



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, February 23, 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. The 11:00 p.m. 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 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.

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/82083599205>

Telephone participation is available at: 1 253 215 8782 or 1 346 248 7799 or 1 669 900 9128
Webinar ID: 820 8359 9205

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 planningmail@ci.montrose.co.us 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 February 9, 2022 meeting
- 4) Additions or Deletions
- 5) **CONTINUATION OF MIER ADDITION.** This is a proposal for initial zoning of "R-4" High Density District for the proposed Mier Addition, approximately 14.67 acres. The parcel is located east of 6530 Road, west of 6600 Road, and north of Locust Road. The applicants are Calvin and Helen Mier. *Staff: Senior Planner Amy Sharp*



6) **BLUECORN BEESWAX SIGN VARIANCE**

This is a request for a variance to allow 367.3 square feet of signage on the property located at 1842 S. Townsend Avenue. Properties in the "B-2" zoning district are allowed to have up to 300 square feet of signs. The applicant is Bluecorn Beeswax. *Staff: Planner I William Reis*

7) **EAGLE RANCH SUBDIVISION SKETCH PLAN REVIEW.** This is a review and discussion of the Sketch Plan for the Eagle Ranch Subdivision, a proposed residential development with eight single-family lots. This property, which consists of 4.01 acres, is located adjacent to Oak Grove Rd, at the end of Eagle Ranch Ln. The applicant is Rick Brown. *Staff: Planner I William Reis*

8) Other Business

9) Next Meeting will be March 9, 2022

10) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN
Miércoles, febrero 23, 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. Les animamos a asistir y a participar. 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. La regla de las 11:00 p.m. será implementada de acuerdo con las regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un 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.

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/82083599205>.

Para participación telefónica llame a: 1 253 215 8782 ó 1 346 248 7799 ó 1 669 900 9128
Webinar ID: 820 8359 9205.

Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes 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 febrero 9, 2022

4) Adiciones o eliminaciones

5) **CONTINUACIÓN DE ADICIÓN MIER**

Esta es una propuesta para zonificación inicial de “R-4” Distrito de Alta Densidad para la propuesta Adición Mier, aproximadamente 14.76 acres. La parcela está localizada al este de 6530 Rd, al oeste de 6600 Road, y al norte de Locust Road. Los solicitantes son Calvin y Helen Mier. *Personal: Planificadora Senior Amy Sharp*

6) **VARIACIÓN ANUNCIO DE BLUECORN BEESWAX**

Esta es una solicitud para una variación de un anuncio de 367.3 pies cuadrados en la propiedad localizada en 1842 S. Townsend Avenue. Las propiedades en el distrito de la zona “B-2” están permitidas a tener hasta 300 pies cuadrados de anuncios. El solicitante es Bluecorn Beeswax. *Personal: Planificador I William Reis*

7) **REVISIÓN DE PLAN BOSQUEJO SUBDIVISIÓN EAGLE RANCH**

Esta es una revisión y discusión del Plan Bosquejo para la Subdivisión de Eagle Ranch, un desarrollo residencial propuesto con ocho lotes unifamiliares. Esta propiedad, la cual consiste de 4.01 acres, está localizada adyacente a Oak Grove Rd, al final de Eagle Ranch Ln. El solicitante es Rick Brown. *Personal: Planificador I Willia Reis*

8) Otros asuntos

9) Próxima junta será marzo 9, 2022

10) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on February 9, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting was also held virtually via zoom. 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), Chad Huffman (Vice-Chair), Karen Vacca, Jan Chastain, Phoebe Benziger, and Steve Ball. Absent: Delphine Jadot, Richard Rogers.

Staff Members Present: Amy Sharp (Senior Planner), William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Officer Dunlap (Police Officer).

There were 51 members of the public in attendance in person and on zoom.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Jan Chastain moved to approve the minutes of the January 26, 2021 meeting as submitted. Karen Vacca seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

1. MONTROSE REGIONAL HEALTH AMBULATORY CARE CENTER VARIANCE.

This proposal includes a request for a variance to allow a 65' high structure within the "B-3" General Commercial District. The project is located at the intersection of S. Rio Grande Ave. and Orange Road (Parcel #399304254002). The applicant is Nexcore Group.

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

Planning Commissioners and staff discussed the building site location in relation to the river buffer zone, Federal parking requirements, and large retail standard requirements in this location.

Applicant Presentation

Jeff Mengenhausen, CEO for Montrose Regional Health and Jim Hartmann, Developer with Nexcore Group, gave a presentation on the proposed project.

Questions for Applicant

Planning Commissioners asked the applicant questions regarding the proposed height of the building, location of building from the river, consideration for the walking path and location of parking. There was

also discussion about healthcare services to be provided, ownership of the land and building and partnerships with physicians.

Public Hearing

One member of the public came forward to discuss his concern with whether the project meets the criteria, fire protection services, and location of parking and front entrance.

Two members of the public came forward in favor of the project discussing the reasons for the height of the building, location of parking and location of the building on the site.

Questions for Applicant or Staff

Planning Commissioners, applicants and staff discussed the heights of other buildings in the subdivision, the possibility of moving the building further from the river, and reconfiguring the footprint to reduce the height of the building. The applicant discussed the benefits of the site and why they chose this location.

Discussion

Planning Commissioners discussed the height of the building, impact to the river and whether it meets the criteria.

Motion and Vote

Jan Chastain moved to approve the request to allow the variance for a 65' tall building on Parcel Number 399304254002. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously. Chad Huffman voted against the motion. The motion passed.

