



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, June 26, 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 pm 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 the city](#). 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.

Public participation for this meeting will be in-person in the City Council Chambers and via Zoom at the following link:

Telephone participation is available at:

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 the city](#) 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 May 22, 2024 Planning Commission meeting
- 4) Additions or Deletions
- 5) **SUNSET VILLAGE PLANNED DEVELOPMENT SKETCH PLAN** This is a review and discussion of the proposed Sunset Village Planned Development, located at the current addresses of 576 and 616 6600 Road. The property is approximately 8.93 acres in size, and is zoned "R-



3A" Medium High Density District. The proposal is for approximately 72 residential units, which would include duplexes and 4-plexes, and would allow for multiple residential buildings on one lot. The applicant is the Cook Family Trust.

- 6) **BROOKSIDE MEADOWS SUBDIVISION SKETCH PLAN** This is a review and discussion of the proposed Brookside Meadows Subdivision, located on the northwest corner of 6700 Road and Miami Road. The property is approximately 20.49 acres in size and zoned "R-2" Low Density District. The proposal requests 62 single-family residential lots. The applicant is Christopher Koch.
- 7) **SUGARPINE SUBDIVISION SKETCH PLAN** This is a review and discussion of the proposed Sugarpine Subdivision, located south of Evans Drive and north of Cedar Creek. The property is approximately 16.83 acres in size and zoned "R-3" Medium Density District. The proposal requests 38 duplex residential lots. The applicant is Christopher Koch.
- 8) Other Business
- 9) Next Meeting will be July 10, 2024
- 10) Motion to Adjourn



City of Montrose Planning Commission

May 22, 2024

The Montrose City Planning Commission held a meeting on May 22, 2024 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

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

Staff Members Present: Jace Hochwalt (Community Development Director), William Reis (Planner II), Chris Dowsey (City Attorney), Greg Stunder (Staff Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There were 6 members of the public in attendance.

Call to Order

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

Approval of Minutes

Phoebe Benziger moved to approve the minutes of the April 10, 2024 meeting as submitted. Richard Rogers seconded, and the motion carried.

Additions or Deletions

None.

Eagle Ranch South Subdivision Preliminary Plat

This is an application for a preliminary plat located on Outlot 2 of the Cook-Hrubes Exemption for Boundary Line Adjustment and Lot 30 of the Eagle Ranch Planned Development Filing No. 1 Amendment 3. This plat requests 6 single-family residential lots and associated right-of-way. The applicants are Sharon and Al Hrubes.

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.

Scott Murphy discussed infrastructure and procedures.

Applicant Presentation

Al Hrubes, applicant, came forward to answer questions.

Questions for Staff and Applicant

Planning Commissioners and staff discussed the subdivision process.

Planning Commissioners and applicant discussed changes made since the previous preliminary plat and future plans for Outlot A.

Public Hearing

Four members of the public came forward to discuss their concerns with stormwater, drainage, the holding pond, site maintenance, weeds, access to the subdivision, and traffic on 6700 and Ogden Roads.

Staff addressed the comments about drainage, streets and an additional question about an HOA.

Discussion

Planning Commissioners discussed the drainage issue.

Motion and Vote

Richard Rogers moved to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met, and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Steve Bell seconded, and the motion passed unanimously.

Other Business

Jace Hochwalt discussed the land use update. Phoebe Benziger mentioned Montrose County is doing their Comprehensive Plan update.

Next Meeting

The next Planning Commission meeting is scheduled for June 12, 2024.

Public Comment

None.

Adjournment

Richard Rogers moved to adjourn the meeting. Phoebe Benziger seconded and the meeting ended at 5:39 p.m.

Chairperson

Attest



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Jace Hochwalt, Community Development Director
DATE: June 26, 2024
RE: Sunset Village 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.

Property Owner/Applicant: Gary Cook/Cook Family Trust

Application Background:

The Sunset Village Planned Development is a proposed development in northeastern Montrose. The property is approximately 8.93 acres in size and is bordered on the west by 6600 Road. The project area comprises two parcels addressed as 576 and 616 6600 Road. The property is zoned "R-3A" Medium High Density District. The proposed development anticipates two single family lots (which already contain dwelling units) as well as 70 additional units in the form of duplexes or four-plexes.

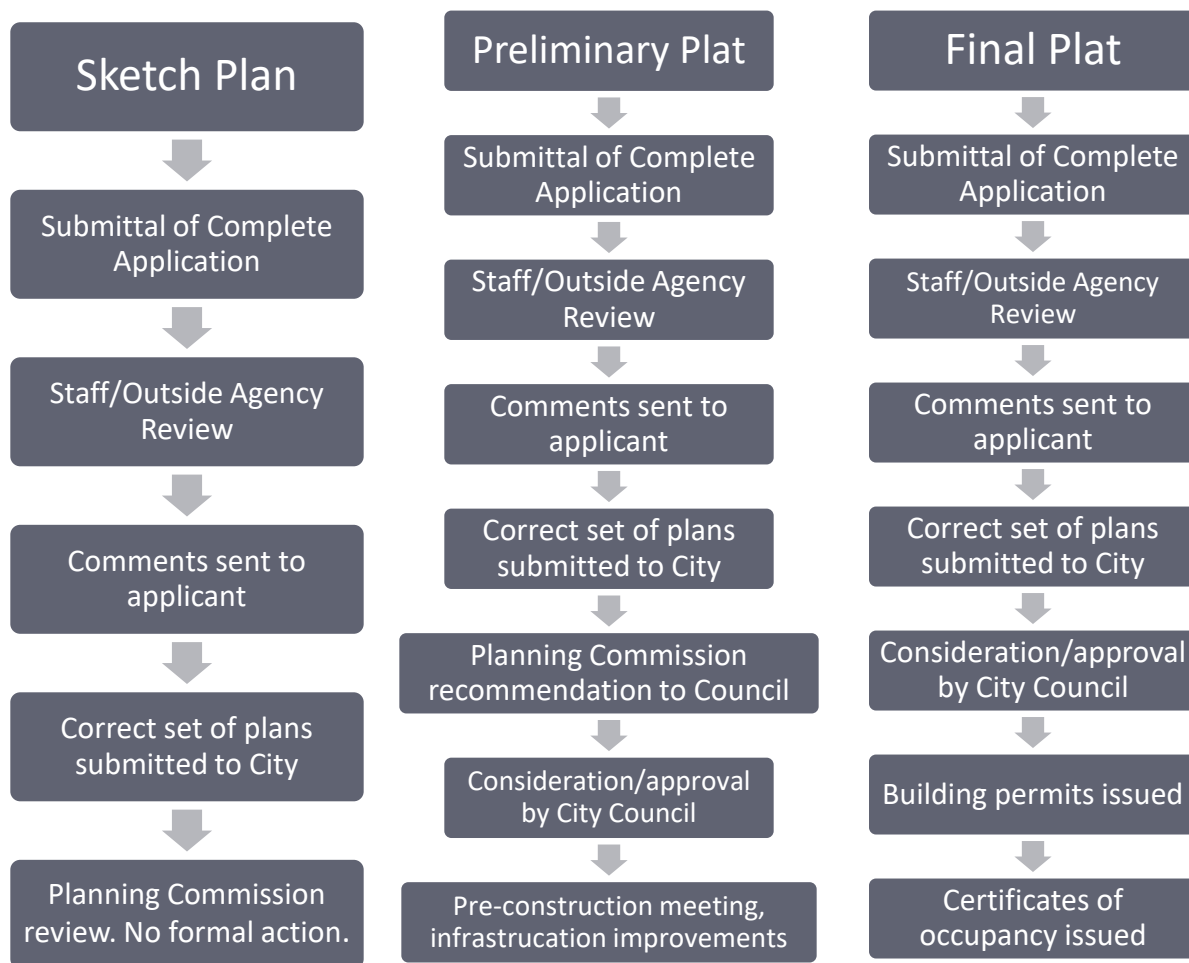
The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The applicant has submitted the attached Sketch Plan application materials (Exhibit C) based on a conceptual design and seeks the Planning Commission's feedback. The sketch plan has been reviewed by City staff and partner agencies and



meets the City’s design standards for standard subdivision/planned developments. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Subdivision Plat and Preliminary Planned Development Plan for the proposal (including engineering design for all public infrastructure). After those plans are reviewed for compliance with the City of Montrose Municipal Code, the proposal 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. A more in-depth review will take place during the next phase of the Subdivision/Planned Development process (Preliminary Phase), which is inclusive of finalized engineering plans.

2. Relevant Comprehensive Plan and Municipal Code References: To assist the Planning Commission, staff has provided the following relevant information from the City of Montrose Envision 2040 Comprehensive Plan and Municipal Code.
 - a. A Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions. It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
 - b. The Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
 - c. The Municipal Code and Zoning regulations specify land uses, densities, bulk and height requirements, setbacks, and other development standards that are allowed within each zoning district in order to achieve the intent of the zoning district.
 - d. Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.
3. Comprehensive Plan - Land Use Map Designation:
 - a. The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density Medium**. *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)(6): The "R-3A" Medium High Density District is intended to provide for an area which is suitable for single-family homes, duplexes and multifamily residences, along with certain other compatible land uses.
 - b. The proposed uses are compatible with general conditions in the area. The property is adjacent to properties that are zoned R-4 (High Density District) and properties outside of City limits that are zoned General Residential in Montrose County. In addition, there are also properties zoned MHR (Manufactured Housing Residential District) and R-3 (Medium Density District) within ¼ mile.
5. Dimensional Requirements:
 - a. Municipal Code, Section 11-7-7. The dimensional requirements in the "R-3A" zoning district are included in the table on the following page.



	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplex	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Larger of 9,375 or 2,900/unit	15	25	5	15	35

Staff Guidance to Planning Commission:

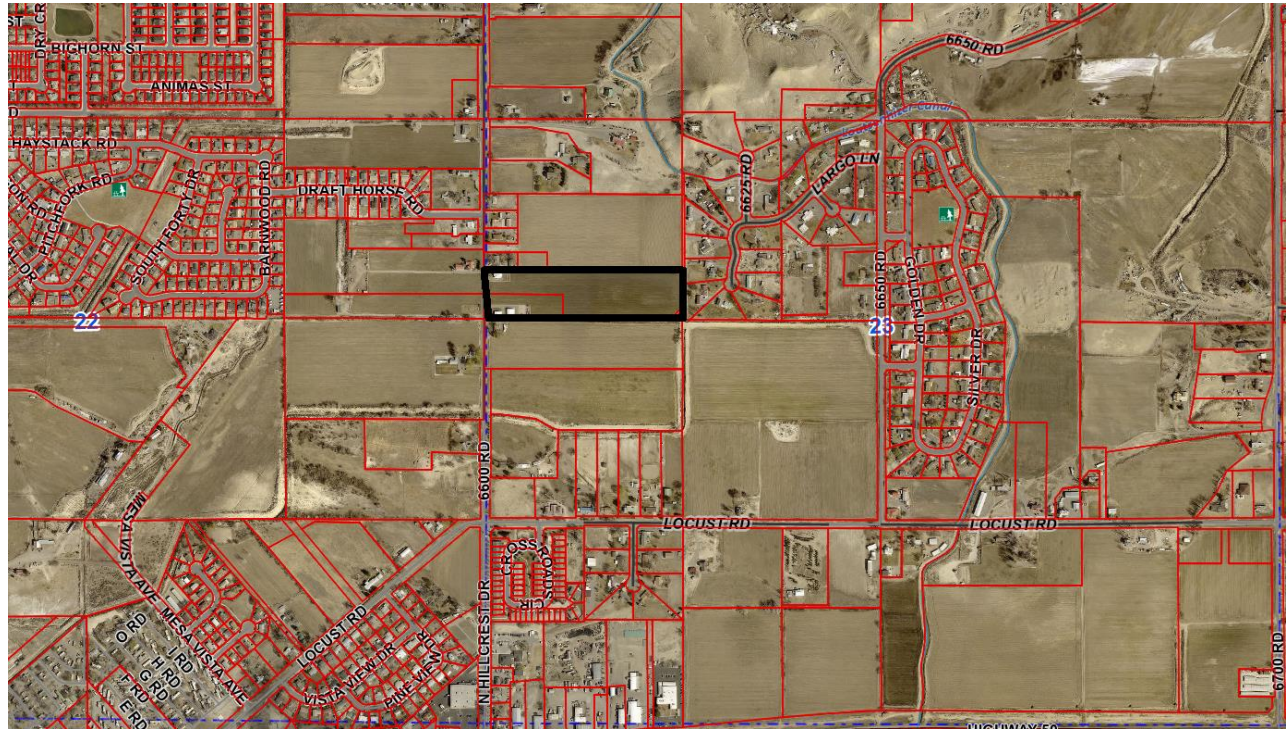
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 11-5-4. The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider 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 and Preliminary Planned Development application.

