic hazards.
  - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
  - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
  - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
  - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
  - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.
- (F) *Uses Not Listed.*
- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
- (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
- (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
- (c) The City Council shall approve or deny the appeal.
- (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.
- (G) *Schedule of Residential Zone District Uses.*

| Land Use                                                                                                                                                                                       | RL | R-1 | R-1A/B | R-2 | R-3 | R-3A | R-4 | R-5 | R-6 | MHR |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----|--------|-----|-----|------|-----|-----|-----|-----|
| <b>COMMERCIAL USES</b>                                                                                                                                                                         |    |     |        |     |     |      |     |     |     |     |
| Bed and breakfast (See Sec. 11-11-1)                                                                                                                                                           |    |     |        |     | C   |      | C   |     | C   |     |
| Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals. | P  |     |        |     |     |      |     |     |     |     |
| Rental storage units with a maximum rental unit size of 200 square feet.                                                                                                                       |    |     |        |     |     |      |     |     |     | C   |
| Short-term rentals                                                                                                                                                                             | P  | P   | P      | P   | P   | P    | P   | P   | P   | P   |
| <b>INSTITUTIONAL USES</b>                                                                                                                                                                      |    |     |        |     |     |      |     |     |     |     |
| Assisted living facilities                                                                                                                                                                     |    |     |        |     | C   | C    | C   |     | C   | C   |
| Childcare facilities                                                                                                                                                                           | C  | C   | C      | C   | C   | C    | C   | C   | C   | C   |

Created: 2023-12-20 10:39:06 [EST]

|                                                                       |   |   |   |              |   |   |   |   |   |   |
|-----------------------------------------------------------------------|---|---|---|--------------|---|---|---|---|---|---|
| Family childcare home                                                 | P | P | P | P            | P | P | P | P | P | P |
| Government buildings and facilities                                   | P | P | P | P            | P | P | P | P | P | P |
| Religious assembly                                                    | C | C | C | C            | P | P | P | C | C | P |
| Schools                                                               | C | C | C | C            | C | C | C | C | C | C |
| <b>RECREATIONAL USES</b>                                              |   |   |   |              |   |   |   |   |   |   |
| Golf courses                                                          | P |   |   |              |   |   |   |   |   |   |
| Parks, open space and recreation facilities                           | P | P | P | P            |   | P | P | P | P | P |
| <b>RESIDENTIAL USES</b>                                               |   |   |   |              |   |   |   |   |   |   |
| Duplex                                                                |   |   |   |              | P | P | P |   | P |   |
| Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2) | P | P | P | P            | P | P | P | P | P | P |
| Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)       | C | C | C | C            | C | C | C | C | C | C |
| Group homes, other (see Sec. 11-11-2)                                 | C | C | C | C            | C | C | C | C | C | C |
| Home occupation (See Sec. 11-11-3)                                    | A | A | A | A            | A | A | A | A | A | A |
| Manufactured housing                                                  |   |   |   | <sup>1</sup> |   |   |   | P | P | P |
| Mobile homes (See Sec. 11-13)                                         |   |   |   |              |   |   |   |   |   | P |
| Mobile home parks (See Sec. 11-13)                                    |   |   |   |              |   |   |   |   |   | P |
| Modular housing                                                       |   |   |   |              |   |   |   | P | P | P |
| Multi-family dwelling                                                 |   |   |   |              | C | P | P |   | C |   |
| Single-family dwelling                                                | P | P | P | P            | P | P | P | P | P | P |
| <b>UTILITIES AND TELECOMMUNICATION FACILITIES</b>                     |   |   |   |              |   |   |   |   |   |   |
| Antennas (See Sec. 11-14-6)                                           | C | C | C | C            | C | C | C | C | C | C |
| Public utility service facilities                                     | P | P | P | P            | P | P | P | P | P | P |
| Towers (See Sec. 11-14-5)                                             | C | C | C | C            | C | C | C | C | C | C |
| <b>OTHER USES</b>                                                     |   |   |   |              |   |   |   |   |   |   |
| Accessory uses (See Sec. 11-7-6(D))                                   | A | A | A | A            | A | A | A | A | A | A |
| Temporary use (See Sec. 11-7-6(E)(1-3))                               | T | T | T | T            | T | T | T | T | T | T |
| Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))        | T | T | T | T            | T | T | T | T | T | T |

Created: 2023-12-20 10:39:06 [EST]

|                                         |  |   |   |                                                                                    |   |   |   |   |   |   |
|-----------------------------------------|--|---|---|------------------------------------------------------------------------------------|---|---|---|---|---|---|
| Travel home (See Sec. 11-13-6(2))       |  | T | T | T                                                                                  | T | T | T | T | T | T |
| Legend: Zoning Districts                |  |   |   | Legend: Use Type                                                                   |   |   |   |   |   |   |
| RL: Rural Living                        |  |   |   | P: Permitted Use                                                                   |   |   |   |   |   |   |
| R-1: Very Low Density                   |  |   |   | C: Conditional Use                                                                 |   |   |   |   |   |   |
| R-1A: Large Estate                      |  |   |   | A: Accessory Use                                                                   |   |   |   |   |   |   |
| R-1B: Small Estate                      |  |   |   | T: Temporary Use                                                                   |   |   |   |   |   |   |
| R-2: Low Density                        |  |   |   |                                                                                    |   |   |   |   |   |   |
| R-3: Medium Density                     |  |   |   |                                                                                    |   |   |   |   |   |   |
| R-3A: Medium High Density               |  |   |   | Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1). |   |   |   |   |   |   |
| R-4: High Density                       |  |   |   |                                                                                    |   |   |   |   |   |   |
| R-5: Low Density/Manufacture Housing    |  |   |   |                                                                                    |   |   |   |   |   |   |
| R-6: Medium Density/Manufacture Housing |  |   |   |                                                                                    |   |   |   |   |   |   |
| MHR: Manufactured Housing Residential   |  |   |   |                                                                                    |   |   |   |   |   |   |

<sup>1</sup> Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

| Land Use                                                                                                                                                                     | OR | P | B-1 | B-2 | B-2A | B-3 | B-4 | I-1 | I-2 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|-----|-----|------|-----|-----|-----|-----|
| <b>COMMERCIAL USES</b>                                                                                                                                                       |    |   |     |     |      |     |     |     |     |
| Automobile and vehicle sales, repair or service establishments                                                                                                               |    |   | C   | C   | P    | P   |     |     |     |
| Automobile body shops                                                                                                                                                        |    |   | C   | C   | P    | P   |     |     |     |
| Bed and breakfast (See Sec. 11-11-1)                                                                                                                                         | P  |   |     |     |      |     |     |     |     |
| Building materials businesses                                                                                                                                                |    |   | C   | P   | P    | P   |     |     |     |
| Car washes                                                                                                                                                                   |    |   |     | P   | P    | P   | C   |     |     |
| Commercial businesses                                                                                                                                                        |    | C |     |     |      |     |     |     |     |
| Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1). |    |   |     |     |      |     |     | C   |     |
| Farm implement sales or service establishments                                                                                                                               |    |   |     |     | P    | P   |     |     |     |
| Fueling stations or other retail uses having fuel pumps which comply with the following criteria:<br>(a) All fuel storage, except propane, shall be located                  |    |   | P   | P   | P    | P   | C   |     |     |

Created: 2023-12-20 10:39:06 [EST]

(Supp. No. 9, Update 4)

|                                                                                                                                                                                                                                                                                         |   |  |   |   |   |   |   |  |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|---|---|---|---|---|--|---|
| underground.<br>(b)All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.                                                                                                                                              |   |  |   |   |   |   |   |  |   |
| Funeral homes                                                                                                                                                                                                                                                                           |   |  | C | C | C | C |   |  |   |
| Hotels and motels                                                                                                                                                                                                                                                                       |   |  | P | P | P | P |   |  |   |
| Laundry facilities, self-service                                                                                                                                                                                                                                                        |   |  |   | P | P | P | P |  |   |
| Mobile and travel home sales or service establishments                                                                                                                                                                                                                                  |   |  |   |   | P | P |   |  |   |
| Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers. | P |  |   |   |   |   |   |  |   |
| Offices not allowed as a use by right.                                                                                                                                                                                                                                                  | C |  |   |   |   |   |   |  |   |
| Travel home parks and campgrounds (See Sec. 11-13)                                                                                                                                                                                                                                      |   |  |   | C | C | C |   |  |   |
| Rental businesses                                                                                                                                                                                                                                                                       |   |  |   |   | P | P |   |  |   |
| Restaurants                                                                                                                                                                                                                                                                             |   |  | P | P | P | P | P |  | P |
| Restaurants, drive-in or drive-through                                                                                                                                                                                                                                                  |   |  | C | C | C | C | C |  |   |
| Retail sales and services establishments which cater to the general shopping public                                                                                                                                                                                                     | C |  |   |   |   |   |   |  |   |
| Retail stores, business and professional offices, and service establishments which cater to the general shopping public.                                                                                                                                                                |   |  | P | P | P | P | P |  | P |
| Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied                                                                                                                                     |   |  |   | C | C | C |   |  |   |

Created: 2023-12-20 10:39:06 [EST]

(Supp. No. 9, Update 4)

|                                                                                                                                                                                                                                                                                      |   |   |   |   |   |   |   |   |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|
| Sexually oriented business<br>(See Sec. 11-12-1)                                                                                                                                                                                                                                     |   |   |   |   |   |   |   |   | P |
| Short-term rentals                                                                                                                                                                                                                                                                   | P |   | P | P | P | P | P | P | P |
| Taverns                                                                                                                                                                                                                                                                              |   |   | P | P | P | P | C |   |   |
| Theaters                                                                                                                                                                                                                                                                             |   |   | P | P | P | P |   |   |   |
| Veterinary clinics or hospitals<br>for small animals                                                                                                                                                                                                                                 |   |   |   | P | P | P |   |   |   |
| Veterinary clinics or hospitals<br>for large animals                                                                                                                                                                                                                                 |   |   |   |   | P | P |   |   |   |
| <b>INDUSTRIAL USES</b>                                                                                                                                                                                                                                                               |   |   |   |   |   |   |   |   |   |
| Above ground storage<br>facilities for hazardous fuels                                                                                                                                                                                                                               |   |   |   |   |   | P |   |   | P |
| Aircraft support services,<br>including, but not limited to,<br>aircraft maintenance and<br>passenger and crew services.                                                                                                                                                             |   |   |   |   |   |   |   | P | P |
| Construction and<br>contractor's office and<br>equipment storage facilities                                                                                                                                                                                                          |   |   |   |   |   | P |   |   | P |
| Feed storage and sales<br>establishments                                                                                                                                                                                                                                             |   |   |   |   |   | P |   |   | P |
| Manufacturing and non-<br>manufacturing uses<br>including: food processing;<br>metal finishing and<br>fabrication; paper, plastic<br>and wood manufacturing<br>(excluding processing of any<br>raw materials), fabric<br>manufacturing and similar<br>activities. (See Sec. 11-11-4) |   |   |   |   | C | C |   | P | P |
| Other industrial uses                                                                                                                                                                                                                                                                |   |   |   |   |   |   |   |   | P |
| Storage facilities, indoor                                                                                                                                                                                                                                                           |   |   | C | P | P | P | C |   | P |
| Storage facilities, outdoor                                                                                                                                                                                                                                                          |   |   |   |   | C | P |   | P | P |
| Warehouse and wholesale<br>distribution operations                                                                                                                                                                                                                                   |   |   | C | C | C | C |   | P | P |
| <b>INSTITUTIONAL USES</b>                                                                                                                                                                                                                                                            |   |   |   |   |   |   |   |   |   |
| Airport                                                                                                                                                                                                                                                                              |   |   |   |   |   |   |   | P | P |
| Assisted living facilities                                                                                                                                                                                                                                                           | C |   |   | P | P | P |   |   |   |
| Childcare facilities                                                                                                                                                                                                                                                                 | P | C | P | P | P | P | P | P | P |
| College or other place of<br>adult education                                                                                                                                                                                                                                         |   |   | P | P | P | P |   |   |   |
| Daytime social service<br>activities by a social service                                                                                                                                                                                                                             |   |   | P | P | P | P |   |   |   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |   |   |   |   |   |   |   |   |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|
| provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time. |   |   |   |   |   |   |   |   |   |
| Family child care home                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P | C | P | P | P | P | P | P | P |
| Government buildings and facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | P | P | P | P | P | P | P | P | P |
| Hospitals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | P |   |   |   |   |   |   |   |   |
| Libraries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |   | P | P | P | P | P |   |   |   |
| Museums and visitor centers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   | P | P | P | P | P |   |   |   |
| Parking facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P | P | P | P | P | P |   |   |   |
| Private and fraternal clubs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |   | P | P | P | P | C |   |   |
| Public transportation facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |   | P | P | P | P |   |   |   |
| Religious assembly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P | P | P | P | P | P | P |   |   |
| Schools                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | C | P | C | C | C | C | C |   |   |
| <b>RECREATIONAL USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |   |   |   |   |   |   |   |   |
| Golf courses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   | C |   |   |   |   |   |   |   |
| Parks, open space and recreation facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | P | P | P | P | P | P | P | P | P |
| Private recreation facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   | P |   |   |   |   |   |   |   |
| <b>RESIDENTIAL USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |   |   |   |   |   |   |   |   |
| Duplex                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P |   | P | P | P | P | P | P | P |
| Group homes—handicapped/disabled 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P |   | P | P | P | P | P | P | P |

|                                                                 |   |   |   |                                                                                    |   |   |   |   |   |
|-----------------------------------------------------------------|---|---|---|------------------------------------------------------------------------------------|---|---|---|---|---|
| persons or less (see Sec. 11-11-2)                              |   |   |   |                                                                                    |   |   |   |   |   |
| Group homes—handicapped/disabled > 8 persons (see Sec. 11-11-2) | C |   | C | C                                                                                  | C | C | C | C | C |
| Group homes, other (See Sec. 11-11-2)                           | C |   | C | C                                                                                  | C | C | C | C | C |
| Home occupation (See Sec. 11-11-3)                              | A |   | A | A                                                                                  | A | A | A | A | A |
| Multifamily dwelling                                            | C | C | P | P                                                                                  | P | P | P | P | P |
| Single-family dwelling                                          | P | C | P | P                                                                                  | P | P | P | P | P |
| Supportive housing                                              | C |   |   |                                                                                    |   | C |   | C |   |
| UTILITIES AND TELECOMMUNICATION FACILITIES                      |   |   |   |                                                                                    |   |   |   |   |   |
| Antennas (See Sec. 11-14-6)                                     | C | C | C | C                                                                                  | C | C | C | C | C |
| Public utility service facilities                               | P | P | P | P                                                                                  | P | P | P | P | P |
| Towers (See Sec. 11-14-5)                                       | C | C | C | C                                                                                  | C | C | C | C | C |
| OTHER USES                                                      |   |   |   |                                                                                    |   |   |   |   |   |
| Accessory uses (See Sec. 11-7-6(D))                             | A | A | A | A                                                                                  | A | A | A | A | A |
| Temporary use (See Sec. 11-7-6(E)(1—3))                         | T | T | T | T                                                                                  | T | T | T | T | T |
| Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))  | T | T | T | T                                                                                  | T | T | T | T | T |
| Travel home (See Sec. 11-13-6(2))                               | T |   | T | T                                                                                  | T | T | T | T | T |
| Legend: Zoning District                                         |   |   |   | Legend: Use Type                                                                   |   |   |   |   |   |
| OR: Office-Residential                                          |   |   |   | P: Permitted Use                                                                   |   |   |   |   |   |
| P: Public                                                       |   |   |   | C: Conditional Use                                                                 |   |   |   |   |   |
| B-1: Central Business                                           |   |   |   | A: Accessory Use                                                                   |   |   |   |   |   |
| B-2: Highway Commercial                                         |   |   |   | T: Temporary Use                                                                   |   |   |   |   |   |
| B-2A: Regional Commercial                                       |   |   |   |                                                                                    |   |   |   |   |   |
| B-3: General Commercial                                         |   |   |   | Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1). |   |   |   |   |   |
| B-4: Neighborhood Shopping                                      |   |   |   |                                                                                    |   |   |   |   |   |
| I-1: Light Industrial                                           |   |   |   |                                                                                    |   |   |   |   |   |
| I-2: General Industrial                                         |   |   |   |                                                                                    |   |   |   |   |   |

