



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, January 26, 2022 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. Additional written comments are welcome.

Public participation for this meeting will be in-person in the City Council Chambers and via Zoom at the following link: <https://us02web.zoom.us/j/83983757532>

The 11:00 p.m. rule will be enforced. All agenda items scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. At 11:00 p.m., if the meeting has not already been adjourned, further proceedings shall be conducted as follows: 1) If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission may take a vote to decide whether to continue the item to the next meeting. 2) The Planning Commission may also consider additional agenda items that require action in a specified time period due to legal requirements. 3) All other agenda items not previously opened shall be placed first on the next Planning Commission Agenda.

If you would like to comment on an agenda item, please submit it by email to planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of January 12, 2022 meeting
- 4) Additions or Deletions
- 5) **REZONE OF YOCUM ADDITION REZONE** This is a request to rezone the Yocum Addition from "R-2" Low Density District to "R-3A" Medium High Density District. The property consists of approximately 7.3 acres. The applicant is Luckenbill Drayton & Associates, LLC Profit Sharing Plan & Michael Surak, Real America.
Senior Planner, Amy Sharp
- 6) Other Business



7) Next Meeting will be February 9, 2022 at 5:00 p.m.

8) Motion to Adjourn

Zoom Meeting Details

<https://us02web.zoom.us/j/83983757532>

Join by Phone:

1 253 215 8782

1 346 248 7799

1 669 900 9128

1 301 715 8592

1 312 626 6799

1 646 558 8656

Webinar ID: 839 8375 7532

International numbers available: <https://us02web.zoom.us/j/83983757532>



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN
Miércoles, enero 26, 2022 5:00 PM
Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Animamos su asistencia y participación. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. Comentarios adicionales por escrito son bienvenidos.

La participación pública para esta junta será en persona en las Cámaras del Consejo de la Ciudad y vía Zoom en el siguiente enlace: <https://us02web.zoom.us/j/83983757532>

La regla de las 11:00 p.m. se hará cumplir. Todos los puntos programados en la agenda y señalados para ser escuchados hoy deben empezar antes de las 11:00 p.m. o serán reprogramados. A las 11:00 p.m., si la junta no ha sido levantada, los procedimientos adicionales serán conducidos como sigue: 1) Si la Comisión de Planificación está hablando de un punto de la agenda, pero no ha votado sobre el punto de la agenda antes de las 11:00 p.m., la Comisión de Planificación puede tomar una votación para decidir si continúa el punto en la siguiente junta. 2) La Comisión de Planificación puede también considerar puntos adicionales en la agenda que requieren acción en un tiempo especificado debido a requisitos legales. 3) Todos los otros puntos de la agenda no abiertos previamente deberán ser puestos primero en la siguiente Agenda de la Comisión de Planificación.

Si desea comentar sobre un punto de la agenda, por favor envíelo por correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuidos a la Comisión de Planificación el día de la junta.

1) Comisión de Planificación llamado a orden de la junta

2) Toma de asistencia por el Presidente de la Comisión de Planificación

3) Aprobación de la minuta de la junta de enero 12, 2022

4) Adiciones o eliminaciones

5) **REZONIFICACIÓN DE YOCUM REZONIFICAR ADICIÓN** Esta es una petición para rezonificar la Adición de Yocum de “R-2” Distrito de Baja Densidad” a “R-3A” Distrito de Media Alta Densidad. La propiedad consiste de aproximadamente 7.3 acres. El solicitante es Luckenbill Drayton & Associates, LLC Profit Sharing Plan & Michael Surak, Real America. *Personal: Planificadora Senior Principal Amy Sharp*

6) Otros asuntos

7) La próxima junta será febrero 9, 2022 a las 5:00 p.m.

8) Moción para levantar la sesión

Detalles junta Zoom

<https://us02web.zoom.us/j/83983757532>

Unirse por teléfono:

1 253 215 8782

1 346 248 7799

1 669 900 9128

1 301 715 8592

1 312 626 6799

1 646 558 8656

Webinar ID: 839 8375 7532

Números internacionales disponibles: <https://us02web.zoom.us/j/kcBSB7kO42>



The Montrose City Planning Commission held a meeting on January 12, 2022 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 Fishering (Chair), Karen Vacca (Vice-Chair), Jan Chastain, Phoebe Benziger, Delphine Jadot, Richard Rogers, Steve Ball, Chad Huffman. Absent: None

Staff Members Present: Amy Sharp (Senior Planner), William Reis (Planner I), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), C. Velasquez (Police Dept.).