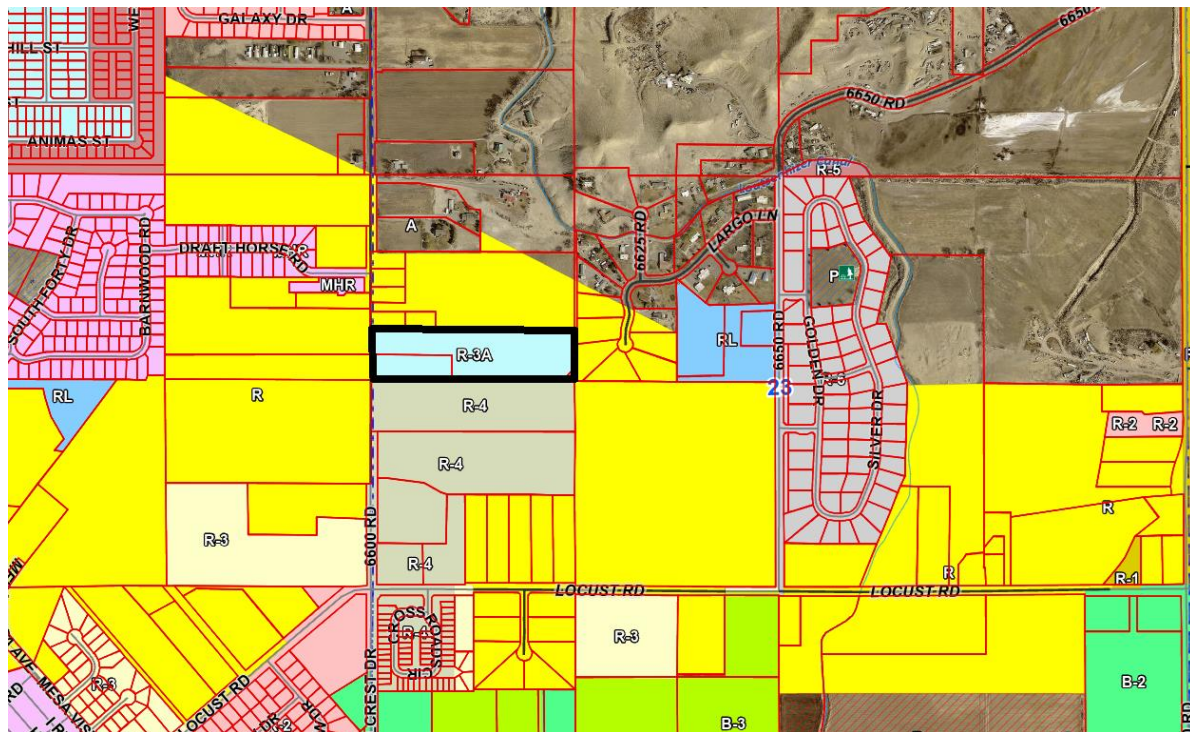


EXHIBIT A: Area Maps

Vicinity Map



Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1

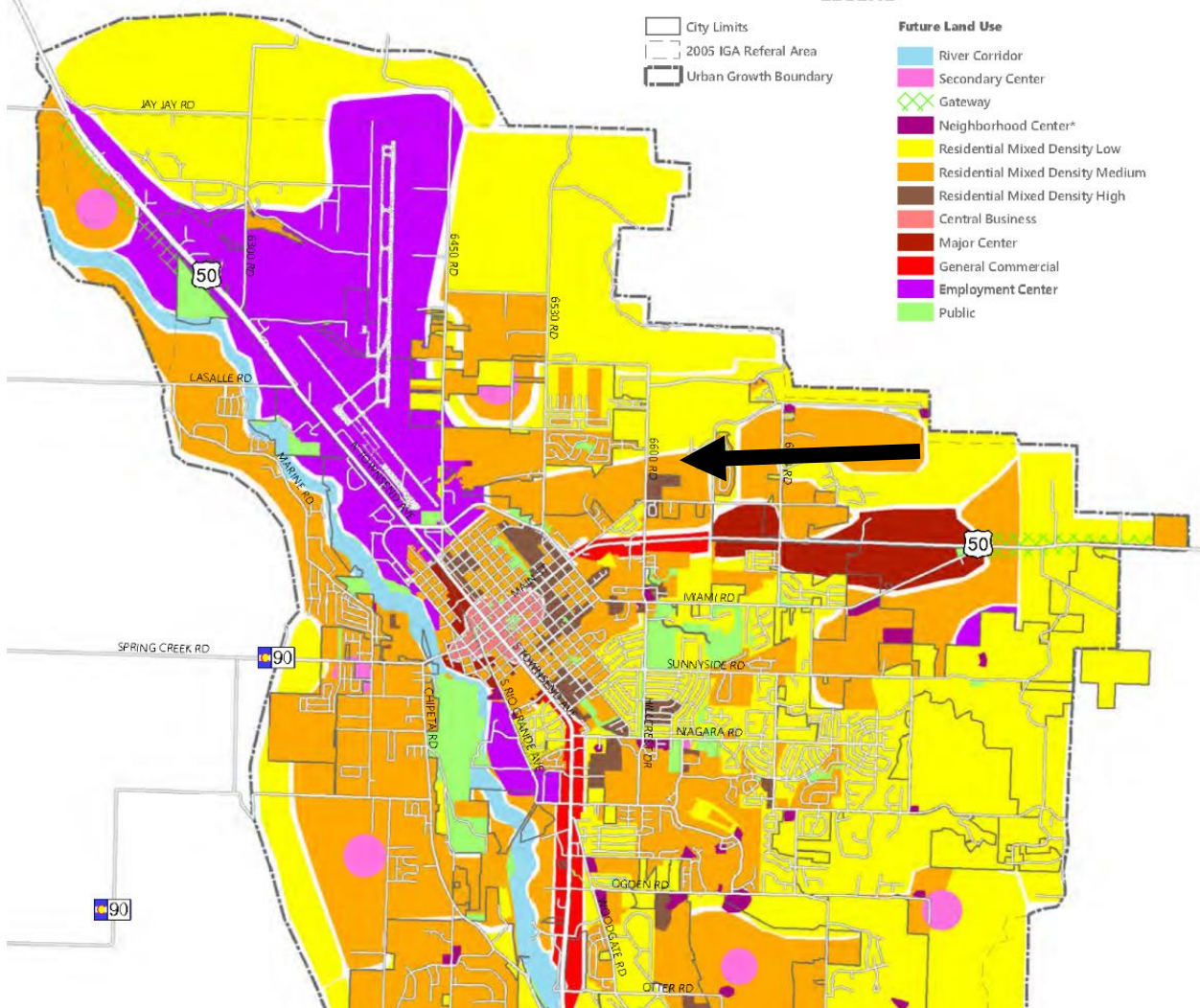


EXHIBIT B: Code Excerpts for Subdivisions

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.



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- (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)



**SUNSET VILLAGE
ADDITION
SKETCH PLAN NARRATIVE**

May 07, 2024

**Owner:
Gary Cook**

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



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General

The Sunset Village Addition is a residential proposed development on 8.93 acres northeast of Montrose. The rectangular shaped parcel is bordered on the west by 6600 Road, the rest of the property is bordered by agricultural fields and single-family residences.

The property was annexed into the City of Montrose in July of 2023. The property is zoned R-3A(medium high density). That zoning has not changed and is consistent with the housing density of the adjacent properties. Please see the existing conditions and zoning exhibit of the Sketch Map drawing package (sheets 1 of 3) for more details on neighboring property zoning and current use.

School buses are intended to remain on the public road system (6600 Road or new subdivision internal streets). Stop areas would be near main intersections or mailbox turnout areas.

Water

The project is currently within Tri-County's water service area. In order for the proposed density to be supported and meet applicable fire flow requirements, it is our understanding that it would be necessary to upgrade Tri-County's water distribution infrastructure feeding into the site. Alternatively, we understand that the City and Tri County are currently considering a change to the water service areas to allow the project area to be serviced by the City of Montrose and, if this change were to occur, the City has tentatively proposed to run a new mainline down 6600 Road between Locust and Draft Horse Roads. Both the service area change and mainline extension projects are subject to approval by the Tri-County Board of Directors and Montrose City Council. The project is anticipating to connect to this new mainline once complete. Additional external water line connections to existing or planned infrastructure will be made at appropriate and opportune locations as the development is designed. Water service to the individual lots will tap off the new 8" internal lines.

Please see the attached sketch (Sheets 2 of 3) showing the conceptual water infrastructure backbone layout and connectivity to the proposed City of Montrose water system. The proposed (12") infrastructure in the vicinity of this development provides more than adequate pressure and volume to support the planned residential buildout for the property, adequate fire flows will be tested during construction of the 12" mainline.

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 (Duplex/ Apartments)	2500	8.93	22,325



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

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 to the center of the project then south to the City Main.

According to the City of Montrose Sewer Master Plan, these points of connection is operating well within 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 (gallons per day per acre)	Total Acres	Anticipated Sewage (gallons/day)
High Density (Duplex/Apartments)	2500	8.93	22,325

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

Availability of other utilities

Electric, natural gas, telephone, cable tv, and fiber is available for the development. A complete detailed survey with utility locates will be provided once sketch plan is approved. Please see the accompanying conceptual utility layout for locations (overhead and buried) of the dry utilities. In general, gas/power/fiber available along both sides of (6600 Road frontage).

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

Drainage



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The property is well suited for development, sloping from east to west at about an average 1% natural grade. Proposed drainage patterns will follow this natural topography with surface flow routed to the west where it will be collected into designed detention pond within the planned open space areas. The stormwater pond will be designed to provide water quality treatment (extended detention), control peak flows, with emergency (> 100 year storm events) overflow at historical discharge locations.

Access to property

There is one access point planned into this development, with one additional internal road planned for future connection to adjacent undeveloped land. The main entrance will be to the west along 6600 Road. The planned future connection will be to the south to the adjacent undeveloped land. 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. No on-street parking will be provided on 6600 Road.

Mailboxes

Residential gang mailboxes will be centrally located for the development.

Total number of proposed dwelling units

The R-3A zoning (minimum of 2,900 sqft/unit) of the project is planned to have 5.35 acres of multi-family development consisting of a mix of duplexes and 4-plexes.

Compatibility with Natural Features

The development will be laid out to fit the natural topography, with generous open space areas throughout the residential areas. This open space concept is driven by the shape of the property and the connection to 6600 Road, and generally matches the other City residential subdivisions in the surrounding area.

The Annexation agreement does not require a minimum of amount of open space, but a planned development requires 20% open space. The plan presented with this Sketch Plan provides 1.79 acres of open space, which is 20.04% of the project total.



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Permits

The following is a list of known permits required for The Sunset Village Development.

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

Adjoining Property Owners

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

Known Public Concerns

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

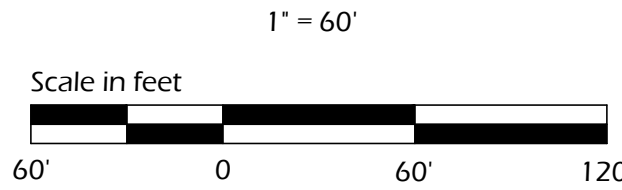
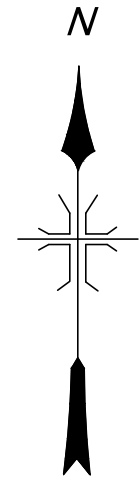
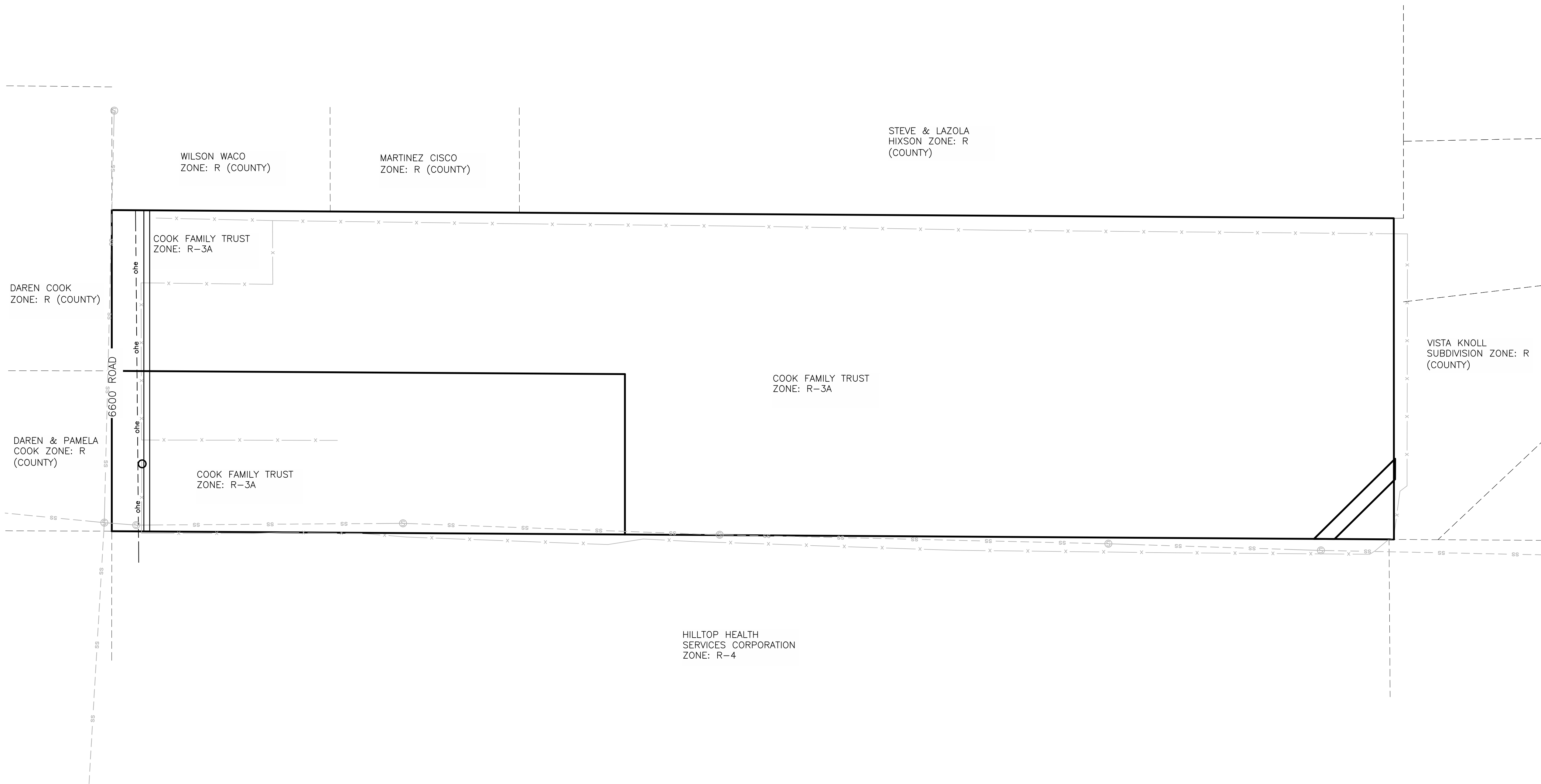
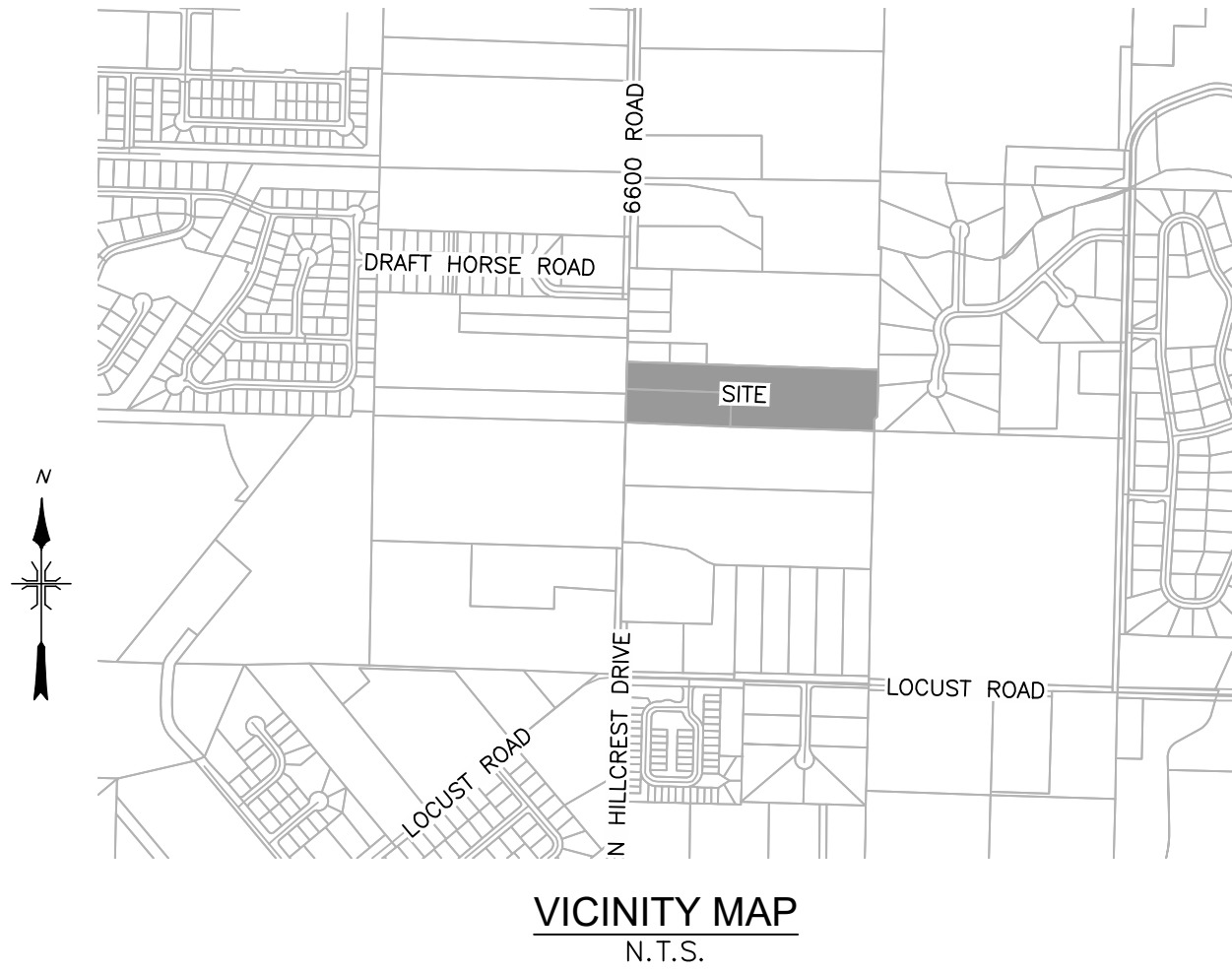


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SUNSET VILLAGE SKETCH PLAN

SITUATED IN SECTIONS 23, TOWNSHIP 49
NORTH, RANGE 9 WEST, N.M.P.M. PRINCIPAL
MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO
MARCH 2023



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.