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

### Sec. 11-7-7. District standards.

- (A) Tabulated requirements for uses by right are as follows (all dimensions in feet or square feet unless otherwise noted):

| District                  | Use                              | Minimum Lot            |         |                                      | Minimum Setbacks |         |         | Corner Lot | Maximum Building Height |
|---------------------------|----------------------------------|------------------------|---------|--------------------------------------|------------------|---------|---------|------------|-------------------------|
|                           |                                  | Width at Building Line | Depth   | Size                                 | Front            | Rear    | Side    |            |                         |
| RL                        | All                              | 100                    | 150     | <sup>2</sup>                         | 25               | 20      | 10      | 20         | 35                      |
| R-1                       | All                              | 100                    | 150     | 1 acre                               | 25               | 20      | 10      | 20         | 35                      |
| R-1A                      | All                              | 100                    | 150     | ½ acre                               | 25               | 20      | 10      | 20         | 35                      |
| R-1B                      | All                              | 100                    | 150     | ⅓ acre                               | 25               | 20      | 10      | 20         | 35                      |
| R-2                       | All                              | N/A                    | N/A     | 7,500                                | 25               | 20      | 6       | 20         | 35                      |
| R-3                       | Single-family                    | N/A                    | N/A     | 6,250                                | 15               | 25      | 5       | 15         | 35                      |
|                           | All others                       | N/A                    | N/A     | 9,375                                | 15               | 25      | 5       | 15         | 35                      |
| R-3A                      | Single-family                    | N/A                    | N/A     | 6,250                                | 15               | 25      | 5       | 15         | 35                      |
|                           | Duplex                           | N/A                    | N/A     | 9375                                 | 15               | 25      | 5       | 15         | 35                      |
|                           | All others                       | N/A                    | N/A     | Larger of 9,375 or 2,900/unit        | 15               | 20      | 10      | 15         | 35                      |
| R-4                       | Single-family                    | N/A                    | N/A     | 6,250                                | 15               | 25      | 5       | 15         | 35                      |
|                           | Duplex                           | N/A                    | N/A     | 9,375                                | 15               | 25      | 5       | 15         | 35                      |
|                           | All others                       | N/A                    | N/A     | Larger of 9,375 or 2,300/unit        | 15               | 20      | 10      | 15         | 35                      |
| R-5                       | All                              | 100                    | 120     | 12,000                               | 25               | 20      | 10      | 20         | 35                      |
| R-6                       | Single-family                    | N/A                    | N/A     | 7,500                                | 25               | 20      | 6       | 20         | 35                      |
|                           | All others                       | N/A                    | N/A     | 9,375                                | 25               | 20      | 6       | 20         | 35                      |
| MHR                       | All except MH Parks <sup>3</sup> | N/A                    | N/A     | 3,125                                | 5                | 10      | 10      | 10         | 35                      |
| OR                        | Single-family                    | 50                     | 100     | 6,250                                | 15               | 15      | 5       | 15         | 35                      |
|                           | Duplexes                         | 50                     | 100     | 6,250                                | 15               | 15      | 5       | 15         | 35                      |
|                           | All Others                       | 50                     | 100     | 6,250                                | 15               | 15      | 5       | 15         | 35                      |
| B-1                       | No Req                           | No Req.                | No Req. | No Req., except for fueling stations | No Req.          | No Req. | No Req. | No Req.    | No Req.                 |
| B-2                       | All <sup>4</sup>                 | 50                     | 100     | N/A                                  | 15               | N/A     | N/A     | 15         | N/A                     |
| B-2A                      | All                              | 50                     | 100     | N/A                                  | 25               | N/A     | N/A     | 25         | 35                      |
| B-3                       | All                              | 50                     | 100     | N/A                                  | 25               | N/A     | N/A     | 25         | 35                      |
| B-4                       | All                              | N/A                    | N/A     | N/A                                  | 25               | N/A     | N/A     | 25         | 35                      |
| I-1                       | All                              | N/A                    | N/A     | ½ acre                               | 25               | N/A     | N/A     | 25         | N/A                     |
| I-2                       | All                              | N/A                    | N/A     | ½ acre                               | 25               | N/A     | N/A     | 25         | N/A                     |
| All Zones Except I-1, I-2 | Renewable Energy Facilities      | N/A                    | N/A     | N/A                                  | 25               | 25      | 10      | 25         | 35                      |
| I-1, I-2                  | Renewable Energy Facilities      | N/A                    | N/A     | N/A                                  | 25               | 25      | 10      | 25         | N/A                     |

<sup>2</sup> A minimum lot size shall be determined as a condition of initial zoning of property as "RL." Such lot size shall be designed to limit overall residential units per acre to no more than allowed by Montrose County in comparable areas in the County where sewer is available, and to implement the City Comprehensive Plan as feasible while remaining economically competitive with allowed County densities.

<sup>3</sup> Dimensional requirements for mobile home parks are controlled by [Section] 11-13-5 of this Title.

<sup>4</sup> Residential uses in the B-2, B-2A, B-3, B-4, I-1 and I-2 zone districts shall comply with the applicable dimensional requirements as set out for the "R-3A" zone.

- (B) Proper dimensional requirements for conditional uses shall be determined in accordance with this Section and Section 11-7-6 (B), provided that as a general rule, they shall be no less strict than the dimensional requirements specified for permitted uses in the district concerned or as specified for the use concerned in a zone in which it is a permitted use. Provided, further, that the following minimum lot sizes shall apply to duplexes and multifamily residences when allowed as a conditional use:

| District    | Use                   | Minimum Lot Size                               |
|-------------|-----------------------|------------------------------------------------|
| R-3 and R-6 | Multifamily Residence | The larger of 9,375 or 2,900 per dwelling unit |
| OR          | Multifamily Residence | The larger of 9,375 or 2,900 per dwelling unit |

(C) *Additional Dimensional Requirements.*

- (1) Accessory use structures or buildings in residential districts may be located on those rear and side property lines which do not abut a street, if the structure is at least ten feet to the rear of the building line of the principal structure and does not occupy more than 30 percent of the rear yard area.
- (2) In a block where a setback line has been established by existing structures 50 percent or more of the block, the average setback of the existing buildings may be used as the minimum setback.
- (3) Garage doors which face an alley require a five-foot minimum setback.

(D) *Additional District Standards.*

- (1) All single-family dwellings in the R-5 and R-6 zone districts must have a minimum roof pitch of 3:12, a minimum roof overhang of eight inches, a minimum length and width of 20 feet, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.
- (2) All duplex dwellings in the R-5 and R-6 zone districts must have a minimum roof pitch of 3:12, a minimum roof overhang of eight inches, a minimum length and width of 20 feet per dwelling unit, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

### **Sec. 11-7-8. Planned Development (PD).**

- (A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units and to provide for procedures and requirements for multi-building residential development.

(B) *General Provisions.*

- (1) A planned development must be in substantial conformity with the City's Comprehensive Plan. No development with more than one building, with one or more dwelling units therein, may be erected on a single lot, tract, parcel or site unless a PD Plan, providing therefore, is approved pursuant to this Section.
- (2) A minimum of 20 percent of the gross area of the planned development must be preserved as parks or open space, provided, however, this requirement shall not apply to a proposed PD containing six or fewer units and processed under Subsection C(5).
- (3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.
- (4) Residences may be clustered, including the use of duplexes and multifamily residences.

- 
- (5) Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.
- (C) *Permitted Uses in a PD.*
- (1) Any use permitted in the underlying zone district, limited as to its status as a use by right, a conditional use, or a temporary use.
- (2) Modular housing used for single family homes, duplexes or multiple family residences may be allowed in any zoning district, if approved as part of the planned development.
- (D) *Administrative PD Procedure.* This procedure is applicable for planned developments containing six or fewer units:
- (1) All lots or tracts are adjacent to a dedicated and accepted public street;
- (2) The lots are part of a subdivision or PD plat that has been previously approved and/or accepted by the City and recorded in the Montrose County Records;
- (3) All improvements required by applicable City ordinances and regulations, including those related to PD Plans, are already in existence and available to serve each lot, or secured;
- (4) No part of the Administrative PD has been approved as part of an Administrative PD within three years prior to the date of submission of the Administrative PD plat;
- (5) No material changes to prior restrictions or easements are proposed; and
- (6) Provisions of Section 11-5-3(B) through and including (E) of this Title shall apply.
- (7) Approval of an Administrative PD by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision or PD requirements, and proceed through the applicable approval process.
- (8) Prior to any review of the Administrative PD, the applicant shall provide written consent of all property owners within the proposed Administrative PD plan area. To the extent only a portion of a prior-approved Administrative PD plan area is proposed to be amended by the Administrative PD Plan application, then only the consent of the property owners within such portion shall be required.
- (E) *Dimensional Requirements, Densities.*
- (1) Dimensional requirements, except those relating to overall residential density, which would otherwise be required by the City Zoning Regulations, or other City regulations for the district affected, may be deviated from in accordance with the plan as approved, if the Review Board determines that such deviations will promote the public health, safety and welfare.
- (2) The Review Board may impose conditions as necessary or appropriate. The total number of residential units shall not exceed the area of the site divided by the minimum lot sizes specified for the zoning districts included.
- (F) *Review of Sketch, Preliminary and Final PD Plan.*
- (1) The sketch plan, preliminary plan and final PD plans shall be reviewed pursuant to the procedures and requirements for subdivisions as set out in Chapter 11-5 of this Title. The Planning Commission shall take no formal action at the conclusion of its public hearing on the sketch plan; however, comments by the public and the Commission shall be reflected in the minutes of the hearing as a part of the record on the application as it moves through the entire review process. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.

- 
- (2) Prior to any review of the Sketch, Preliminary and Final PD Plan, the applicant shall provide written consent of all property owners within the proposed PD plan area. For the purposes of this Section, "PD plan area" is the entirety of the territory proposed to be included in a PD plan; provided, however, that for applications for PD plan amendments, only the portion of the PD plan area being amended or affected shall constitute the PD plan area for such application for purposes of consent; nevertheless, all owners of property within the PD must be given notice of the public hearing at which the amendment is to be considered.
  - (3) Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Comprehensive Plan and promotes the public health, safety and welfare.
  - (4) The plan shall show the location, size, number of dwelling units, and other uses, and shall further set out the location of all parks, open space, parking areas, streets, sidewalks, trails, bike paths and other improvements and structures. All information necessary to show compliance with the requirements of this Section shall be submitted. Where appropriate, in lieu of exact locations, numbers and sizes, parameters or limits may be set out.
  - (5) The PD Plan as approved shall be recorded.
  - (6) The final PD plan may be treated as a vested right pursuant to the procedure in 11-4-9.

(G) *Required Improvements.*

- (1) All PDs shall provide the same improvements as required for subdivisions in Chapter 11-5 of this Title, and security therefore shall be provided as set out in Section 11-5-12 of this Title.
- (2) All improvements shall be constructed in accordance with standard City design and construction specifications and standards, in substantial conformity with the PD plan, and in accordance with subdivision design standards as set out in Chapter 11-5 of this Title, except as modified by the PD plan.
- (3) An entity shall be established or provided for ownership and maintenance of all facilities and open spaces, which are approved for common ownership or not dedicated to the City.
- (4) Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare. A public street shall be dedicated to the City and developed at the developer's cost to provide direct access to each building with residential units or to the parking lot serving the building.

(H) *Enforcement and Amendments.*

- (1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned Unit Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision improvements by 11-5-12 of this Title, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.
- (2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 11-5 of this Title, with the added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 300 feet of the proposed Amended PD plan area.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

---

## **Sec. 11-7-12. Rezoning.**

### **(A) *Rezoning.***

- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
  - (a) The amendment is not averse to the public health, safety and welfare; and
  - (b) The amendment is in substantial conformity with the Comprehensive Plan; or:
    - (i) The existing zoning is erroneous; or
    - (ii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.
- (2) Rezoning may be requested or initiated by the City Manager or the owner of any legal or equitable interest in the property or his representative. The rezoning shall be reviewed for compliance with the criteria of this Subsection in accordance with the review procedures of Chapter 11-4 of this Title. The City Council may initiate rezoning on its own motion, in which case the Council shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately, in substantial compliance with the review procedures of Chapter 11-4 of this Title.
- (3) The City may impose conditions as necessary to ensure that the above criteria are met.

### **(B) *Zoning of Additions.***

- (1) The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedures set out in Chapter 11-4 of this Title in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare.
- (2) The City may impose conditions on the zoning necessary to ensure that the above criteria are met and as appropriate to ensure comparability with the City's Comprehensive Plan.

### **(C) *Legislative Zoning.*** Comprehensive review and re-enactment of all or a significant portion of the Official Zoning Map shall be a legislative action, and shall not be subject to the review procedures of Chapter 11-4 of this Title or any criteria set out in this Section.

