



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, April 8, 2026 - 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 March 25, 2026 Planning Commission meeting
- 4) Additions or Deletions
- 5) **COLORADO OUTDOORS PLANNED DEVELOPMENT PLAN AMENDMENT 3 SKETCH PLAN**
This is a review of a proposed amendment to the Colorado Outdoors Planned Development Plan Amendment 2. This proposal adds two additional properties to the existing PD plan, described as Lot 14 of the Court Park Subdivision Filing No. 1 on Merchant Drive and 701 North Grand Avenue. The applicants are Developers Specialty Services, LLC and Black Mountain Capital, LLC.



- 6) **BLUFF HARBOR 2 PLANNED DEVELOPMENT SKETCH PLAN** This is a review of a proposed planned development and subdivision of Lot 1 of the Rasmussen Minor Subdivision, also addressed as 11900 6300 Road. This proposal continues the existing development that began under County jurisdiction, and proposes 14 additional units. The applicant is Plateau Architectural Stone, LLC.

- 7) Other Business

- 8) Next Meeting will be April 22, 2026

- 9) Motion to Adjourn



City of Montrose Planning Commission

March 25, 2026

The Montrose City Planning Commission held a meeting on March 11, 2026, at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

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

Staff Members Present: William Reis (Senior Planner), Greg Stunder (Assistant City Attorney), Chris Dowsey (City Attorney) Scott Murphy (City Engineer), Abarrane Rojas (Deputy City Clerk). Jace Hochwalt (Community Development Director)

There were 21 members of the public in attendance.

Call to Order

Chairperson David Fishing called the meeting to order at 5:04 p.m.

Approval of Minutes

Phoebe Benzinger motioned to approve with the amendment putting Ronald Cairns not Richard Cairns for the motion to vote on the March 11, 2026 Minutes, Ronald Cairns seconded all voted yes and the motion carried.

Additions or Deletions

None.

E Star Ct lot 7 Subdivision Sketch Plan

This is a review of a proposed subdivision of Lot 7 of the Miami Business Park Subdivision Filing No. 2, also addressed as 738-748 E Star Ct, into 6 townhome lots. The applicant is Forza Red LLC.

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.

Questions for Staff

Ron Cairns asked about the plats timeframe. William Reis confirmed that the plat process is done so the applicant can sell the townhomes separately with their own legal description.

Applicant Presentation.

Justin Tanner, the applicant, stepped forward to answer questions.

Questions for Applicant

The applicant stated the development is envisioned as a neighborhood with a variety of building types designed to attract first-time homebuyers. Projected home sales prices are in the low \$400,000 range. The plan meets code by providing the required 1.5 parking spaces per unit.

Public Comment

None

Matteo Addition Zoning Hearing

This is a proposal for the initial zoning of "R-2" Low Density District for the proposed Matteo Addition, approximately 1.23 acres. This is located at 67135 N Road. The applicant is Nolberto Chavarria. Delphine Jadot recuses self for this agenda item

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. N

Questions for Staff

None

Applicant Presentation.

Nolberto Chavarria the applicant, stepped forward with no additional presentation

Questions for Applicant

None

Public Comment

None

Motion and Vote

Conditional Approval Motion:

Ronald Cairns motions to recommend approval of the initial zoning request of "R-2" Low Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report and Chad Huffman seconded, all approved unanimously.

Bear Creek Subdivision Amendment 5 Amended Preliminary Plat

This is a review of a proposed subdivision of Outlot 9B of the Bear Creek Subdivision Filing No. 9B Final Plat, on the southeast corner of Lincoln Road and 6530 Road, into 119 residential lots. The applicant is Bear Creek Land & Development, LLC.

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.

Chris Dowsy gave presentation on letter received from public and showed that the city is not bound by CCIOA and HOA. Citing that the developer has discretion over all easements and drainages, the density and product type as well would be a non-issue with the City of Montrose if it coincides with the zoning regulations.

Scott gave presentations on infrastructure of bear creek subdivision including a new traffic light, sidewalks, water and sewer updates for the betterment of the subdivision and community.

Questions for Staff

The commission asked staff to confirm that the issues from the letter have all been vetted and why CCIOA is cited. The staff confirmed they were verified through the city codes and stated CCIOA does not apply to the City of Montrose; we are not subject to the HOA's authority or contractual agreements but instead govern via our own ordinances. The Planning Commission cannot rule on these matters; the HOA should address the developer, especially since this is a preliminary stage. The Planning Commission's vote should be solely based on code compliance.

Applicant Presentation.

Matt Miles and attorney Shelly Dackonish stepped forward and ready to answer any questions.

Questions for Applicant

General architecture and parking plans such as the size of parking garages and driveways.

Public Comment

1 commenter from the HOA's wants to deny plat due to them not having enough time to review the architectural standards

Discussion

The commission noted that the plat is up to City Code and not the HOA covenants but that the HOA should meet with the developer so that they are able to work together.

Motion and Vote

Conditional Approval Motion

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

Other Business

None.

Next Meeting

The next Planning Commission meeting is scheduled for April 8, 2026.

Public Comment

David Fishing encouraged the public to contact City Staff office to make sure their voice is being heard. And the final date is April 6th for approval, and the public has time to make their comments known on that date

Adjournment

Delphine Jadot moved to adjourn the meeting. Chad Huffman seconded and the meeting ended at 6:09 p.m.

Chairperson

Attest



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Senior Planner
DATE: April 8, 2026
RE: Colorado Outdoors Planned Development Plan Amendment 3 Sketch Plan

ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Planned Development Sketch
- Exhibit C: Excerpts from City of Montrose Municipal Code

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: Developers Specialty Services, LLC and Black Mountain Capital, LLC

Application Background:

The Colorado Outdoors Planned Development is an existing PD on the west side of North Grande Avenue. The existing PD is approximately 98.85 acres in size, and allows for several deviations from City standards, as shown on the PD plat. This proposed amendment would add two additional properties to the existing PD plan, described as Lot 14 of the Court Park Subdivision Filing No. 1 on Merchant Drive (approximately 1.13 acres) and 701 North Grand Avenue (approximately 1.12 acres).

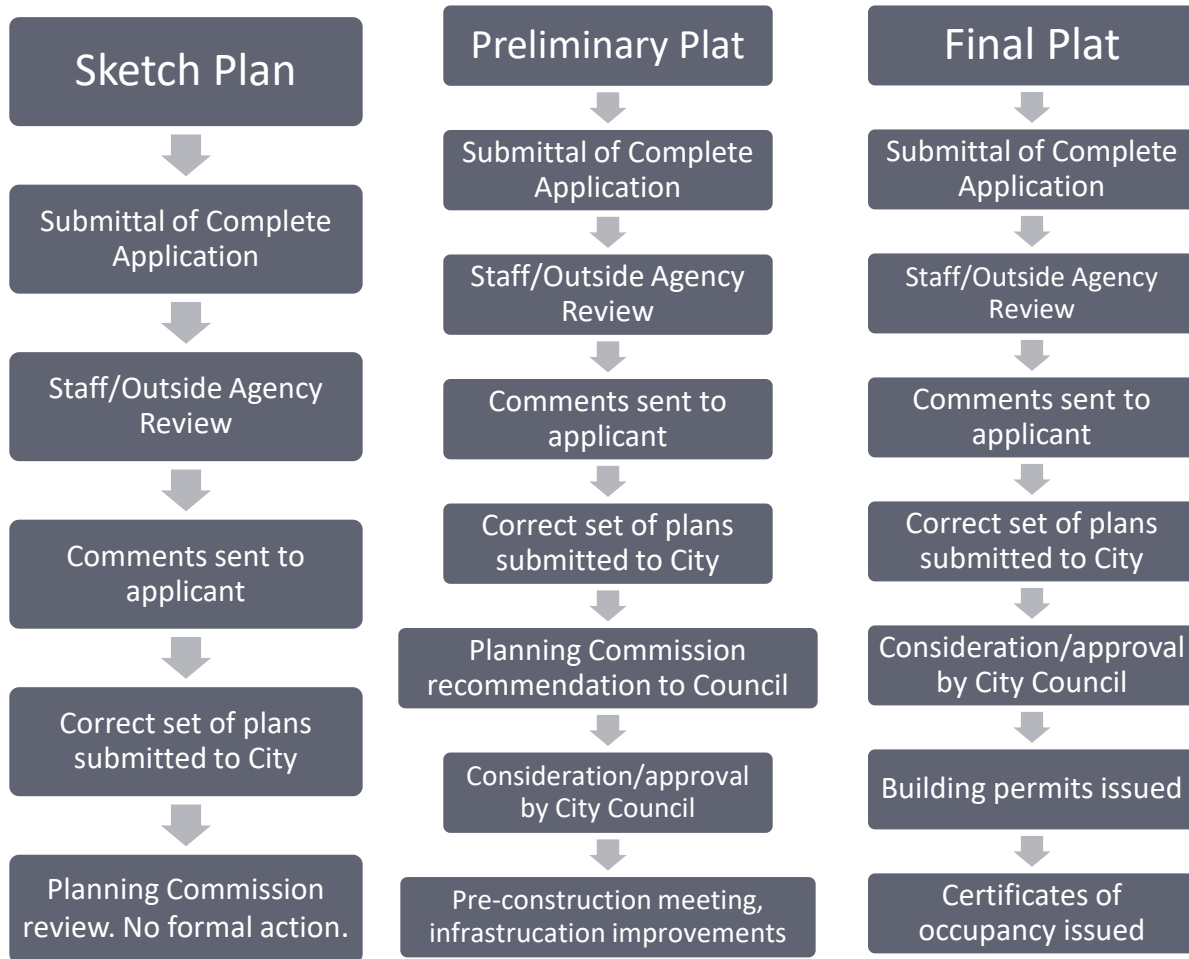
The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The applicant has submitted the attached Sketch Plan application materials (Exhibit B) based on a conceptual design and seeks the Planning Commission's feedback. The 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 these parcels being added as located in an area proposed as follows: **Residential Mixed Density Medium and Employment Center**.
 - i. *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.*
 - ii. *The Employment Center district is intended to encourage the development of planned light industrial, office, and business parks, as well as to identify locations for medium industrial uses such as manufacturing, warehousing and distributing, and indoor and outdoor storage. This district is also intended to accommodate secondary uses that complement and support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare, and housing.*



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 primarily for single-household detached, attached and duplex dwellings, along with certain other compatible land uses.
- b. Municipal Code, Section 11-7-5 (C)(5): The “B-3” General Commercial District is intended to provide for a large variety of goods and services including outdoor storage areas and a limited group of commercial/industrial uses.
- c. The proposed uses are compatible with general conditions in the area. The added properties are adjacent to properties zoned “R-3” Medium Density District, “B-3” General Commercial District, and “I-1” Light Industrial District.

Staff Guidance to Planning Commission:

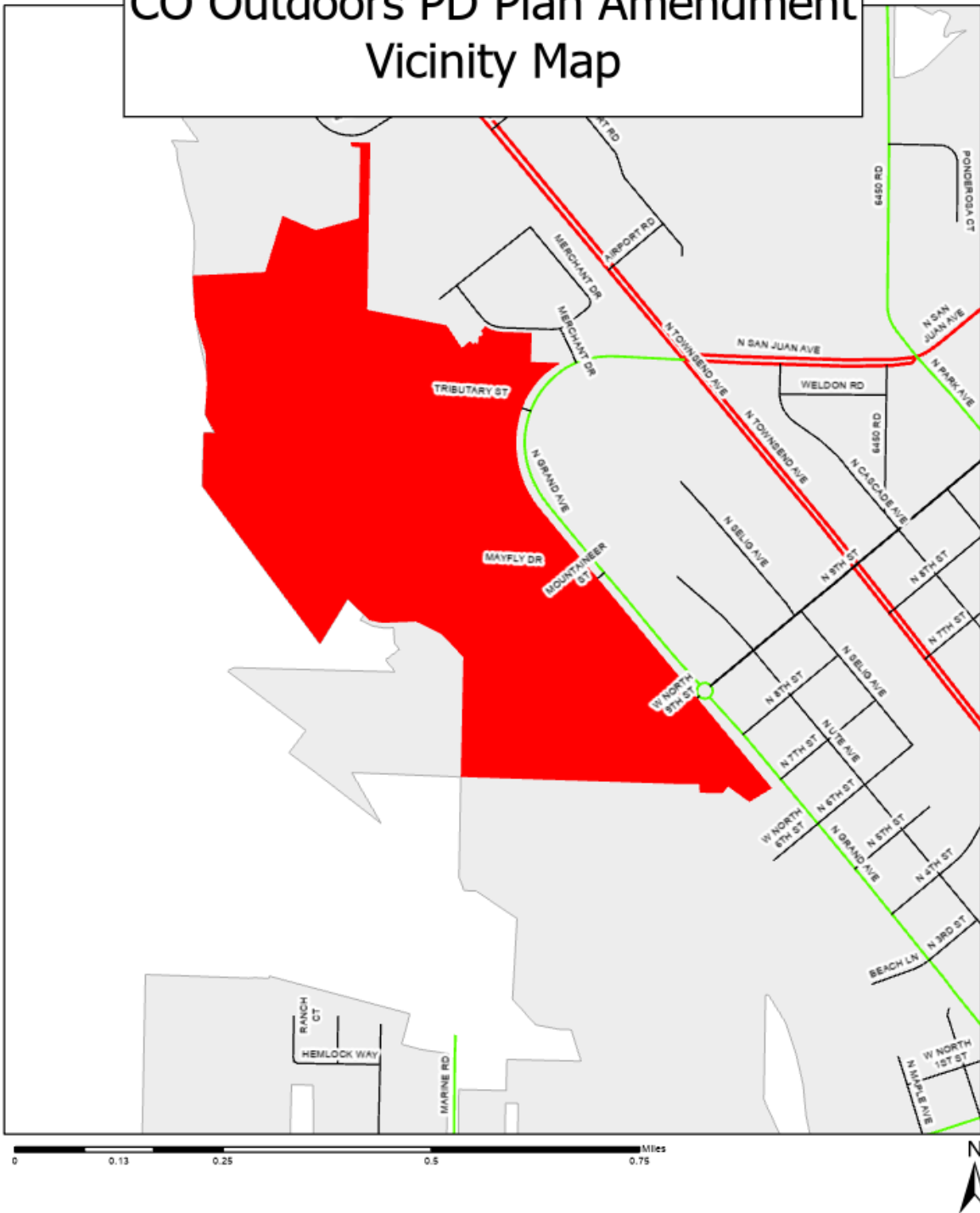
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 11-5-4. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider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