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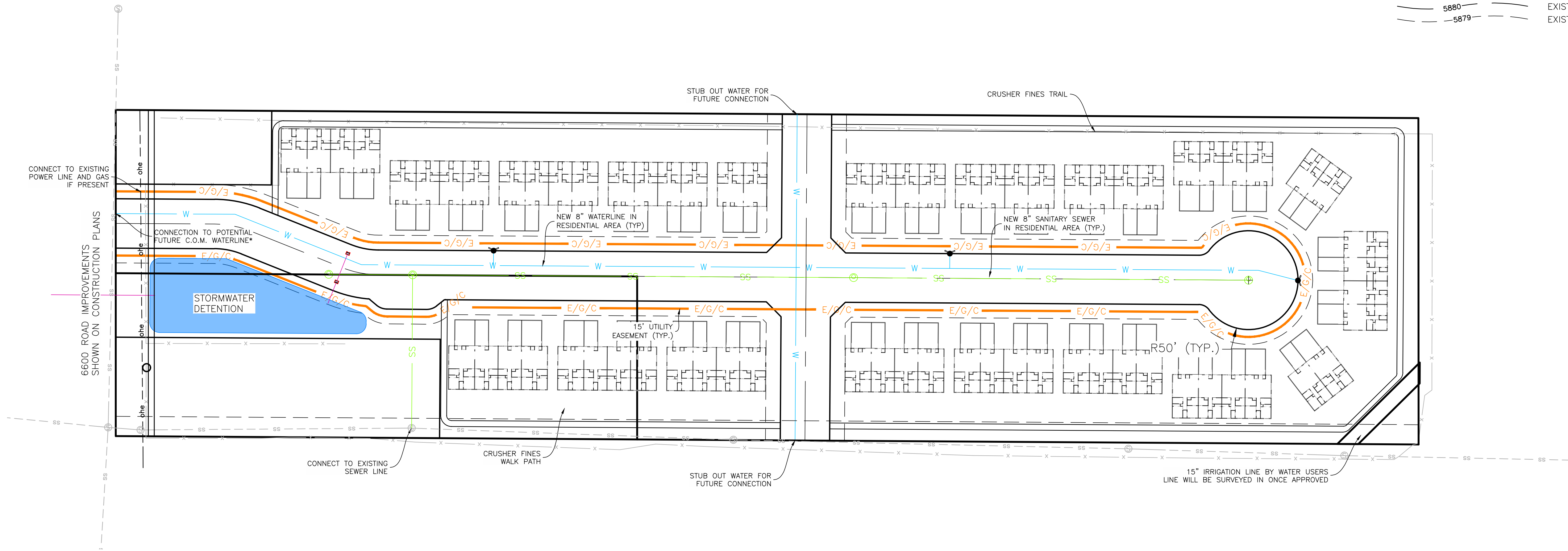
DMC				DEL-MONT CONSULTANTS, INC.	
ENGINEERING & SURVEYING				125 Colorado Ave. Montrose, CO 81401 (970) 249-2251	
www.del-mont.com service@del-mont.com					
FIELD BOOK:	DRAWN BY:	DATE:		CLIENT:	COOK FAMILY
	NF	2024-05-07		ADDRESS & PHONE:	576 6600 ROAD MONTROSE, CO 81403 719-470-8735
SHEET:	FILE:	JOB NO.:		TYPE:	SKETCH PLAN
1 of 3	23201C_SKETCH	23201			

SUNSET VILLAGE SKETCH PLAN

SITUATED IN SECTIONS 23, TOWNSHIP 49
NORTH, RANGE 9 WEST, N.M.P.M. PRINCIPAL
MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO
MARCH 2023

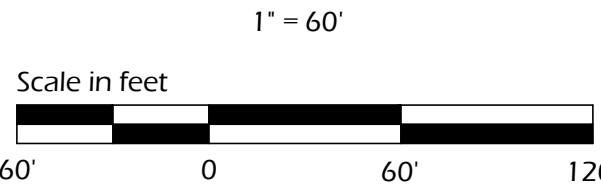
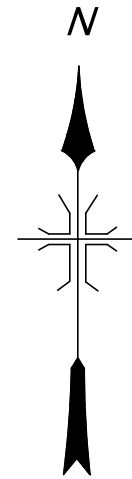
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---	w	---	EXISTING WATER LINE
---	irr	---	EXISTING IRRIGATION LINE
---	fo	---	EXISTING OVERHEAD FIBER-OPTIC LINE
---	ohe	---	EXISTING OVERHEAD ELECTRIC LINE
---	ss	---	EXISTING SEWER LINE
⊙			EXISTING SANITARY SEWER MANHOLE
---	E/G/C	---	PROPOSED UTILITY CORRIDOR - ELECTRIC/GAS/COMMUNICATIONS
---	W	---	PROPOSED WATER LINE (SIZES AS NOTED)
---	SS	---	PROPOSED CITY SEWER LINE (8" MAIN LINE)
---	STM	---	PROPOSED CITY STORM SEWER LINE (12" MAIN LINE)
●			PROPOSED SANITARY SEWER MANHOLE
---	5880	---	EXISTING GROUND MAJOR CONTOUR
---	5879	---	EXISTING GROUND MINOR CONTOUR



NOTE

*CITY OF MONTROSE IS PLANNING ON INSTALLING A 12" WATERLINE IN THE 6600 ROAD CORRIDOR IN 2025. THIS WILL BE THE SUPPLY SOURCE FOR THIS DEVELOPMENT.



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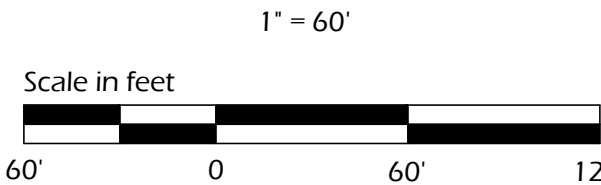
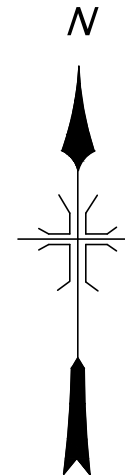
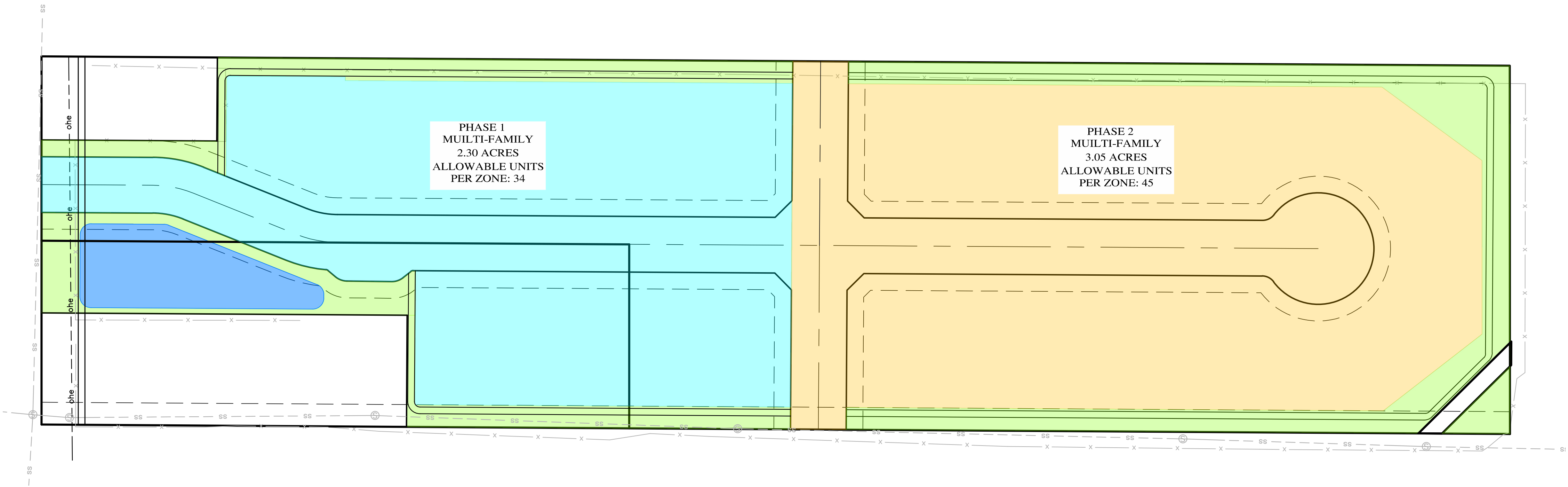
DMC DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. W Montrose, CO 81401 P (970) 249-2251 www.del-mont.com service@del-mont.com				TITLE UTILITY PLAN	
FIELD BOOK:				CLIENT:	COOK FAMILY
DRAWN BY: NF				ADDRESS & PHONE:	576 6600 ROAD MONTROSE, CO 81403 719-470-8735
DATE: 2024-05-07				TYPE:	SKETCH PLAN
SHEET: 2 of 3		FILE: 23201C_SKETCH		JOB NO.: 23201	

SUNSET VILLAGE SKETCH PLAN

SITUATED IN SECTIONS 23, TOWNSHIP 49
NORTH, RANGE 9 WEST, N.M.P.M. PRINCIPAL
MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO
MARCH 2023

SUNSET VILLAGE LAND SUMMARY			
TOTAL ACREAGE	TOTAL OPEN SPACE	TOTAL RIGHT-OF-WAY DEDICATION	TOTAL MULTIFAMILY DEVELOPMENT
8.93 AC.	1.79 AC. 20.04%	1.79 AC. 20.04%	5.35 AC. 59.91%

PLANNED USAGE IS 16- 4-PLEXES & 3 DUPLEX = 70 UNITS



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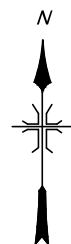
DMC				TITLE
DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com				PHASING PLAN
CLIENT				COOK FAMILY
ADDRESS & PHONE				576 6600 ROAD MONTROSE, CO 81403 719-470-8735
FIELD BOOK	DRAWN BY: NF	DATE: 2024-05-07	TYPE: SKETCH PLAN	
SHEET: 3 of 3	FILE: 23201C_SKETCH	JOB NO.: 23201		

SUNSET VILLAGE PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
MARCH 2024



VICINITY MAP
N.T.S.



SUNSET VILLAGE PLANNED DEVELOPMENT LAND SUMMARY	
TOTAL ACREAGE	REQUIRED OPEN SPACE @ 20%
8.93 AC	1.79 AC

NARRATIVE

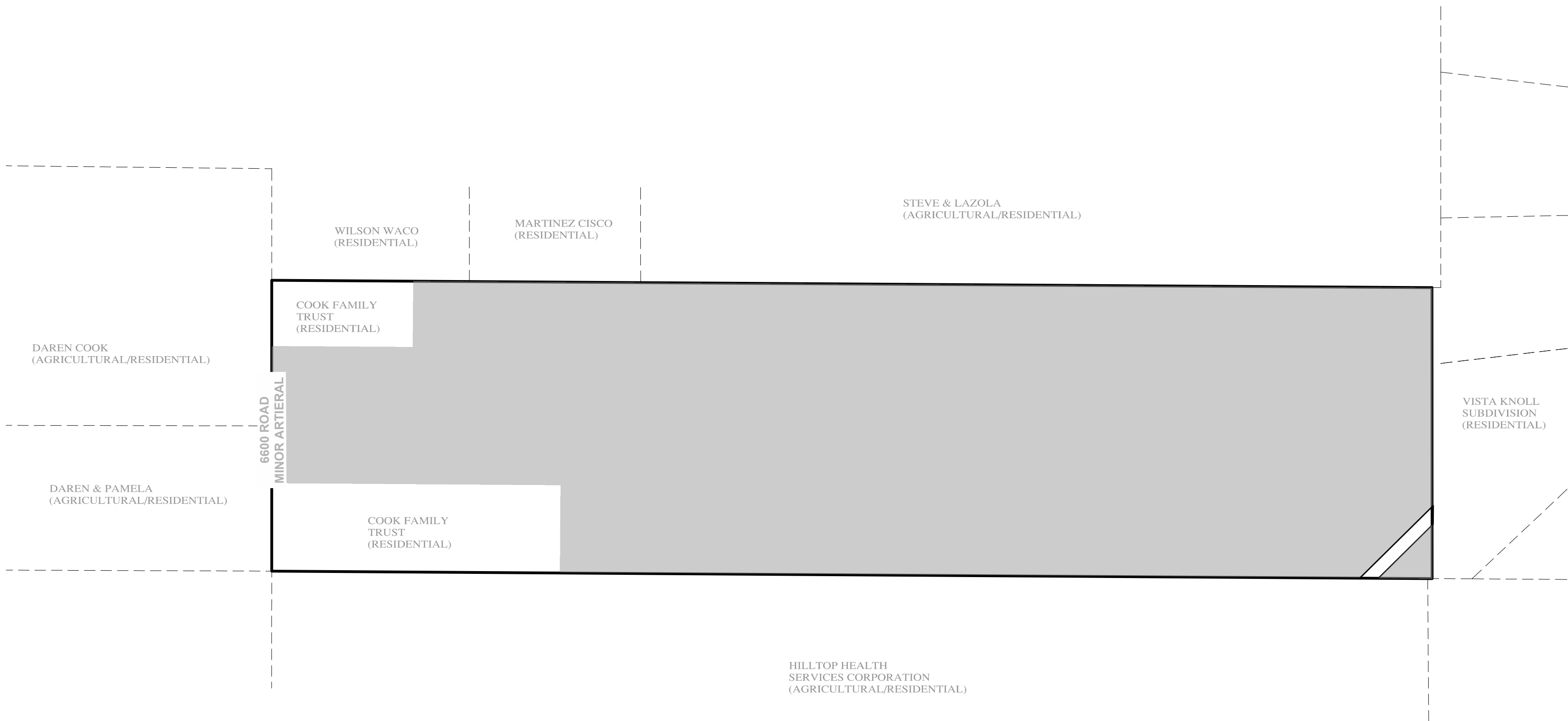
This Sunset Village Subdivision Planned Development Plan is being created to allow multiple residential units on a single lot.

DEVIATIONS FROM CITY STANDARDS

- Multiple residential units may be constructed on a single final platted lot.

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.