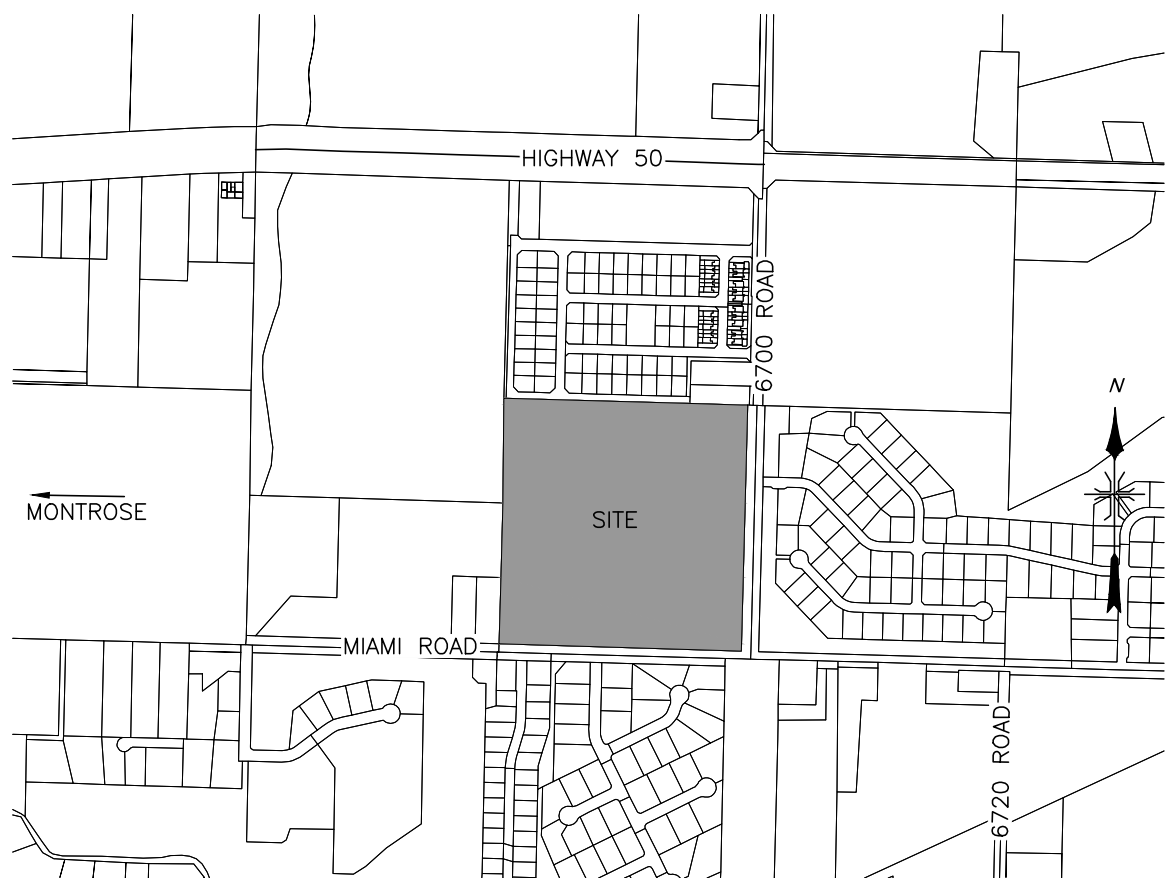
### **(D) *Enactment by Ordinance.*** No amendment, addition to or re-enactment of the Official Zoning Map shall become effective until enacted by an ordinance.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



# SUGARPINE ZONING EXHIBIT

SITUATED IN SECTION 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.

## ZONING BOUNDARY DESCRIPTIONS:

### ZONE R-3 (NORTH):

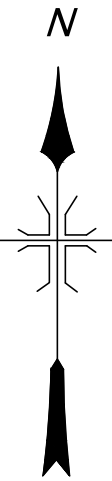
A parcel of land situated in Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the West Right of Way of 6700 Road, said point being N00°43'49"W 1322.48 feet from the E1/4 corner of said Section 26;  
Thence along said Right of Way S01°26'12"W 93.61 feet to a point on the Cedar Creek Corridor;  
Thence the following eighteen courses along said Corridor;  
Thence S61°40'29"W 179.08 feet;  
Thence S04°21'43"E 132.16 feet;  
Thence S67°25'04"W 84.25 feet;  
Thence N75°56'23"W 186.81 feet;  
Thence S82°19'25"W 154.52 feet;  
Thence S14°45'14"W 179.26 feet;  
Thence S10°52'13"E 108.39 feet;  
Thence S68°25'29"W 98.15 feet;  
Thence S44°46'15"W 90.76 feet;  
Thence N69°09'32"W 62.91 feet;  
Thence S76°17'53"W 100.64 feet;  
Thence S36°02'47"W 49.48 feet;  
Thence S04°53'07"E 108.46 feet;  
Thence N88°31'09"W 85.64 feet;  
Thence S65°35'21"W 89.43 feet;  
Thence S78°37'21"W 40.31 feet;  
Thence S32°45'11"W 117.88 feet;  
Thence N67°19'34"W 111.44 feet;  
Thence S01°21'50"E 1281.30 feet to the Northwest corner of the SE1/4NE1/4 said Section 26;  
Thence along the North line of the SE1/4NE1/4 said Section 26 S88°23'06"E 1269.20 feet to the Point of Beginning.  
Containing 16.70 Acres more or less as described.  
County of Montrose, State of Colorado

### ZONE R-3 (SOUTH):

A parcel of land situated in Section 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point that is the Northwest Right of Way corner of Miami Road and 6700 Road, said point being N49°48'12"W 64.13 feet from the E1/4 corner of said Section 26;  
Thence along the North Right of Way of Miami Road N88°22'52"W 1267.57 feet to the West line of the SE1/4NE1/4 said Section 26;  
Thence leaving said North Right of Way N01°21'50"E 298.59 feet along the West line of the SE1/4NE1/4 said Section 26 to a point on the Cedar Creek Corridor;  
Thence the following eighteen courses along said Corridor;  
Thence N78°37'21"E 40.31 feet;  
Thence S67°19'34"E 111.44 feet;  
Thence N32°45'11"E 117.88 feet;  
Thence N65°35'21"E 89.43 feet;  
Thence S88°31'09"E 85.64 feet;  
Thence N04°53'07"W 108.46 feet;  
Thence N36°02'47"E 49.48 feet;  
Thence N76°17'53"E 100.64 feet;  
Thence S69°09'32"E 62.91 feet;  
Thence N44°46'15"E 90.76 feet;  
Thence N68°25'29"E 98.15 feet;  
Thence N10°52'13"W 108.39 feet;  
Thence N14°45'14"E 179.26 feet;  
Thence N82°19'25"E 154.52 feet;  
Thence S75°56'23"E 186.81 feet;  
Thence N67°25'04"E 84.25 feet;  
Thence N04°21'43"W 132.16 feet;  
Thence N61°40'29"E 179.08 feet to a point on the West Right of Way of 6700 Road;  
Thence along said Right of Way S01°26'12"W 1187.77 feet to the Point of Beginning.  
Containing 20.61 Acres more or less as described.  
County of Montrose, State of Colorado

## LEGEND

- = FOUND REBAR & CAP (AS NOTED)
- = FOUND COTTON GIN PIN
- - - - - = EXISTING DITCH

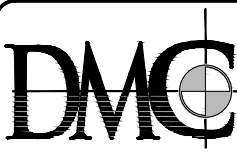


1" = 100'



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

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH COLUMBINE CROSSING\C3D

|                                                                                       |                               |                                                                                                                                                       |                                                                  |                                               |
|---------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------|
|  |                               | DEL-MONT CONSULTANTS, INC.<br>ENGINEERING & SURVEYING<br>125 Colorado Ave. Montrose, CO 81401 (970) 249-2251<br>www.del-mont.com service@del-mont.com |                                                                  | TITLE:<br><b>SUGARPINE<br/>ZONING EXHIBIT</b> |
|                                                                                       |                               | CLIENT:<br><b>CHRIS KOCH</b>                                                                                                                          | ADDRESS & PHONE:<br><b>2049 BROOK WAY<br/>MONTROSE, CO 81403</b> |                                               |
| FIELD BOOK:<br><b>766</b>                                                             | DRAWN BY:<br><b>RDD</b>       | DATE:<br><b>2023-11-08</b>                                                                                                                            | JOB NO.:<br><b>23057</b>                                         | TYPE:<br><b>EXHIBIT</b>                       |
| SHEET:<br><b>1 of 1</b>                                                               | FILE:<br><b>23057V_ZONING</b> |                                                                                                                                                       |                                                                  |                                               |



CITY OF MONTROSE  
Planning Services

**MEMO**

TO: Planning Commission  
FROM: William Reis, Planner II  
DATE: January 24, 2024  
RE: Sugarpine Subdivision and Planned Development Sketch Plan  
ATTACHMENTS

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

---

***Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 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:** Chris Koch

**Application Background:**

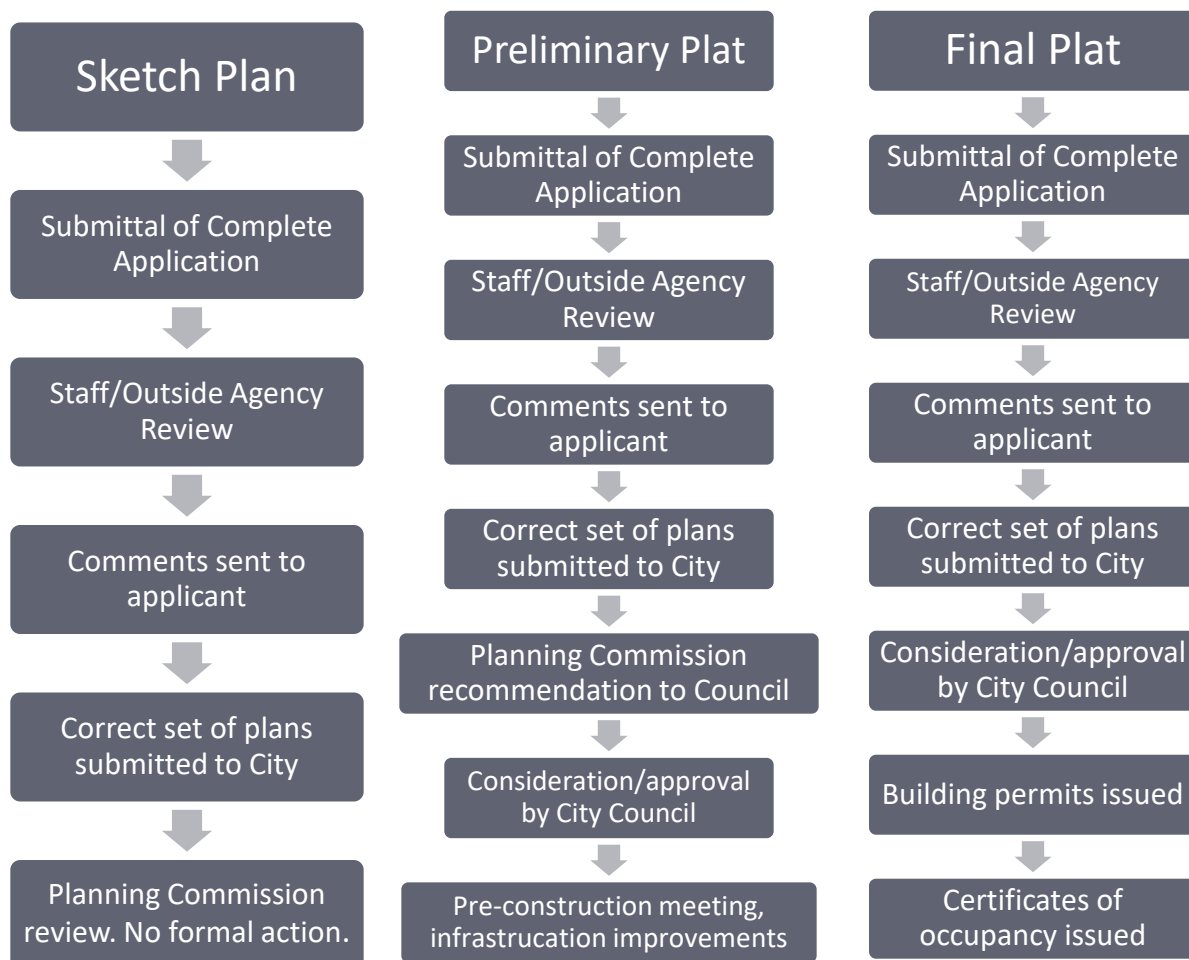
The Sugarpine Subdivision and Planned Development is a proposed development on the eastern side of Montrose. The property is approximately 37.31 acres in size and is bordered on the south by Miami Rd, on the east by 6700 Rd, and on the north by Evans St. The property is zoned "R-2" Low Density District and "R-3" Medium Density District (The applicant is also applying for a rezone, which is a separate application). The property is planned to have 225 residential lots, consisting of townhouses. Townhouses, which are defined as multifamily structures according to the municipal code, are a conditional use in the "R-3" zoning district, and are not allowed in the "R-2" zoning district. The applicant is proposing a planned development to allow multifamily structures in "R-3" with a maximum of 8 units per individual building. The applicant is also requesting a reduction in rear setbacks for multifamily structures, from 25 feet to 20 feet, as well as an allowance to combine lot depth and open space dimensions to achieve the require 120 foot front lot line setback from the right-of-way for lots abutting Miami Rd and 6700 Rd.



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 and for the planned development amendment. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Plat for the subdivision and planned development amendment (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 11-5-2 outlines the process and standards for subdivision applications. The following flowchart shows this overall process.



## Staff Analysis:

1. Subdivision Regulations:
  - a. Municipal Code: Section 11-5-4: 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 Low** and **Residential Mixed Density Medium**. *The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.*
4. Zoning Regulations:
  - a. Municipal Code, Section 11-7-5 (A)(4): The "R-2" Low Density District is intended to provide for development of single-family residences, along with certain other compatible land uses.
  - b. Municipal Code, Section 11-7-5 (A)(5): The "R-3" Medium Density District is intended to provide for an area which is suitable for both single-family homes and duplexes, along with certain other compatible land uses.



- c. The proposed uses are 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-3” Medium Density District, “B-2A” Regional Commercial District, “P” Public District, and properties outside of City limits.