There were no members of the public in attendance.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:03 p.m.

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the December 8, 2021 meeting as submitted. Richard Rogers seconded, and the motion carried. Chad Huffman abstained.

ADDITIONS OR DELETIONS

Nominations for Chairperson and Vice-Chairperson.

1. NOMINATION AND VOTING FOR CHAIRPERSON AND VICE-CHAIRPERSON.

David Fishering asked for nominations for Chairperson. Jan Chastain nominated and moved to elect David Fishering as Chairperson. Phoebe Benziger seconded and the motion carried unanimously.

David Fishering asked for nominations for Vice-Chairperson. Karen Vacca nominated and moved to elect Chad Huffman as Vice-Chairperson. Jan Chastain seconded and the motion carried unanimously.

2. 2022 ANNEXATION REPORT AND 3-MILE PLAN.

This is the 2022 Annual Annexation Report and 3-Mile Plan as required by Colorado State Statute (CRS §31-12-105(1) (e)). The Plan contains verbal policies and maps to illustrate annexation priorities, eligible enclave annexations, existing city limits, growth areas, transportation routes, etc. No official action is to be taken, but input is welcome.

Amy Sharp gave an overview of the 3-mile plan report.

3. OTHER BUSINESS

Planning Commissioners and Staff discussed compliance checks on variances and conditional uses from the past 3 years. Amy Sharp cautioned the Planning Commissioners not to attend public meetings. A Planning Commissioner thanked staff for putting on training.

4. NEXT MEETING

The next Planning Commission meeting is scheduled for January 26, 2022.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Richard Rogers moved to adjourn the meeting. Delphine Jadot seconded and the meeting ended at 5:20 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: Amy Sharp, Senior Planner
DATE: January 26, 2022
RE: Yocum Addition Rezone
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos of Project Area
- Exhibit C: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

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

Applicant: Luckenbill Drayton & Associates, LLC Profit Sharing Plan & Michael Surak, Real America.

Application Background:

The proposal is to rezone the Yocum Addition from “R-2” Low Density District to “R-3A” Medium High Density District for future development of multi-family housing. The property consists of approximately 7.3 acres. The zoning hearing is scheduled for the February 15 & March 1, City Council meeting.

Proposed Zoning: “R-3A” Medium High Density District



Staff Analysis:

1. Municipal Code, Section, 4-4-29(A), Rezoning.
“Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan or,
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.”
2. The Planning Commission should consider the merits of the proposed rezone only and make a recommendation to City Council based on whether it should be rezoned to “R-3A” Medium High Density District. The current zoning is “R-2” Low Density District.
 - Zoning Regulations. The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses. (Section 4-4-7.1)
 - Exhibit C includes an excerpt from the Municipal Code showing uses by right in the "R-3A" Medium High Density District.
3. This property is adjacent to properties that are zoned “R-2” Low Density District, “R-3A” Medium High Density District, and agricultural (outside City limits).
4. General Conformance with the Comprehensive Plan:
 - The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).
 - Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
 - Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - a) Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - b) Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
 - Goal HN-2: Affordable Housing. Increase access to affordable housing.



- a) Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - b) Objective 2.2 Offer incentives and information to encourage affordable housing in new developments.
 - c) Objective 2.3 Support and work with housing agencies, organizations, private developers, and businesses to increase the amount of workforce housing.
 - Staff finds that the proposed zoning meets numerous goals and objectives of the Comprehensive Plan.
5. The "R-3A" zoning does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.