2. WOODS CROSSING NORTH SKETCH PLAN REVIEW.

This is a review and discussion of the Sketch Plan for Woods Crossing North Subdivision, a proposed residential development with 545 single-family lots and 45 multi-family units. This property, which consists of 160.71 acres, is bordered on the south by Sunnyside Road, on the north by Miami Road, on the west by 6720 Road, and on the east by agricultural fields and single-family homes. The applicant is Matt Miles, Leadership Circle, LLC.

Staff Presentation

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Scott Murphy discussed the preliminary plat modeling for utilities, traffic and drainage.

Questions for Staff

Planning Commissioners and staff discussed recreation trail connections to the subdivision.

Applicant Presentation

Matt Miles, applicant, approached the podium to answer any questions.

Questions for Applicant

Planning Commissioners and applicant discussed water concerns, size of lots, zoning, walking paths and parks.

Public Hearing

Six members of the public commented on the zoning and density, construction of roads and traffic, school bus traffic and school zones, irrigation ditches, water pressure, retention ponds, wildlife, pedestrians, open space and trail connections.

Questions for Applicant or Staff and Discussion

Planning Commissioners, applicant and staff discussed types of homes permitted, traffic study, irrigation water, sidewalks, open space, safety and fencing around retention ponds, and connector roads.

Motion and Vote

No Action, recommendation only.

3. HOME OF THE BRAVE SUBDIVISION PRELIMINARY PLAT.

The proposed preliminary plat will subdivide approximately 39.4 acres into 148 residential lots, including 116 single-family lots and 32 duplex lots. The property is located adjacent to 6450 Road, which runs along the western edge of the property. The applicants are Todd and Maya Haynes.

Staff Presentation

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Questions for Staff

Planning Commissioners and staff discussed building spaces and setbacks, location of sidewalks and trail connections.

Applicant Presentation

Todd Haynes, applicant, came forward to answer any questions.

Questions for Applicant

Planning Commissioners and applicant discussed the timeline for beginning the project, the contractors, conditions on and theme of the subdivision, plans for trails or walking paths and sidewalk improvements.

Public Hearing

None.

Questions for Applicant or Staff and Discussion

None.

Motion and Vote

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

4. RIVERBEND RV PARK TRAVEL HOME PARK PERMIT.

This proposal includes a request from Riverbend RV Park for a travel home park permit in order to expand services and facilities within the existing park. The request is for five (5) additional RV sites. Riverbend RV Park is located along Chipeta Road, just north of Chipeta Lake. The applicant is David Svenson.

Staff Presentation

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

David Svenson came forward to summarize his reasons for the request and to answer questions.

Questions for Applicant

Planning Commissioners and applicant discussed the location of the expansion.

Public Hearing

None.

Questions for Applicant or Staff and Discussion

None.

Motion and Vote

Chad Huffman moved to approve the request to allow a travel home park permit for the requested improvements at Riverbend RV Park as shown on the approved site plan in this staff report. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Jan Chastain seconded, and the motion carried unanimously.

5. MIER ADDITION.

This is a proposal for initial zoning of "R-4" High Density District for the proposed Mier Addition, approximately 14.67 acres. The parcel is located east of 6530 Road, west of 6600 Road, and north of Locust Road. The applicants are Calvin and Helen Mier.

Staff Presentation

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Questions for Staff

Planning Commissioners and staff discussed the R-4 zoning uses by right and conditional uses and the number and types of potential housing units which could be built.

Applicant Presentation

Calvin Mier, applicant, came forward to give a background on the property to answer any questions.

Questions for Applicant

Planning Commissioners and applicant discussed the reason for requesting the R-4 zoning.

Public Hearing

Two members of the public came forward with concerns about the density, additional traffic and safety for pedestrians, impacts to wildlife habitat, property values, and non-consistency with neighborhood.

Questions for Applicant or Staff

Planning Commissioners and staff discussed zoning of surrounding property and impacts of allowing more high density in the area.

Discussion

Planning Commissioners discussed the R-4 zoning for the neighborhood and the criteria for allowing it and asked the applicant if he were willing to amend his application to a lower density zoning.

Motion and Vote

Jan Chastain moved to recommend to City Council denial of the initial zoning request of R-4 with the reason for denial being concerns of too high a density. Phoebe Benziger seconded. Jan Chastain, Phoebe Benziger and Karen Vacca voted for the motion and Steve Bell, Chad Huffman and David Fishing voted against the motion. The motion failed.

Planning Commissioners and applicant further discussed the zoning request. The applicant requested time to think about his options.

Phoebe Benziger moved to continue the item to the February 23, 2022 meeting. Chad Huffman seconded and the motion carried unanimously.

6. NIAGARA ROAD ADDITION.

This is a proposal for initial zoning of "B-2" Highway Commercial District for the proposed Niagara Road Addition, approximately 0.456 acres. The parcel is located on the northern half of Niagara Road, approximately centered at the intersection with St. Mary's Drive. The applicant is the City of Montrose.

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

None. The City of Montrose is the applicant.

Public Hearing

None.

Discussion

None.

Motion and Vote

Karen Vacca moved to recommend to City Council approval the initial zoning request of "B-2" Highway Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Jan Chastain seconded, and the motion carried unanimously.

3. OTHER BUSINESS

None.