5. Dimensional Requirements:

- a. Municipal Code, Section 11-7-7. The dimensional requirements in the “R-2” and “R-3” zoning district are included in the table below.

| District | Minimum Lot   |                        |       |       | Minimum Setbacks |      |      |            |                         |
|----------|---------------|------------------------|-------|-------|------------------|------|------|------------|-------------------------|
|          | Use           | Width at Building Line | Depth | Size  | Front            | Rear | Side | Corner Lot | Maximum Building Height |
| R-2      | All           | N/A                    | N/A   | 7,500 | 25               | 20   | 6    | 20         | 35                      |
| R-3      | Single-family | N/A                    | N/A   | 6,250 | 15               | 25   | 5    | 15         | 35                      |
|          | All others    | N/A                    | N/A   | 9,375 | 15               | 25   | 5    | 15         | 35                      |

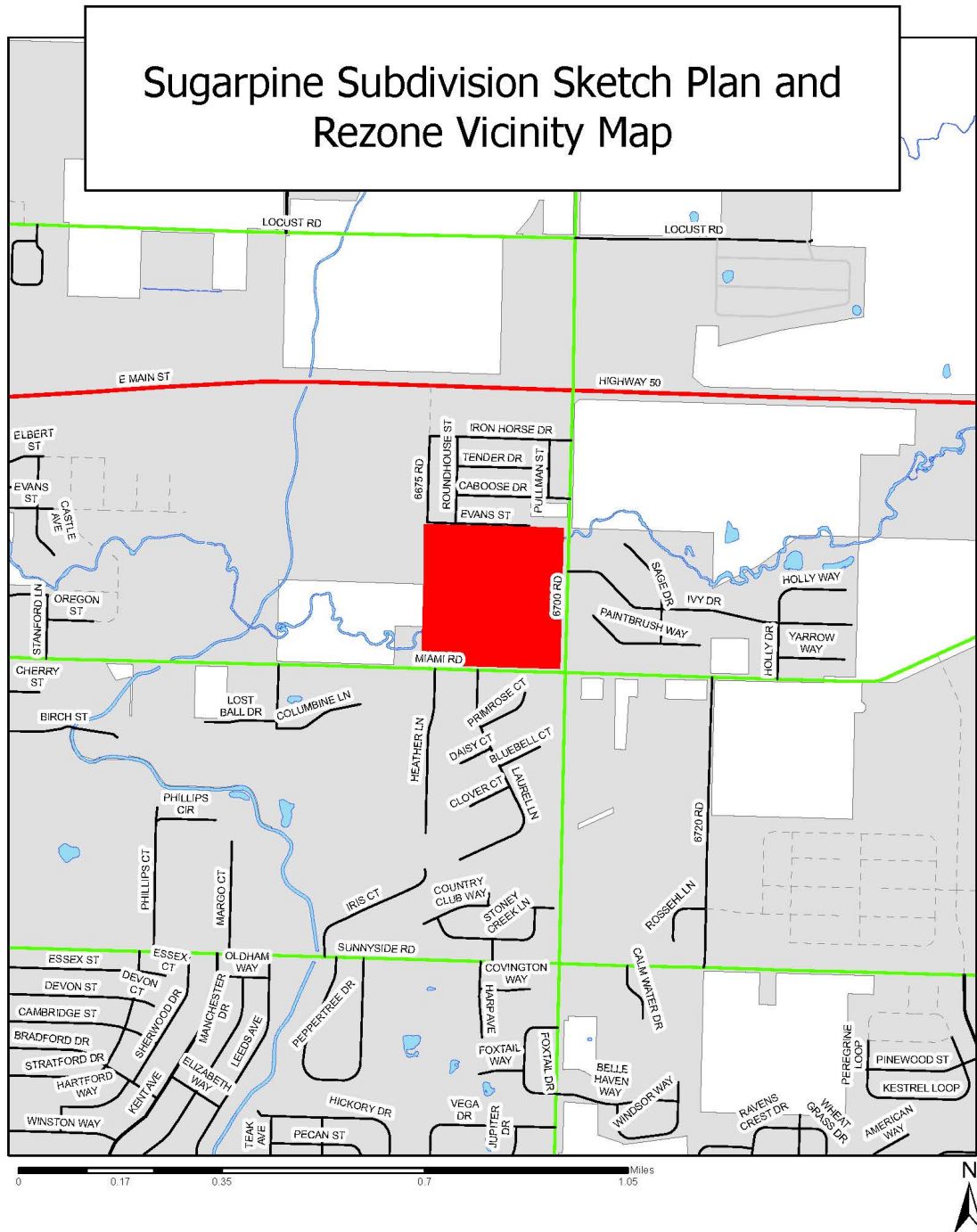
**Staff Guidance to Planning Commission:**

The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 11-5-4. 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.

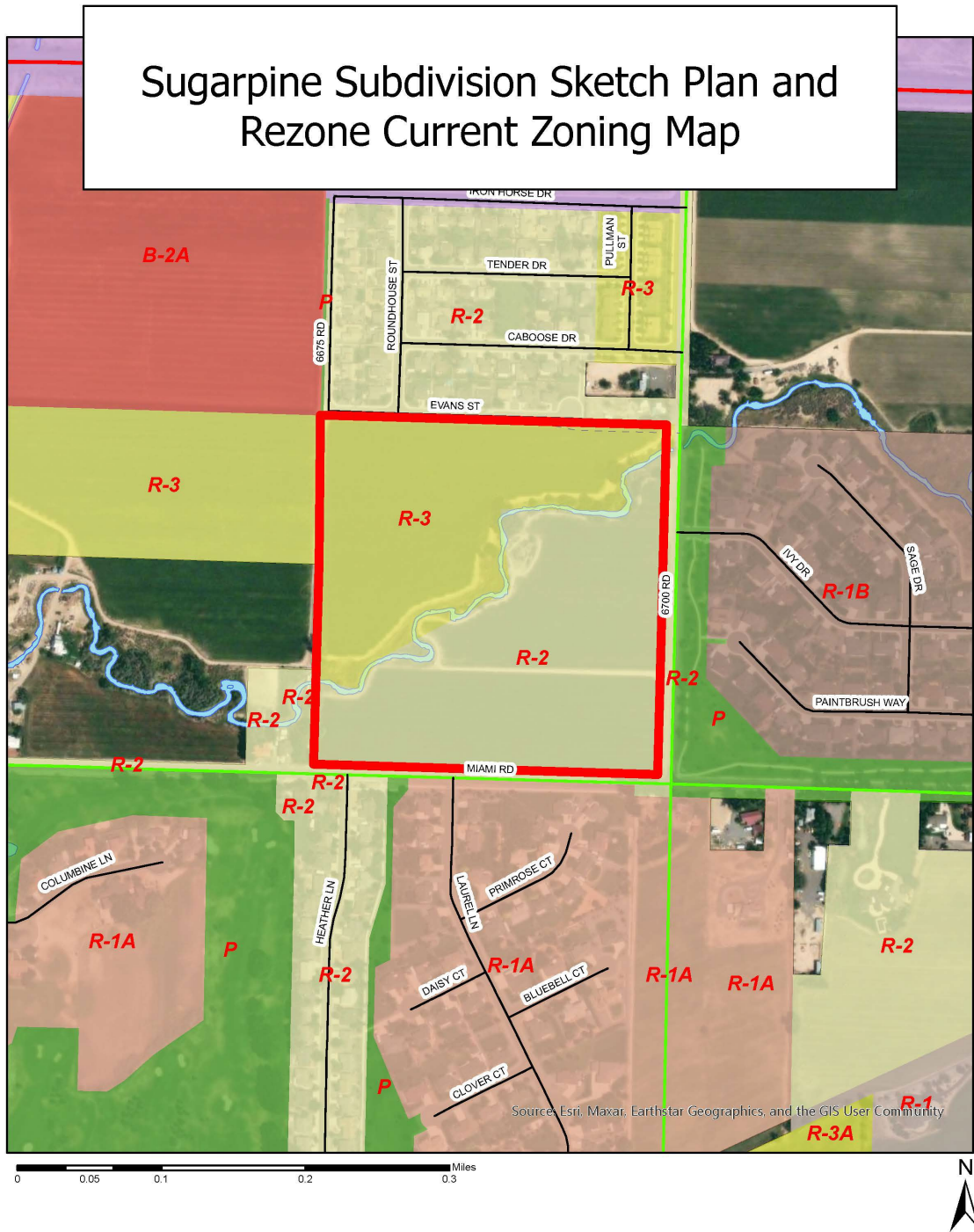
Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.



**EXHIBIT A: Area Maps**  
**Vicinity Map**



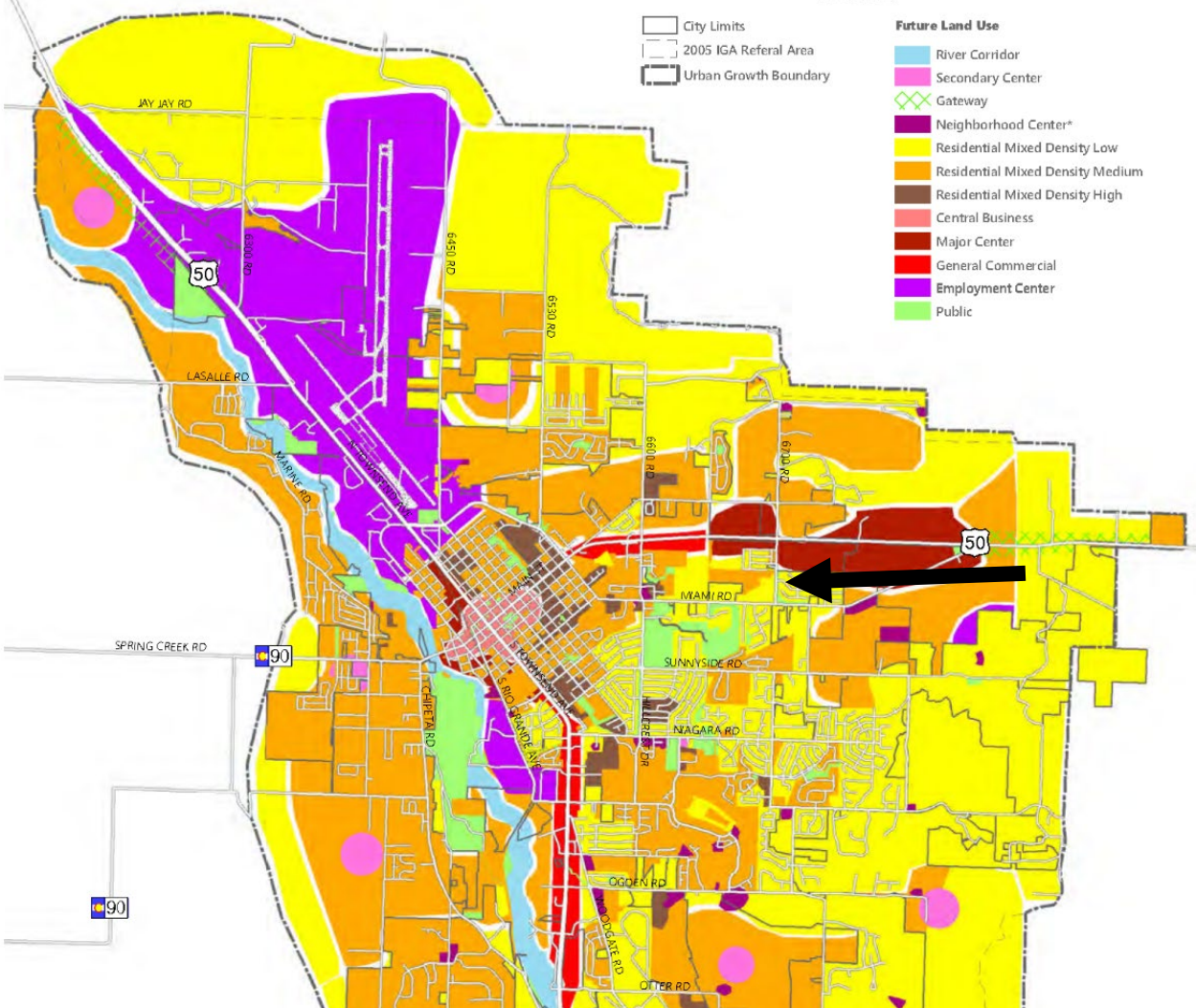
## Zoning Map



## Comprehensive Plan Future Land Use Map

### FUTURE LAND USE

MAP 5.1



---

## EXHIBIT B: Code Excerpts for Subdivisions

### Sec. 11-5-2. Major subdivisions.

- (A) *New Subdivisions.* A subdivision shall be classified as a major subdivision and governed by this Section when an applicant proposes to create four or more new tracts, lots, or interests; or less than four new tracts, lots or interests if not eligible as a minor subdivision in accordance with Section 11-5-3.
- (B) *Resubdivisions or Major Plat Amendments.* Resubdivisions and major plat amendments are reviewed in the same manner as a major subdivision with the same purposes. A major plat amendment is any plat amendment that does not qualify as a minor plat amendment under Section 11-5-3 (C). To the extent that submittal information was submitted as part of the original subdivision proposal and is adequate by current standards, the applicant for approval of a resubdivision or major plat amendment does not need to submit the information again and may reference such submittal information in the new application. The City Manager will determine the technical adequacy of previously submitted information.
- (C) *Procedure.* The major subdivision procedure shall consist of three separate phases, sketch plan, preliminary plat and final plat, in accordance with Sections 11-5-4, 11-5-5, and 11-5-6, respectively.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

### Sec. 11-5-4. Sketch plan.

- (A) *Purpose.* Sketch plan review provides an opportunity to determine whether an application will comply with the City's subdivision review and approval criteria, and to address any issues of concern early in the review process. The sketch plan is a conceptual version of the preliminary plat showing the general subdivision layout, access, street and lot pattern, location of parks, open space tracts, trail corridors, and other tracts for utilities or services.
- (B) *Review Procedure.* The sketch plan application shall be reviewed by the City in accordance with Section 11-4-2 of this Title. The Planning Commission shall take no formal action at the conclusion of its public hearing on the sketch plan; however, comments by the public and the Commission shall be reflected in the minutes of the hearing as a part of the record on the application as it moves through the entire review process.
- (C) *Review Criteria.* A sketch plan shall comply with the following review criteria:
  - (1) The proposal shall be consistent with the City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.
    - (a) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
    - (b) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
    - (c) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
    - (d) Adjacent streets and traffic flow, including pedestrian access; and
    - (e) Availability of fire, police and other emergency services protection.
  - (2) An applicant who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing their present plans for its eventual development.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

### Sec. 11-5-13. Minimum design standards.

- (A) *Minimum Standards, Conformity to Preliminary Plat, and Approval Required.* All public improvements shall be constructed in accordance with the minimum standards set forth below or other applicable City design and construction specifications and standards, and other applicable City ordinances or regulations. All public and private improvements shall be in substantial conformity with the preliminary plat as approved, the City Comprehensive Plan and amendments thereto, and in accordance with good engineering and construction practices. All plans must be approved in advance by the City Engineer.
- (B) *Minimum Standards.*
- (1) *Streets.*
- (a) Subdivider shall be required to make and install improvements to existing streets within and abutting the subdivision and/or other areas outside the subdivision or any filing thereof being considered, including, but not limited to, curbs, gutters, sidewalks and street paving improvements, when the subdivision and developments thereof will directly create a need for said improvements outside the subdivision itself, or a need to expand or improve existing public improvements to current standards in order to properly serve future residents of the subdivision, or if the subdivider or their predecessors of interest by virtue of their actions and the timing and scope of developing the subdivision or other property have created a situation where the needed improvements were not previously improved or installed. It shall be presumed that existing streets and sidewalks directly abutting the subdivision must be improved to current City standards in order to properly serve the subdivision.
  - (b) In those cases where the City determines that the immediate improvement of the abutting street, or other on-site or off-site improvements, is not currently practical, or should be delayed, or the costs of such improvements should be shared with additional property likely to use and be benefited by the improvements, the developer may be allowed to execute recordable covenants on the plat or separately in a form provided by the City, binding the lots in the subdivision to future assessments or participation in an improvement district for the construction of such improvements.
  - (c) Wherever topography will permit, the arrangement of the streets shall provide for the dedication and construction of street stubs to align with existing or future streets to adjoining developing or developable areas.
  - (d) Cul-de-sacs shall terminate in a circular turn-around having a minimum right-of-way of at least 100 feet in diameter, and a paved turn-around with a minimum outside diameter of 80 feet. Cul-de-sacs shall be not less than 100 feet long, and not more than 500 feet long, as measured from the center of the cul-de-sac bulb to the center of the intersecting street; use of cul-de-sacs is limited to places where street connections would be impractical.
    - (i) Cul-de-sacs longer than 300 feet shall require a recreation trail connection at the end that provides connectivity to the nearest City street.
  - (e) Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a temporary turn-around having a diameter of at least 80 feet.
  - (f) Whenever a new street is proposed along the edge of the subdivision, the entire street shall be dedicated and improved within the subdivision.
  - (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.