Staff Recommendation:

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

Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:

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

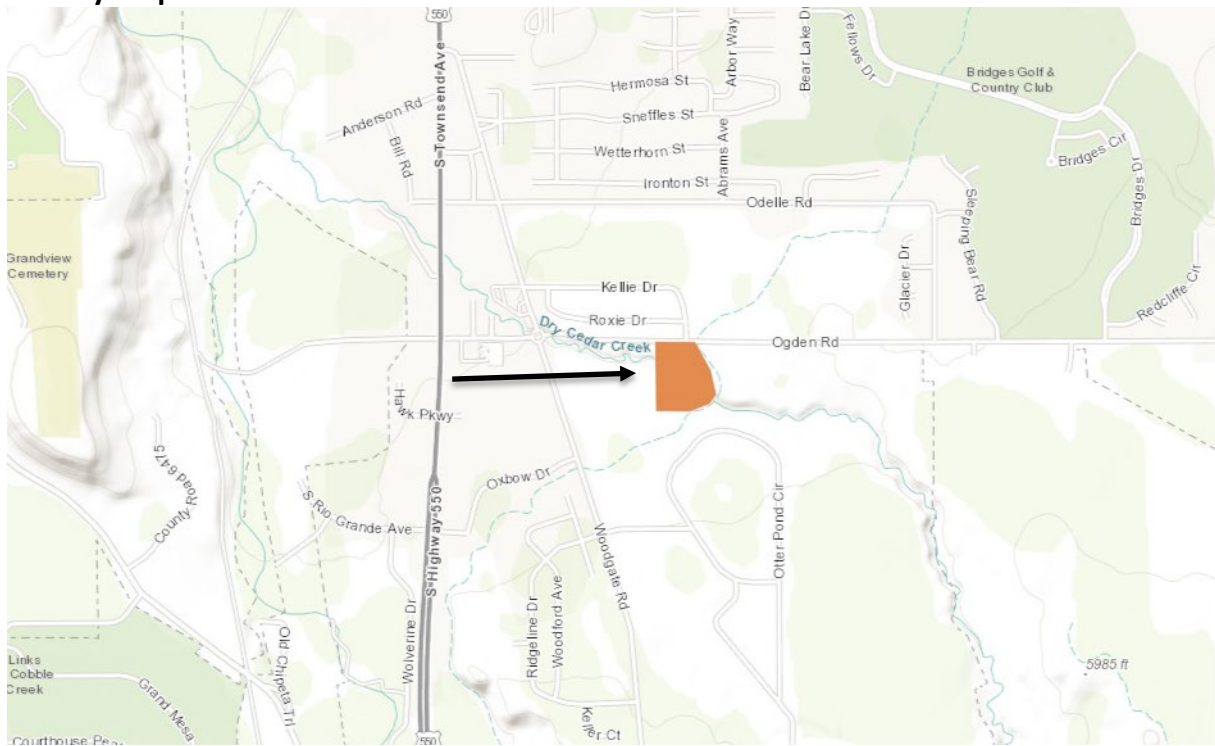
Denial/No Action Motion Recommendation:

"I hereby make a motion to take no action on the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