PLANNED DEVELOPMENT PLAN CERTIFICATE

The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of Sunset Village 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 _____
Floyd Cook

CITY APPROVAL OF P.D. PLAN

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

City Attorney _____ Date _____
Chris Dowsey

City Planning Commission Chair _____ Date _____
David Fishering

City Mayor _____ Date _____

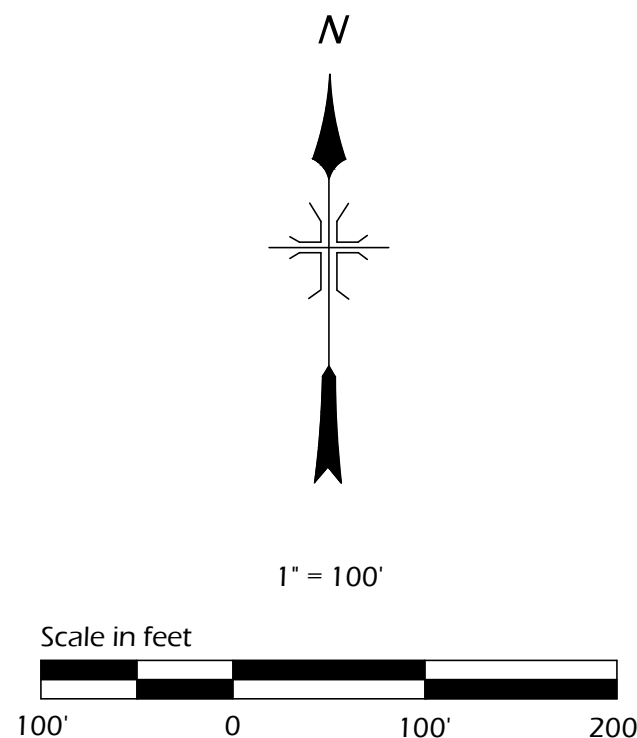
PROPERTY DESCRIPTION

SW1/4NW1/4, SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, 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



LEGEND

SUNSET VILLAGE PLANNED DEVELOPMENT

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DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		TITLE SUNSET VILLAGE PLANNED DEVELOPMENT PLAN
FIELD BOOK:		DRAWN BY: NF		CLIENT: COOK FAMILY
DATE: 2024-05-07		ADDRESS & PHONE: 576 6600 ROAD MONTROSE, CO 81403 719-470-8735		
SHEET: 1 of 1		FILE: 23201C_PD_PLAN		TYPE: P.D. PLAN
		JOB NO.: 23201		



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: January 24, 2024
RE: Brookside Meadows Subdivision 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: Christopher Koch

Application Background:

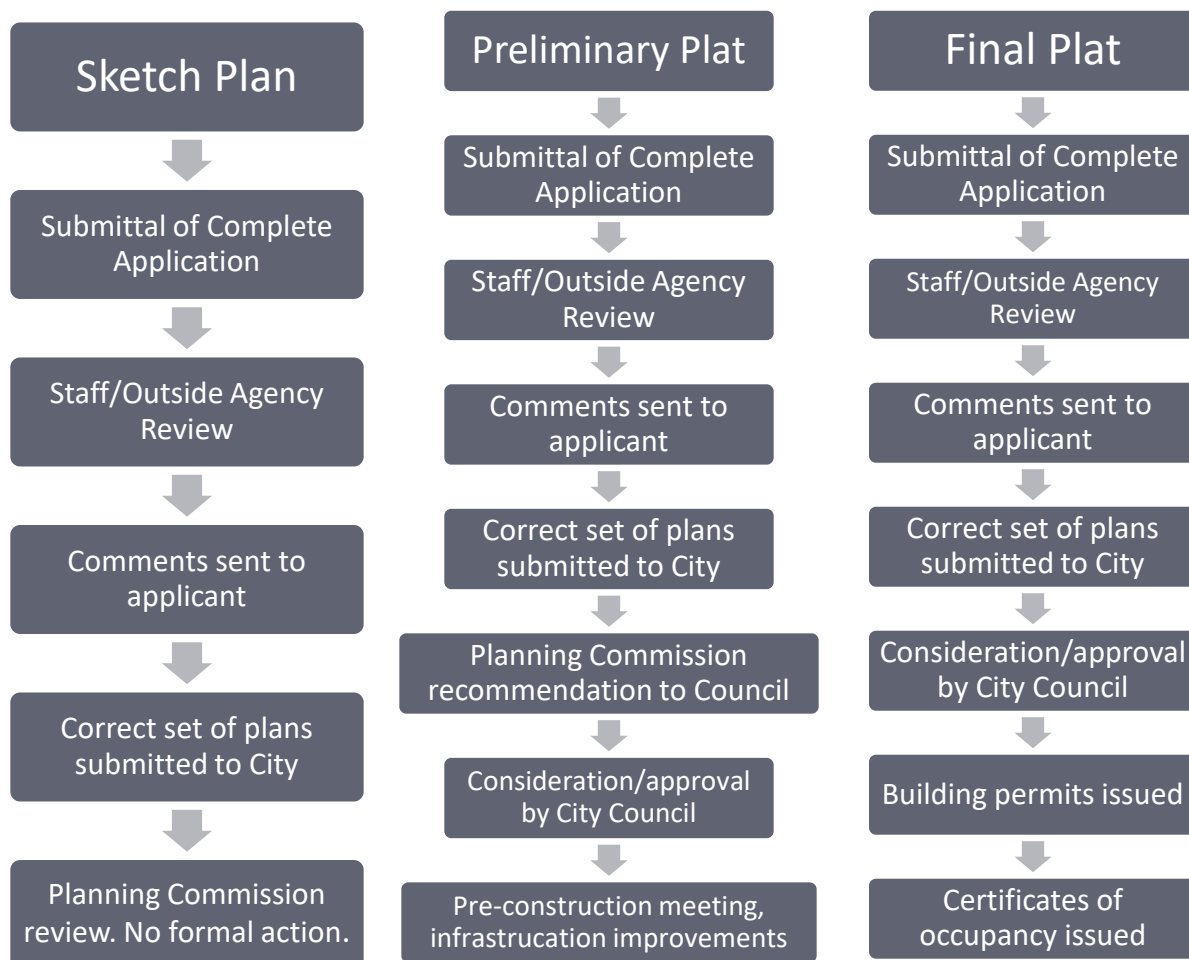
The Brookside Meadows Subdivision is a proposed development on the eastern side of Montrose. The property is approximately 20.49 acres in size and is located on the northwest corner of 6700 Road and Miami Road. The property is zoned "R-2" Low Density District. The subdivision is planned to have 62 single-family residential lots.



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.** *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.*
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. 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, and "P" Public District.
5. Dimensional Requirements:
 - a. Municipal Code, Section 11-7-7. The dimensional requirements in the "R-2" 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

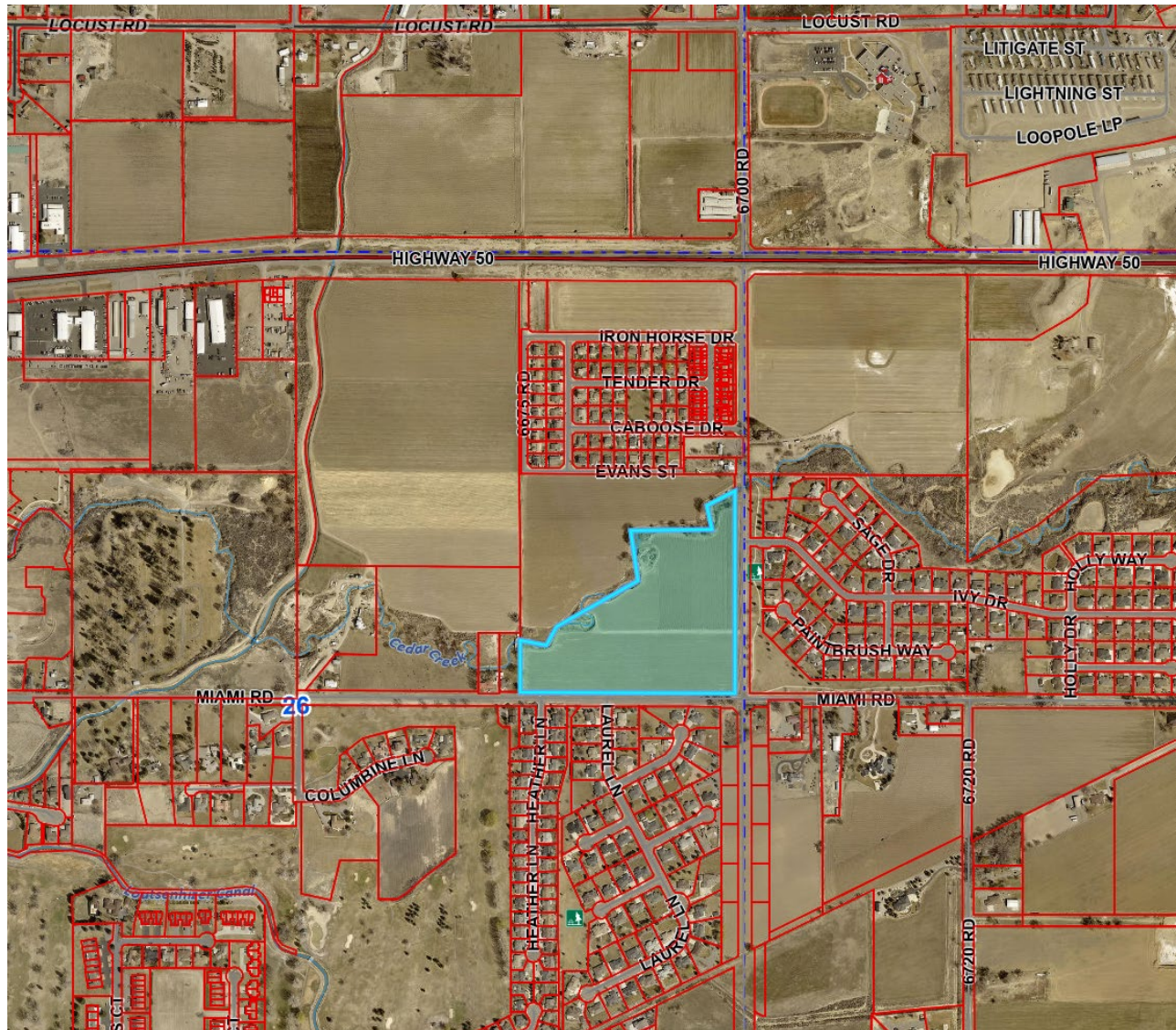
Staff Guidance to Planning Commission:

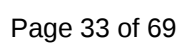
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 11-5-4. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider 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



[illegible]

Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1

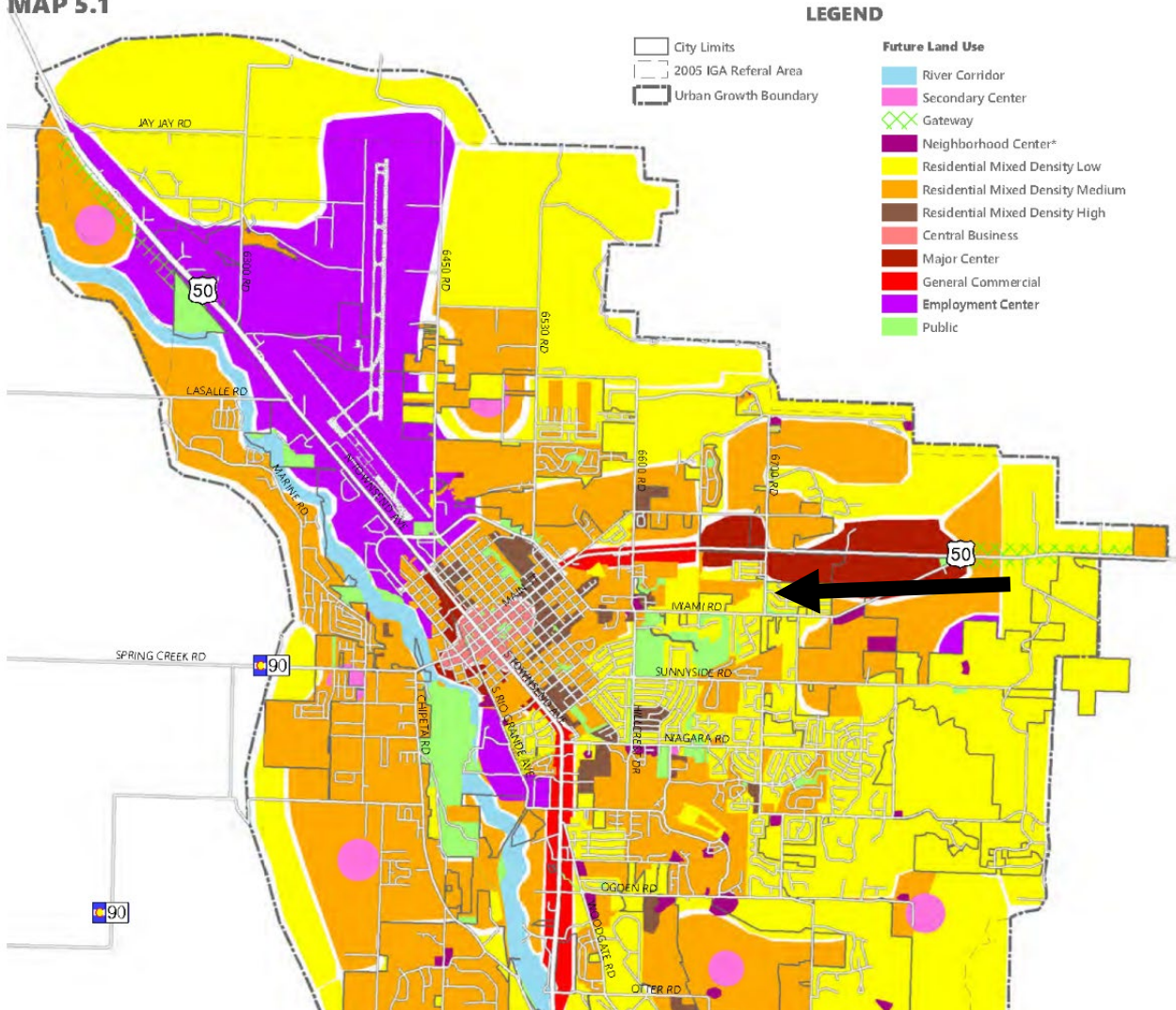


EXHIBIT B: Code Excerpts for Subdivisions

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.

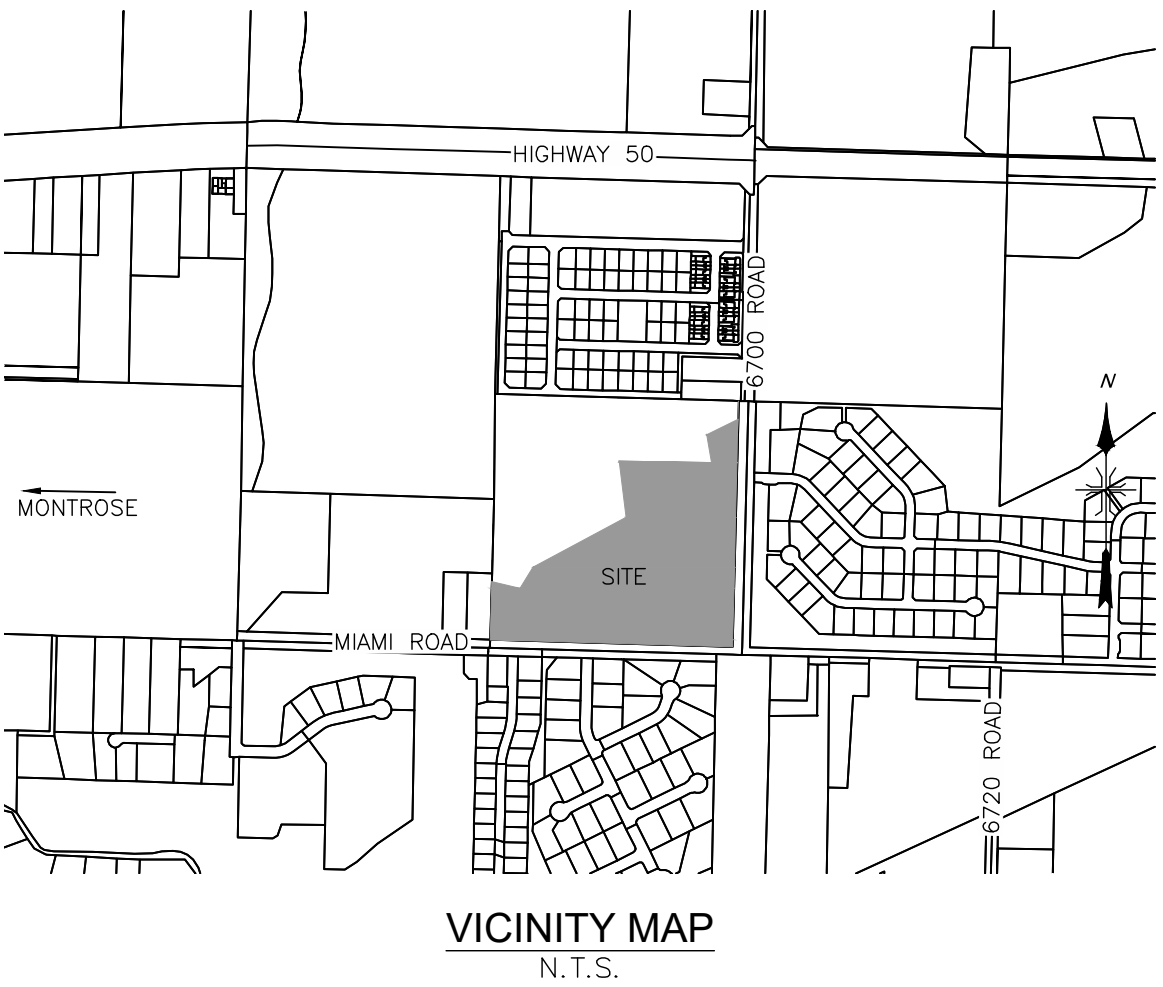
(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



BROOKSIDE MEADOWS SUBDIVISION

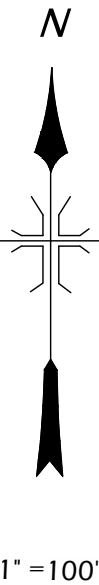
SKETCH PLAN

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



LEGEND

- ⊞ = 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
- 5879 --- = EXISTING GROUND MINOR CONTOUR
- = FEMA 100 YR. FLOODPLAIN
- = FEMA FLOODWAY
- = BROOKSIDE MEADOWS SKETCH PLAN PARCEL



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.