4. NEXT MEETING

The next Planning Commission meeting is scheduled for February 23, 2022.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Chad Huffman seconded and the meeting ended at 8:18 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: Amy Sharp, Senior Planner
DATE: February 23, 2022
RE: 21-0110 Mier Addition
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: 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 is recommending the initial zoning for the Mier Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Mier Addition is a proposed annexation approximately 14.67 acres in size. The parcel is located east of 6530 Road, west of 6600 Road, and north of Locust Road. It is within the City's Urban Growth Boundary, Tri-County Water Service Area, and the City of Montrose Sewer Service Area. Annexation of this property will allow for future housing development. An Annexation Agreement will be required.

Proposed Zoning: "R-4" High Density District

Applicant: Calvin and Helen Mier



Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. A Petition for Annexation and annexation agreement were required for this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 4-4-29(B), Zoning of Additions. "The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added)."
 - b. Municipal Code, Section 4-4-8(A) Intent: The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "R-4" High Density District, "R-2" Low Density District, and agricultural (outside City limits).
4. General Conformance with the Comprehensive Plan:
 - a. The Comprehensive Plan Future Land Use Map (Chapter 5) designates the area of the Mier Addition as **Residential Mixed Density Medium**. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing. The majority of the mixed density medium residential land uses are designated in areas that are not yet developed.
 - b. 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.
 - c. Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - i. 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.
 - ii. Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
 - d. Goal HN-2: Affordable Housing. Increase access to affordable housing.



- i. Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 consists of some level of infrastructure or moderate proximity to existing infrastructure (existing streets, utilities and public services).
6. The “R-4” zoning does not appear to be adverse to the public health, safety and welfare.

Staff Recommendation:

Staff recommends approval of the annexation and “R-4” High Density District.

Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:

“I hereby make a motion to recommend to City Council approval the initial zoning request of “R-4” 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 recommend denial of the rezone request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”