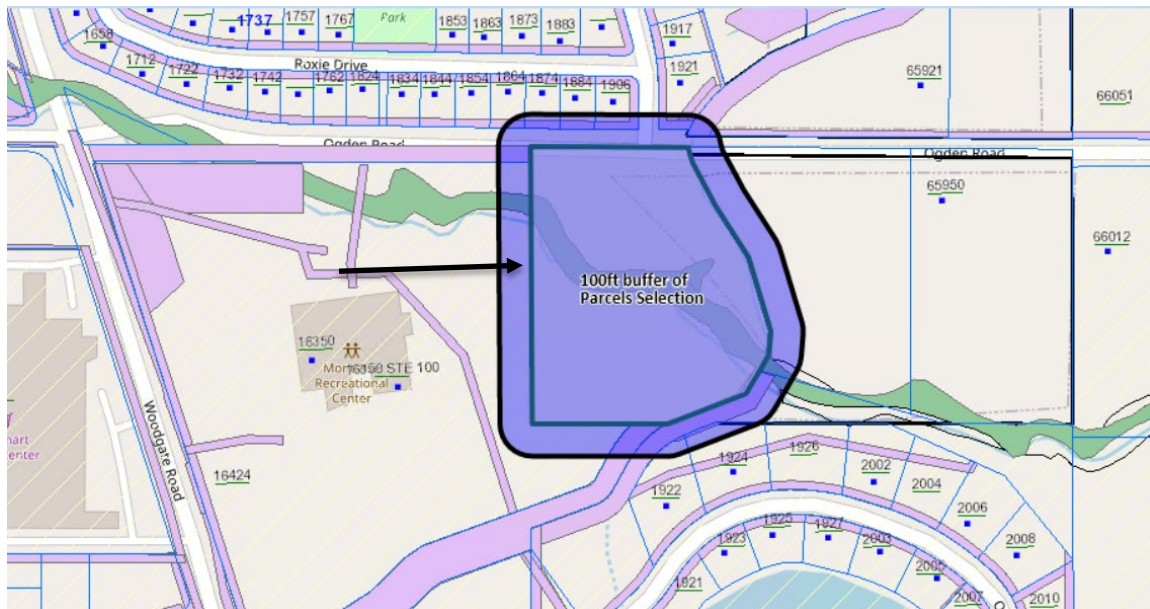


EXHIBIT A: Maps

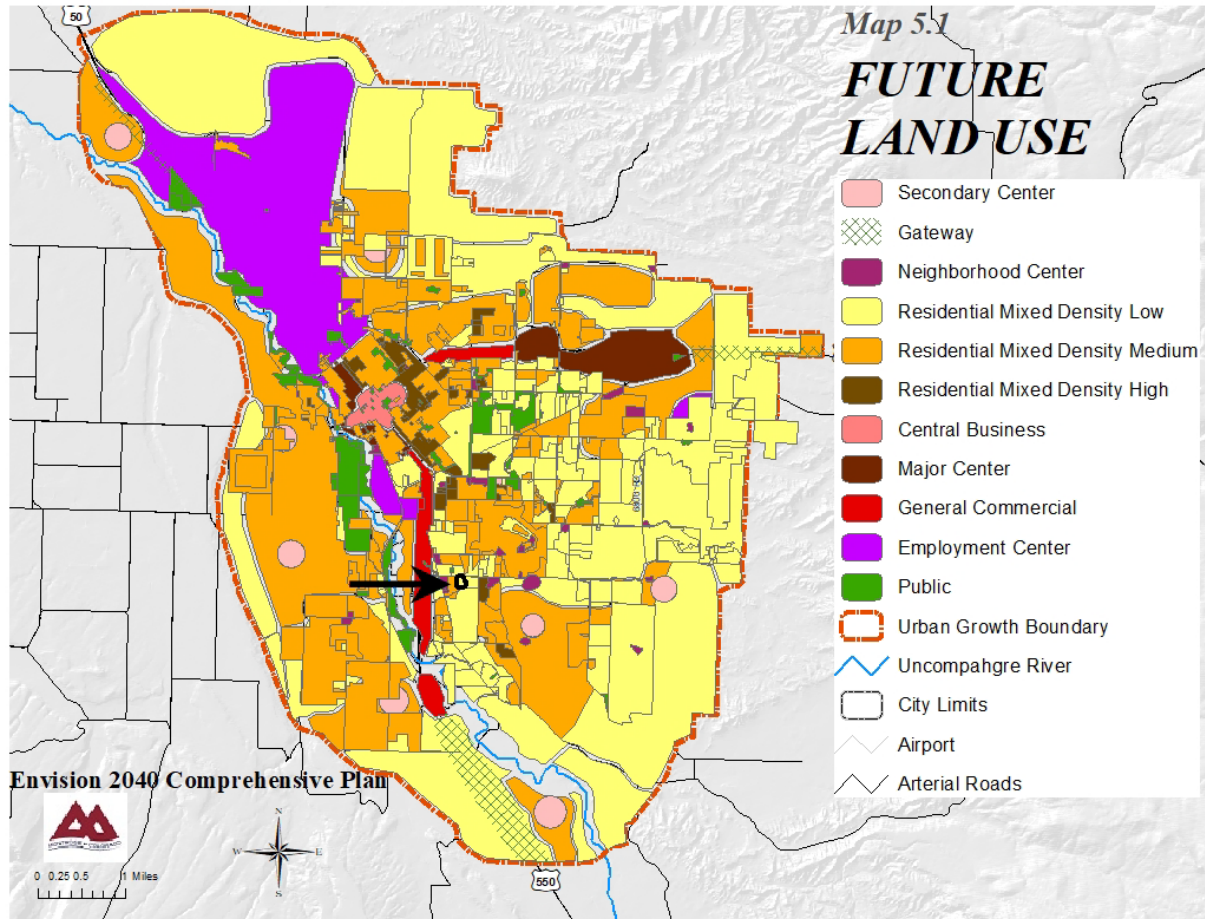
Vicinity Map



Notification Area



Comprehensive Plan Future Land Use Map