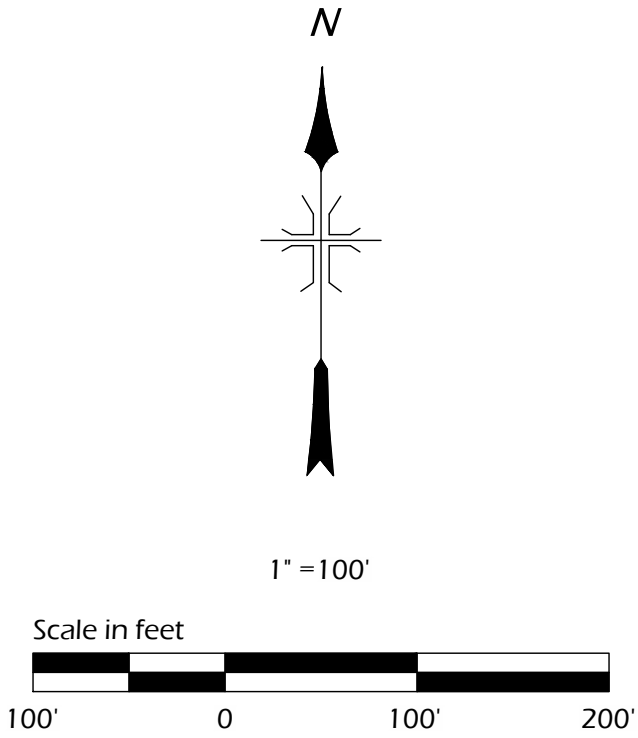
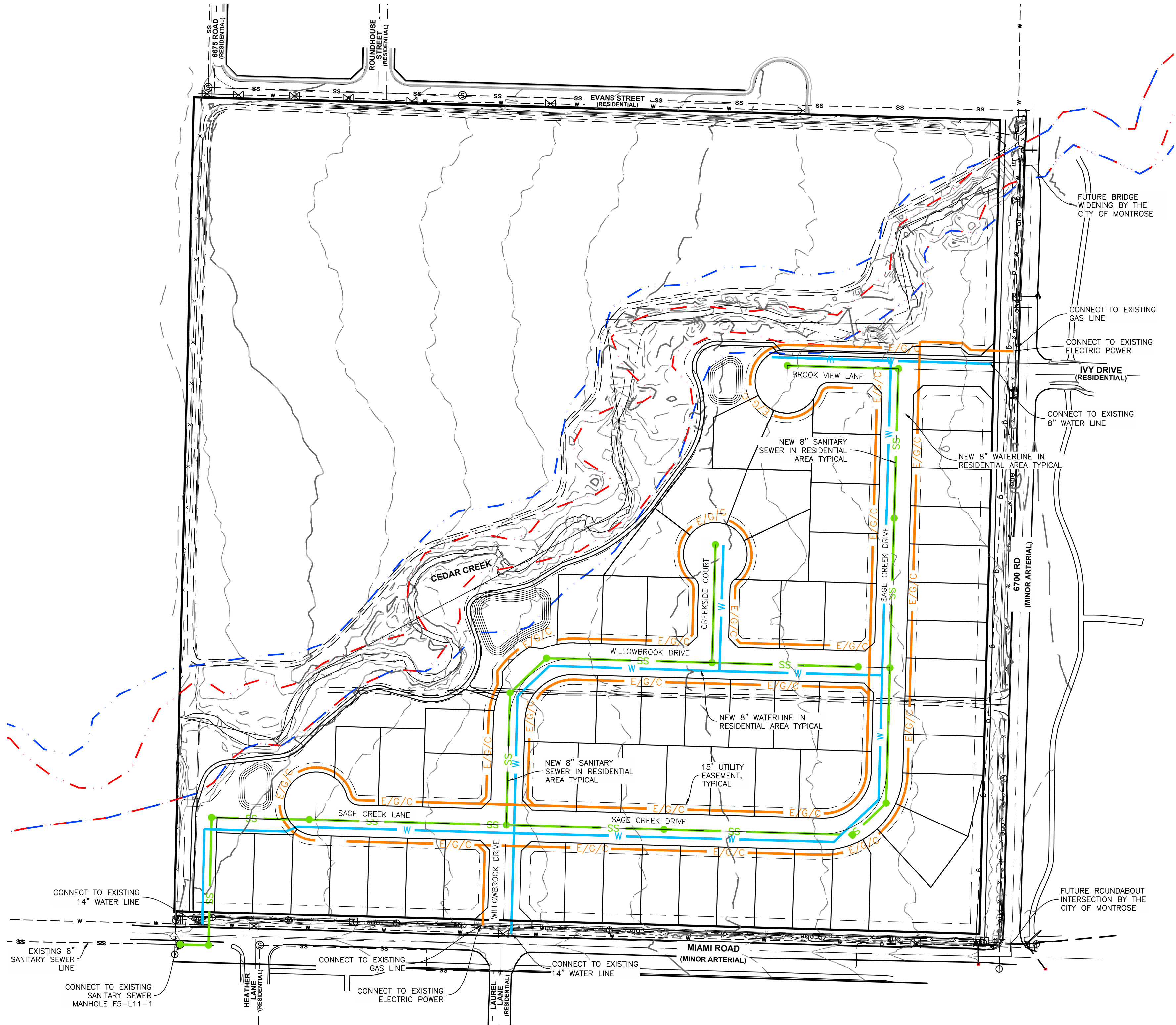
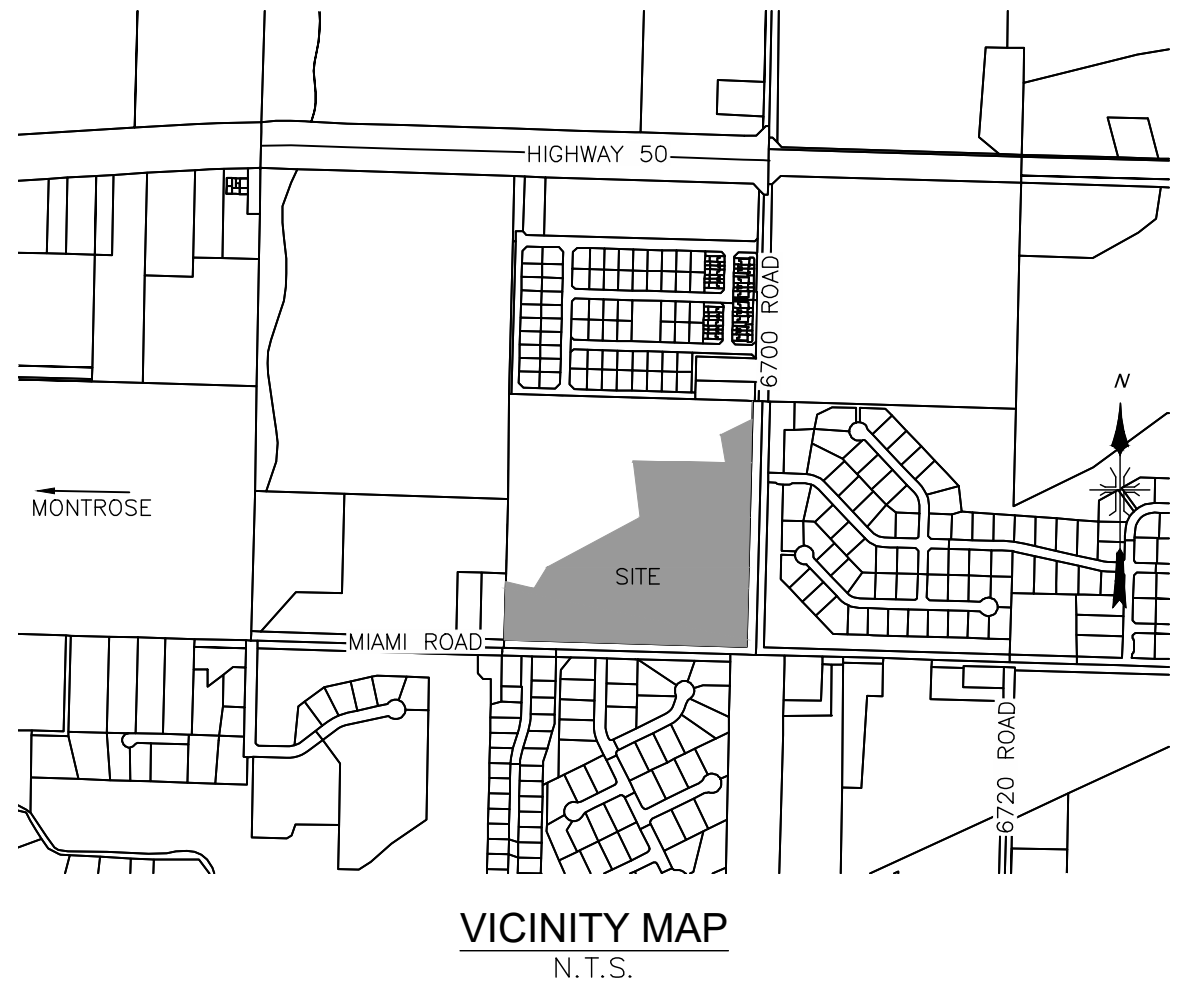
FIELD BOOK: 766		DRAWN BY: RDD/BAJ	DATE: 2024-05-02
SHEET: 1 of 3		FILE: 23057C_SKETCH	JOB NO.: 23057
TITLE: BROOKSIDE MEADOWS SUBDIVISION		CLIENT: CHRIS KOCH	ADDRESS & PHONE: 2049 BROOK WAY MONTROSE, CO 81403
TYPE: EXHIBIT 1 - EXISTING CONDITIONS			

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH SUGARPINE\C3D24

BROOKSIDE MEADOWS 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
---	oh	---	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.

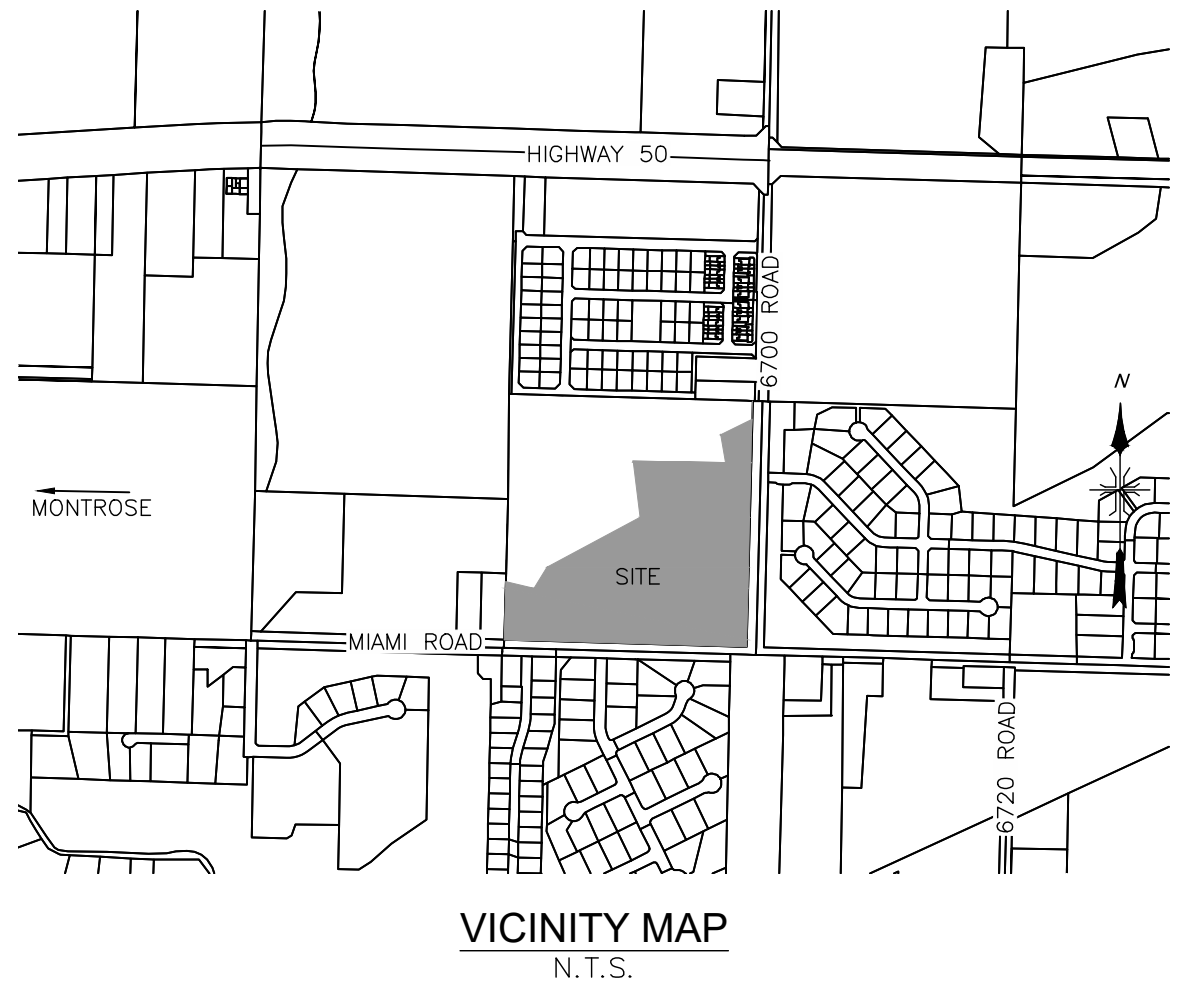
DMC DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		TITLE:	BROOKSIDE MEADOWS SUBDIVISION
		CLIENT:	CHRIS KOCH
FIELD BOOK: 766		ADDRESS & PHONE:	2049 BROOK WAY MONTROSE, CO 81403
DRAWN BY: RDD/BAJ		DATE:	2024-05-02
SHEET: 2 of 3		FILE:	23057C_SKETCH
		JOB NO.:	23057
		TYPE:	EXHIBIT 2 - UTILITY PLAN

