



**REGULAR PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, April 22, 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 April 8, 2026 Planning Commission meeting
- 4) Additions or Deletions
- 5) **STAR COURT LOT 7 TOWNHOMES PRELIMINARY PLAT** This is a review of a proposed subdivision on Lot 7 of the Maimi Business Park Subdivision Filing No. 2, also addressed as 738-748 East Star Court. This proposal subdivides the building currently under construction into 6 individually conveyable townhome lots. The applicant is Forza Red, LLC.



- 6) **COLORADO OUTDOORS PLANNED DEVELOPMENT PLAN AMENDMENT 3 PRELIMINARY PLANNED DEVELOPMENT 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.
  
- 7) **COLORADO OUTDOORS PD AMENDMENT REZONE 1** This is a request to rezone approximately 1.12 acres from "R-3" Medium Density District to "I-1" Light Industrial District. The site is located at 701 North Grand Avenue. The applicant is Development Specialty Services, LLC.
  
- 8) **COLORADO OUTDOORS PD AMENDMENT REZONE 2** This is a request to rezone approximately 0.88 acres from "B-3" General Commercial District to "I-1" Light Industrial District. The site is located on Lot 13 of the Court Park Subdivision Filing No. 1. The applicant is Black Mountain Capital, LLC.
  
- 9) Other Business
  
- 10) Next Meeting will be May 13, 2026
  
- 11) Motion to Adjourn