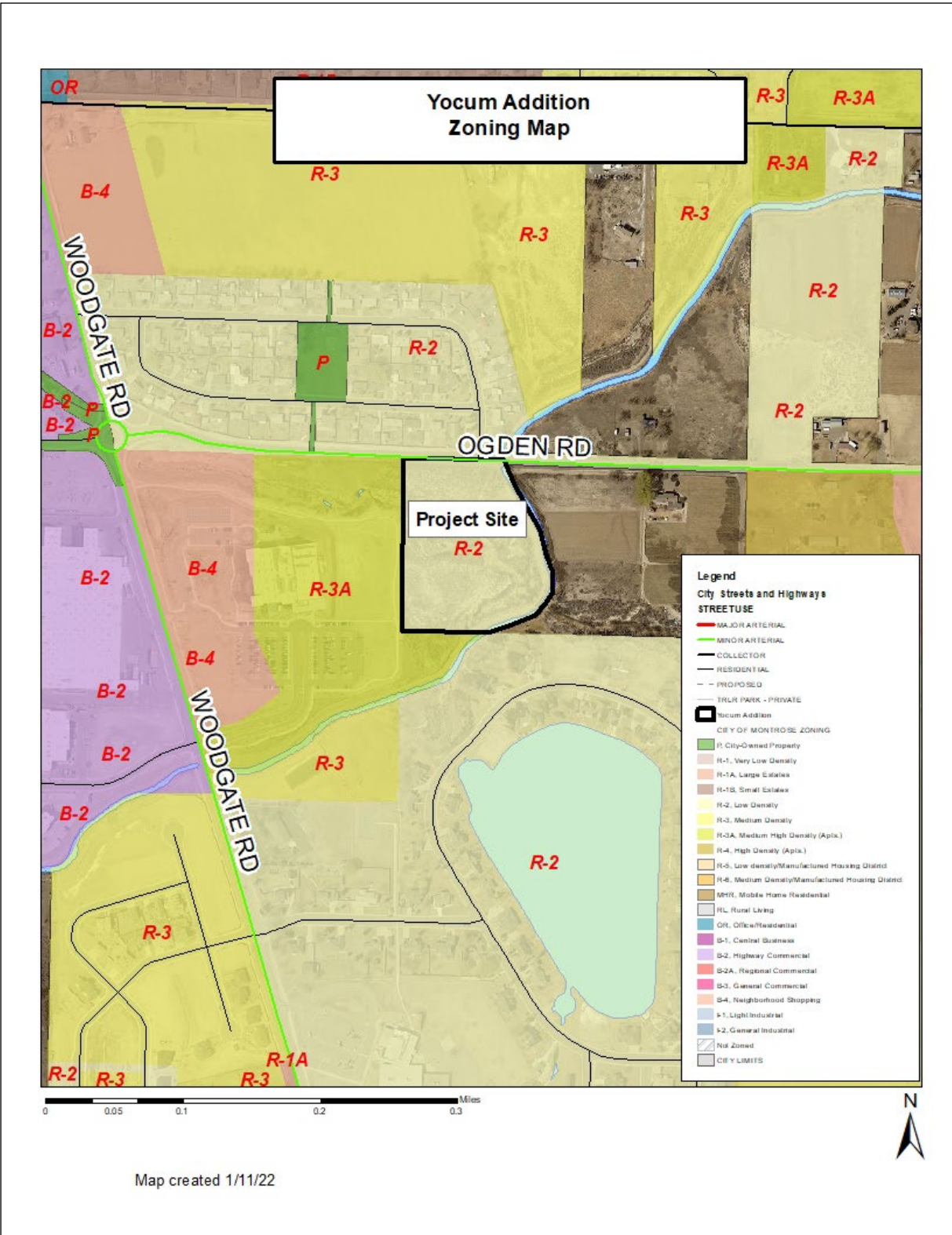


EXHIBIT B: Photos of Project Area





EXHIBIT C: Zoning Code Excerpt

Sec. 4-4-7.1. "R-3A" Medium High Density District.