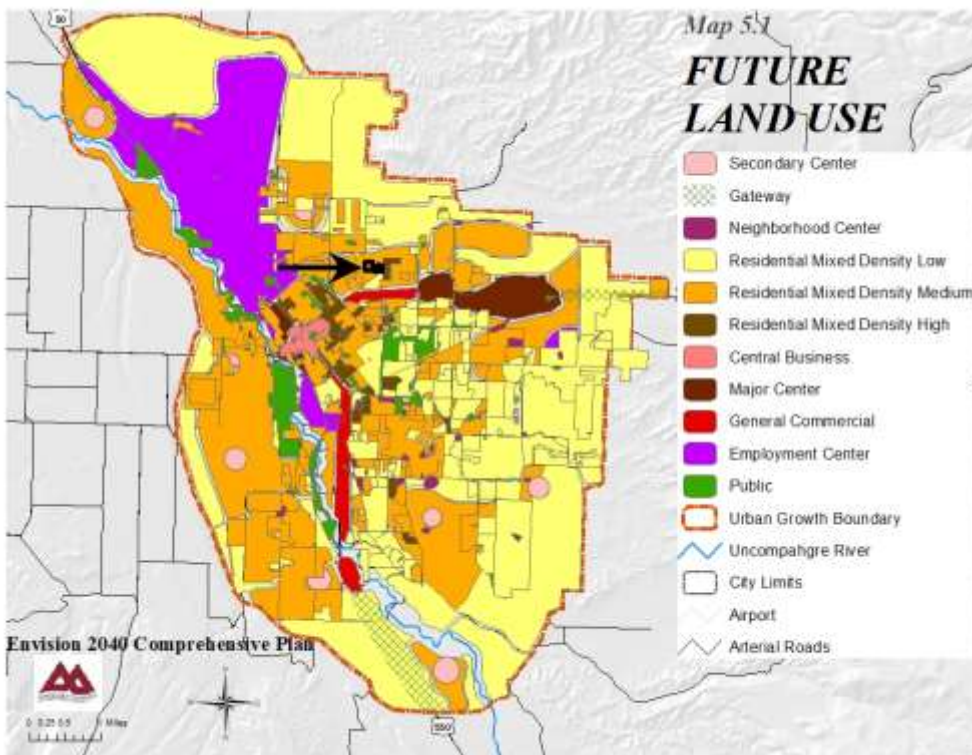
EXHIBIT A: Maps
Vicinity Map



Notification Area Map

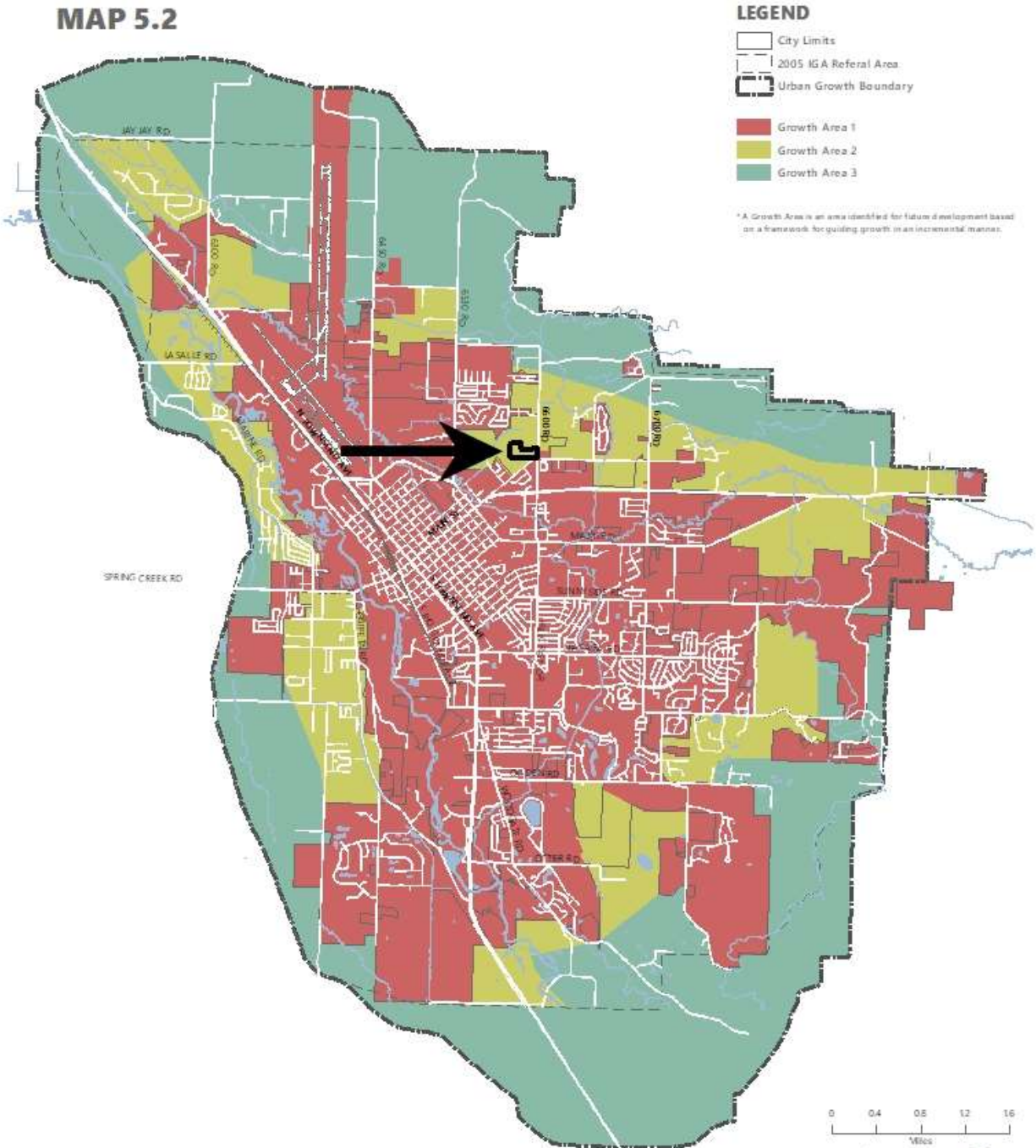