- (h) A straight section of 100 feet shall be provided between reverse curves on all streets.
- (i) All lots in the subdivision will have direct access to a dedicated street, subject to the following exceptions:
  - (i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts. In general, shared access drives shall not be used as an extension to a cul-de-sac.
  - (ii) Reciprocal access easements may be approved to accommodate subdivisions with multiple commercial units with contiguous parking area in commercial zoning districts.
- (j) Any two local streets which intersect a common third local or collector street shall have centerlines no closer than 175 feet from one another. Any two local streets which intersect a common third minor arterial or major arterial street, shall have centerlines no closer than 350 feet from one another.
  - (i) The City may limit access to major arterial or minor arterial streets to facilitate traffic flows, or to promote public safety.
- (k) The maximum block length, as measured from the centerline of the nearest intersecting streets, shall be a maximum of 700 feet.
- (l) Street names must be approved by the City.
- (m) All streets, alleys, sidewalks, recreation paths, parks of two acres or larger, and other public ways or places must be dedicated to the City by the owners of any interest therein except the owners of severed mineral or water interests.
- (n) Streets shall be developed in accordance with the City's Comprehensive Plan roadway cross sections, the City's engineering specifications, as applicable, and the table below. The minimum dedicated rights-of-way and street widths shall be as shown in Table 5.2.

Table 5.2  
Minimum Dedicated Rights-Of-Way and Street Widths

| Street Classification               | Minimum Right-of-Way | Minimum Street Width Urban = Width between Curb Flowlines Rural = Paved Width (asphalt or Concrete)                     |
|-------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------|
| Major Arterial—Urban                | 124 feet *           | 92 feet ***                                                                                                             |
| Major Arterial—Rural                | 124 feet *           | 76 feet ***                                                                                                             |
| Minor Arterial—Urban                | 112 feet **          | Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths ***           |
| Minor Arterial—Rural                | 112 feet **          | Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths ***           |
| Collector                           | 70 feet              | 46 feet                                                                                                                 |
| Local—Boulevard Style Alternative 2 | 50 feet; 50 feet     | 28 feet with detached 5-foot sidewalk; 36 feet with attached 6-foot sidewalk                                            |
| Planned Developments                | 40 feet              | 24 feet with attached 6-foot sidewalks in addition to curb and gutter. Supplemental off-street parking may be required. |



\* ROW width shall be increased by ten feet within 500 feet of an arterial cross street intersection to allow a double left turn lane.

\*\* ROW width shall be increased by 12 feet within 500 feet of an arterial cross street intersection to allow a double left turn lane.

\*\*\* The decision whether to require urban or rural street widths shall be made at sketch plan review.

- (o) Subdivisions which include any part of an existing platted street which does not conform to the minimum right-of-way requirements of these regulations may be required to provide additional width necessary to meet the minimum right-of-way requirements of these regulations.
- (p) No street grade shall be less than one-half of one percent or exceed the maximum grade shown in Table 5.3.

Table 5.3  
Maximum Street Grade

| Street Classification                                                      | Maximum Percent Grade | Minimum Radius of Curve | Minimum Sight Distance* |
|----------------------------------------------------------------------------|-----------------------|-------------------------|-------------------------|
| Major Arterial                                                             | 5 percent             | 400 feet                | 500 feet                |
| Minor Arterial                                                             | 5 percent             | 400 feet                | 500 feet                |
| Collector                                                                  | 8 percent             | 300 feet                | 300 feet                |
| Local                                                                      | 8 percent             | 100 feet                | 200 feet                |
| * As measured between points four feet above the centerline of the street. |                       |                         |                         |

- (q) Alleys shall be provided at the rear of lots within the commercial zoning districts, or as otherwise approved by the City. Alleys shall be 20 feet in width and shall be paved in accordance with City specifications.
- (2) *Curb, Gutter, Sidewalks and Trails.*
- (a) Curb, gutter, and sidewalks or recreation trails shall be provided along all roadways consistent with the City's Comprehensive Plan.
    - (i) A minimum ten-foot-wide concrete recreation trail with the addition of two-foot obstacle-free recovery zones, constructed of Class 6 gravel aggregate, or a City-approved alternative, on each side of said trail shall be located along one side of the roadway, as determined by the City. Recreation trails shall be designed in accordance with the AASHTO "Guide for the Development of Bicycle Facilities."
    - (ii) A minimum six-foot-wide sidewalk shall be provided on the side of the roadway not occupied by the recreation trail described above. Greater sidewalk widths may be required in commercial areas.
    - (iii) Recreation trail lighting may be required in more heavily populated or urbanized areas, travel corridors, and commuter routes, as determined by the City. Recreation trail lighting shall provide a minimum 0.4 to 0.5 footcandles of illumination at all points along the length of the trail. The City's provisions, standards, and specifications regarding outdoor lighting shall also apply.
    - (iv) Recreation trails with alternative non-hard surfaces and narrower widths may be approved in those instances where such trails are secondary to existing or proposed concrete recreation



trails, and do not serve as connectors to the City's recreation trail system, as denoted within the City's Comprehensive Plan.

- (v) Curb, gutter, and sidewalks shall be provided along collector and local streets. Six-foot detached sidewalks are required on collector streets. Five-foot detached or six-foot attached sidewalks are required for local streets.
  - (b) Sidewalks shall be located and constructed as necessary to interconnect the subdivision and lots therein with the network of City sidewalks and recreation trails.
  - (c) Accessibility ramps shall be provided in accordance with the Americans with Disabilities Act.
  - (d) The City may elect to require over-sizing of any sidewalk and participate in cost sharing thereof.
  - (e) The City may require any sidewalk to be wider than those standards set forth herein, upon a finding that such greater widths are necessary to serve the subdivision, due to:
    - (i) High density of the subdivision;
    - (ii) Special needs of the residents of the subdivision; or
    - (iii) Connection to existing wider sidewalks or recreation trails.
- (3) *Blocks and Lots.*
- (a) In residentially zoned districts, blocks shall be wide enough to permit two lots between lengthwise streets.
  - (b) The building line for residential lots on collector streets shall be set back 25 feet from the front property line.
  - (c) The building line on corner lots shall be set back 25 feet from both street front property lines.
  - (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.
  - (e) Every lot shall front on a designated collector or local street, subject however, to the following exceptions:
    - (i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts;
    - (ii) Private access easements may be provided, subject to City approval, in subdivisions within commercial zoning districts across parking lot areas;
    - (iii) In such instances, the shared access improvements shall be subject to City specifications and the restrictions set forth in Section 11-5-11 (B).
  - (f) No residential lot shall front on a major arterial or minor arterial street. No access shall be permitted directly from a residential lot to a major arterial or minor arterial street.
  - (g) The lot depth shall not be more than three times the lot width at the front building line.
  - (h) Access drives and intersections shall comply with City access standards and the transportation plan. In addition, accesses onto County roads shall comply with applicable County regulations.
  - (i) Lots shall be at least 50 feet in width at the front building line. Lots abutting cul-de-sacs shall have at least 25 feet of linear frontage to the cul-de-sac.



- 
- (j) Sight triangles shall be shown on the plat as per the engineering specifications.
- (4) *Public Utilities.*
- (a) All utilities shall be installed underground unless the City Engineer determines that soil or topographic conditions make that impracticable.
  - (b) Utilities shall be installed prior to the paving of any street under which they are to be located and the individual service lines shall be connected and stubbed out prior to paving, in order to avoid the necessity of cutting into the pavement to connect any abutting lots.
  - (c) Utilities will be sized and placed as necessary to facilitate connection with future subdivisions and developments. At a minimum, six-inch water main lines shall be provided in residential zoning districts, and eight-inch water main lines shall be provided in commercial and industrial zoning districts. At a minimum, eight-inch sewer main lines shall be provided in all zoning districts. Multiple buildings within a single lot shall each require a singular water and sewer lateral connection to a main line.
  - (d) The City may elect to require over-sizing of the extended utility and pay for the cost of such materials accordingly.
  - (e) City water and sewer systems shall be provided except where the City has required an alternative supplier by service area agreement with such alternative provider. In cases where alternative utilities are provided on a temporary basis, connection to City services shall be required at such time they are made available to the subject property.
  - (f) In the event that City sewer service will not be available within a reasonable time period following final plat approval, engineered individual sewage disposal systems may be authorized by the City for those subdivisions occurring within the residential rural living zoning districts with lot sizes of five acres or greater. Advance City approval shall be required in each case.
  - (g) All extension of City utilities shall require City approval and proper execution of City utility extension agreements. The extension of utilities shall be at the sole expense of the subdivider.
  - (h) Prior to any installation or construction of utility extensions, the subdivider shall first submit proposed alignment location maps and engineered drawings for City approval. The subdivider shall acquire all necessary easements for the proposed utility location from all affected properties. The easements shall be conveyed to the City and executed on applicable City forms.
  - (i) All utility extensions shall be subject to City inspection and approval. The City may elect to contract inspection services at the subdivider's expense.
  - (j) All utility main line extensions, once approved by the City, shall be dedicated to the City with applicable utility easements. As-built plans and data shall be provided on hard copy in accordance with these provisions and on diskette in a digital format compatible with City computer systems.
  - (k) Following the completion of any utility extension and submission of the as-built plans, the City Engineer shall conduct an inspection, and if the improvements are in accordance with the requirements of these and other applicable regulations and good engineering and construction standards, shall issue a Preliminary Letter of Infrastructure Completion.
    - (i) For a period of two calendar years thereafter, the subdivider shall be responsible for correcting all defects or failures that appear in such improvements.
    - (ii) At the completion of this two-calendar-year construction warranty period, upon written request from the subdivider, all public and necessary on- and off-site improvements shall again be inspected by the City Engineer, and upon final approval, may be accepted by the City, as



evidenced by issuance of a Letter of Infrastructure Completion and Acceptance. The provisions set forth in Section 11-5-12(D) shall apply to improvements and construction covered by this Section.

(5) *Piped Drainage Facilities and Waterways.*

- (a) Stormwater discharge improvements shall be engineered and approved in accordance with City specifications. stormwater retention on site shall be discouraged. When feasible to do so and when requested by the City Engineer, all ditches shall be piped and subject to platted easements to be dedicated either to the City or to the applicable owner of the ditch facilities. The City may elect to allow the location of piped ditch facilities within its rights-of-way at its discretion. Perpetual maintenance shall be provided pursuant to plat notes and/or City-approved covenants.
- (b) Permission shall be acquired, in writing, from all applicable owners of ditch facilities prior to improvements thereto.
- (c) No discharges of urban stormwater into any irrigation ditch facilities shall be allowed. No discharges of urban stormwater into agricultural drainage ditch facilities shall be allowed, unless otherwise approved by the owning interest in said drainage facilities.

(6) *Monuments.* Monuments shall be set in concrete and placed at all corners of all street intersections, at the intersections of the boundary of the subdivision with street right-of-way lines, at angle points and points of curve in each street and at points of change in direction of the exterior boundaries of the subdivision. The top of the monument shall have a metal cap set flush to identify the location. All lot corners shall be monumented with a minimum of a #5 rebar 18 inches in length and metal cap.

(7) *Berms, Screening and Buffers.* Buffers and/or screening shall be provided between incompatible uses both within the subdivision and adjoining the subdivision in accordance with City design standards and specifications.

(8) *Street Lights.*

- (a) In all subdivisions, except for residential zoned rural living and estate subdivisions, streetlights shall be provided at all intersections and at intervals between intersections in accordance with City specifications.
- (b) In residential rural living zoning districts and estate subdivisions, street lights shall only be required at street intersections, with no interval requirements.
- (c) All streetlights shall conform to City standards and specifications, and with Chapter 11-9 of this Title.

(9) *Outdoor Lighting.* All outdoor and exterior lighting shall conform with Chapter 11-9 of this Title.

(10) *Flood Hazard Prevention.* All subdivision proposals shall conform to the flood hazard reduction standards in Section 11-6-5 (G) of this Title.

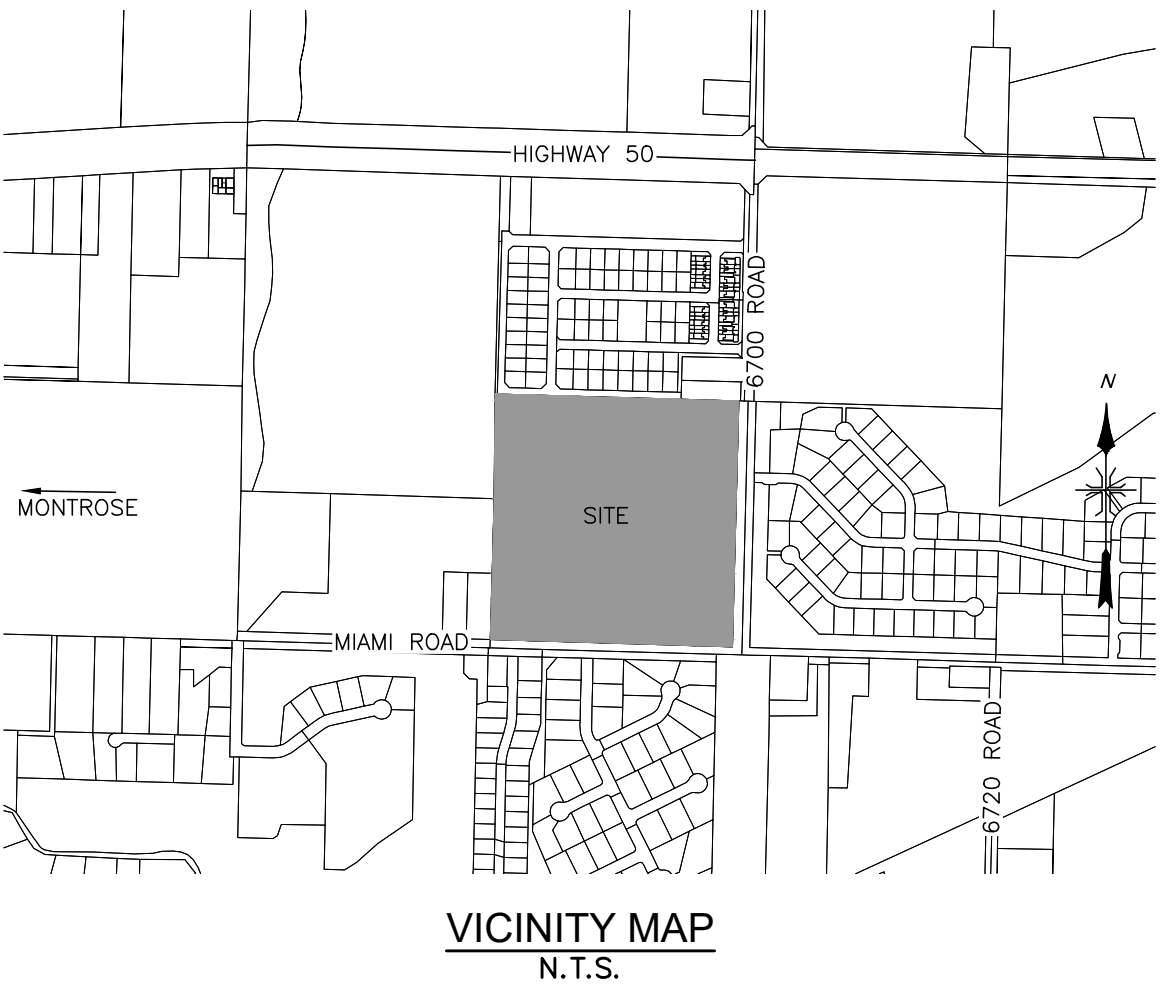
(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



# SUGARPINE SUBDIVISION

## SKETCH PLAN

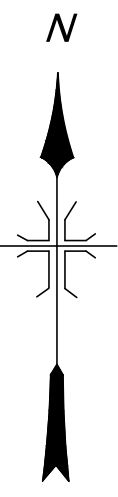
SITUATED IN SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP  
N.T.S.