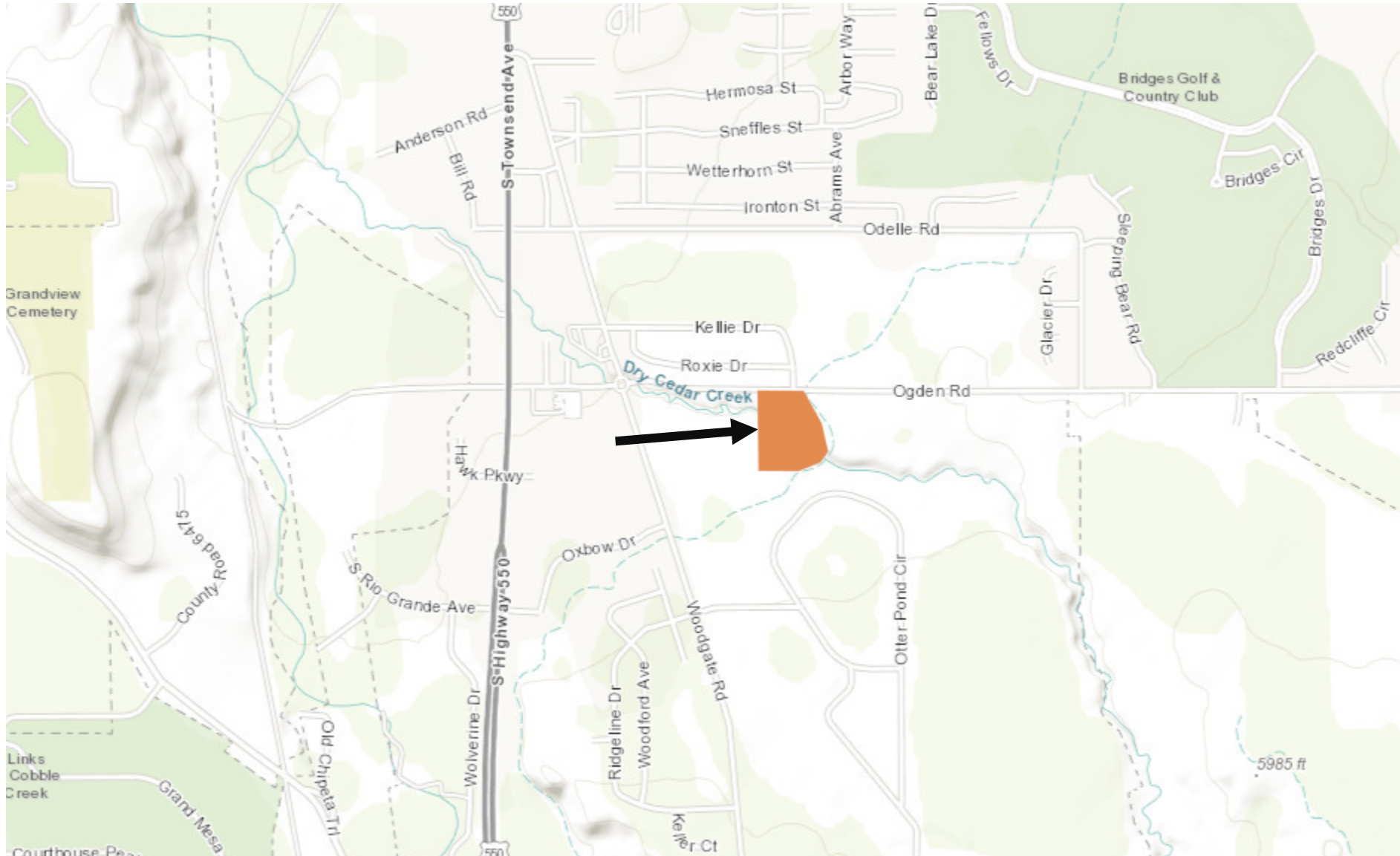
- (A) *Intent.* The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
- (B) *Uses by Right.*
- (1) Single-family homes, duplexes, multifamily residences.
 - (2) Public utility service facilities.
 - (3) Government buildings and facilities.
 - (4) Parks and recreation facilities owned or operated by a homeowner association.
 - (5) Places of worship.
 - (6) Accessory uses.
 - (7) Short-term rentals.
 - (8) Family child care home.
- (C) *Conditional Uses.*
- (1) Childcare facilities.
 - (2) Skilled nursing and assisted living facilities.
 - (3) Schools.