Comprehensive Plan Future Land Use Map



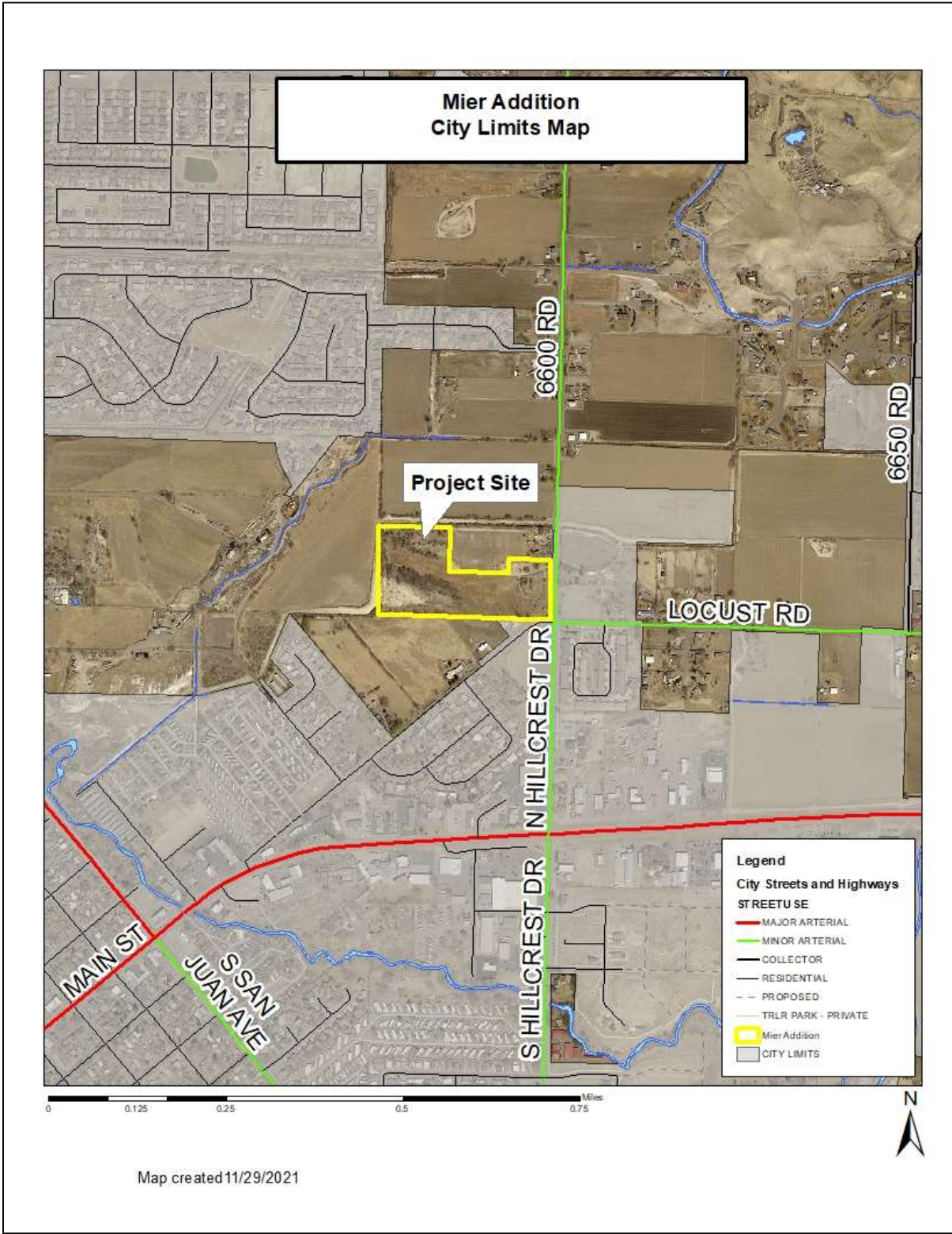
GROWTH AREAS*

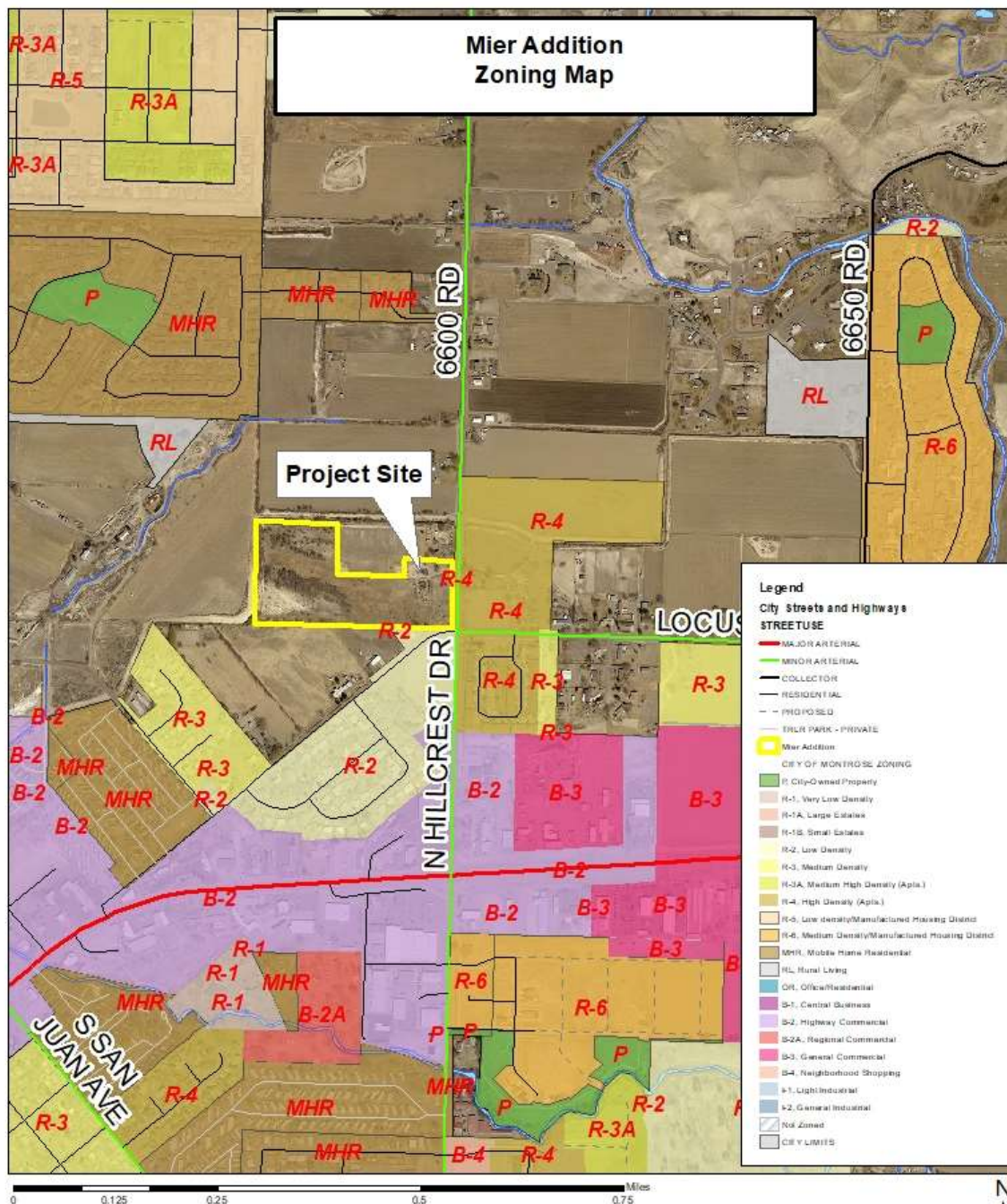
MAP 5.2