### LEGEND

- Ⓛ = EXISTING TELEPHONE PEDESTAL
- Ⓢ = EXISTING POWER POLE
- ⓧ = EXISTING WATER VALVE
- Ⓢ = EXISTING FIRE HYDRANT
- Ⓢ = EXISTING WATER METER
- Ⓢ = EXISTING SEWER MANHOLE
- fo = EXISTING FIBER OPTIC LINE
- che = 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
- 5878- = EXISTING GROUND MINOR CONTOUR
- - - - - = FEMA 100 YR. FLOODPLAIN
- - - - - = FEMA FLOODWAY



1" = 100'



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

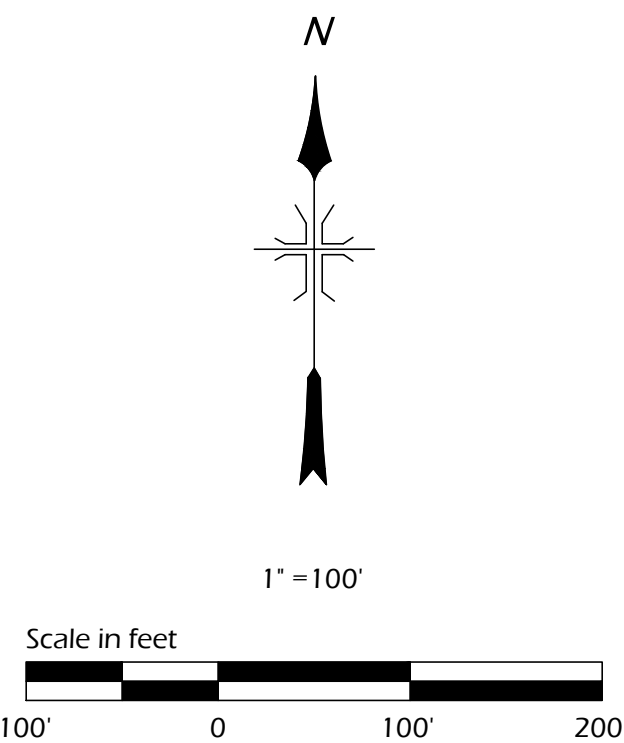
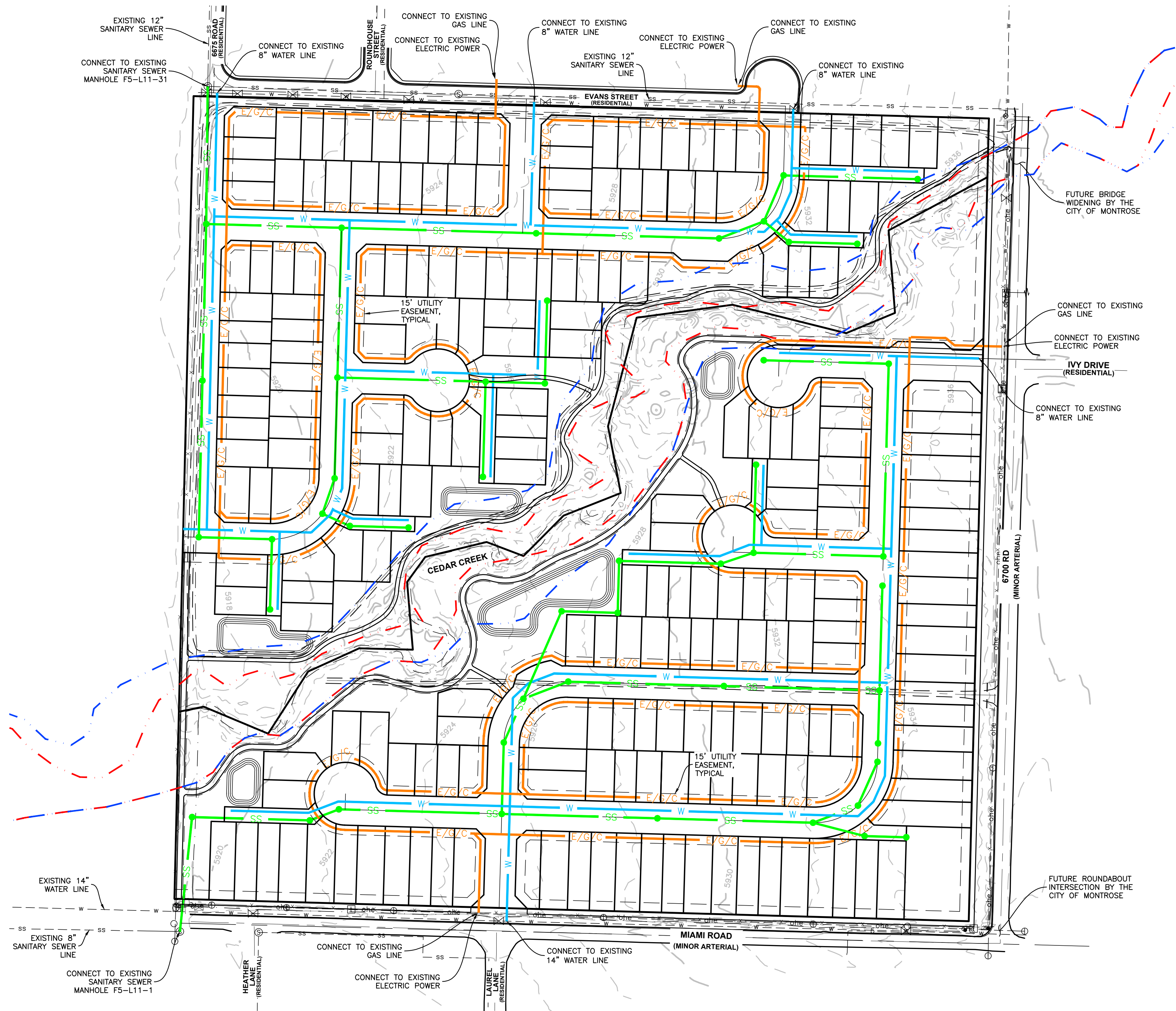
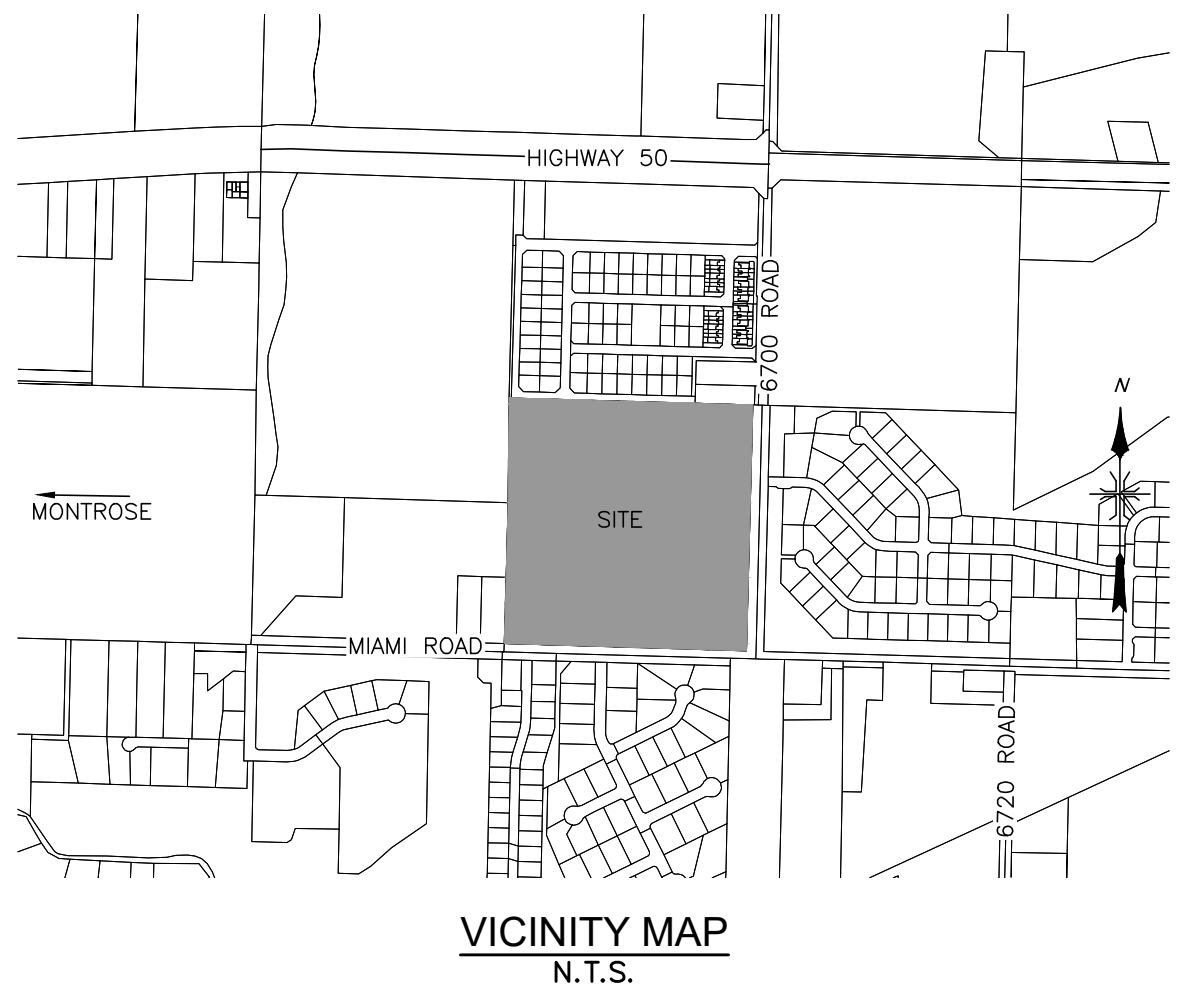
|                                                                                                                                                       |                        |                                                          |                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------|------------------------------------------|
| TITLE:<br>SUGARPINE SUBDIVISION<br>MONTROSE, COLORADO                                                                                                 |                        | CLIENT:<br>CHRIS KOCH                                    |                                          |
| DEL-MONT CONSULTANTS, INC.<br>ENGINEERING & SURVEYING<br>125 Colorado Ave. Montrose, CO 81401 (970) 249-2251<br>www.del-mont.com service@del-mont.com |                        | ADDRESS & PHONE:<br>2049 BROOK WAY<br>MONTROSE, CO 81403 |                                          |
| FIELD BOOK:<br>766                                                                                                                                    | DRAWN BY:<br>RDD       | DATE:<br>2024-01-03                                      | TYPE:<br>EXHIBIT 1 - EXISTING CONDITIONS |
| SHEET:<br>1 of 3                                                                                                                                      | FILE:<br>23057C_SKETCH | JOB NO.:<br>23057                                        |                                          |

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH SUGARPINE\C3D

# SUGARPINE SUBDIVISION

## SKETCH PLAN

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



### LEGEND

|     |       |     |                                                         |
|-----|-------|-----|---------------------------------------------------------|
| --- | W     | --- | EXISTING WATER LINE                                     |
| --- | irr   | --- | EXISTING IRRIGATION LINE                                |
| --- | fo    | --- | EXISTING OVERHEAD FIBER-OPTIC LINE                      |
| --- | ohe   | --- | EXISTING OVERHEAD ELECTRIC LINE                         |
| --- | ss    | --- | EXISTING SEWER LINE                                     |
| ⊙   |       |     | EXISTING SANITARY SEWER MANHOLE                         |
| --- | E/G/C | --- | PROPOSED UTILITY CORRIDOR - ELECTRIC/GAS/COMMUNICATIONS |
| --- | W     | --- | PROPOSED WATER LINE (8" MAIN LINE)                      |
| --- | SS    | --- | PROPOSED CITY SEWER LINE (8" MAIN LINE)                 |
| ●   |       |     | PROPOSED SANITARY SEWER MANHOLE                         |
| --- | 5880  | --- | EXISTING GROUND MAJOR CONTOUR                           |
| --- | 5879  | --- | EXISTING GROUND MINOR CONTOUR                           |
| --- |       | --- | FEMA 100 YR. FLOODPLAIN                                 |
| --- |       | --- | FEMA FLOODWAY                                           |