(Ord. No. 2472 , § 4-4-7.1, 5-7-2019; Ord. No. 2561 , 10-19-2021)



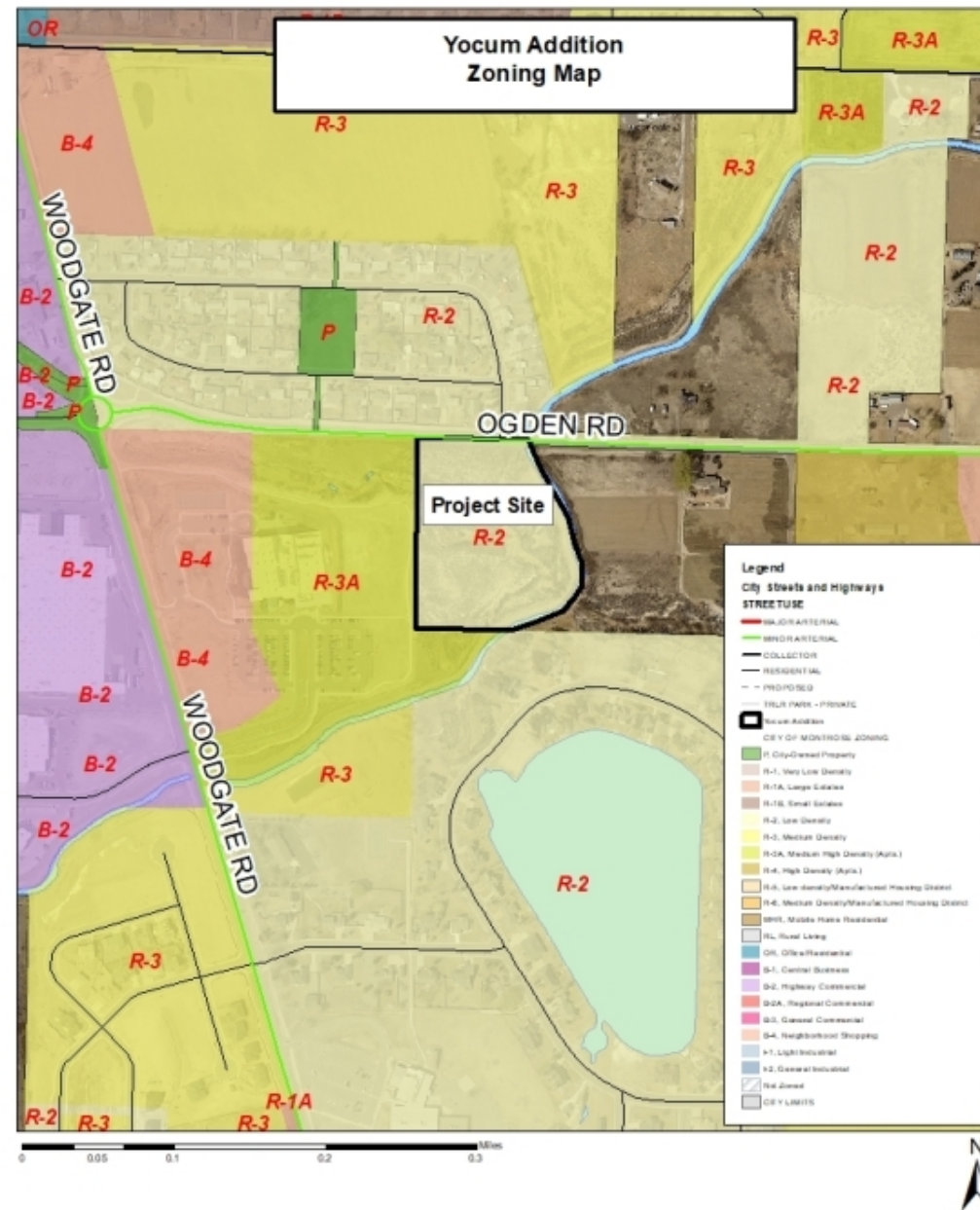


General Vicinity Map



Site Location

- Approximately 7.3
- Rezone the Yocum Addition from “R-2” Low Density District to “R-3A” Medium Density District
- Future development of multi-family housing