0 0.4 0.8 1.2 1.6 Miles

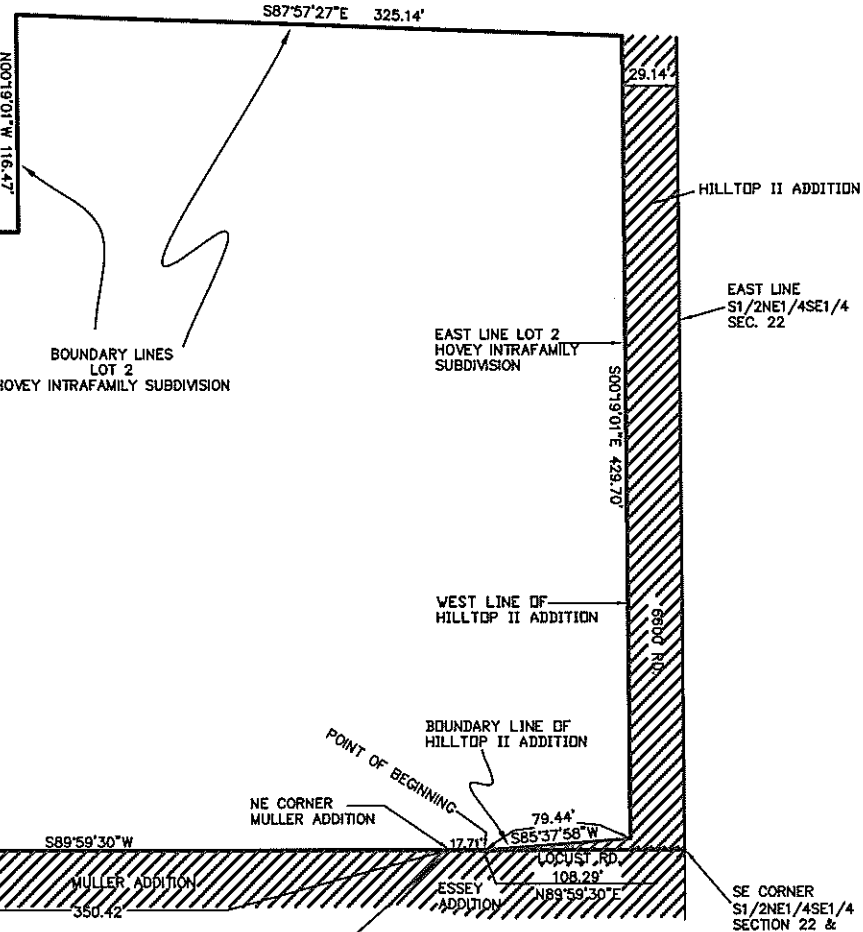
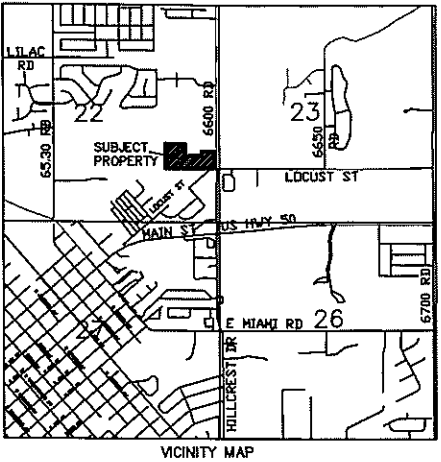
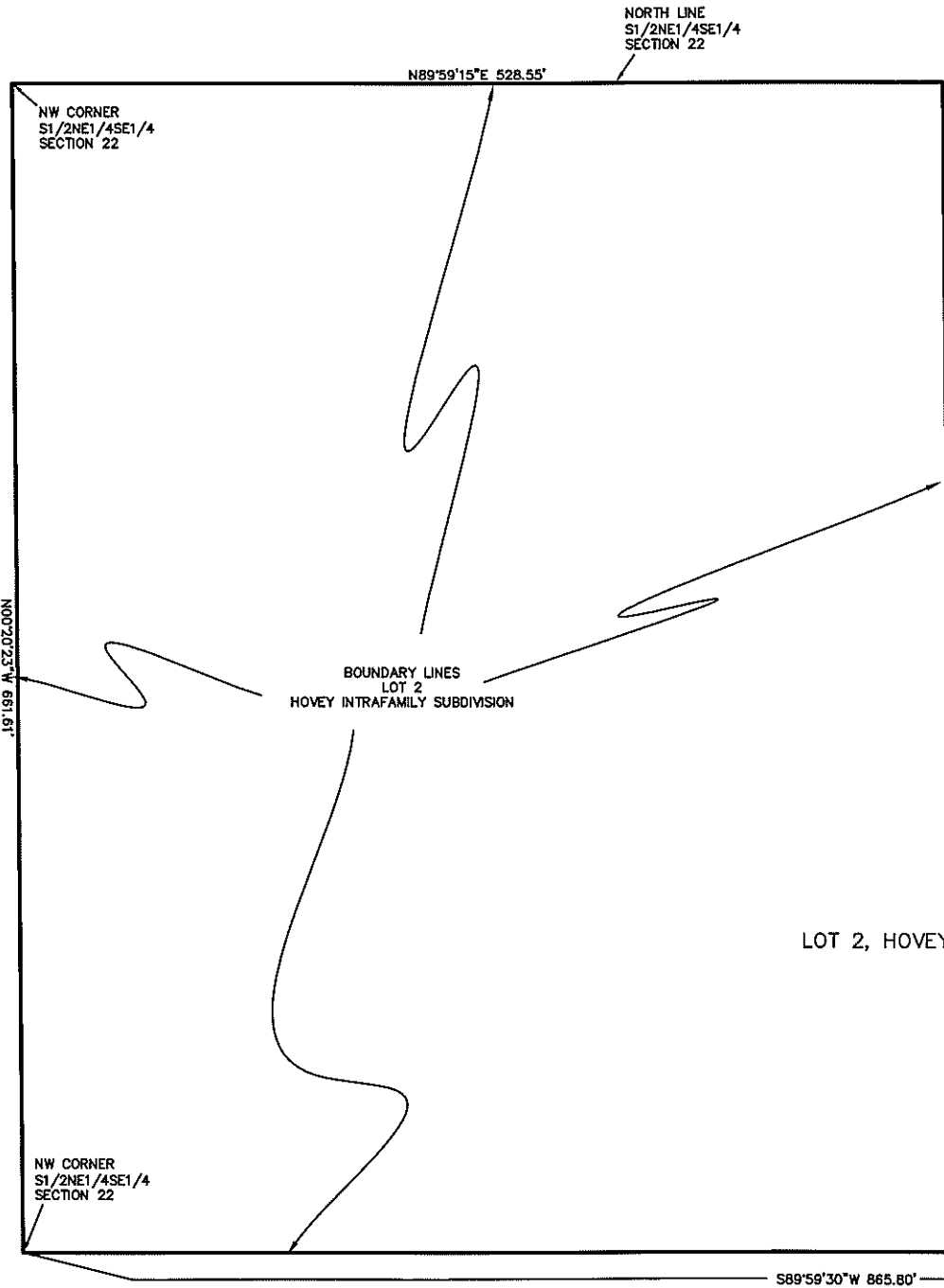