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

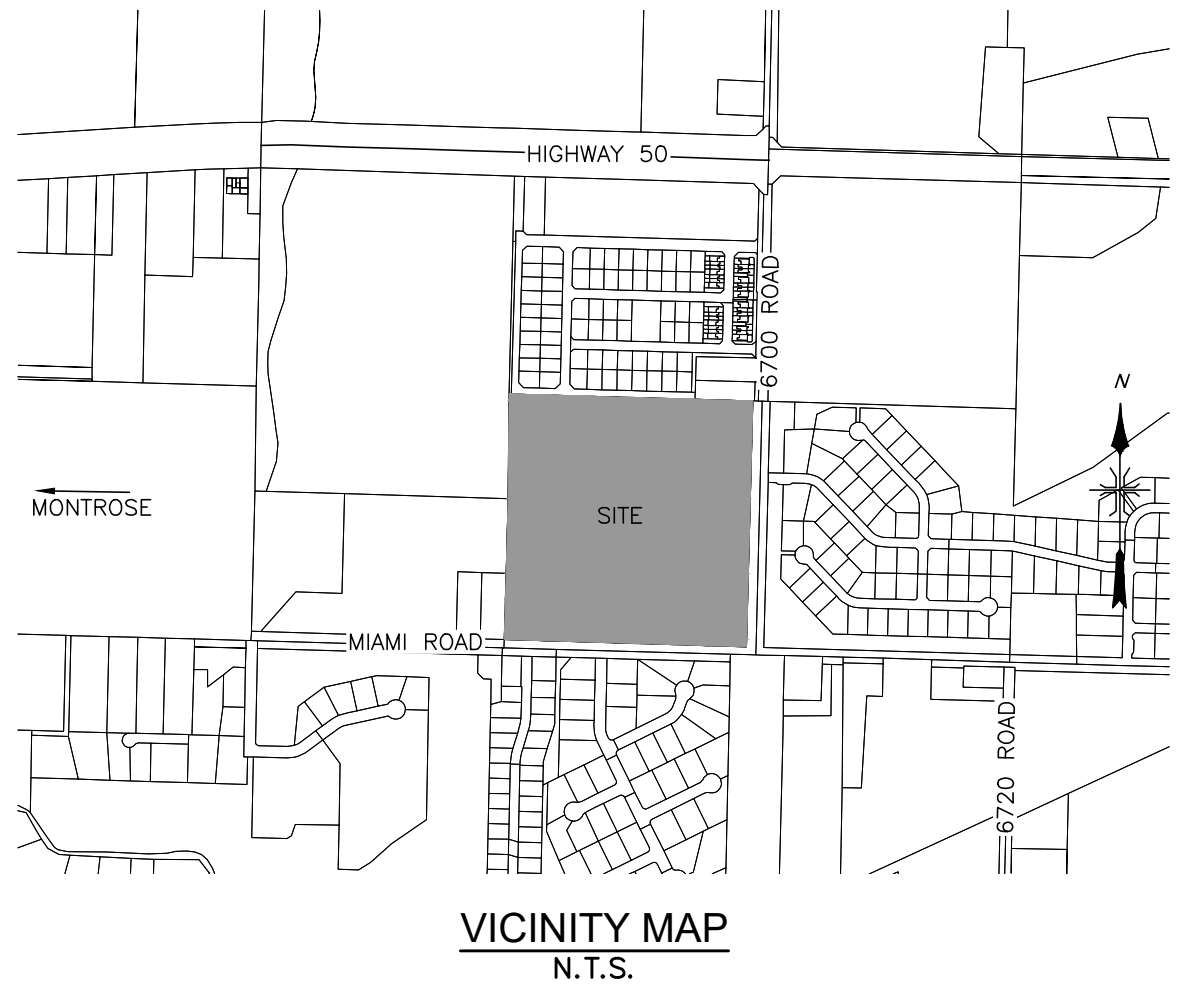
|                                                                                                                                                                     |  |                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------|--|
| <b>DMC</b><br>DEL-MONT CONSULTANTS, INC.<br>ENGINEERING & SURVEYING<br>125 Colorado Ave. Montrose, CO 81401 (970) 249-2251<br>www.del-mont.com service@del-mont.com |  | TITLE: <b>SUGARPINE SUBDIVISION</b><br>MONTROSE, COLORADO           |  |
|                                                                                                                                                                     |  | CLIENT: <b>CHRIS KOCH</b>                                           |  |
| FIELD BOOK: <b>766</b>                                                                                                                                              |  | ADDRESS & PHONE: <b>2049 BROOK WAY</b><br><b>MONTROSE, CO 81403</b> |  |
| DRAWN BY: <b>RDD</b>                                                                                                                                                |  | DATE: <b>2024-01-03</b>                                             |  |
| SHEET: <b>2 of 3</b>                                                                                                                                                |  | JOB NO.: <b>23057</b>                                               |  |
| FILE: <b>23057C_SKETCH</b>                                                                                                                                          |  | TYPE: <b>EXHIBIT 2 - UTILITY PLAN</b>                               |  |

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH SUGARPINE\C3D

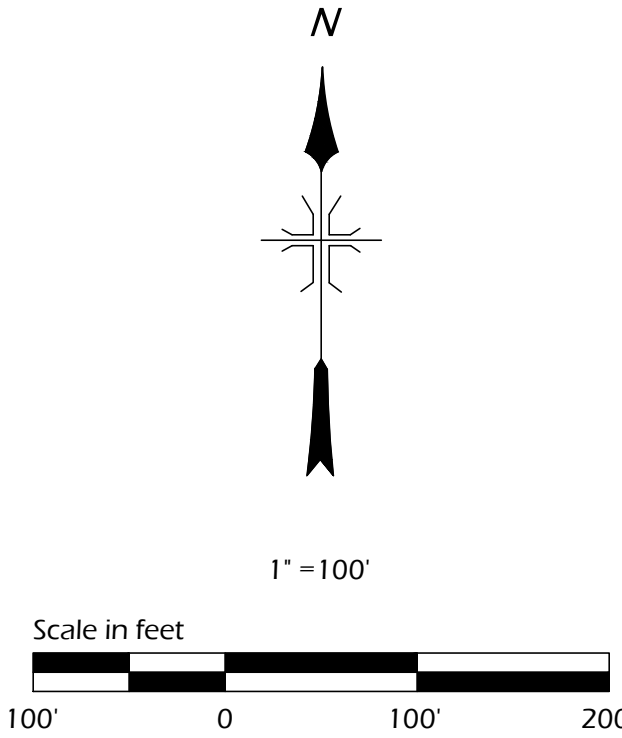
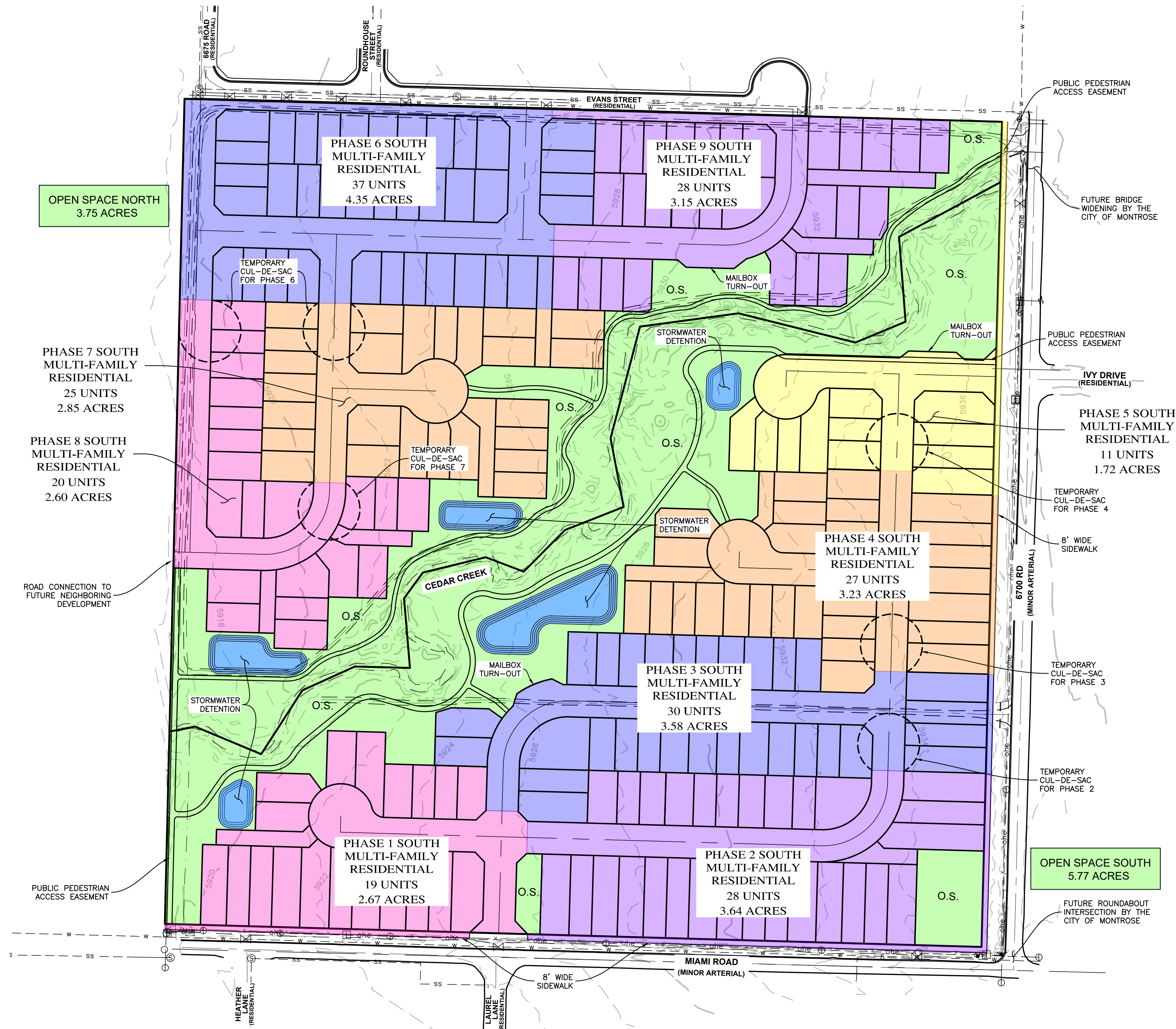
# SUGARPINE SUBDIVISION

## SKETCH PLAN

SITUATED IN SECTION 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.



SUGARPINE MINOR SUBDIVISION LAND SUMMARY

| TOTAL ACREAGE | TOTAL OPEN SPACE | TOTAL RIGHT-OF-WAY DEDICATION | MULTI-FAMILY UNITS ZONE (R-3) 225 UNITS |
|---------------|------------------|-------------------------------|-----------------------------------------|
| 37.31 AC.     | 9.52 AC. 25.52%  | 7.39 AC. 19.81%               | 20.40 AC. 54.68%                        |

|                                                                                                                                                                |                     |                  |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------|-------------------------------------------------------|
| <b>DMC</b> DEL-MONT CONSULTANTS, INC.<br>ENGINEERING SURVEYING<br>125 Colorado Ave. Montrose, CO 81401 (970) 249-2251<br>www.del-mont.com service@del-mont.com |                     |                  | TITLE: SUGARPINE SUBDIVISION<br>MONTROSE, COLORADO    |
| CLIENT: CHRIS KOCH                                                                                                                                             |                     |                  | ADDRESS & PHONE: 2049 BROOK WAY<br>MONTROSE, CO 81403 |
| FIELD BOOK: 766                                                                                                                                                | DRAWN BY: RDD       | DATE: 2024-01-03 | TYPE: EXHIBIT 3 - PHASING PLAN                        |
| SHEET: 3 of 3                                                                                                                                                  | FILE: 23057C_SKETCH | JOB NO.: 23057   |                                                       |

# SUGARPINE SUBDIVISION

## PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO  
NOVEMBER 2023

| SUGARPINE PLANNED DEVELOPMENT LAND SUMMARY |                           |
|--------------------------------------------|---------------------------|
| TOTAL ACREAGE                              | REQUIRED OPEN SPACE @ 20% |
| 37.31 AC                                   | 7.46 AC                   |

### NARRATIVE

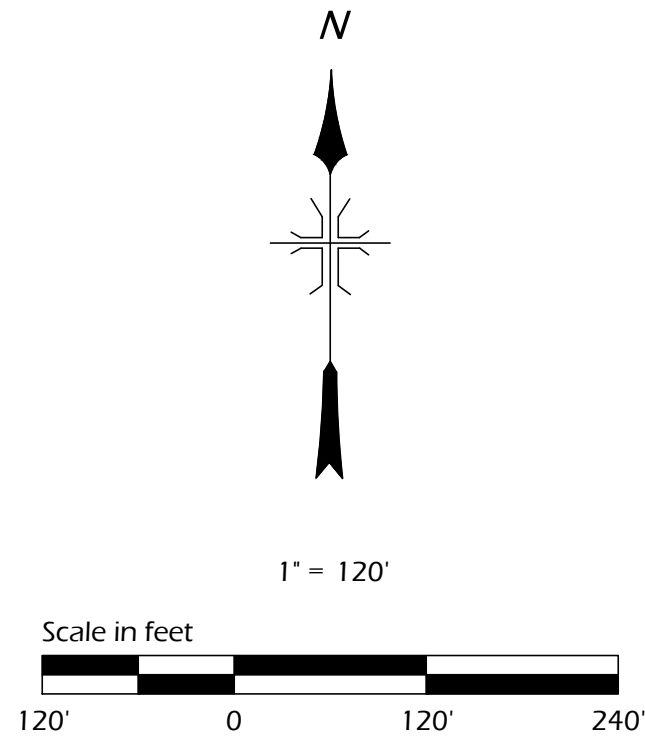
This Sugarpine Subdivision Planned Development Plan is being created to allow multi-family residential to be considered a use by right as well as document further deviations from City Standards.

### DEVIATIONS FROM CITY STANDARDS

- Multi-Family residential, up to 8 residential units per building, will be defined as a use by right with an allowable density of 2,900 SF per dwelling unit.
- Setbacks for multi-family residential dwellings will be 15' front, 20' rear, 5' side, and 15' corner lot.
- Lots abutting Miami Road and 6700 Road (Minor Arterial Streets) will be allowed to combine lot depth and open space dimensions to achieve the required 120' front lot line setback from the right-of-way.