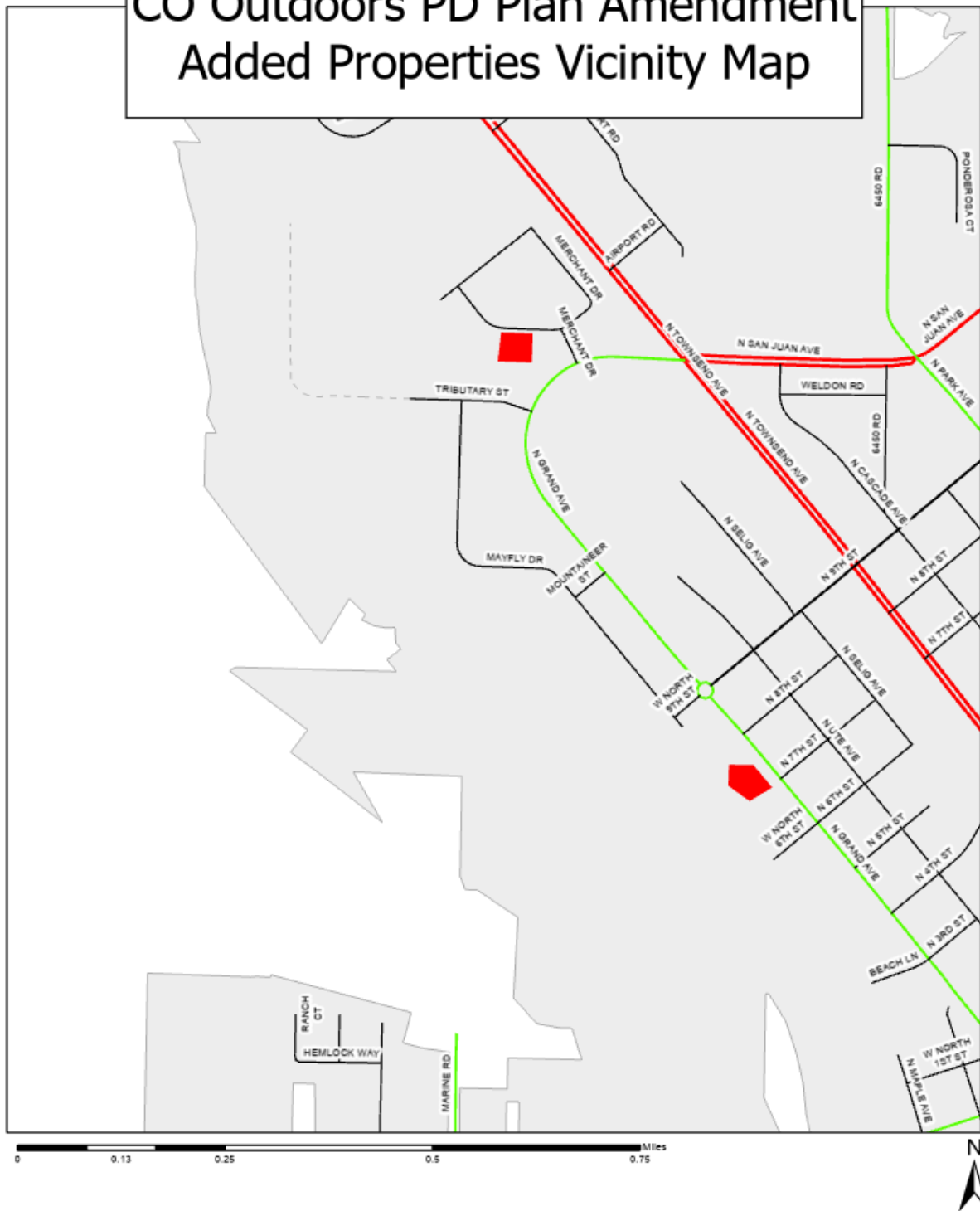


EXHIBIT A: Area Maps

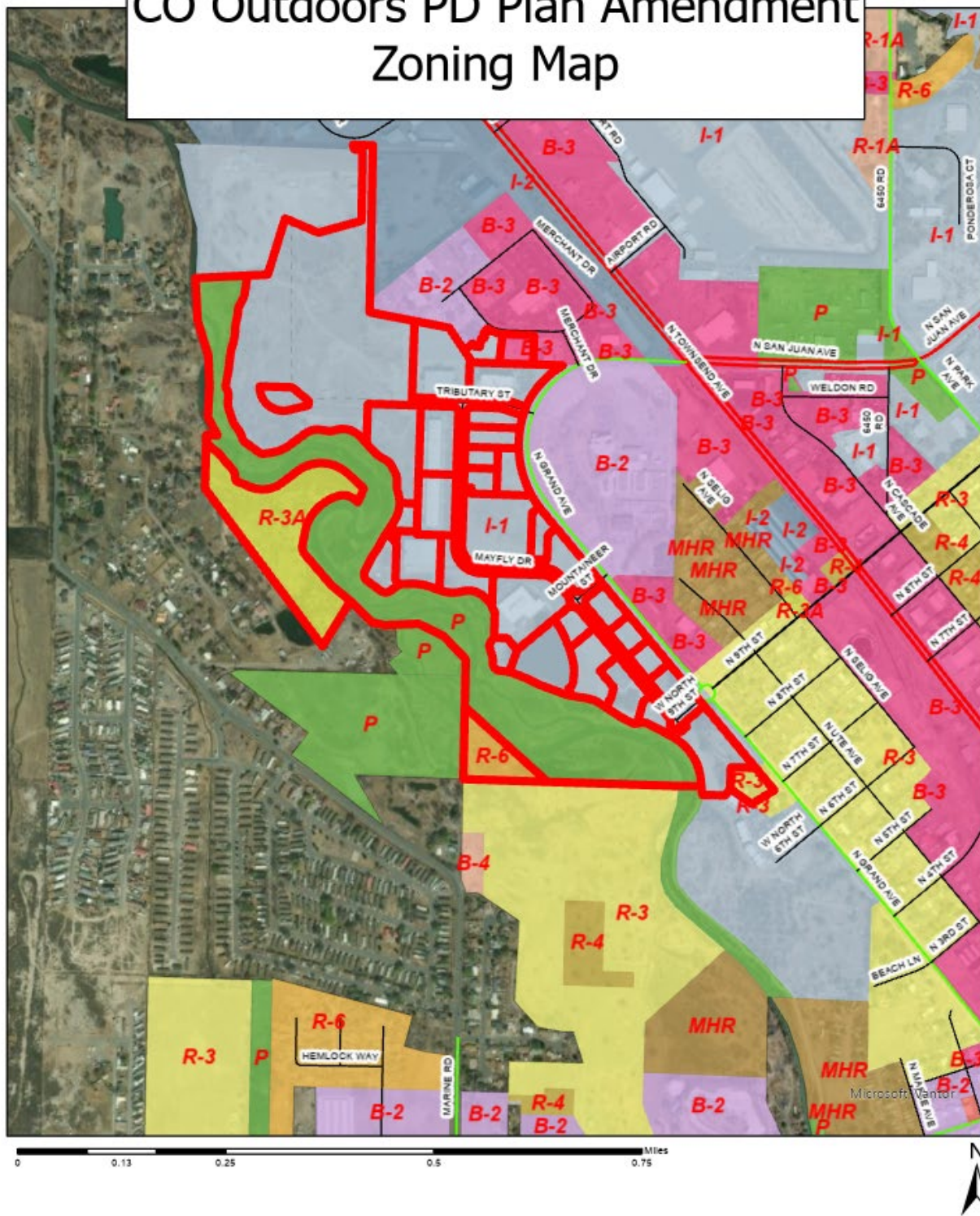
CO Outdoors PD Plan Amendment Vicinity Map



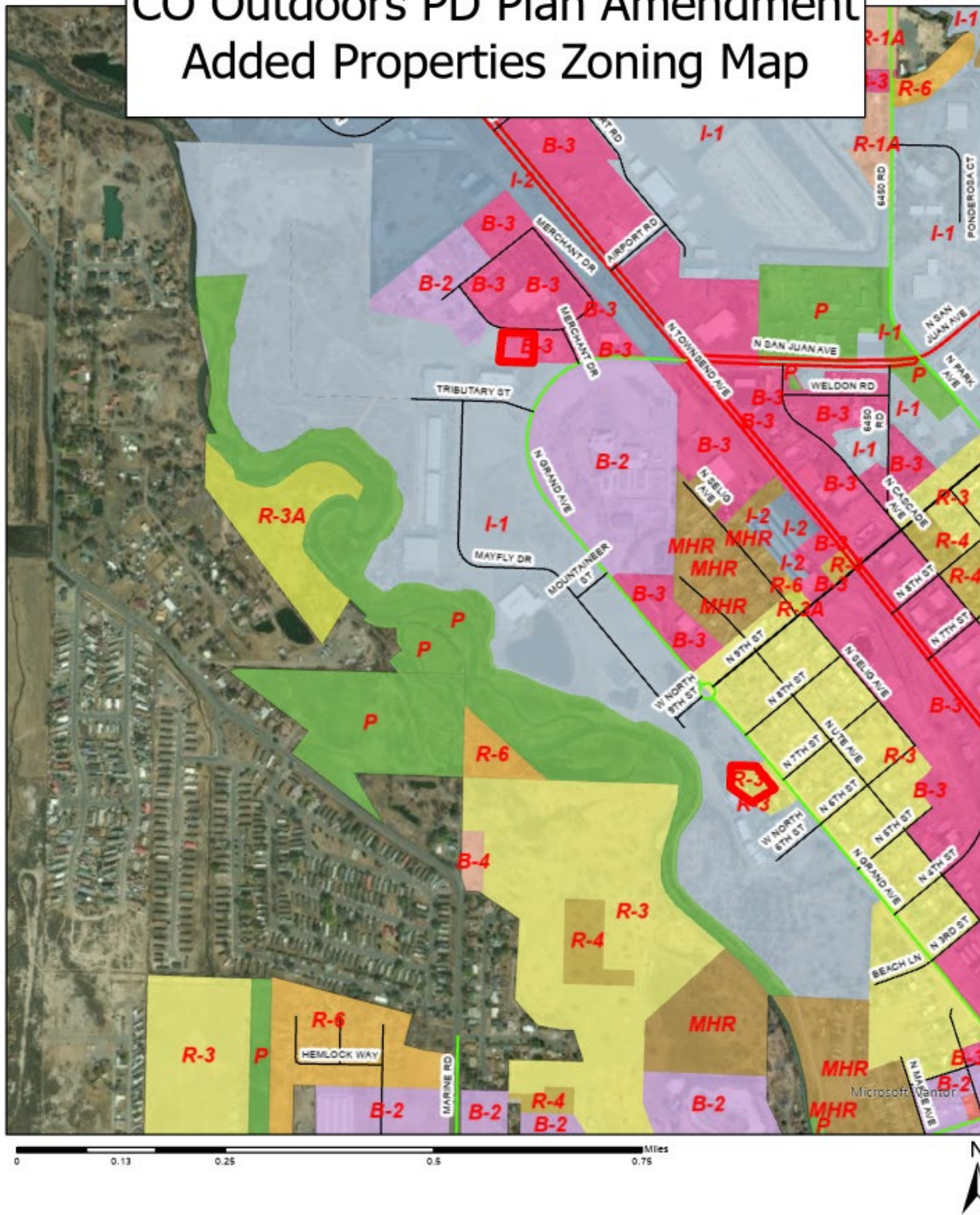
CO Outdoors PD Plan Amendment Added Properties Vicinity Map



CO Outdoors PD Plan Amendment Zoning Map



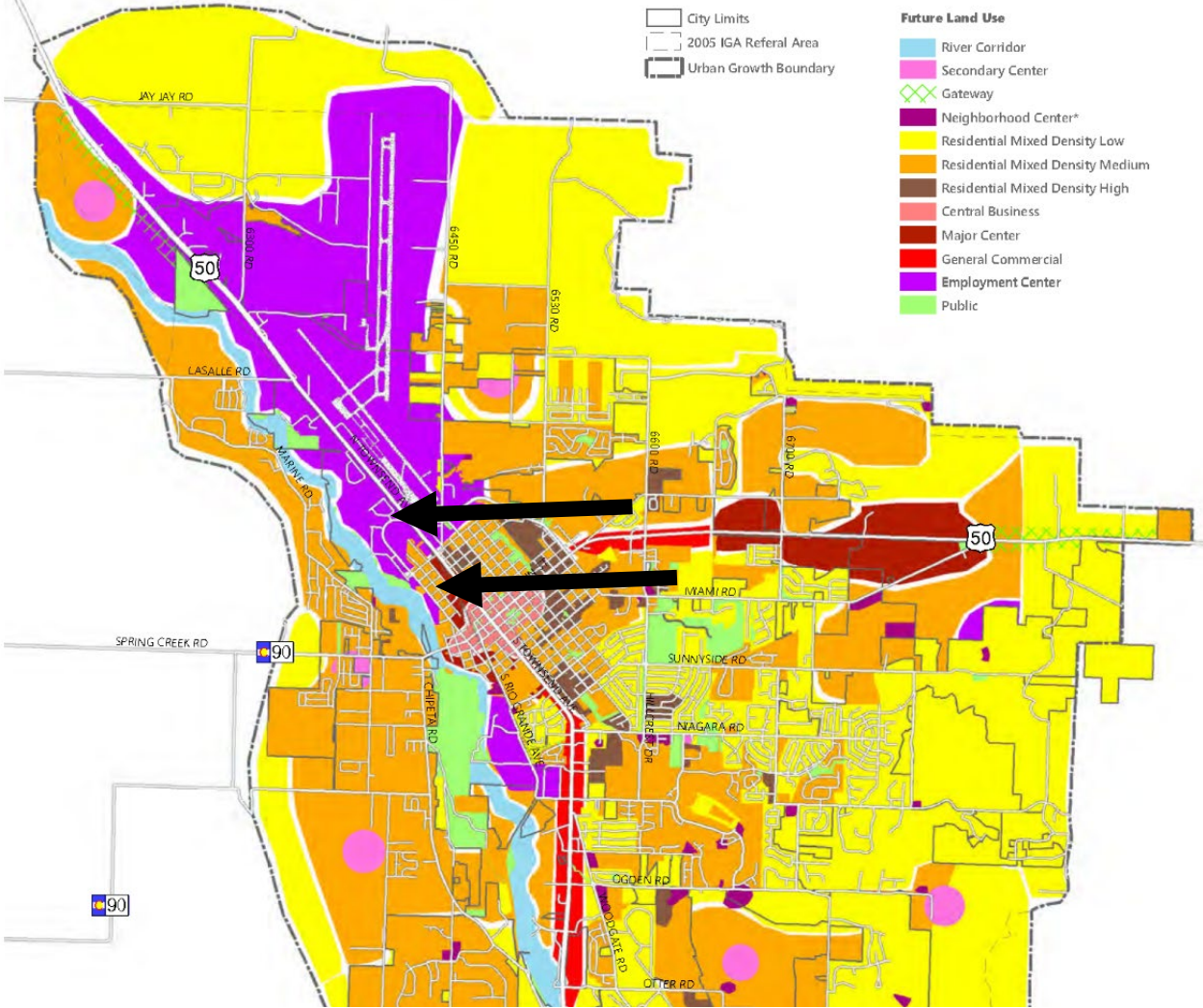
CO Outdoors PD Plan Amendment Added Properties Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