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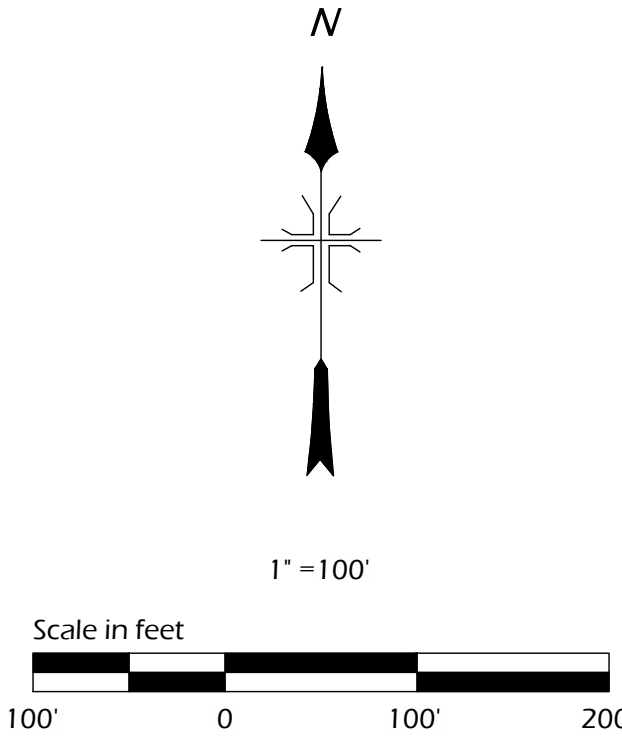
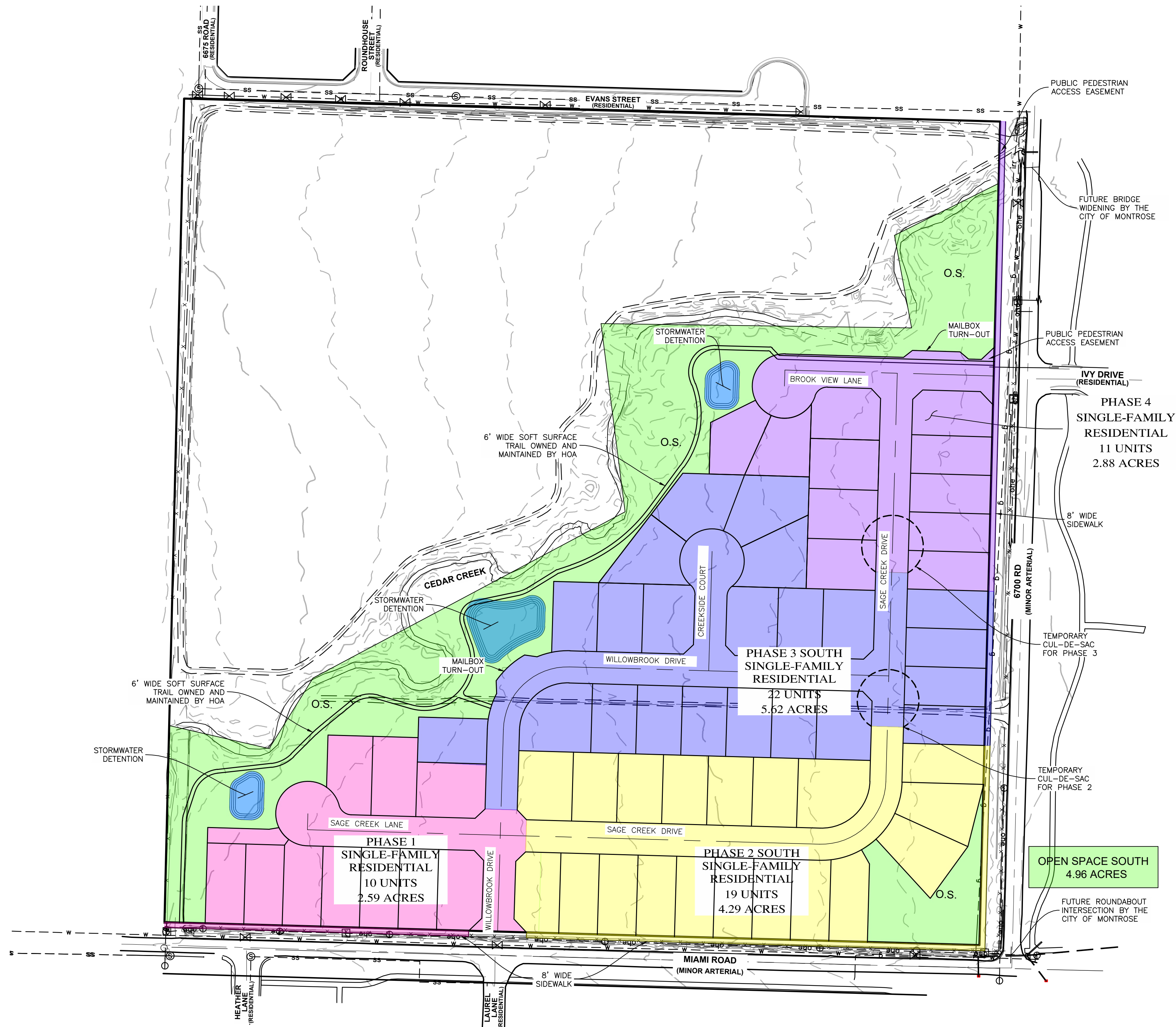
BROOKSIDE MEADOWS SUBDIVISION

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	SINGLE-FAMILY UNITS ZONE (R-2) 62 UNITS
20.49 AC.	4.96 AC. 24.21%	3.86 AC. 18.84%	11.43 AC. 55.78%



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ENGINEERING & SURVEYING
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FIELD BOOK: 766	DRAWN BY: RDD/BAJ	DATE: 2024-05-02
SHEET: 3 of 3	FILE: 23057C_SKETCH	JOB NO.: 23057

TITLE: BROOKSIDE MEADOWS MONTROSE, COLORADO	CLIENT: CHRIS KOCH
ADDRESS & PHONE: 2049 BROOK WAY MONTROSE, CO 81403	TYPE: EXHIBIT 3 - PHASING PLAN

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH SUGARPINE\C3D24

BROOKSIDE MEADOWS SUBDIVISION SKETCH PLAN NARRATIVE

May 02, 2024

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
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General

The Brookside Meadows Subdivision is a residential proposed development on 20.49 acres in the eastern area of Montrose, CO. The site is roughly a triangle shaped parcel bordered on the south by Miami Road, on the north by Cedar Creek, 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 and subdivided in 2024 under the Sugarpine Minor Subdivision as Lot 2. The zoning for this parcel is R2 (Low Density). 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 two 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 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)
Low Density (Single-family)	500	20.49	10,395

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



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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 south west and connect to the existing main lines on Miami Road.

According to the City of Montrose Sewer Master Plan, this point 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 (gallons per day per acre)	Total Acres	Anticipated Sewage (gallons/day)
Low Density (Single-family)	500	20.49	10,395

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 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 be collected by three (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.



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Access to property

There are two 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. 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 development is planned to have 62 total residential lots (single-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.

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 known public concerns about this project.



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CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: June 26, 2024
RE: Sugarpine Subdivision 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: Christopher Koch

Application Background:

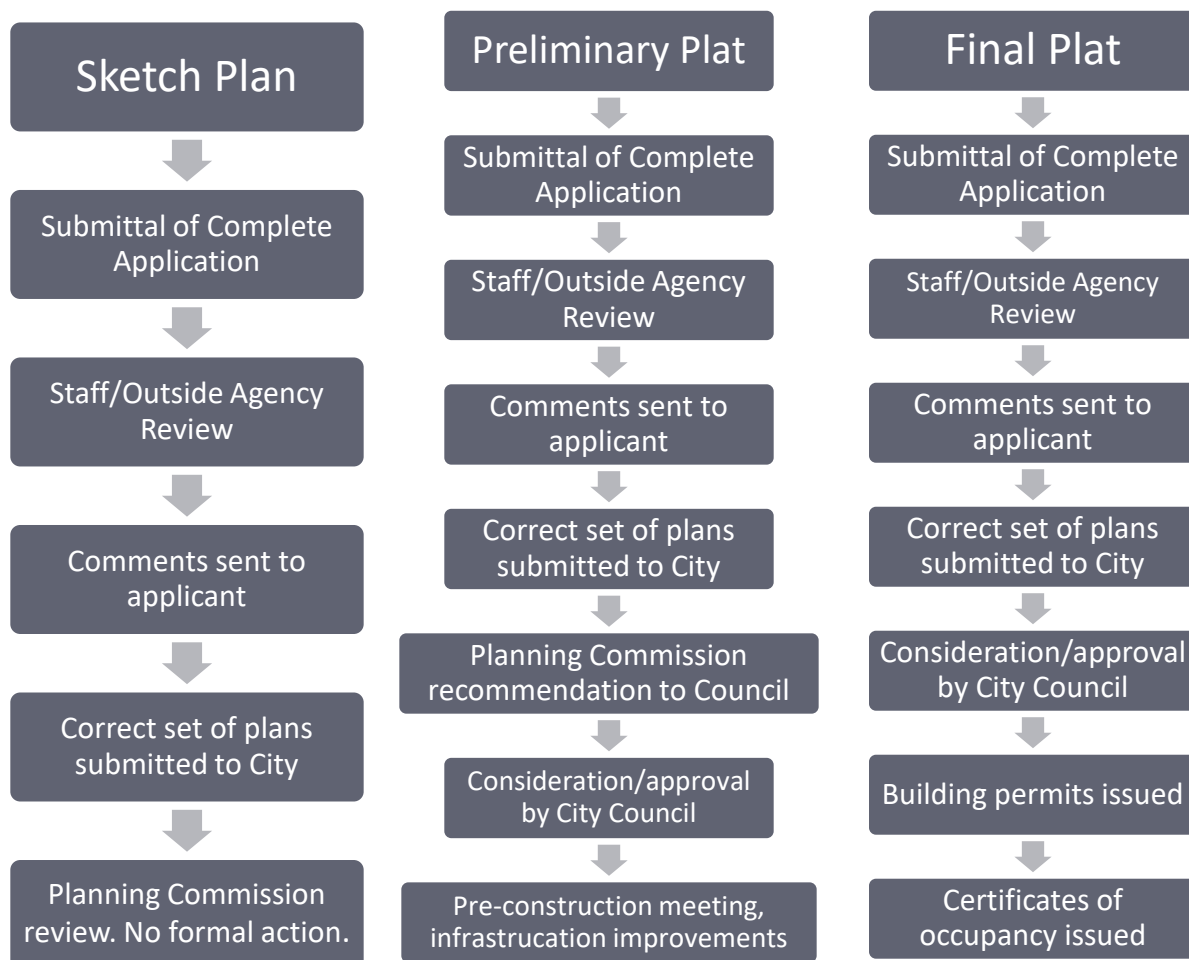
The Sugarpine Subdivision is a proposed development on the eastern side of Montrose. The property is approximately 16.83 acres in size and is bordered on the south by Miami Rd, on the east by 6700 Rd, and on the north by Cedar Creek. The property is zoned "R-3" Medium Density District. The subdivision is planned to have 38 duplex lots,.



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 Medium**. *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)(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.
 - b. The proposed uses are compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-2" Low Density District, "R-3" Medium Density District, "B-2A" Regional Commercial District, and properties outside of City limits.
5. Dimensional Requirements:
 - a. Municipal Code, Section 11-7-7. The dimensional requirements in the "R-3" zoning district are included in the table below.



	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3	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

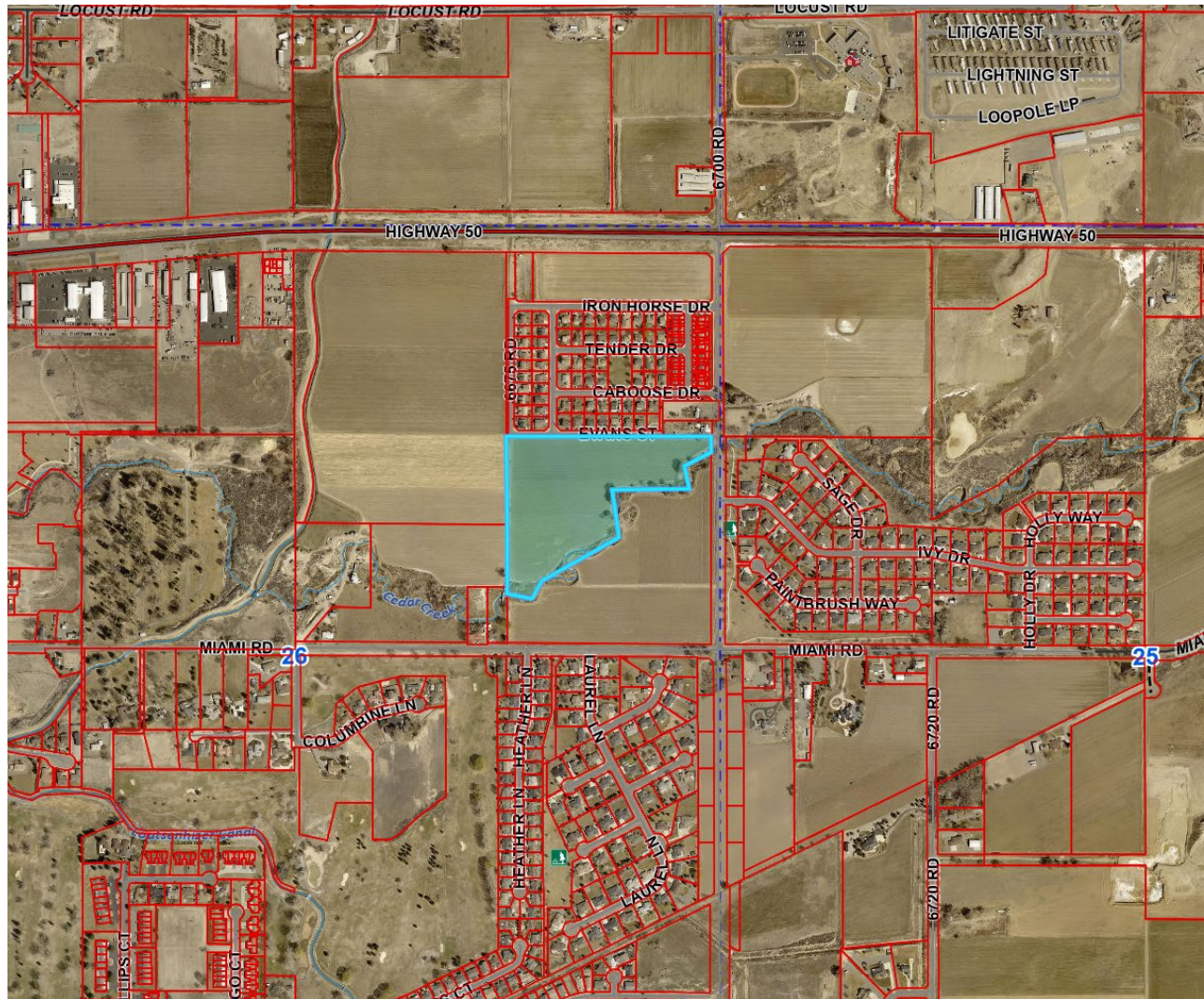
Staff Guidance to Planning Commission:

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.