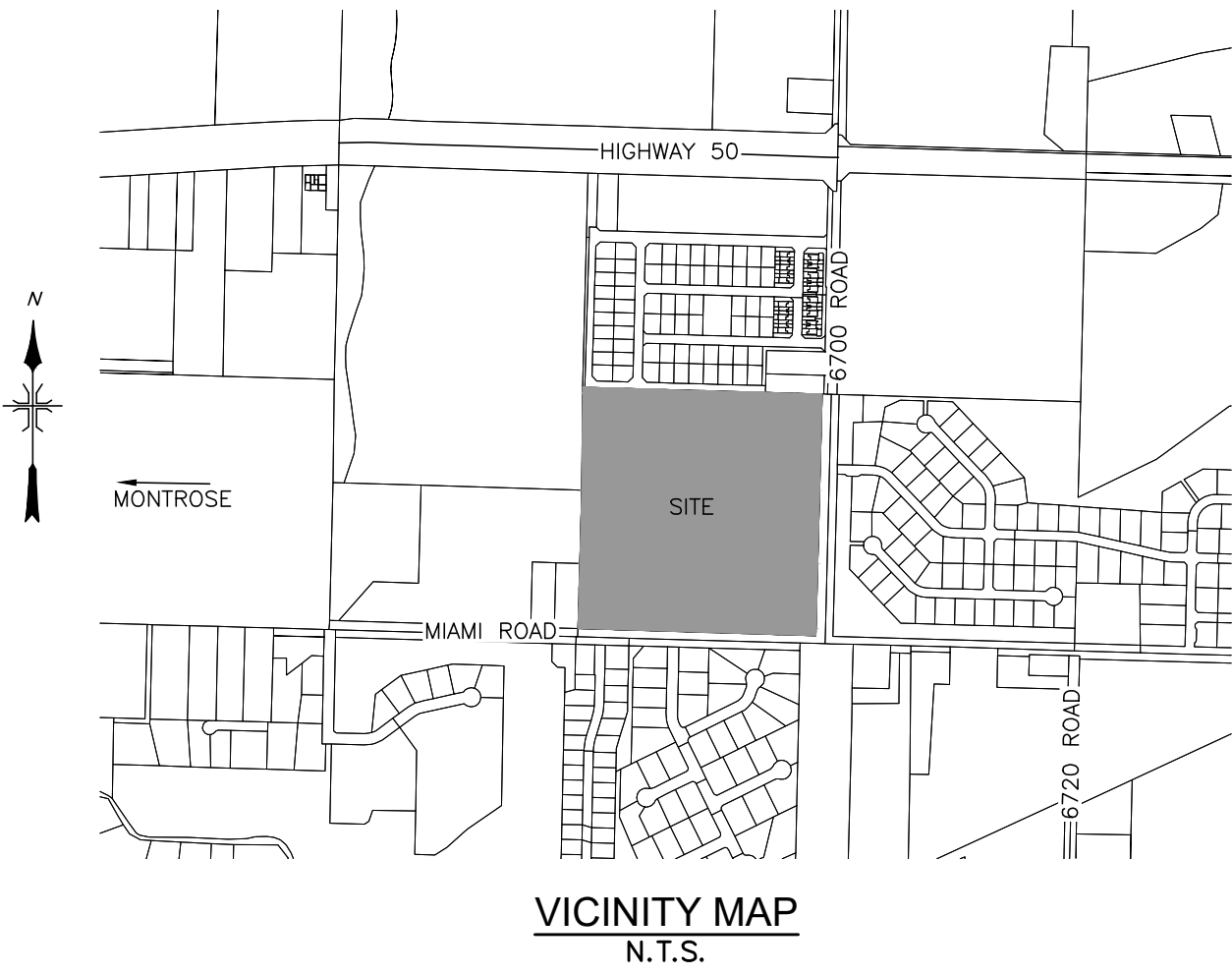
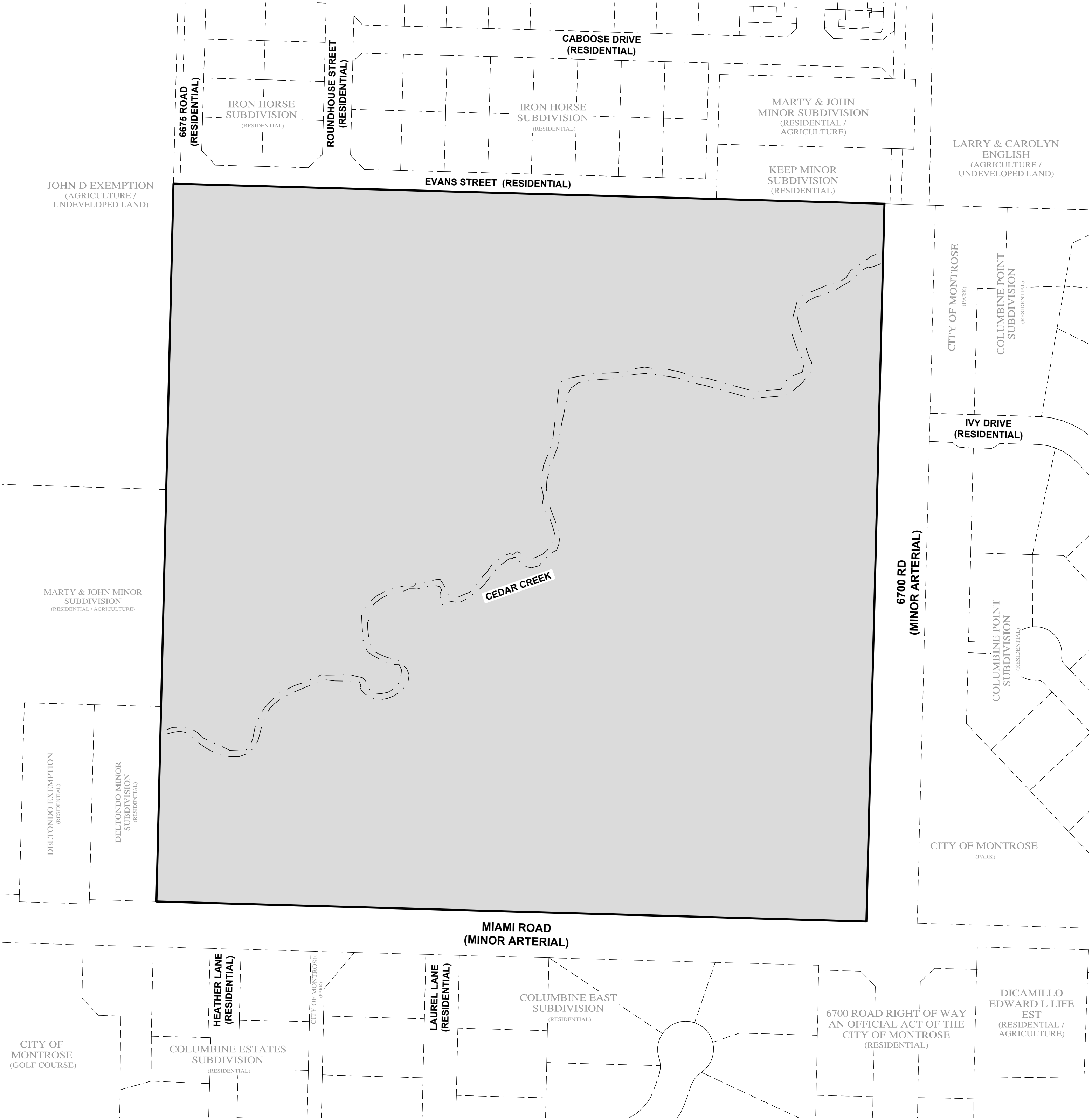
### GENERAL NOTES

- All lot sizes, densities, dimensions, setbacks and uses will be in accordance with the underlying zoning with the exception of deviations and conditional uses approved on this PD Plan.
- Per Zoning Regulation Section 11-7-8(B)(1), multiple buildings, with one or more dwelling units therein, may be erected on a single final platted lot.
- Modular buildings are allowed for residential construction as defined in Section 11-7-8(C)(2) of the Official Code of the City of Montrose.
- Declaration of Covenants are recorded at Reception No. \_\_\_\_\_ on \_\_\_\_\_, 2024, Montrose County records.



### LEGEND

SUGARPINE PLANNED DEVELOPMENT



### PLANNED DEVELOPMENT PLAN CERTIFICATE

The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of Sugarpine Subdivision Planned Development, in accordance with the requirements of Section 11-7-8 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 11-7-8 of the Official Code of the City of Montrose, Colorado.

### OWNER APPROVAL OF P.D. PLAN

Owner \_\_\_\_\_ Date \_\_\_\_\_  
Christopher Koch

### CITY APPROVAL OF P.D. PLAN

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Scott Murphy, P.E.

City Attorney \_\_\_\_\_ Date \_\_\_\_\_  
Chris Dowsey

City Planning Commission Chair \_\_\_\_\_ Date \_\_\_\_\_  
David Fishing

City Mayor \_\_\_\_\_ Date \_\_\_\_\_  
Barbara Bynum

### PROPERTY DESCRIPTION

SE1/4NE1/4, SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, LESS ROAD DEDICATION RECORDED AT RECEPTION NO. 858263, COUNTY OF MONTROSE, STATE OF COLORADO.

### RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at \_\_\_\_\_m. on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Reception No. \_\_\_\_\_

County Clerk & Recorder \_\_\_\_\_ by \_\_\_\_\_ Deputy

|                  |                |                                                                                                                                                     |            |
|------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                  |                | DEL-MONT CONSULTANTS, INC.<br>ENGINEERING SURVEYING<br>125 Colorado Ave. Montrose, CO 81401 (970) 249-2251<br>www.del-mont.com service@del-mont.com |            |
|                  |                | 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251<br>www.del-mont.com service@del-mont.com                                                        |            |
| FIELD BOOK:      | 766            | DRAWN BY:                                                                                                                                           | RDD        |
| SHEET:           | 1 of 1         | DATE:                                                                                                                                               | 2024-01-05 |
| FILE:            | 23057C_PD_PLAN | JOB NO.:                                                                                                                                            | 23057      |
| TITLE:           |                | SUGARPINE PLANNED DEVELOPMENT PLAN                                                                                                                  |            |
| CLIENT:          |                | CHRIS KOCH                                                                                                                                          |            |
| ADDRESS & PHONE: |                | 2049 BROOK WAY<br>MONTROSE, CO 81403                                                                                                                |            |
| TYPE:            |                | P.D. PLAN                                                                                                                                           |            |

# **SUGARPINE SUBDIVISION SKETCH PLAN NARRATIVE**

November 29, 2023

**Owner:**  
**Chris Koch**

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



**DEL-MONT CONSULTANTS, INC.**  
**ENGINEERING ▼ SURVEYING**

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX  
[www.del-mont.com](http://www.del-mont.com) ▼ [service@del-mont.com](mailto:service@del-mont.com)

## General

The Sugarpine Subdivision is a residential proposed development on 37.31 acres in the eastern area of Montrose, CO. The site is roughly a square shaped parcel bordered on the south by Miami Road, on the north by Iron Horse Subdivision, on the west (County and City Parcels) by agricultural fields and single-family residences, and to the east by 6700 Road.

The property was annexed into the City of Montrose in 2007 with the north western portion zoned as R3 (Medium High Density) and the south eastern portion zoned as R2 (Low Density). That zoning of the southern piece is in process of being re-zoned to R3 to avoid split zoning across a parcel. Please see the existing conditions and zoning exhibit of the Sketch Map drawing package (sheet 1 of 3) for more details on neighboring property zoning.

The following information is based on the preliminary conceptual layout and is subject to change as the utilities, public roads, and housing layout are designed to meet City standards. Following the Sketch submittal, the developer will prepare and submit a separate Preliminary Plat package (including public infrastructure engineering) for the entire development.

School buses are intended to remain on the public road system. Stop areas would be near main intersections or mailbox turnout areas.

## Water

The project will be served by the City of Montrose water system. There are three existing water main lines that will feed the internal 8" lines that loop through the planned internal public streets. The first main line that the internal lines will connect to, is a 14" main line that follows the Miami Road alignment. The second connection is on the 8" main line following the Evans Street alignment. The third connection ties into the 8" water main that spans from highway 50 down to the intersection of 6700 Road and Ivy Drive.

Please see the attached sketch (Sheet 2 of 3) showing the conceptual water infrastructure backbone layout and connectivity to the existing City of Montrose water system. Existing large (8" & 14") City infrastructure in the vicinity of this development provides more than adequate pressure and volume to support the planned residential buildout for the entire property. A fire flow test will be scheduled to provide accurate fire flow availability but given the size of the surrounding infrastructure, no problems are anticipated. 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) |
|-----------------------------|----------------------------------------|-------------|----------------------------------------|
| High Density (Multi-family) | 2,500                                  | 37.31       | 93,275                                 |



**DEL-MONT CONSULTANTS, INC.**  
ENGINEERING ▼ SURVEYING

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX  
www.del-mont.com ▼ service@del-mont.com

Formal engineering plans with design of the water system will be completed and submitted with the Preliminary Plat.

### **Sanitary Sewer**

The project is served by City sewer. All of the development on the property will be a classic gravity system with a network of City owned 8" main lines and manholes. The sewer mains will generally flow north west and connect to the existing main lines on Evans Street (approximately 1/2 of the project) or south west and connect to the existing main lines on Miami Road (remaining 1/2 of the project).

According to the City of Montrose Sewer Master Plan, both of these points of connection are operating at less than 50% capacity in the ultimate buildout scenario presented in the plan. These points of connection accounted for future additions and this development is in-line with the anticipated land use.

Please see the attached sketch (Sheet 2 of 3) showing the conceptual sewer system. Anticipated sewage generation is as follows:

| Anticipated Land Use           | Quantity of Sewage<br>(gallons per day per acre) | Total<br>Acres | Anticipated Sewage<br>(gallons/day) |
|--------------------------------|--------------------------------------------------|----------------|-------------------------------------|
| High Density<br>(Multi-family) | 2,500                                            | 37.31          | 93,275                              |

Formal engineering plans with design of the waste water system will be completed and submitted with the Preliminary Plat.

### **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. In general, gas/power/fiber available on the North, South and East sides.

Specific dry utility designs will be done by the utility providers as formal site plans are completed. 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 at about an average 2% natural grade. Proposed drainage patterns will follow this natural topography with stormwater routed towards the existing Cedar Creek. Prior to discharging into the creek, the stormwater will



**DEL-MONT CONSULTANTS, INC.**  
**ENGINEERING ▼ SURVEYING**

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX  
www.del-mont.com ▼ service@del-mont.com

be collected by five (estimated) different ponds placed along the Cedar Creek Corridor within the planned open space area (see Sheets 2 & 3 of 3). The stormwater ponds will be designed to provide water quality treatment (extended detention), control peak flows, and ultimately discharge at historical discharge rates and locations.

### **Access to property**

There are four access points planned into this development. The first entrance will be to the south connecting to Miami Road. The second entrance will be on the eastern side of the subdivision, connecting to 6700 Road. The third and fourth entrances will be a connection to the existing Evans Street of the Iron Horse Subdivision, north of the development. Please see the accompanying planned layout for more detail on these intersections (Sheets 2 & 3 of 3).

### **Parking**

The development proposes that public streets are built according to City Residential Street Standards and individual lots will provide parking within standard private driveways.

### **Mailboxes**

Residential gang mailboxes will be centrally located for both sides of the development.

### **Total number of proposed dwelling units**

The R2 zoning portion (Currently being re-zoned to R-3) of the project (south east of Cedar Creek) is planned to have 115 total residential lots (multi-family).

The R3 zoning portion of the project (north west of Cedar Creek) is planned to have 110 total residential lots (multi-family).

### **Compatibility with Natural Features**

The development will be laid out to fit the natural topography, with a generous open space following the Cedar Creek corridor.

### **Permits**

The following is a list of known permits that will be required for The Sugarpine 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 no jurisdictional aquatic features on the property will be disturbed.



**DEL-MONT CONSULTANTS, INC.**  
**ENGINEERING ▼ SURVEYING**

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX  
www.del-mont.com ▼ service@del-mont.com

### **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.



DEL-MONT CONSULTANTS, INC.  
ENGINEERING ▼ SURVEYING

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX  
www.del-mont.com ▼ service@del-mont.com

For the development I would ask that it remain low density. The area between Evans street and Cedar Creek has only one/two access points that go through the Iron Horse subdivision. The sub division under low density woul likeli double the amount of traffic through the iron horse subdivision.

The intersection at 6700 and hwy 50 is pretty dangerous during the school year. There may not be many recorded accidents but the accidents that happen at that intersection are pretty devastating with vehicles on the 6700 road entering hwy 50 and getting hit at highway speeds.

The bridge that crosses cedar creek should be upgraded as well just to accommodate the volume of traffic that the low density housing would generate in addition to now having the 6700 road that has been recently completed.