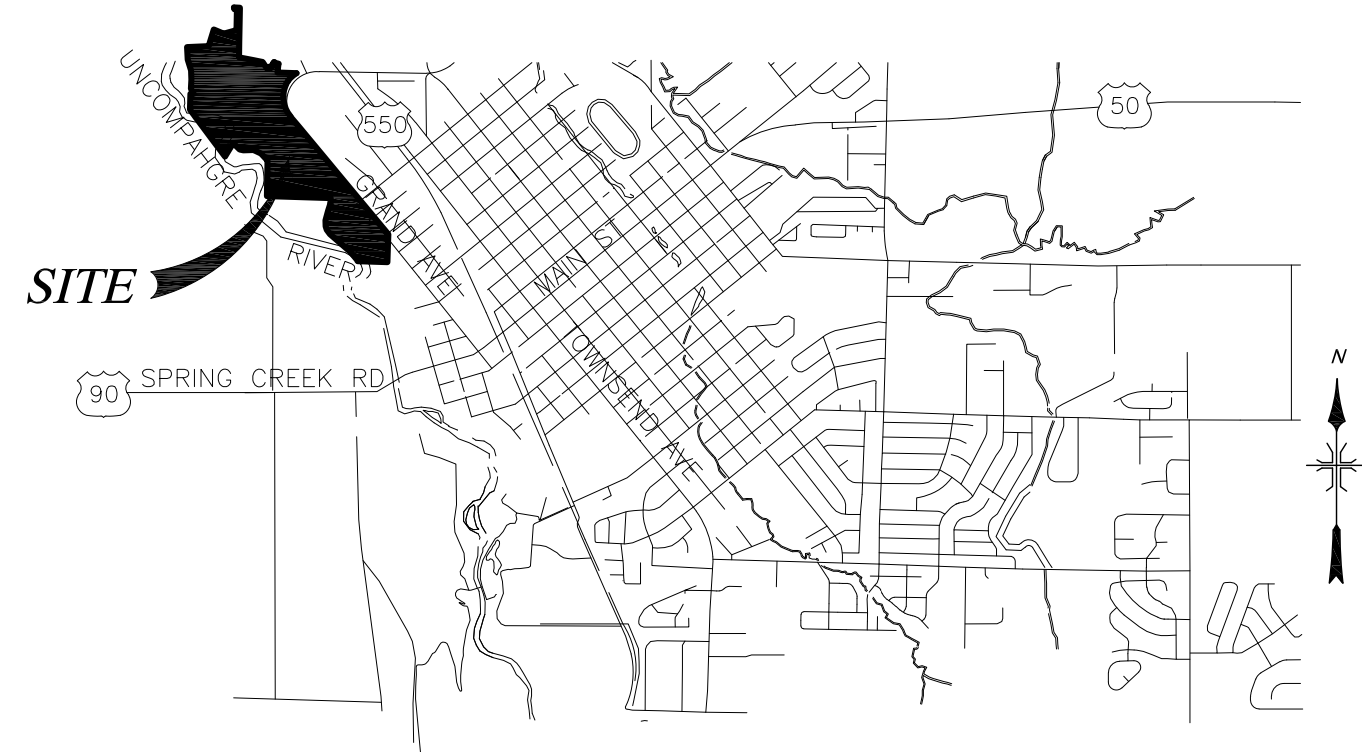
COLORADO OUTDOORS PLANNED DEVELOPMENT PLAN

SITUATED IN THE CITY OF MONTROSE, COLORADO

3rd AMENDED FEBRUARY 2026

PLANNED DEVELOPMENT PLAN CERTIFICATE

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

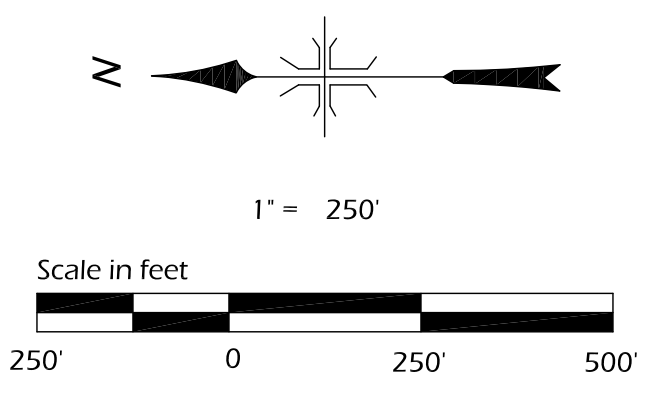


VICINITY MAP
N.T.S.

	TOTAL ACREAGE	DEVELOPABLE LAND (ACRES)	CITY OF MONTROSE OPEN SPACE (ACRES)
ORIGINAL:	164.333	123.071	41.262 (25.1%)
AMENDED 2/11/2021:	135.189	98.847	36.342 (36.8%)
AMENDMENT 3 2/27/2026:	137.056	100.715	36.342 (26.5%)

NARRATIVE

The Colorado Outdoors Planned Development Plan is being amended to include Lot 13 of Court Park Filing 1 and another lot on the south end of the development. The plan has also been updated to not show the parcels that were removed by the 2nd Amended plan. The Land Summary Table has been updated to show the new acreage as well.

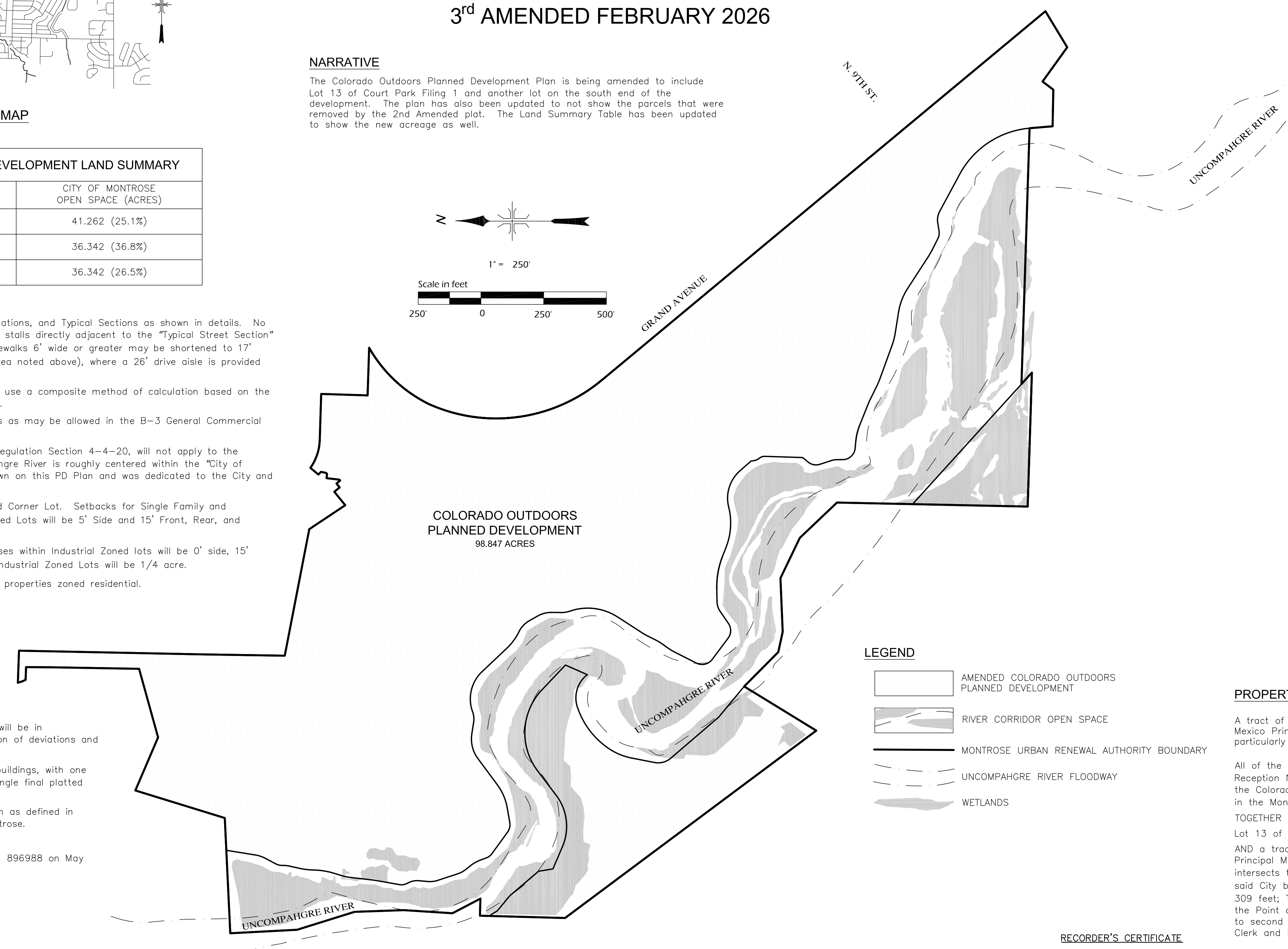


DEVIATIONS FROM CITY STANDARDS

- Public street Right of Way, Utility Easements, Utility locations, and Typical Sections as shown in details. No on street parking is allowed on public streets. Parking stalls directly adjacent to the "Typical Street Section" 15' utility easement, landscaped areas, or attached sidewalks 6' wide or greater may be shortened to 17' (allowing for a 2' vehicle overhang into the adjacent area noted above), where a 26' drive aisle is provided behind the parking stall.
- Building parking calculations for mixed use facilities will use a composite method of calculation based on the percentage of the facility planned for each type of use.
- Industrial Zoned areas include commercial or retail uses as may be allowed in the B-3 General Commercial District.
- "The Uncompahgre River Buffer Zone" (URBZ), Zoning Regulation Section 4-4-20, will not apply to the eastern side of the Uncompahgre River. The Uncompahgre River is roughly centered within the "City of Montrose Uncompahgre River Corridor Open Space" shown on this PD Plan and was dedicated to the City and preserved into perpetuity at Reception No. 904227.
- Setbacks for Industrial Zoned Lots will be 15' Front and Corner Lot. Setbacks for Single Family and Multifamily building residential uses within Industrial Zoned Lots will be 5' Side and 15' Front, Rear, and Corner Lot.
Setbacks for Townhome or Duplex building residential uses within Industrial Zoned lots will be 0' side, 15' front, rear and corner lot. Minimum Lot size for the Industrial Zoned Lots will be 1/4 acre.
Buildings may be placed within 20' of existing adjacent properties zoned residential.
- A maximum building height of 60 feet shall be allowed.

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 4-4-24(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 4-4-2 of the Official Code of the City of Montrose.
- Public access to the river shall be provided.
- Declaration of Covenants are recorded at Reception No. 896988 on May 16, 2018, Montrose County records.



LEGEND

- AMENDED COLORADO OUTDOORS PLANNED DEVELOPMENT
- RIVER CORRIDOR OPEN SPACE
- MONTROSE URBAN RENEWAL AUTHORITY BOUNDARY
- UNCOMPAGHRE RIVER FLOODWAY
- WETLANDS

OWNER APPROVAL OF P.D. PLAN

Owner _____	Date _____
Black Mountain Capital, LLC, a Nevada Limited Liability Company by: Colorado Outdoors, LLC, a Nevada Limited Liability Company	
Owner _____	Date _____
Academy West Capital, LLC	
Owner _____	Date _____
Mayfly Drive Holdings, LLC	
Owner _____	Date _____
Spring Meadow Limited Partnership	
Owner _____	Date _____
San Juan Lodging Group, LLC	
Owner _____	Date _____
COF3, LLC	
Owner _____	Date _____
COF4, LLC	

CITY APPROVAL OF P.D. PLAN

City Engineer _____	Date _____
Scott Murphy, P.E.	
City Attorney _____	Date _____
Chris Dowsey	
City Planning Commission Chair _____	Date _____
David Fishing	
City Mayor _____	Date _____
Dave Frank	

PROPERTY DESCRIPTION

A tract of land situated in Sections 20, 21, 28 and 29 of Township 49 North, Range 9 West, New Mexico Principal Meridian, City and County of Montrose, State of Colorado and being more particularly described as follows:

All of the area included in the Colorado Outdoors Subdivision Filing No. 1 Final Plat as recorded at Reception No. 904227 in the Montrose County Clerk and Recorder's Office except Lots 2 and 3 of the Colorado Outdoors South Boundary Line Adjustment Plat as recorded at Reception No. 923547 in the Montrose County Clerk and Recorder's Office.

