



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, January 22, 2025 - 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.

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 December 11, 2024 Planning Commission meeting
- 4) Additions or Deletions
- 5) **SPRUCE POINT REZONE** This is a request to rezone 48 acres from "R-3A" Medium High Density District with conditions to "R-3A" Medium High Density District with no conditions. The conditions are specific to housing density, and the rezone request would allow the Applicant to build the site out to the standard R-3A density requirements instead of being restricted to 209 units as currently allowed. The site is located on the undeveloped portion of the Spruce Point Subdivision, at the end of Prospect Drive and Sanctuary Drive, and adjacent to 6400 Road. The applicant is Spruce Point Development Company, LLC.



6) **SPRUCE POINT FILINGS 4-7 SUBDIVISION AND PLANNED DEVELOPMENT SKETCH PLAN**

This is a review and discussion of the proposed Spruce Point Filings 4-7 Subdivision and Planned Development, located on the undeveloped portion of the Spruce Point Subdivision, at the end of Prospect Drive and Sanctuary Drive, and adjacent to 6400 Road. The subdivision proposal consists of 134 individually conveyable residential units, plus additional future assisted living and senior apartments. The applicant is Spruce Point Development Company, LLC.

7) Annual Annexation Report and 3-Mile Plan

8) Other Business

9) Next Meeting will be February 12, 2025

10) Motion to Adjourn