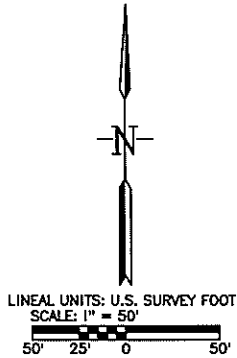
MIER ADDITION

TO THE CITY OF MONTROSE, COLORADO
BEING LOT 2, HOVEY INTRAFAMILY SUBDIVISION
SITUATED IN S1/2NE1/4SE1/4 SECTION 22, T49N, R9W, N.M.P.M.
MONTROSE COUNTY, COLORADO



MIER ADDITION
TOTAL AREA: 14.67 ACRES

LOT 2, HOVEY INTRAFAMILY SUBDIVISION - OWNERS: HELEN & CALVIN MIER



PROPERTY DESCRIPTION OF MIER ADDITION TO THE CITY OF MONTROSE, COLORADO
A tract of land situated in the S1/2NE1/4SE1/4 Section 22, Township 49 North, Range 9 West, N.M.P.M. being Lot 2 of Hovey Intrafamily Subdivision. Said tract is more particularly described as follows: Beginning at a point on the south line of said S1/2NE1/4SE1/4 Section 22 from whence the southeast corner of said S1/2NE1/4SE1/4 Section 22, bears N89°59'30"E, 108.29 ft., said point being a corner of said Lot 2, Hovey Intrafamily Subdivision and the southwest corner of the Hilltop II Addition to the City of Montrose; thence S89°59'30"W along said north line of the Essey Addition and along the south line of said Lot 2 of Hovey Intrafamily Subdivision, 17.71 ft. to the northeast corner of the Muller Addition to the City of Montrose; thence S89°59'30"W along said north line of said Muller Addition and along said Lot 2, Hovey Intrafamily Subdivision, 350.42 ft. to the northwest corner of said Muller Addition; thence the following courses along the boundary line of said Lot 2, Hovey Intrafamily Subdivision: S89°59'30"W, 865.80 ft.; N00°20'23"W, 661.61 ft.; N89°59'15"E, 528.55 ft.; S00°19'01"E, 330.68 ft.; East, 442.31 ft.; N00°19'01"W, 116.47 ft.; S87°57'27"E, 324.28 ft. to a point on the west line of the Hilltop II Addition to the City of Montrose; thence S00°19'01"E along said west line, also being the east line of said Lot 2, Hovey Intrafamily Subdivision 429.70 ft.; thence S85°37'58"W along a boundary line of said Hilltop II Addition, also being a boundary line of said Lot 2, Hovey Intrafamily Subdivision, 79.44 ft. to the point of beginning, containing 14.67 acres.

SURVEYOR'S CERTIFICATE
I, William D. Wiley, a Registered Land Surveyor in the State of Colorado, do hereby state the accompanying Annexation Map of MIER ADDITION to the City of Montrose, Colorado has been prepared under my direction and supervision, that it does not constitute a boundary survey and is only a compilation of existing records for the purpose of annexation.

William D. Wiley
Colorado Registered Land Surveyor
#12180

Date

MAYOR'S CERTIFICATE
This is to certify that the City of Montrose, a Municipal Corporation in the County of Montrose, State of Colorado, has by its Ordinance

No. _____ adopted on this _____ day of _____, A.D.,
_____ annexed the property described hereon to the City of Montrose.

Mayor

ATTEST:

City Clerk

CLERK & 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. _____

Montrose County Clerk & Recorder

Deputy

CITY LIMITS

CONTIGUOUS CITY LIMITS: 877.27 SQ. FT.
TOTAL PERIMETER: 4,130.12 SQ. FT.
ACRES ANNEXED: 14.67 ACRES

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon."

CF: 21-135 MIER ADD
Plot Scale 1"=50'
Book NA Page NA
BLW
DATE 9/8/2021

REVISIONS:
10/7/21 CITY REVISIONS
wpe

MIER ADDITION
TO THE CITY OF MONTROSE, COLORADO
BEING LOT 2, HOVEY INTRAFAMILY SUBDIVISION
SITUATED IN
S1/2NE1/4SE1/4 SECTION 22, T49N, R9W, N.M.P.M.
MONTROSE COUNTY, COLORADO

FOR: HELEN AND CALVIN MIER

MESA SURVEYING ASSOCIATES INC.
P.O. Box 1287
(970)-240-9994
Montrose, CO 81402

Sheet 1 of 1

File No. 21-135

EXHIBIT B: Zoning Code Excerpt

Sec. 4-4-8. "R-4" High Density District.