TOGETHER WITH:

Lot 13 of the Court Park Filing 1 recorded May 1, 1997 at Reception No. 627713, AND a tract of land in Lots 4 and 5, Section 28, Township 49 North, Range 9 West, New Mexico Principal Meridian described as: Beginning at a point where the North boundary line of said Lot 5 intersects the Southwesterly boundary of the City of Montrose, Colorado; Thence N40°30'W along said City boundary 154.2 feet; Thence West 170.4 feet; Thence South 147 feet; Thence S55°20'E 309 feet; Thence N62°E 150 feet to said City boundary; Thence N40°30'E along City boundary to the Point of Beginning, save and except a certain tract of land previously conveyed by first party to second party by warrant deed recorded in Book 552 at Page 880 of the records of the County Clerk and Recorder of Montrose County, Colorado

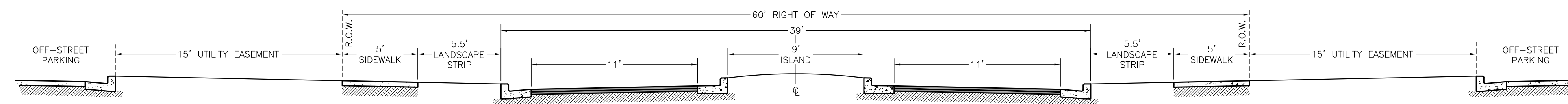
RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____ m. on the _____ day of _____, 20____.

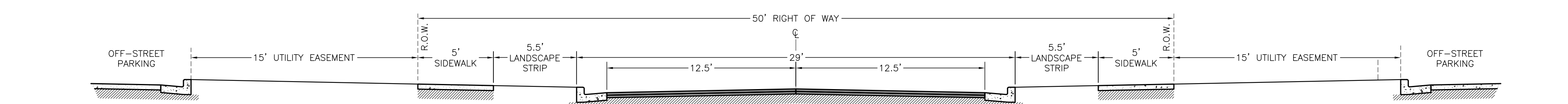
Reception No. _____

by _____
County Clerk & Recorder

Deputy



TYPICAL BOULEVARD ENTRANCE SECTION DETAIL



TYPICAL STREET SECTION DETAIL

FOR REVIEW

DMC	DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave., Montrose, CO 81401 (970) 249-2251 www.delmont.com service@del-mont.com		CLIENT: MONTROSE URBAN RENEWAL AUTHORITY
	FIELD BOOK: 883E	DRAWN BY: MGW	DATE: 02/24/26
SHEET: 1 of 1	FILE: 26033V_PLAT-PD-AMND	JOB NO.: 26033	TITLE: AMENDED P.D. PLAN

ADDRESS & PHONE: **433 S. FIRST STREET
P.O. BOX 790
MONTROSE, CO 81402**

EXHIBIT C:

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

- (A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units.
- (B) *General Provisions.*
- (1) A planned development must be in substantial conformity with the Comprehensive Plan.
 - (2) A minimum of 20 percent of the gross area of the planned development must be preserved as useable open space, as defined in Section 11-15-2. The 20 percent useable open space requirement shall not apply to a proposed PD containing six or fewer units and processed under Subsection C(5).
 - (3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.
 - (4) Residential dwellings may be clustered, including the use of single-household dwelling, duplex and multi-household dwellings.
 - (5) Affordable housing, as defined in Section 11-15-2, may be included in a planned development.
 - (6) Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.
- (C) *Permitted Uses in a PD.*
- (1) Any use permitted in the underlying zone district, limited as to its status as a use by right, a conditional use, or a temporary use, unless otherwise limited or permitted on the PD plan.
- (D) *Administrative PD Procedure.* This procedure is applicable for planned developments containing six or fewer units:
- (1) All lots or tracts are adjacent to a dedicated and accepted public street;
 - (2) The lots are part of a subdivision or PD plat that has been previously approved and/or accepted by the City and recorded in the Montrose County Records;
 - (3) All improvements required by applicable City ordinances and regulations, including those related to PD Plans, are already in existence and available to serve each lot, or secured;
 - (4) No part of the Administrative PD has been approved as part of an Administrative PD within three years prior to the date of submission of the Administrative PD plat;
 - (5) No material changes to prior restrictions or easements are proposed; and
 - (6) Provisions of Section 11-5-3(B) through and including (E) of this Title shall apply.
 - (7) Approval of an Administrative PD by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision or PD requirements, and proceed through the applicable approval process.
 - (8) Prior to any review of the Administrative PD, the applicant shall provide written consent of all property owners within the proposed Administrative PD plan area. To the extent only a portion of a prior-approved



Administrative PD plan area is proposed to be amended by the Administrative PD Plan application, then only the consent of the property owners within such portion shall be required.

- (9) Amendments to Administrative PDs may be submitted for review and approval in the same manner as the initial Administrative PD.

(E) *Dimensional Requirements, Densities.*

- (1) Dimensional requirements, except those relating to overall residential density, which would otherwise be required by the City Zoning Regulations, or other City regulations for the district affected, may be deviated from in accordance with the plan as approved, if the Review Board determines that such deviations are in compliance with the Comprehensive Plan and will promote the public health, safety and welfare.
- (2) The Review Board may impose conditions as necessary or appropriate. The total number of residential units shall not exceed the area of the site divided by the minimum lot sizes specified for the zoning districts included.

(F) *Review of Sketch, Preliminary and Final PD Plan.*

- (1) The sketch plan, preliminary plan and final PD plans shall be reviewed pursuant to the procedures and requirements for subdivisions as set out in Chapter 11-5 of this Title. The Planning Commission shall take no formal action at the conclusion of its public hearing on the sketch plan; however, comments by the public and the Commission shall be reflected in the minutes of the hearing as a part of the record on the application as it moves through the entire review process. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.
- (2) Prior to any review of the Sketch, Preliminary and Final PD Plan, the applicant shall provide written consent of all property owners within the proposed PD plan area. For the purposes of this Section, "PD plan area" is the entirety of the territory proposed to be included in a PD plan; provided, however, that for applications for PD plan amendments, only the portion of the PD plan area being amended or affected shall constitute the PD plan area for such application for purposes of consent; nevertheless, all owners of property within the PD must be given notice of the public hearing at which the amendment is to be considered.
- (3) Conditions may be imposed as appropriate to assure that the PD plan is consistent with the Comprehensive Plan and promotes the public health, safety and welfare.
- (4) The plan shall show the location, size, number of dwelling units, and other uses, and shall further set out the location of all parks, open space, parking areas, streets, sidewalks, trails, bike paths and other improvements and structures. All information necessary to show compliance with the requirements of this Section shall be submitted. Where appropriate, in lieu of exact locations, numbers and sizes, parameters or limits may be set out.
- (5) The PD Plan as approved shall be recorded.
- (6) The final PD plan may be treated as a vested right pursuant to the procedure in 11-4-9.

(G) *Required Improvements.*

- (1) All PDs shall provide the same improvements as required for subdivisions in Chapter 11-5 of this Title, and security therefore shall be provided as set out in Section 11-5-12 of this Title.
- (2) All improvements shall be constructed in accordance with standard City design and construction specifications and standards, in substantial conformity with the PD plan, and in accordance with subdivision design standards as set out in Chapter 11-5 of this Title, except as modified by the PD plan.
- (3) An entity shall be established or provided for ownership and maintenance of all facilities and open spaces, which are approved for common ownership or not dedicated to the City.



- (4) Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare. A public street shall be dedicated to the City and developed at the developer's cost to provide direct access to each building with residential units or to the parking lot serving the building.

(H) *Enforcement and Amendments.*

- (1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned United Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision improvements by 11-5-12 of this Title, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.
- (2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 11-4 of this Title, with the added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 300 feet of the proposed Amended PD plan area.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Senior Planner
DATE: April 8, 2026
RE: Bluff Harbor 2 Planned Development Sketch Plan

ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Planned Development Sketch
- Exhibit C: Excerpts from City of Montrose Municipal Code

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: Plateau Architectural Stone, LLC

Application Background:

The Bluff Harbor 2 Planned Development is a proposed residential development on the northern side of Montrose, located on Lot 1 of the Rasmussen Minor Subdivision, also addressed as 11900 6300 Road. The property is approximately 7.26 acres in size and is zoned “MHR” Manufactured Housing Residential District. The property currently has 14 residential buildings, which were developed while the property was in the County. The property was annexed as part of the Powderhorn Addition in 1997. Further development requires City approval. This sketch plan proposes 14 additional residential buildings, along with subdividing buildings into conveyable lots.

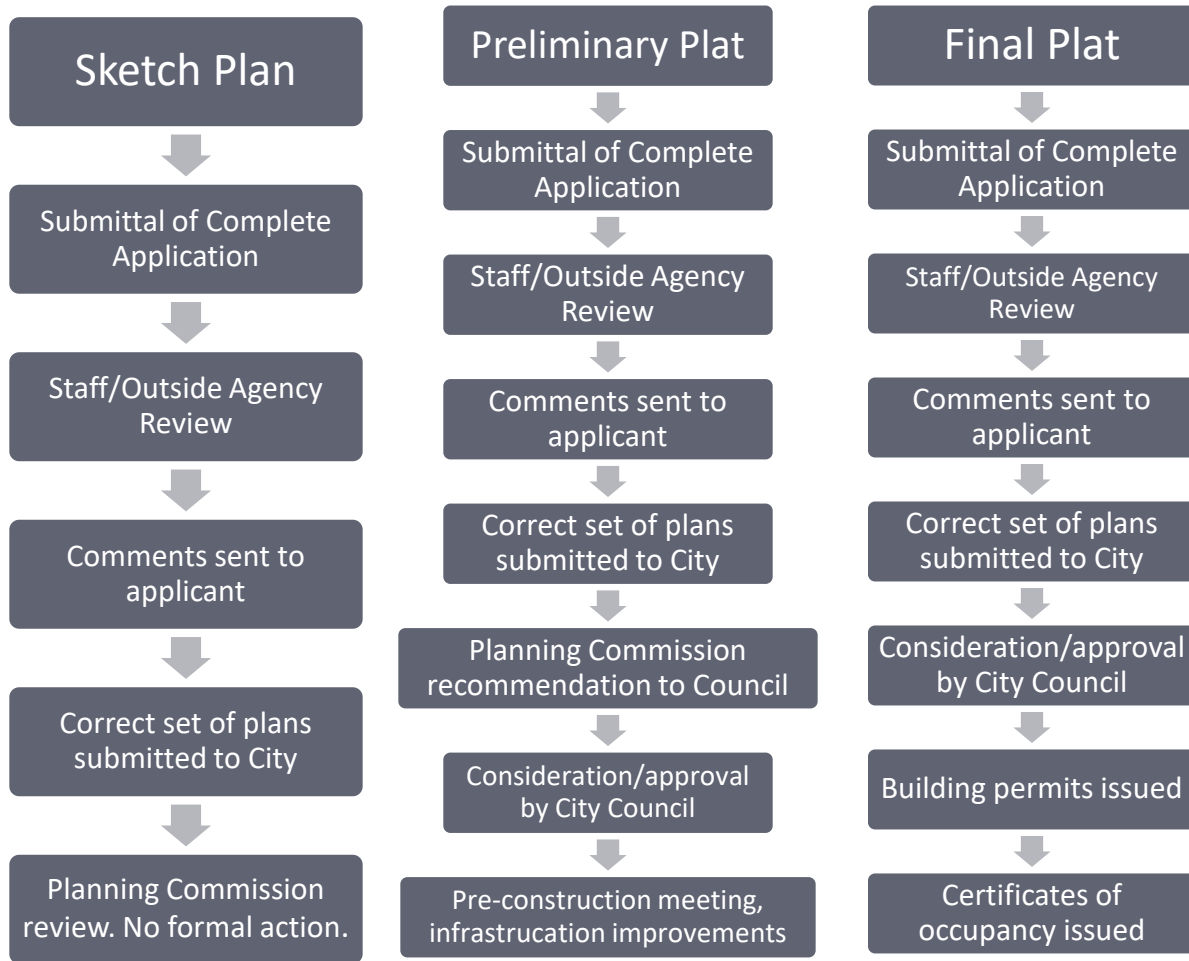
The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The applicant has submitted the attached Sketch Plan application materials (Exhibit C) based on a conceptual design and seeks the Planning Commission’s feedback. The 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)(10): The "MHR" Manufactured Housing Residential District is intended to provide a suitable environment for manufactured housing developments or tiny home communities, 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 "MHR" Manufactured Housing Residential District, "I-1" Light Industrial District, and properties outside of City limits.