Rezone Criteria – Section 4-4-29 (A)

(A) Rezoning:

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

(a) The amendment is not adverse to the public health, safety and welfare; and

(b) The amendment is in substantial conformity with the master plan or,

i. The existing zoning is erroneous, or

ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

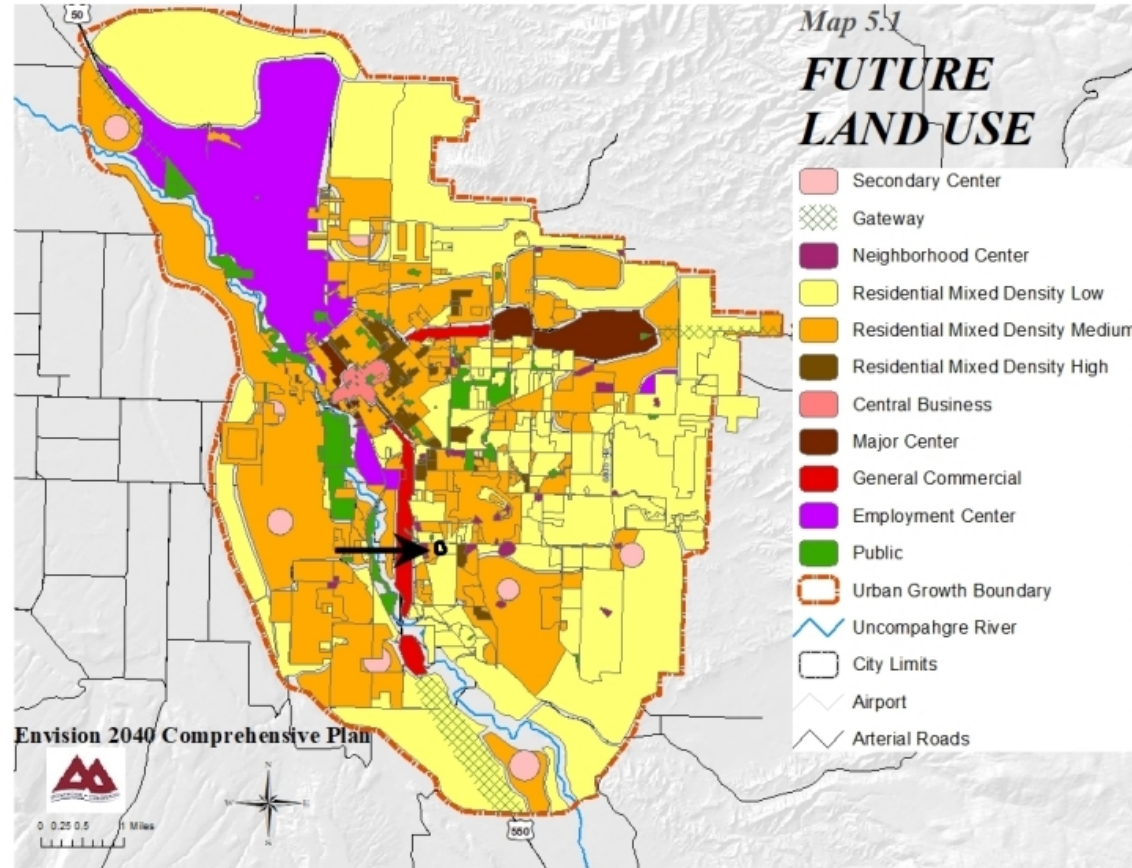
Proposed Rezone

The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses. (Section 4-4-7.1)



Comprehensive Plan – Land Use Chapter 5

Listed as Residential Mixed Density Low in the future land use map. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).



Comprehensive Plan – Goals & Objectives

- Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
- Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
- Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - Objective 2.2 Offer incentives and information to encourage affordable housing in new developments.
 - Objective 2.3 Support and work with housing agencies, organizations, private developers, and businesses to increase the amount of workforce housing.

Staff Recommendation

- Staff finds that the proposal meets the rezone criteria stated in Section 4-4-29(A)
- The proposal meets the intent of the “R-3A” Medium High Density District.
- It is in compliance with the Comprehensive Plan, specifically numerous goals and objectives.
- It is compatible with existing uses in the surrounding area.
- Staff recommends approval of the rezone.