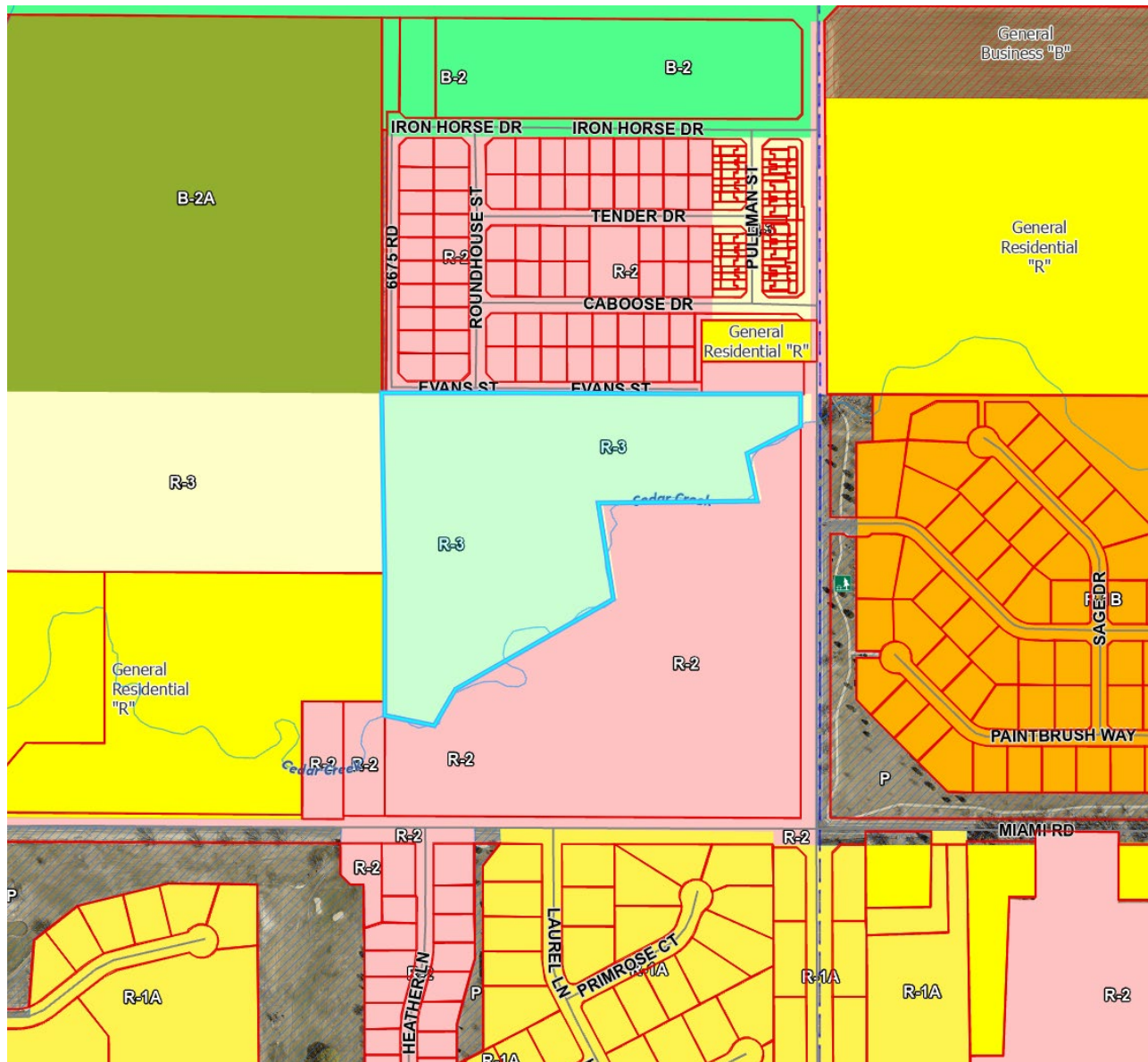
Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.



EXHIBIT A: Area Maps
Vicinity Map



Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1

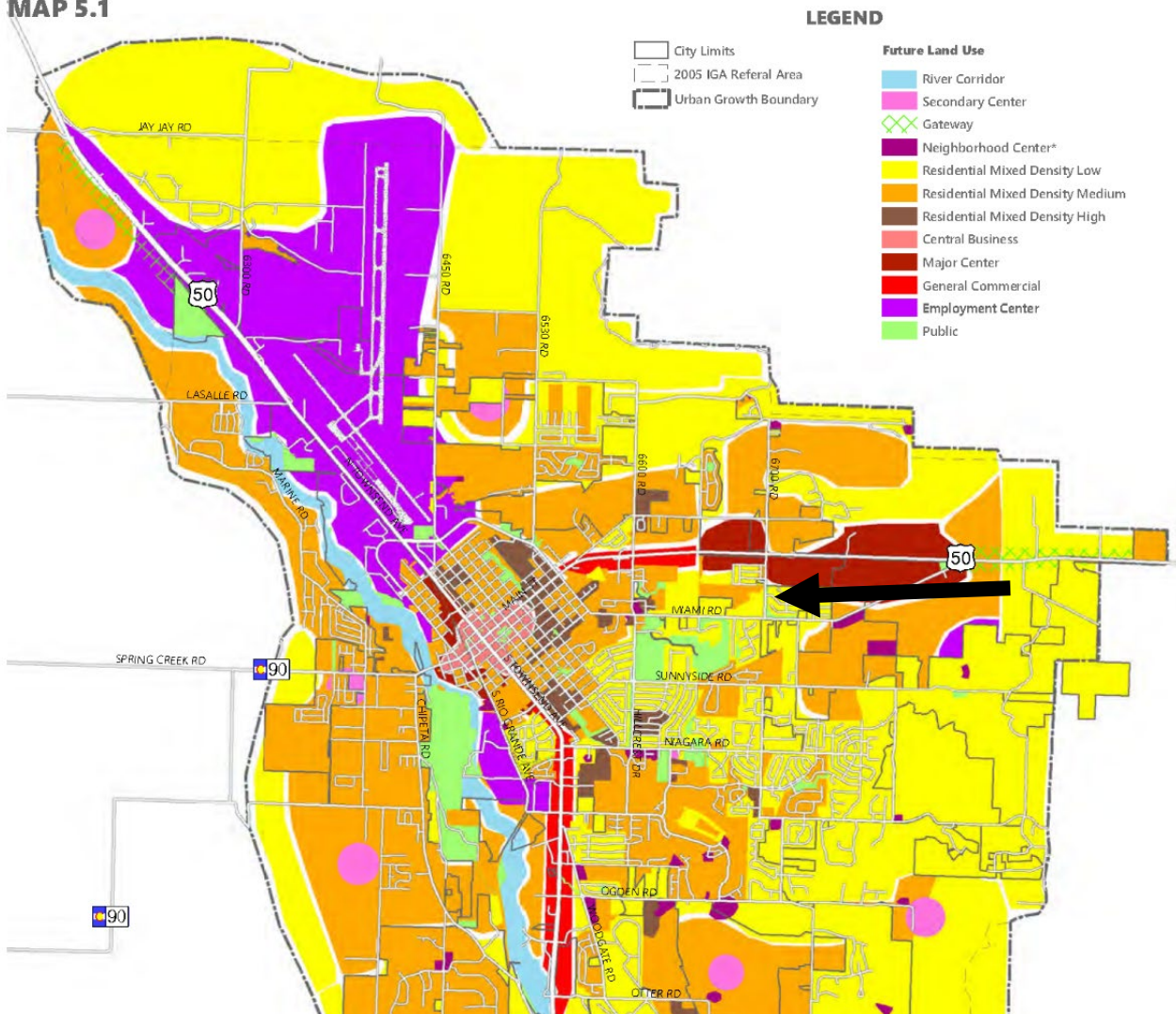


EXHIBIT B: Code Excerpts for Subdivisions

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.



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- (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.

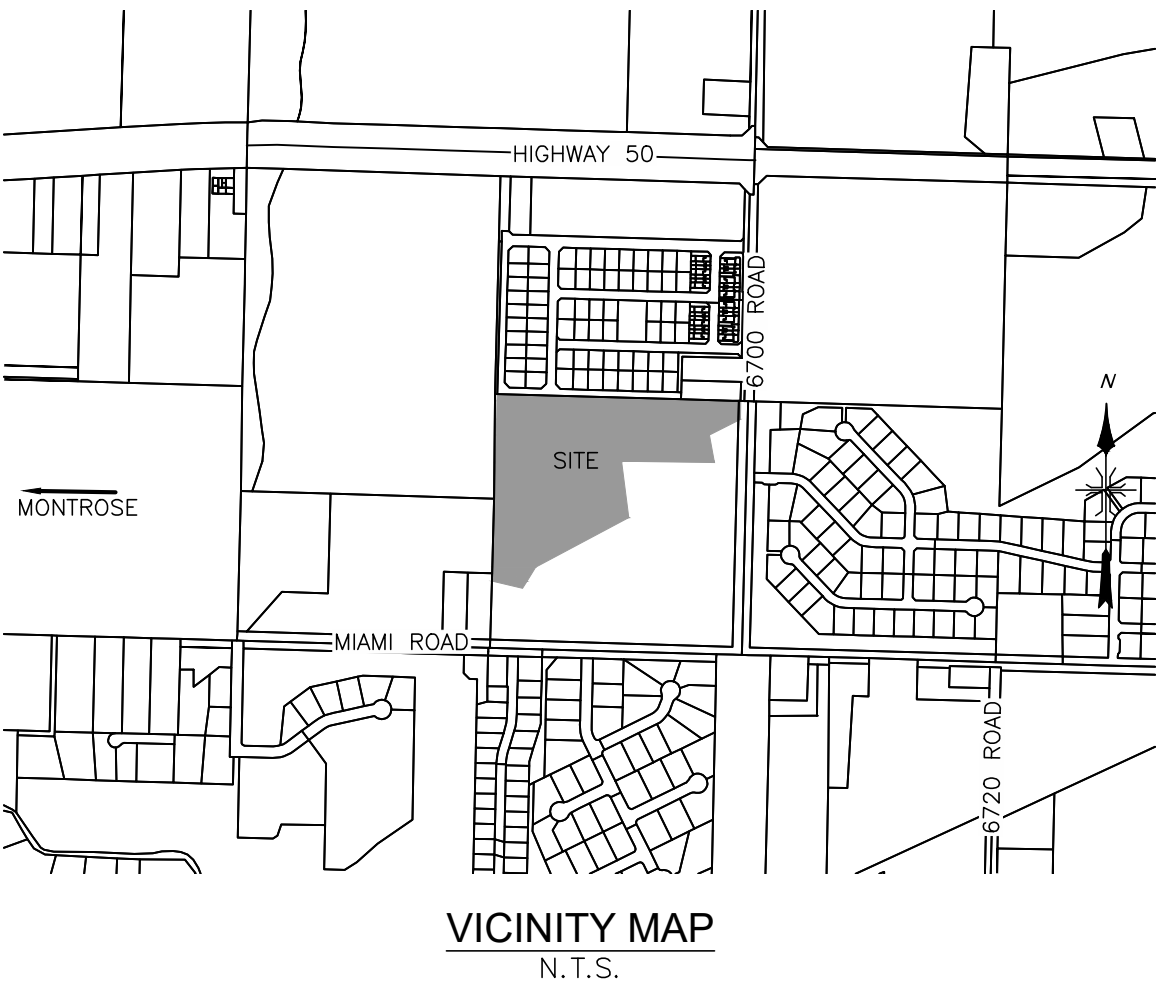
(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



SUGARPINE SUBDIVISION

SKETCH PLAN

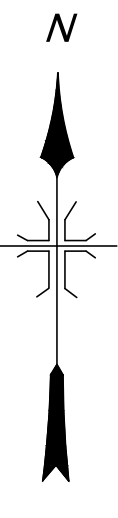
SITUATED IN SECTION 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



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 x = EXISTING FENCE
- 5880- = EXISTING GROUND MAJOR CONTOUR
- 5879- = EXISTING GROUND MINOR CONTOUR
- = FEMA 100 YR. FLOODPLAIN
- = FEMA FLOODWAY
- = SUGARPINE SKETCH PLAN PARCEL



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: SUGARPINE SUBDIVISION
SKETCH PLAN