Staff Guidance to Planning Commission:

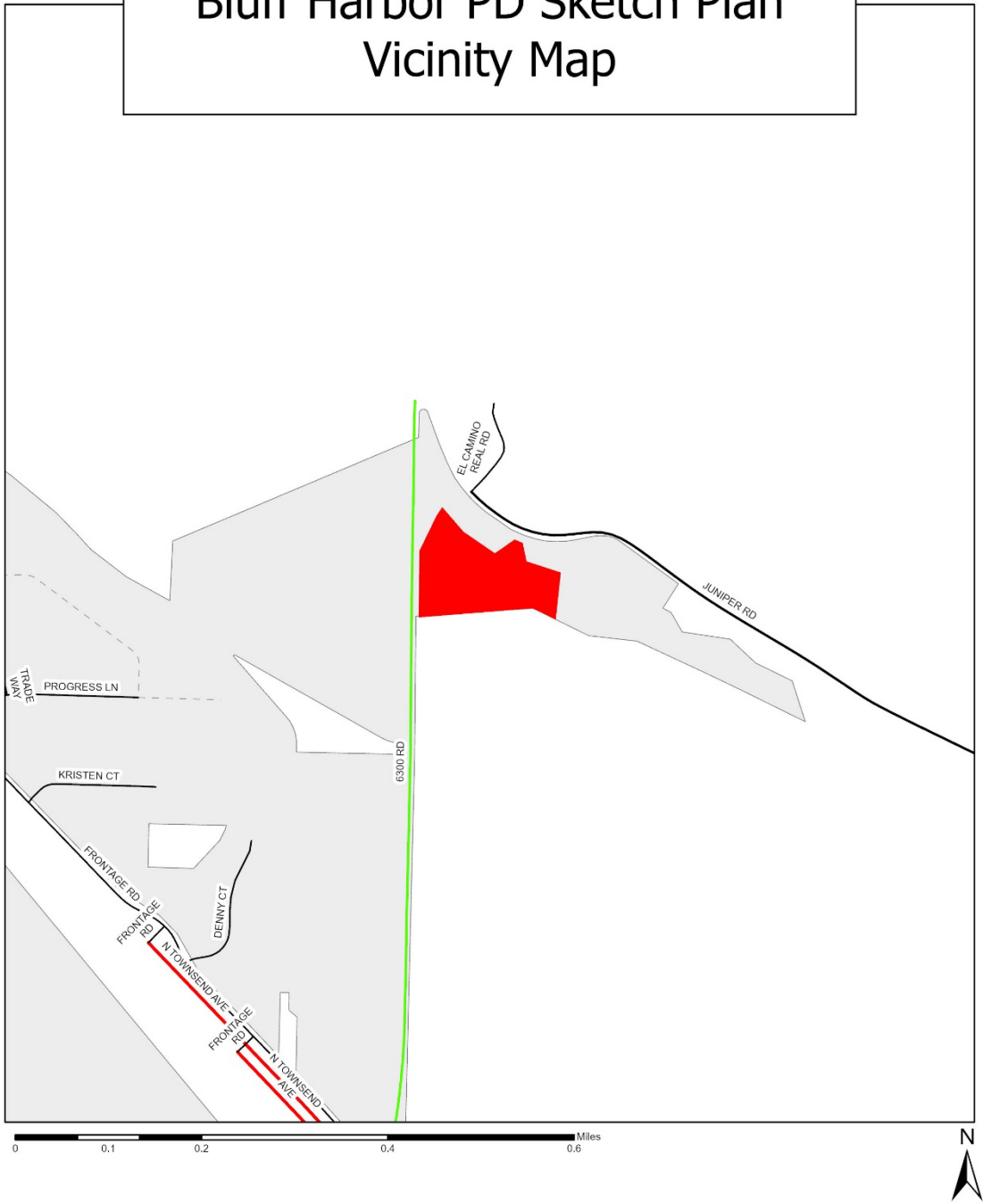
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 11-5-4. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider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

Bluff Harbor PD Sketch Plan Vicinity Map



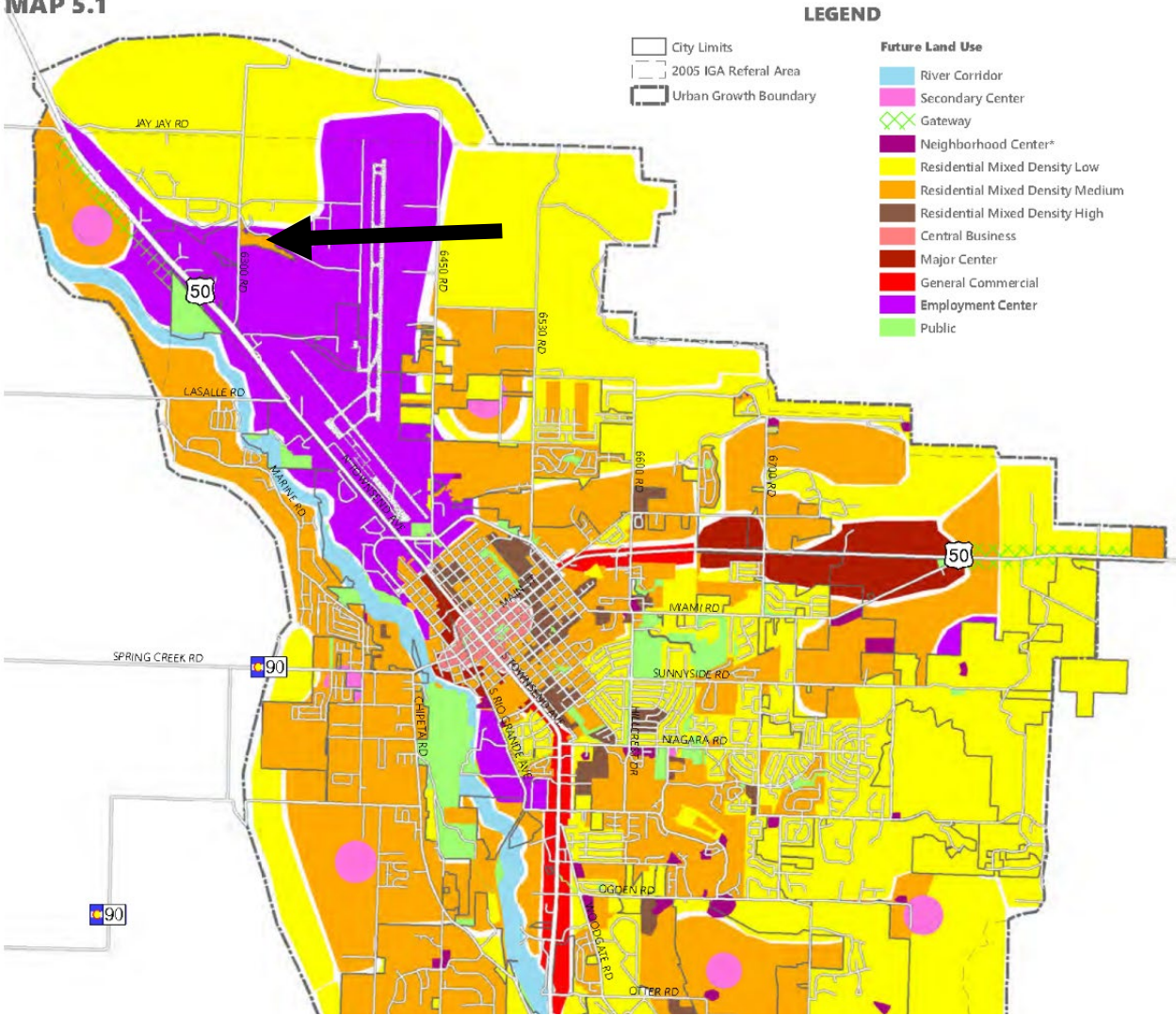
Bluff Harbor PD Sketch Plan Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



BLUFF HARBOR 2 SUBDIVISION SKETCH PLAN NARRATIVE

February 5, 2026

Owner:
MATT MILES

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



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General

The Bluff Harbor 2 Subdivision is a residential proposed development on 7.26 acres in the northern area of Montrose, CO. A portion of the site has already been developed with 14 existing mobile homes and a clubhouse. The intent of this subdivision is to make lots for each of the 14 existing homes with an additional 14 lots for future development.

The site is bordered on the west by 6300 Road, on the south by the G Drain, and single-family residences to the east and north.

The property was annexed into the City of Montrose in 1997 and zoned as MHR (Manufactured Housing Residential). 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 Menoken Water Company's water system. There is an existing water line within Bluff Harbor Dr. along with another branch that follows the proposed private drive that heads north. There are curb stops that have been installed at each proposed lot (See Sheet 1 of 3).

The infrastructure to supply water to these lots are already existing. A fire flow test was conducted on May 5th, 2025 and found to have more than enough fire flow capacity. Anticipated water demands are estimated based on City requirements and are as follows:

Anticipated Land Use	Quantity of Water (gallons per day per unit)	Existing Units	Proposed Units	Total Units	Total Anticipated Water Demand (gallons/day)
Single Family Homes (Mobile Homes)	350	14	14	28	9,800

Formal engineering plans showing the existing water system and proposed services will be completed and submitted with the Preliminary Plat.



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Sanitary Sewer

The project is served by City sewer. An existing City owned 8" gravity system network within this development will be utilized (See sheet 1 & 2 for existing manhole and 8" main lines). The existing system flows south and west towards 6300 Rd. where it then heads south.

According to the City of Montrose Sewer Master Plan, this point of connection is operating at less than 25% capacity in the ultimate buildout scenario presented in the plan. This point of connection accounted for future additions and this development is in-line with the anticipated land use.

Anticipated sewage generation is as follows:

Anticipated Land Use	Quantity of Sewage (gallons per day per unit)	Existing Units	Proposed Units	Total Units	Total Anticipated Sewage (gallons/day)
Single Family Homes (Mobile Homes)	350	14	14	28	9,800

Formal engineering plans showing the existing waste water system and proposed services will be completed and submitted with the Preliminary Plat.

Availability of other utilities

Electric, telephone, and natural gas are available for the development. Please see the accompanying conceptual utility layout for locations (overhead and buried) of the dry utilities. In general, telephone and power are already available on the West side of the proposed private drive that branches off of Bluff Harbor Dr. These utilities have been installed at the proposed lots (see Sheets 1 of 3). Gas is also readily available on the north side of Bluff Harbor Dr.

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.



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Drainage

The property is well suited for development, sloping from north east to south west at about an average 4% natural grade. Proposed drainage patterns will follow this natural topography with stormwater routed towards the existing detention pond. Prior to discharging into the existing detention pond, the stormwater will be collected by a new detention pond placed just north east of the intersection of Bluff Harbor Dr. and 6300 Rd. (see Sheets 2 & 3 of 3). The stormwater pond will be designed to provide water quality treatment (extended detention), control peak flows, and ultimately discharge at historical discharge rates and locations.

Access to property

There is one access point planned into this development being the existing intersection of 6300 Rd and Bluff Harbor Dr. Please see the accompanying planned layout for more details (Sheets 2 & 3 of 3).

Parking

The development proposes that individual lots will provide parking within standard private driveways.

Mailboxes

Residential gang mailboxes will be adjacent to the existing mailboxes near the entrance of the development.

Total number of proposed dwelling units

There are 14 proposed mobile home lots along with the existing 14 units for this development.

Compatibility with Natural Features

The development will be laid out to fit the natural topography, with a generous open space following the exterior boundary and near the existing club house.

Permits

The following is a list of known permits that will be required for the Bluff Harbor 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.



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Adjoining Property Owners

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

Known Public Concerns

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

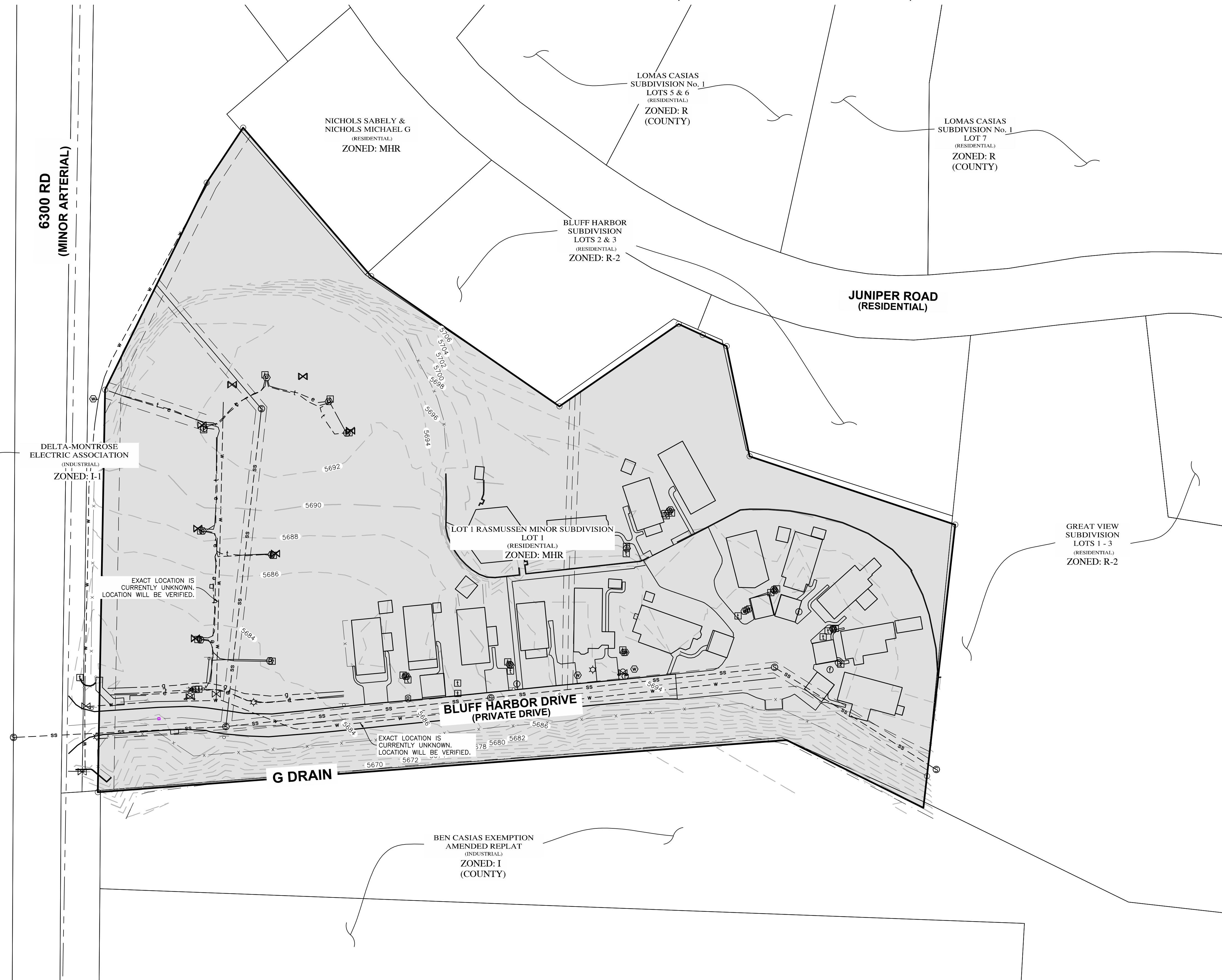
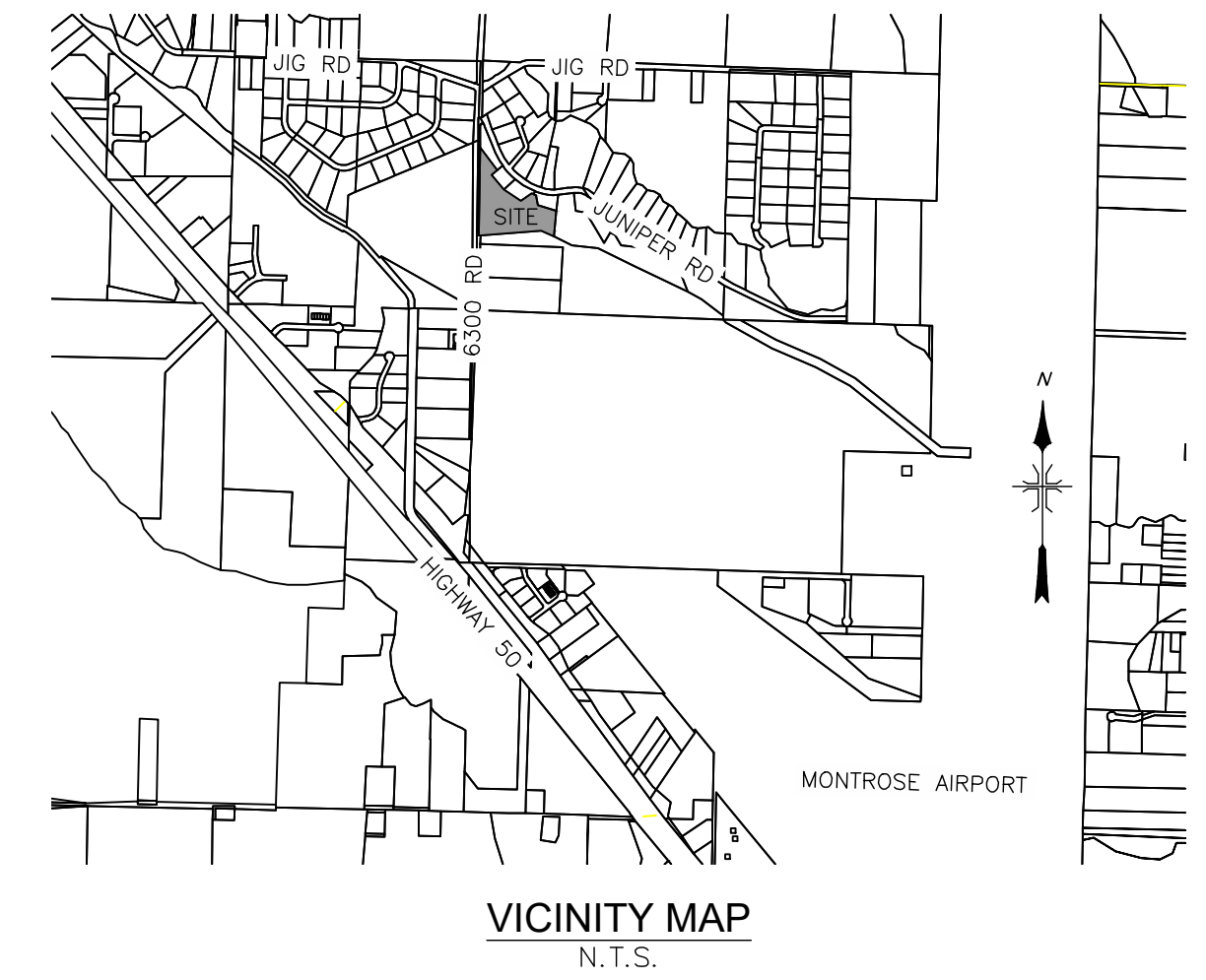


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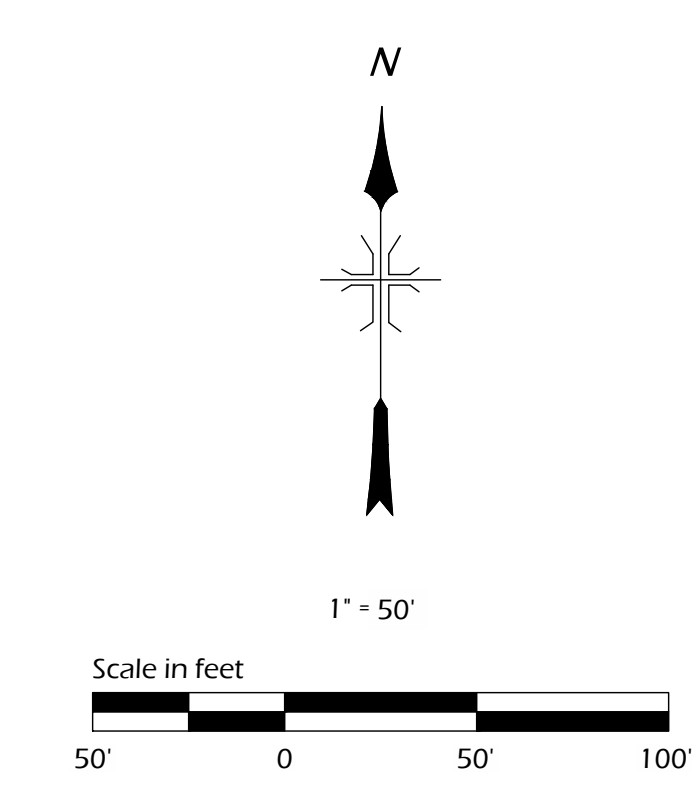
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www.del-mont.com ▼ service@del-mont.com

BLUFF HARBOR 2 SUBDIVISION SKETCH PLAN

SITUATED IN SECTION 8, 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
 - ohe --- = EXISTING OVERHEAD POWER LINE
 - g --- = EXISTING GAS LINE
 - w --- = EXISTING WATER LINE
 - ss --- = EXISTING SEWER LINE
 - irr --- = EXISTING IRRIGATION PIPE
 - = EXISTING DITCH
 - x x = EXISTING FENCE
 - 5880- = EXISTING GROUND MAJOR CONTOUR
 - 5879- = EXISTING GROUND MINOR CONTOUR
 - = BLUFF HARBOR 2 SKETCH PLAN PARCEL



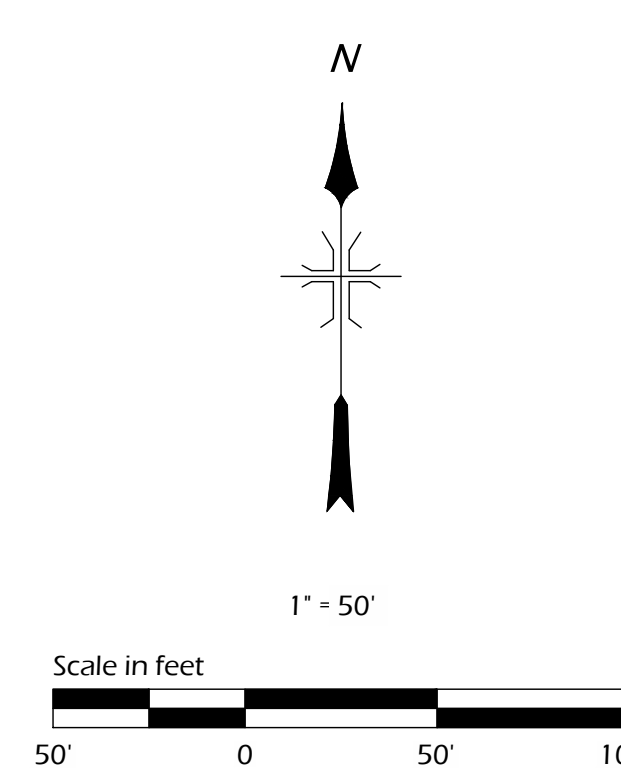
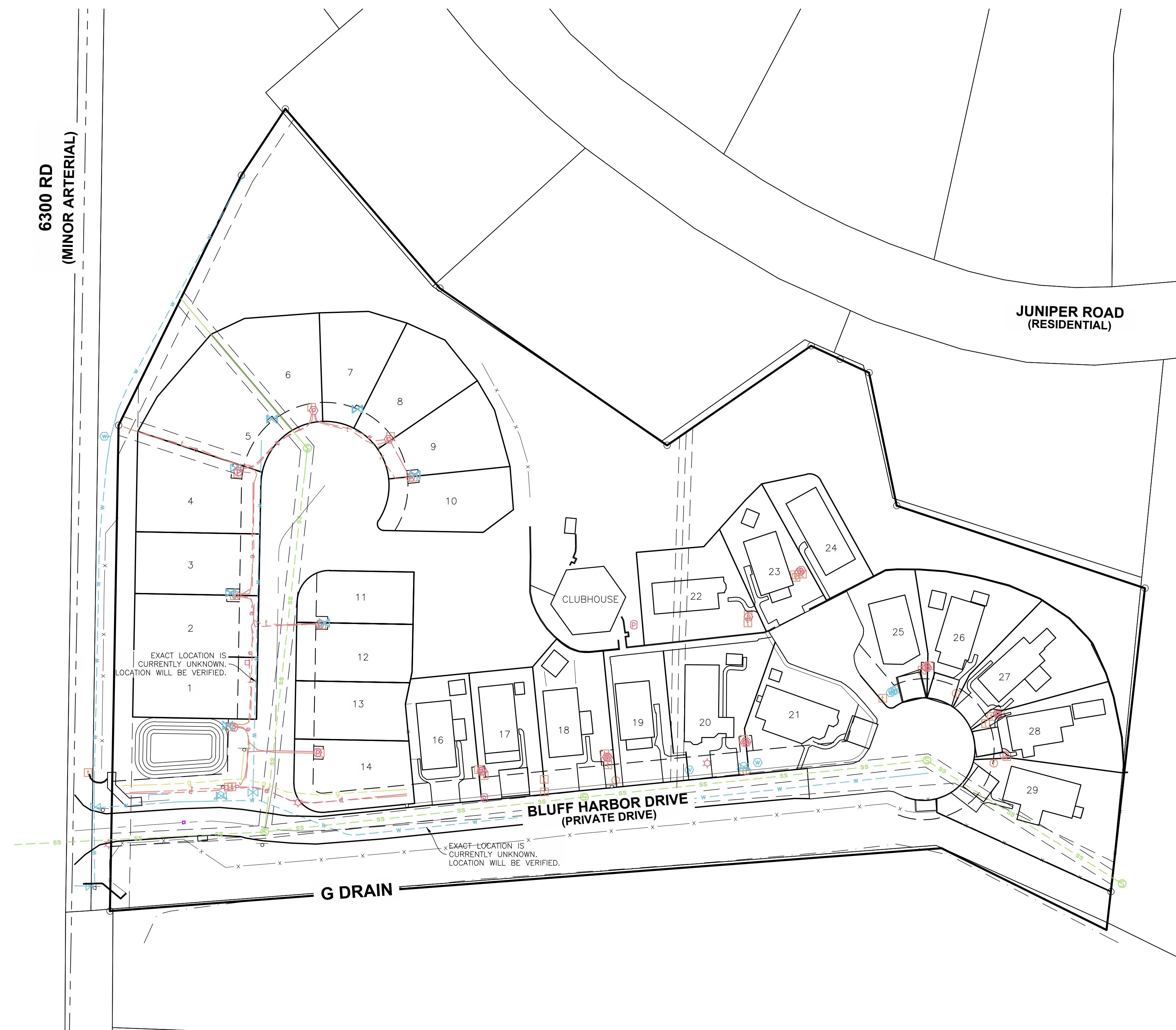
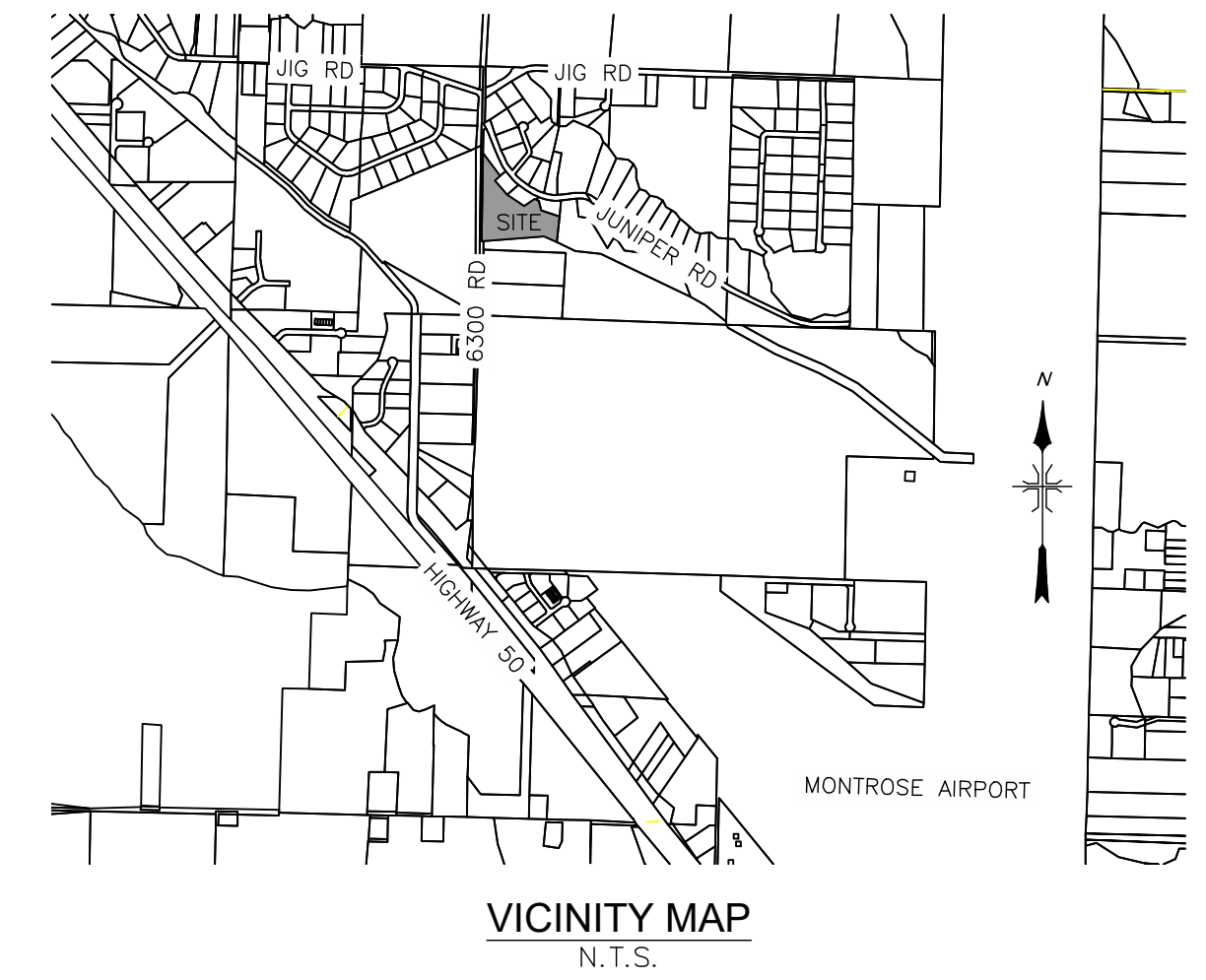
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of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