CLIENT: CHRIS KOCH

ADDRESS & PHONE: 2049 BROOK WAY
MONTROSE, CO 81403



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

FIELD BOOK: 766

DRAWN BY: RDD/ DCC

DATE: 2024-05-07

SHEET: 1 of 3

FILE: 23057C_SKETCH-SP

JOB NO.: 23057

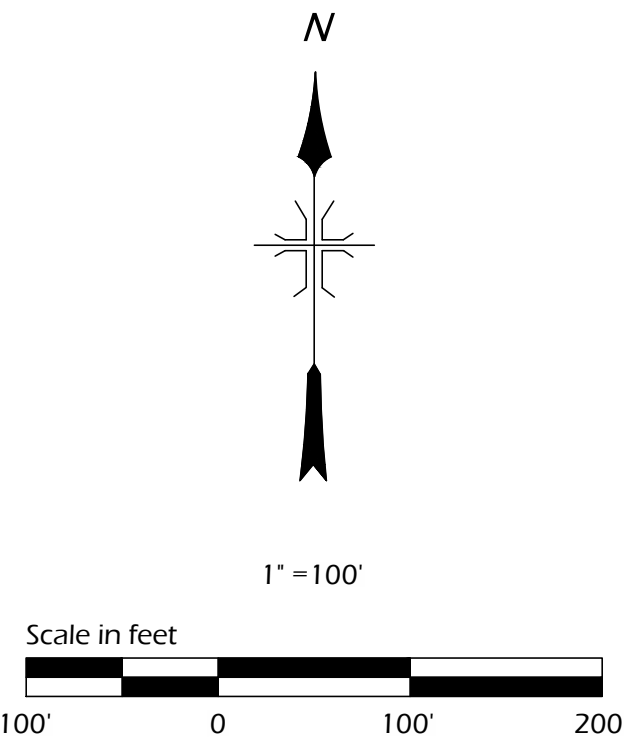
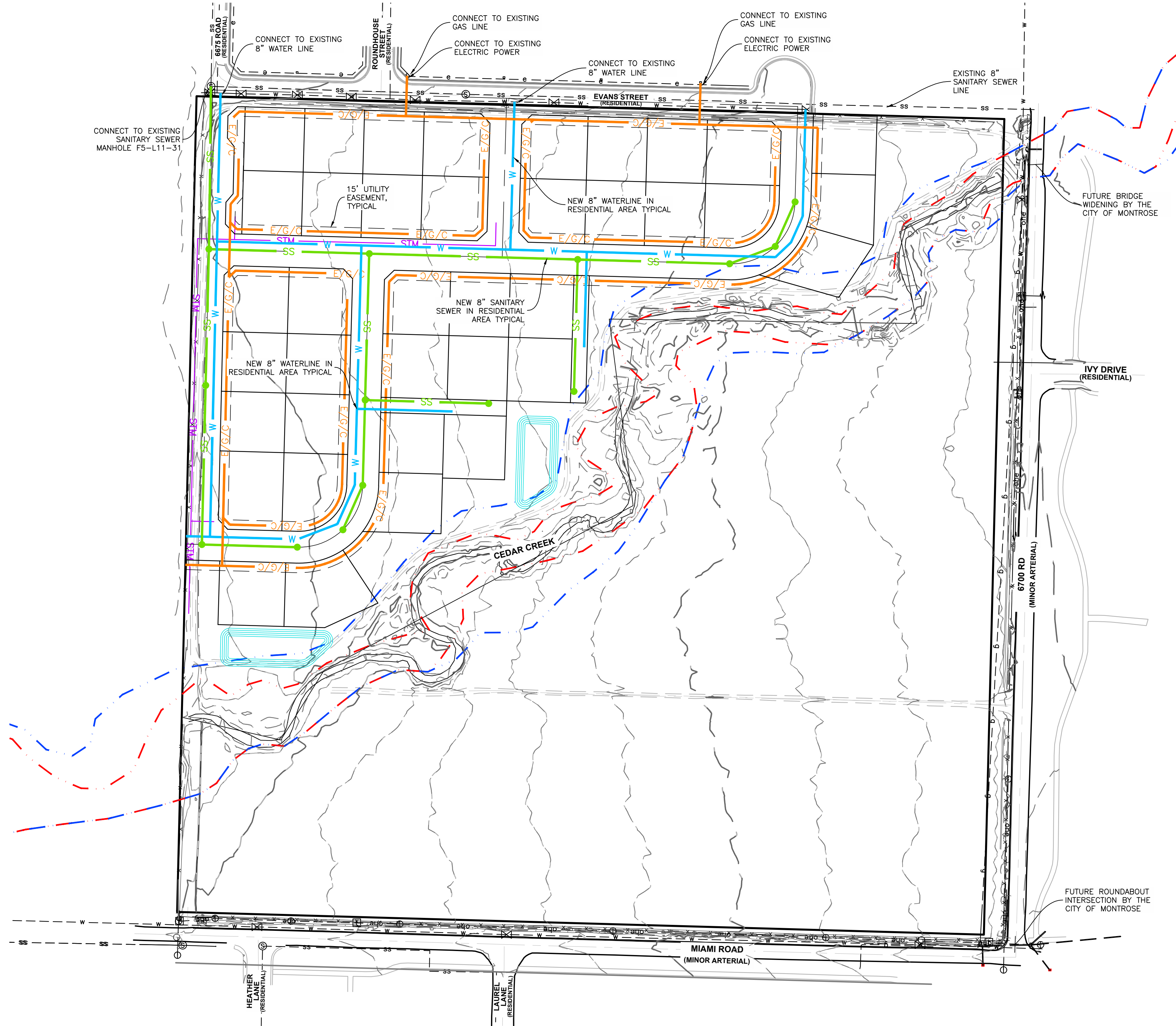
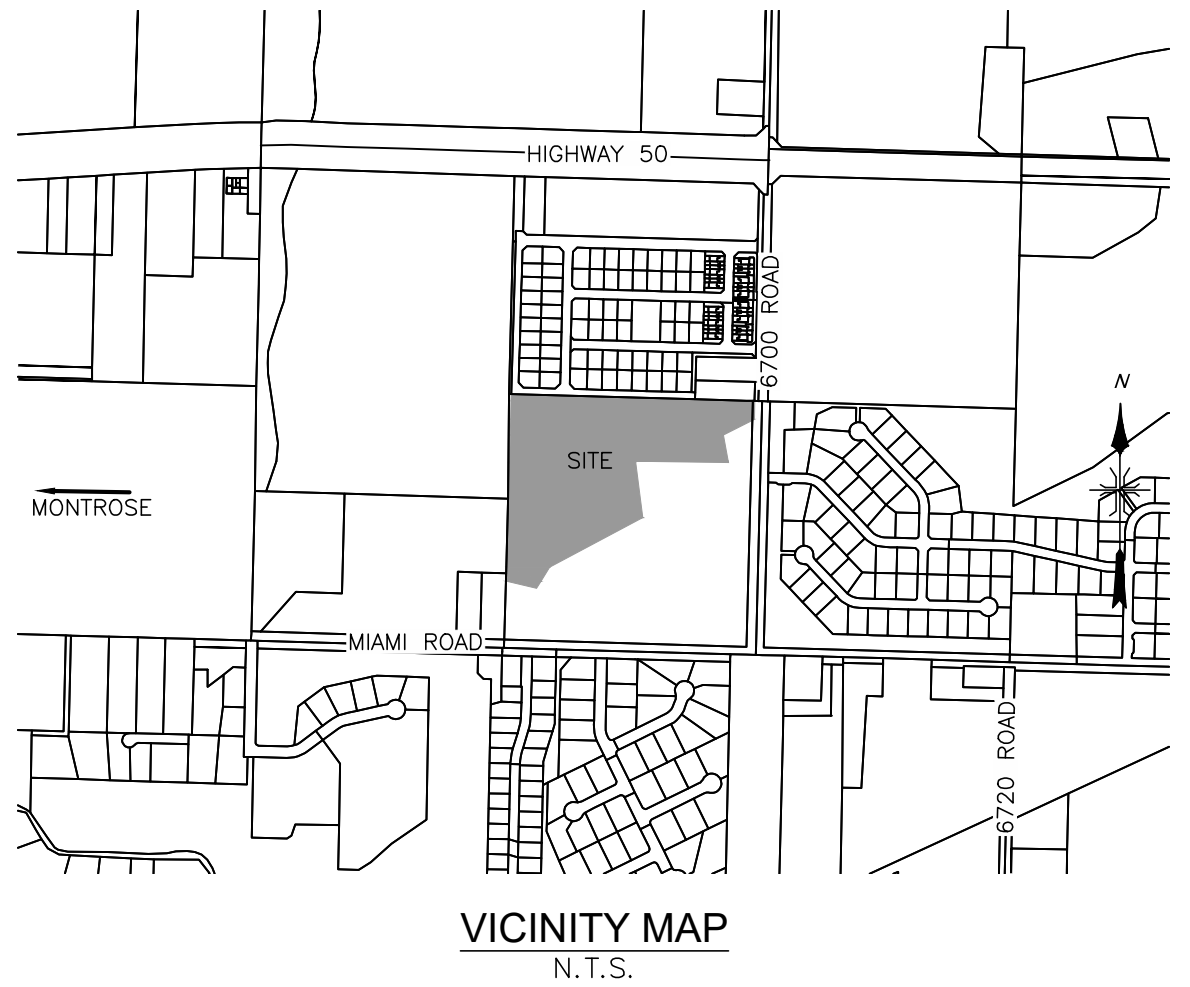
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SUGARPINE SUBDIVISION

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

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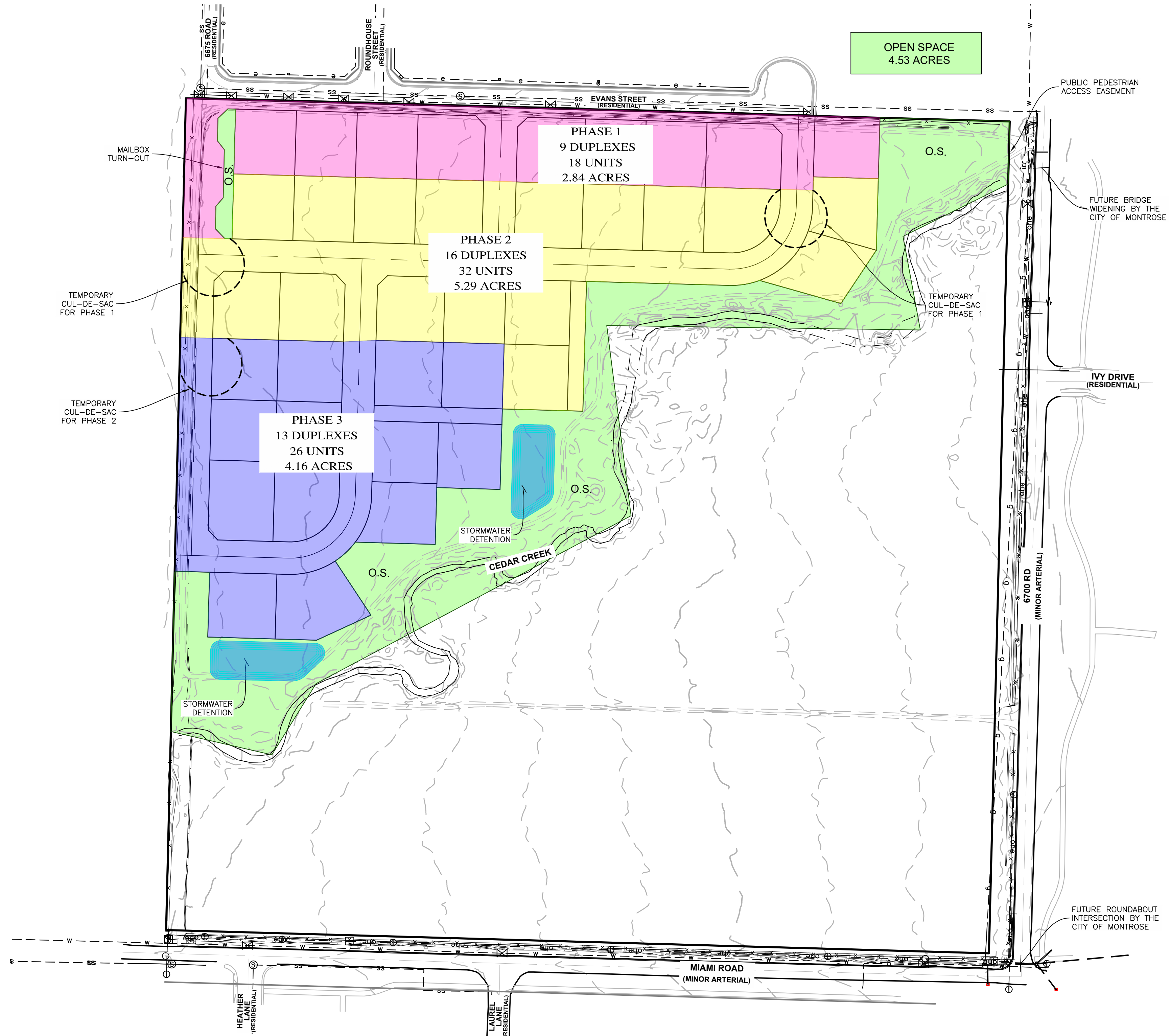
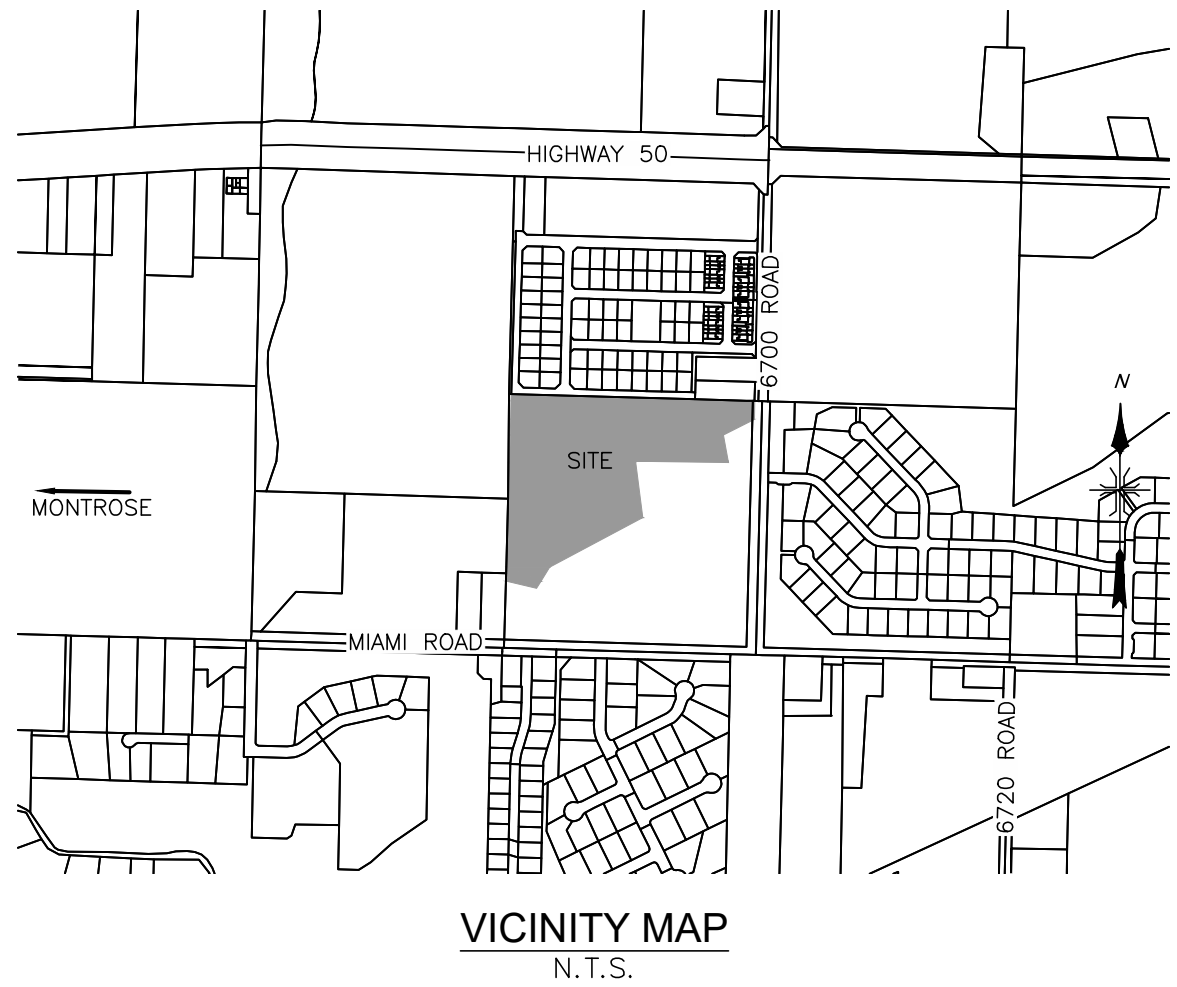
DMC DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		TITLE:	SUGARPINE SUBDIVISION SKETCH PLAN
		CLIENT:	CHRIS KOCH
FIELD BOOK:	766	ADDRESS & PHONE:	2049 BROOK WAY MONTROSE, CO 81403
DRAWN BY:	RDD/ DCC	DATE:	2024-05-07
SHEET:	2 of 3	JOB NO.:	23057
FILE:	23057C_SKETCH-SP	TYPE:	SKETCH

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH SUGARPINE\C3D24

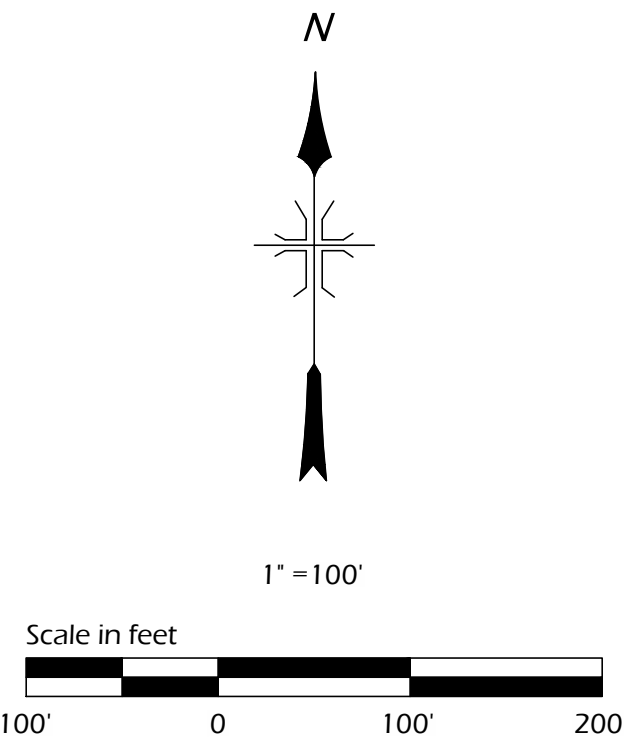
SUGARPINE SUBDIVISION

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



SUGARPINE MINOR SUBDIVISION LAND SUMMARY			
TOTAL ACREAGE	TOTAL OPEN SPACE	TOTAL RIGHT-OF-WAY DEDICATION	38 DUPLEXES ZONE (R-3) 76 UNITS
16.82 AC.	4.53 AC. 26.93%	3.37 AC. 20.04%	8.92 AC. 53.03%



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FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23057-KOCH SUGARPINE\C3D24

SUGARPINE SUBDIVISION SKETCH PLAN NARRATIVE

May 02, 2024

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
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General

The Sugarpine Subdivision is a residential proposed development on 16.82 acres in the eastern area of Montrose, CO. The irregularly shaped parcel is bordered on the south by Brookside Meadows, 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). 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 main line that the internal lines will connect to is the 8" main line following the Evans Street alignment.

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") 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	16.82	42,050

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



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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.

According to the City of Montrose Sewer Master Plan, this point of connection is 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 (gallons per day per acre)	Total Acres	Anticipated Sewage (gallons/day)
High Density (Multi-family)	2,500	16.82	42,050

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 be collected by two (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



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There are two access points planned into this development. Both 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 on the northwest corner of the development.

Total number of proposed dwelling units

The project is planned to have 76 total units (38 duplexes).

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.

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 known public concerns about this project.



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