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		TITLE: BLUFF HARBOR 2 SUBDIVISION EXISTING CONDITIONS
FIELD BOOK:		DRAWN BY: BAJ	DATE: 2026-02-18	CLIENT: LEADERSHIP CIRCLE LLC
SHEET: 1 of 3		FILE: 24173C_SKETCH	JOB NO.: 24173	ADDRESS & PHONE: PO BOX 239 970-249-3398
				TYPE: SKETCH

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24173-BLUFF HARBOR ALTA\C3D

BLUFF HARBOR 2 SUBDIVISION SKETCH PLAN


SITUATED IN SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

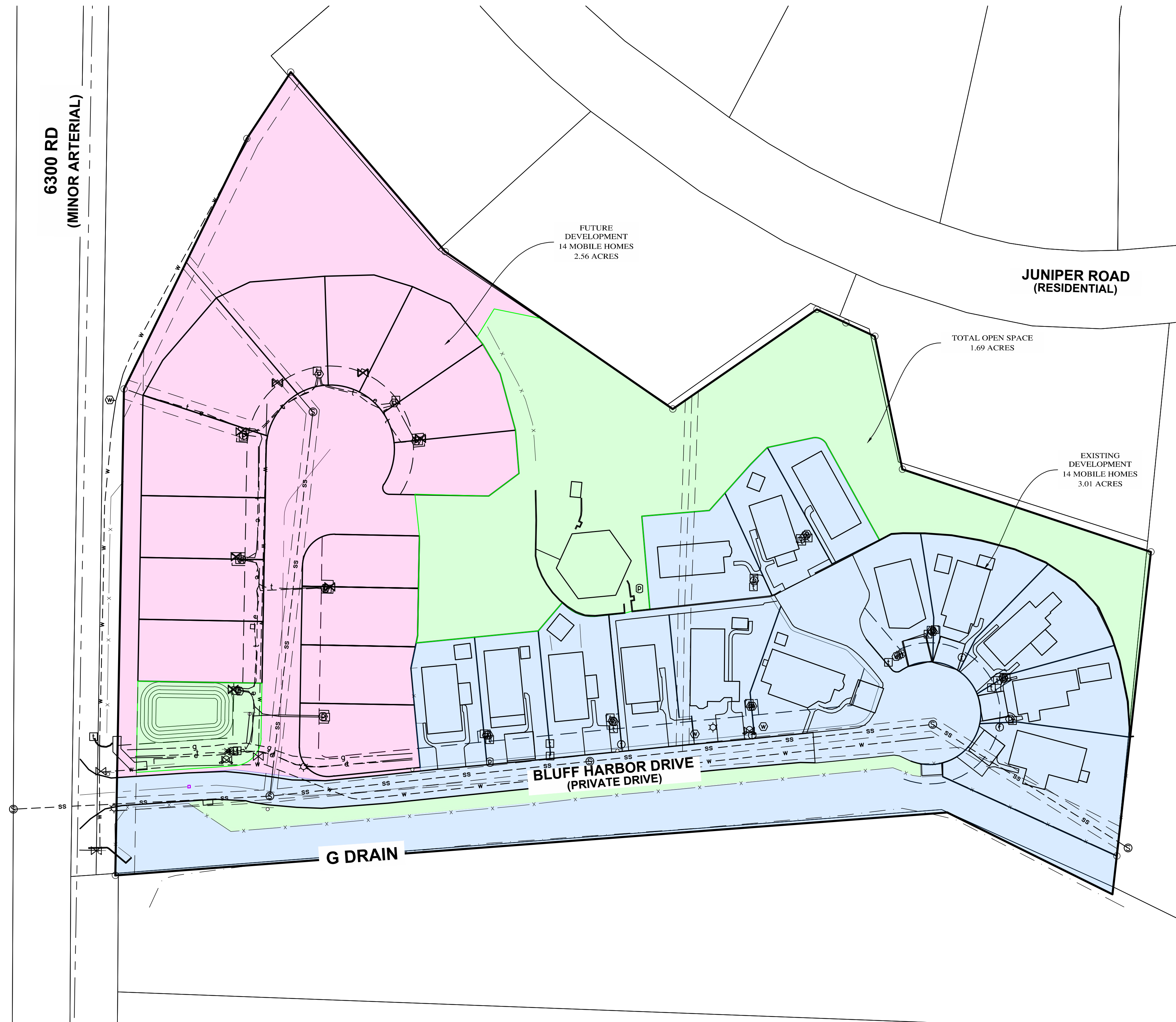
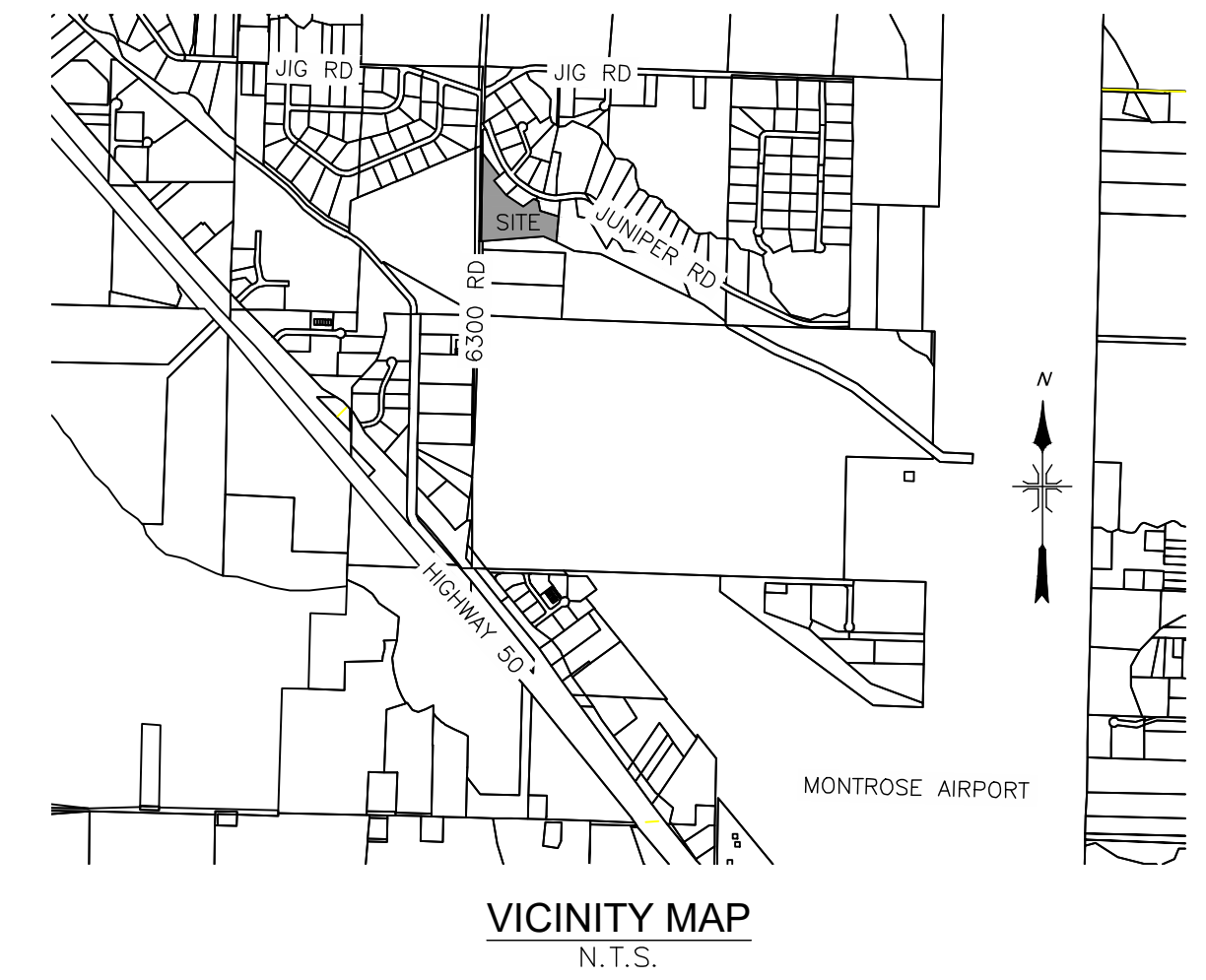
- w --- PROPOSED LOT LINES
- irr --- EXISTING WATER LINE
- fo --- EXISTING IRRIGATION LINE
- ohe --- EXISTING OVERHEAD FIBER-OPTIC LINE
- ohe --- EXISTING OVERHEAD ELECTRIC LINE
- ss --- EXISTING SEWER LINE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- 5880- EXISTING GROUND MAJOR CONTOUR
- 5879- EXISTING GROUND MINOR CONTOUR

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.

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave., Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		TITLE: BLUFF HARBOR 2 SUBDIVISION UTILITY SHEET	
		CLIENT: LEADERSHIP CIRCLE LLC	
FIELD BOOK:		ADDRESS & PHONE: PO BOX 239 970-249-3398	
DRAWN BY: BAJ	DATE: 2026-02-18	SHEET: 2 of 3	TYPE: SKETCH
FILE: 24173C_SKETCH	JOB NO.: 24173	FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24173-BLUFF HARBOR ALTA\C3D	

BLUFF HARBOR 2 SUBDIVISION SKETCH PLAN

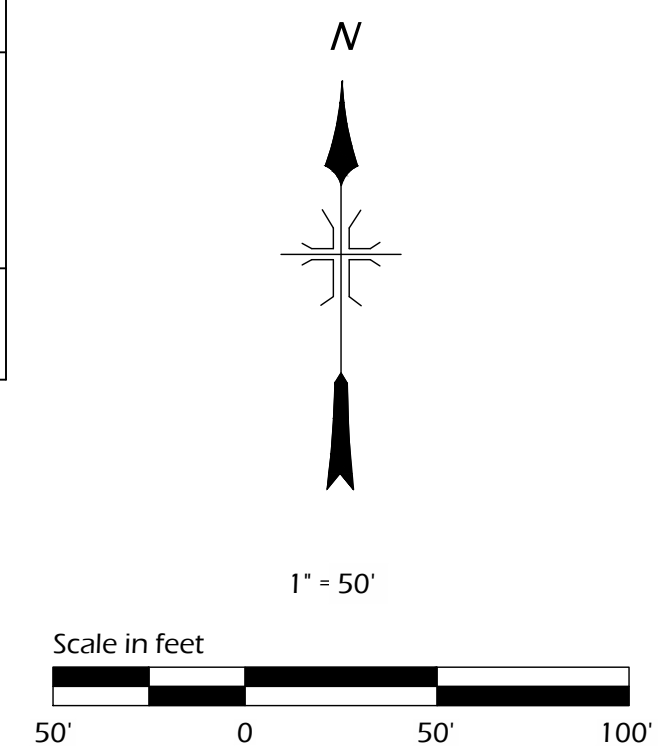
SITUATED IN SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



BLUFF HARBOR 2 SUBDIVISION LAND SUMMARY			
EXISTING DEVELOPMENT ACREAGE	FUTURE DEVELOPMENT ACREAGE	TOTAL ACREAGE	TOTAL OPEN SPACE
3.01 AC.	2.56 AC.	7.26 AC.	1.69 AC. 23.3%

LEGEND

- FUTURE DEVELOPMENT
- EXISTING DEVELOPMENT
- OPEN SPACE
- BLUFF HARBOR 2 BOUNDARY

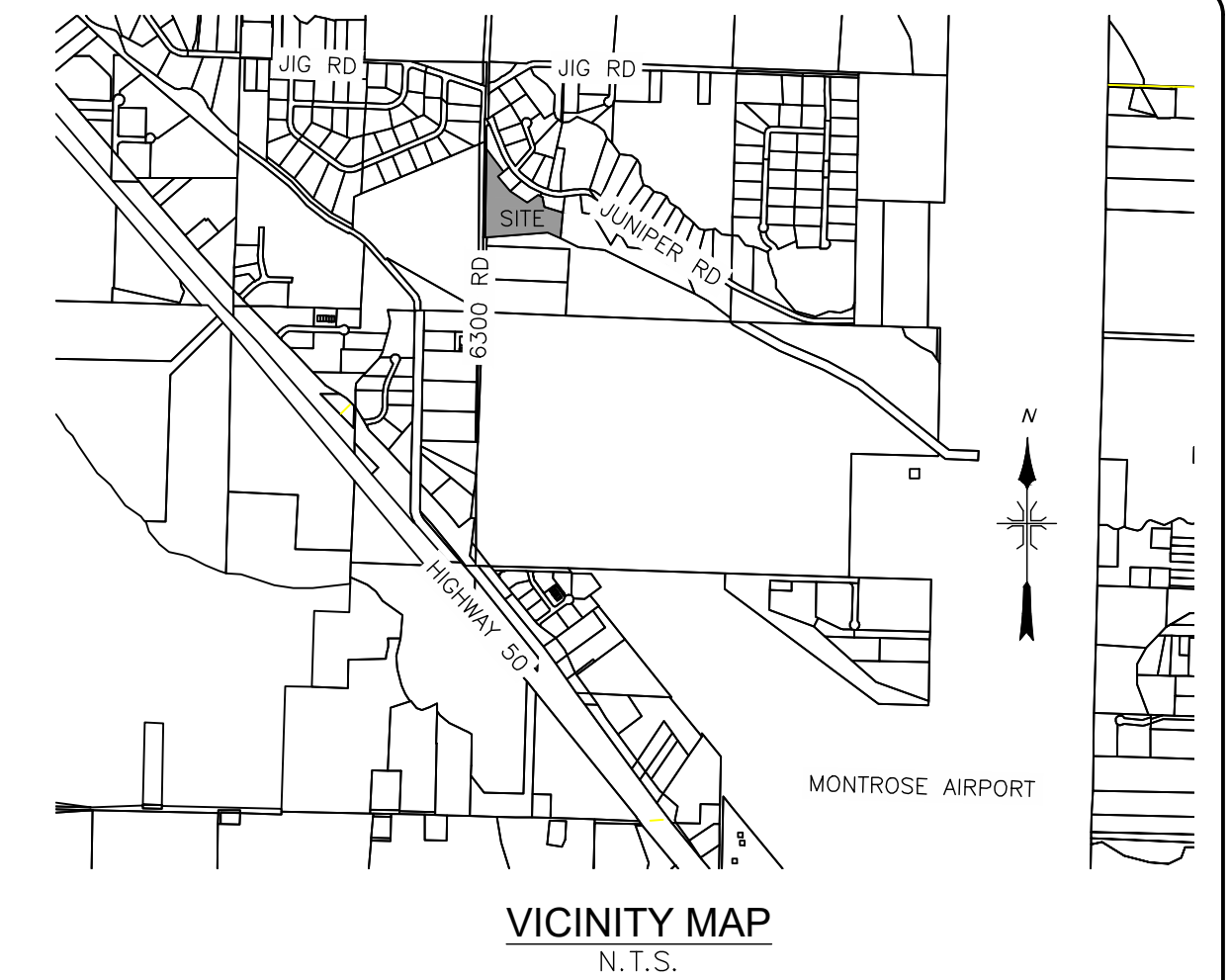


DEL-MONT CONSULTANTS, INC. ENGINEERING SURVEYING 125 Colorado Ave. Montrose, CO 81401 (870) 249-2251 www.del-mont.com service@del-mont.com		TITLE: BLUFF HARBOR 2 SUBDIVISION PHASING PLAN	
		CLIENT: LEADERSHIP CIRCLE LLC	
FIELD BOOK:		ADDRESS & PHONE: PO BOX 239 970-249-3398	
DRAWN BY: BAJ		DATE: 2026-02-18	
SHEET: 3 of 3		TYPE: SKETCH	
FILE: 24173C_SKETCH		JOB NO.: 24173	

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24173-BLUFF HARBOR ALTA\C3D

BLUFF HARBOR 2 PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
FEBRUARY 2026

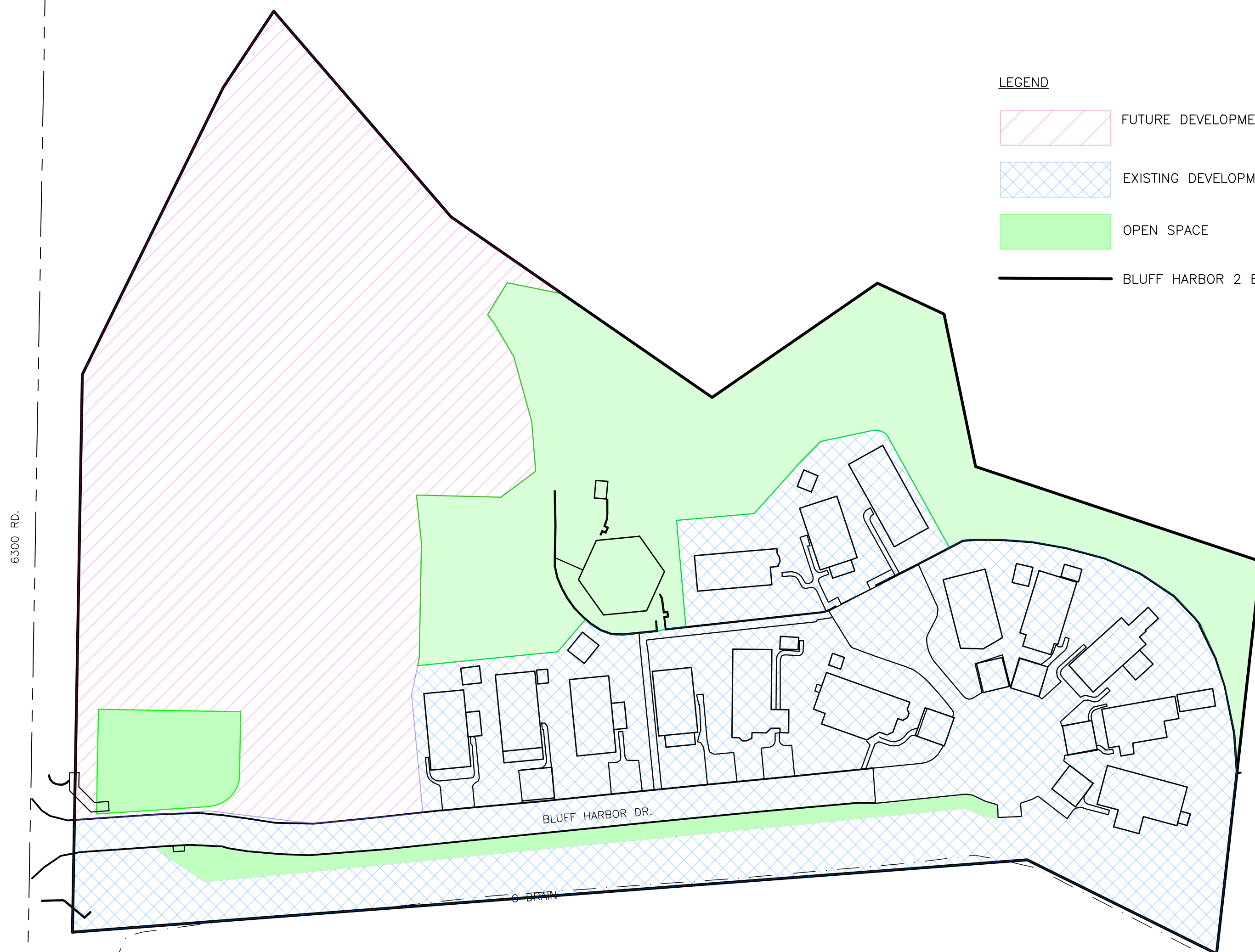
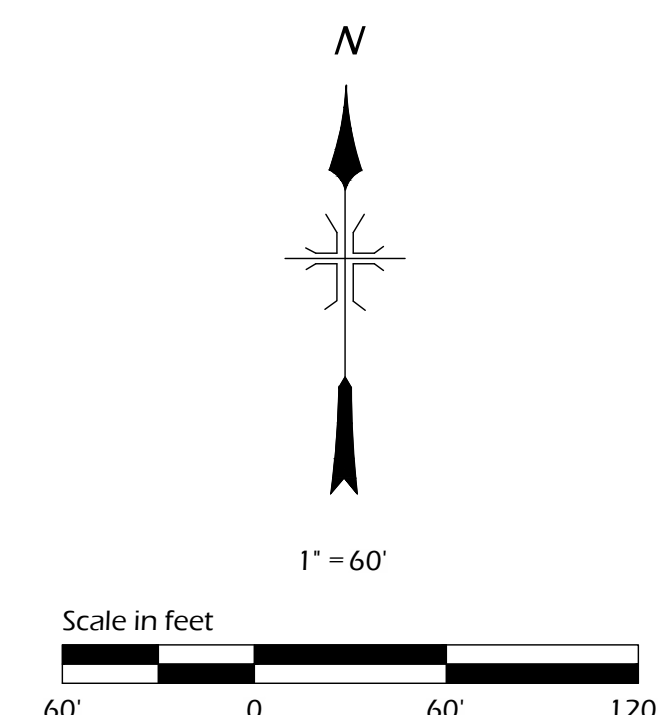


DEVIATIONS FROM CITY STANDARDS

- The subdivision will be accessed by an existing private drive connecting to 6300 Rd. The subdivision will consist of two private drives serving all 28 lots. The road template will not allow on street parking. Parking will be provided for each lot with a concrete driveway. The "Typical Street Section" includes two 12' lanes with a 3' concrete swale on either side of the road without a sidewalk. A 15' utility easement will be used as seen in the "Typical Street Section" per this sheet.
- Setbacks for mobile home buildings within this zoned MHR lots will be 10' front and corner lot, with 0' setbacks for side and rear; with the provision that no two buildings shall be separated by less than 10' for new buildings. Buildings that currently exist are exempt from all setback requirements.
- For lots abutting up to 6300 Rd, the minimum depth of 125 feet as specified in the Subdivision Regulations Section 11-5-13(3)(d) will not apply. A minimum depth of 95 feet will be used with a minimum distance from the front of the new lots to the edge of the property being no less than 110 feet.

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.
- Declaration of Covenants are recorded at Reception No. _____ on _____, 2026, Montrose County records



LEGEND

- FUTURE DEVELOPMENT
- EXISTING DEVELOPMENT
- OPEN SPACE
- BLUFF HARBOR 2 BOUNDARY

PLANNED DEVELOPMENT PLAN CERTIFICATE

The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of Bluff Harbor 2 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 _____
Plateau Architectural Stone, LLC

CITY APPROVAL OF P.D. PLAN

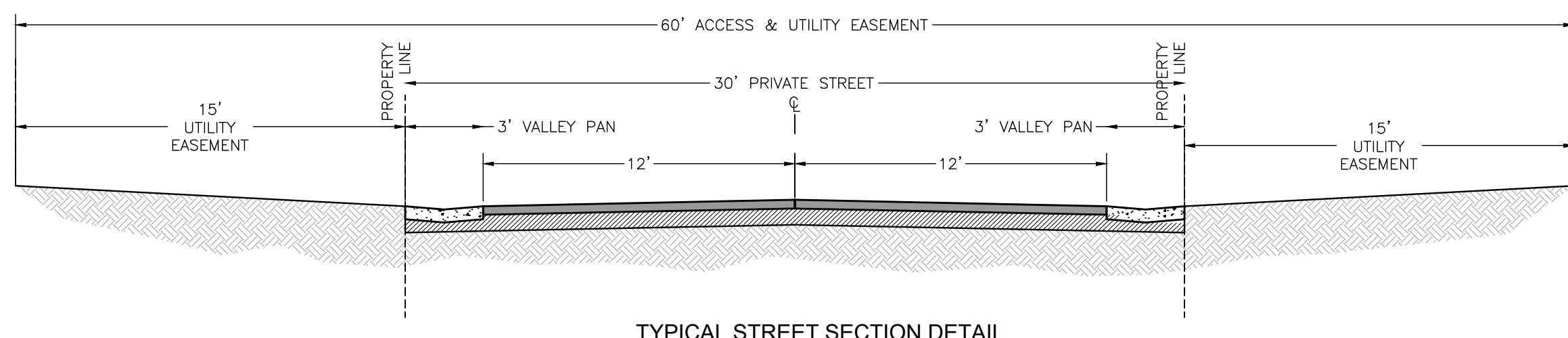
City Engineer _____ Date _____
Scott Murphy, P.E.

City Attorney _____ Date _____
Chris Dowsey

City Planning Commission Chair _____ Date _____
David Fishing

City Mayor _____ Date _____
Dave Frank

BLUFF HARBOR 2 PLANNED DEVELOPMENT LAND SUMMARY				
FUTURE DEVELOPMENT (ACREAGE)	EXISTING DEVELOPMENT (ACREAGE)	TOTAL ACREAGE: INCLUDES THE EXISTING AND PROPOSED MOBILE HOMES	CITY OF MONTROSE REQUIRED OPEN SPACE FOR TOTAL MHP (ACRES)	OPEN SPACE PROVIDE (ACRES)
2.56	3.01	7.26	1.45 (20%)	1.69 (23.3%)



PROPERTY DESCRIPTION

Lot 1, Rasmussen Minor Subdivision, 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. _____ by _____ County Clerk & Recorder Deputy

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.

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com		TITLE: BLUFF HARBOR 2 PLANNED DEVELOPMENT PLAN	
CLIENT: LEADERSHIP CIRCLE LLC		ADDRESS & PHONE: PO BOX 239		970-249-3398	
FIELD BOOK:	DATE: 2026-02-05	DRYAN BY: BAJ	DATE: 2026-02-05	TYPE: PD PLAN	
SHEET: 1 of 1	FILE: 24173C_PD	JOB NO: 24173			

Bluff Harbor 2 Subdivision
Project Area Photos



South West Corner Looking North



South West Looking East



South/Middle Looking North



South East Looking West



North West Looking South East

EXHIBIT C:

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.



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- (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.



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- (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)

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

- (A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units.
- (B) *General Provisions.*
 - (1) A planned development must be in substantial conformity with the Comprehensive Plan.
 - (2) A minimum of 20 percent of the gross area of the planned development must be preserved as useable open space, as defined in Section 11-15-2. The 20 percent useable open space requirement shall not apply to a proposed PD containing six or fewer units and processed under Subsection C(5).
 - (3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.
 - (4) Residential dwellings may be clustered, including the use of single-household dwelling, duplex and multi-household dwellings.
 - (5) Affordable housing, as defined in Section 11-15-2, may be included in a planned development.



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



application as it moves through the entire review process. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.

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

(G) *Required Improvements.*

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

(H) *Enforcement and Amendments.*

- (1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned United Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision improvements by 11-5-12 of this Title, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.
- (2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 11-4 of this Title, with the



added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 300 feet of the proposed Amended PD plan area.

(Ord. No. 2677, § 1(exh. A), 12-17-2024)



-- We are tenants for 8 yrs.and have numerous cracks on walls and ceiling due to foundation shifting from unstable clay soil. Also floor is buckling and out of level through out entire home. We were told by first owner that legal issues regarding soil ket him from further development. How will new plans address damage to existing units and new ones? Also 10 of 14 homes have senior occupants with health issues and tight finances. Having rentals put on market would create great hardship for everyone. Senior housing in area is costly and long wait for opening. None of us could afford to buy these homes because of cost of down payment and fixing foundations and replacing old roof, furnace, alliances, flooring. Also we want to stay because we are a community who looks out for each other.,so please do not tear our community apart!!