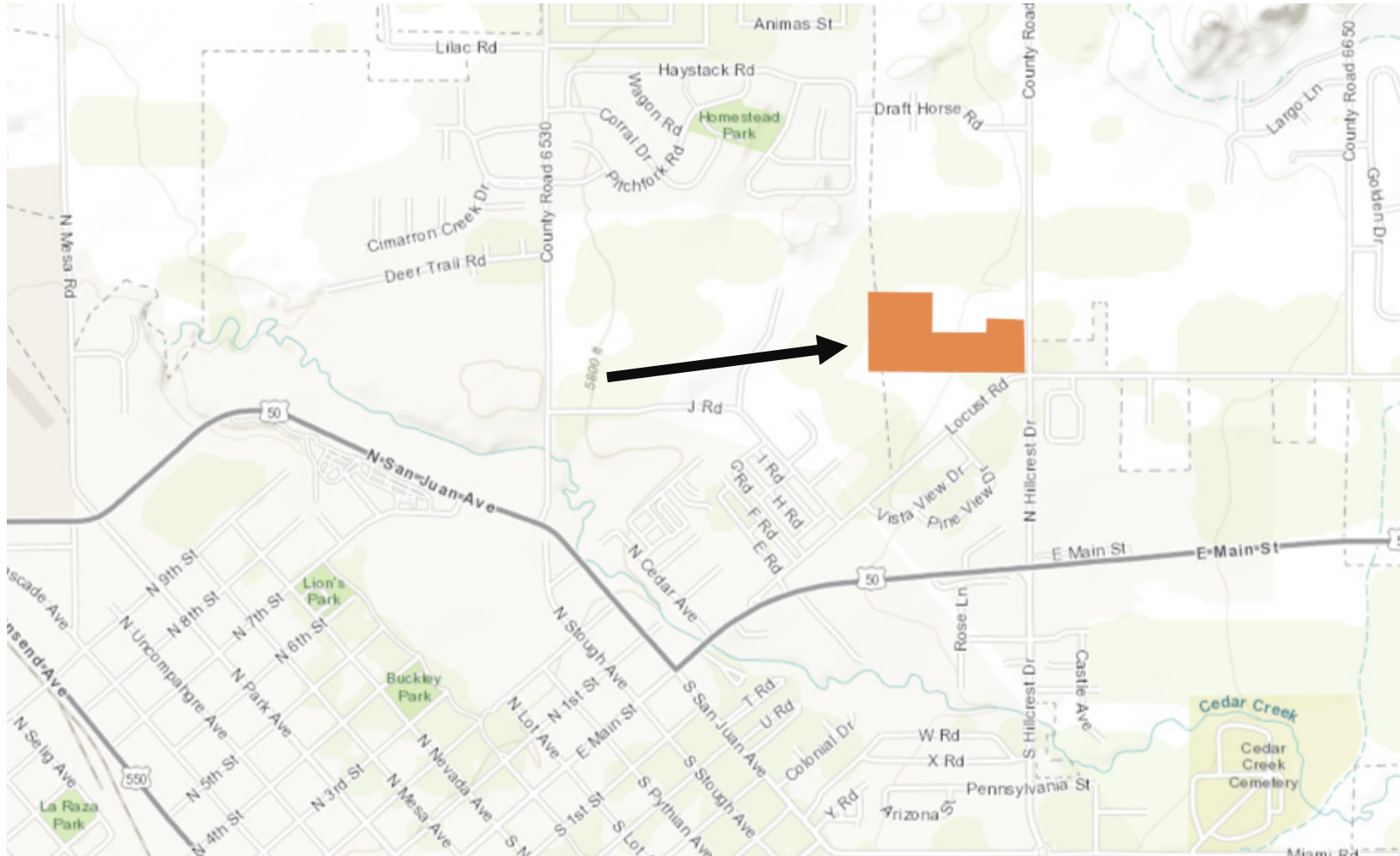
- (A) *Intent.* The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.
- (B) *Uses by Right.*
- (1) Single-family homes, duplexes, and multiple-family residences.
 - (2) Public 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.
 - (i) Bed and breakfast operations operated solely by the residents of a residence providing no more than four bedrooms for rent in the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters. The lot shall be at least 6,250 square feet and at least 3,125 square feet per rental bedroom.
 - (ii) Childcare facilities. A childcare facility shall be considered an accessory use to a residence in all districts, provided no more than eight children under 13 years of age are present on the premises at any one time, including children of the family living in the residence; a childcare facility shall not be considered an accessory use to a residence when a greater number of children is present on the premises at any one time. The facility must comply with all appropriate State Statutes and regulations.
 - (7) Short-term rentals.
- (C) *Conditional Uses.*
- (1) Skilled nursing and assisted living facilities.
 - (2) Childcare facilities. A childcare facility shall be a conditional use in all districts if more than eight but less than 16 children under 13 years of age are present on the premises at any one time, including children of the family living in the residence, in accordance with State Statutes and regulations.
 - (3) Schools.

(Ord. No. 2472 , § 4-4-8, 5-7-2019)





General Vicinity Map – Mier Addition



Site Location

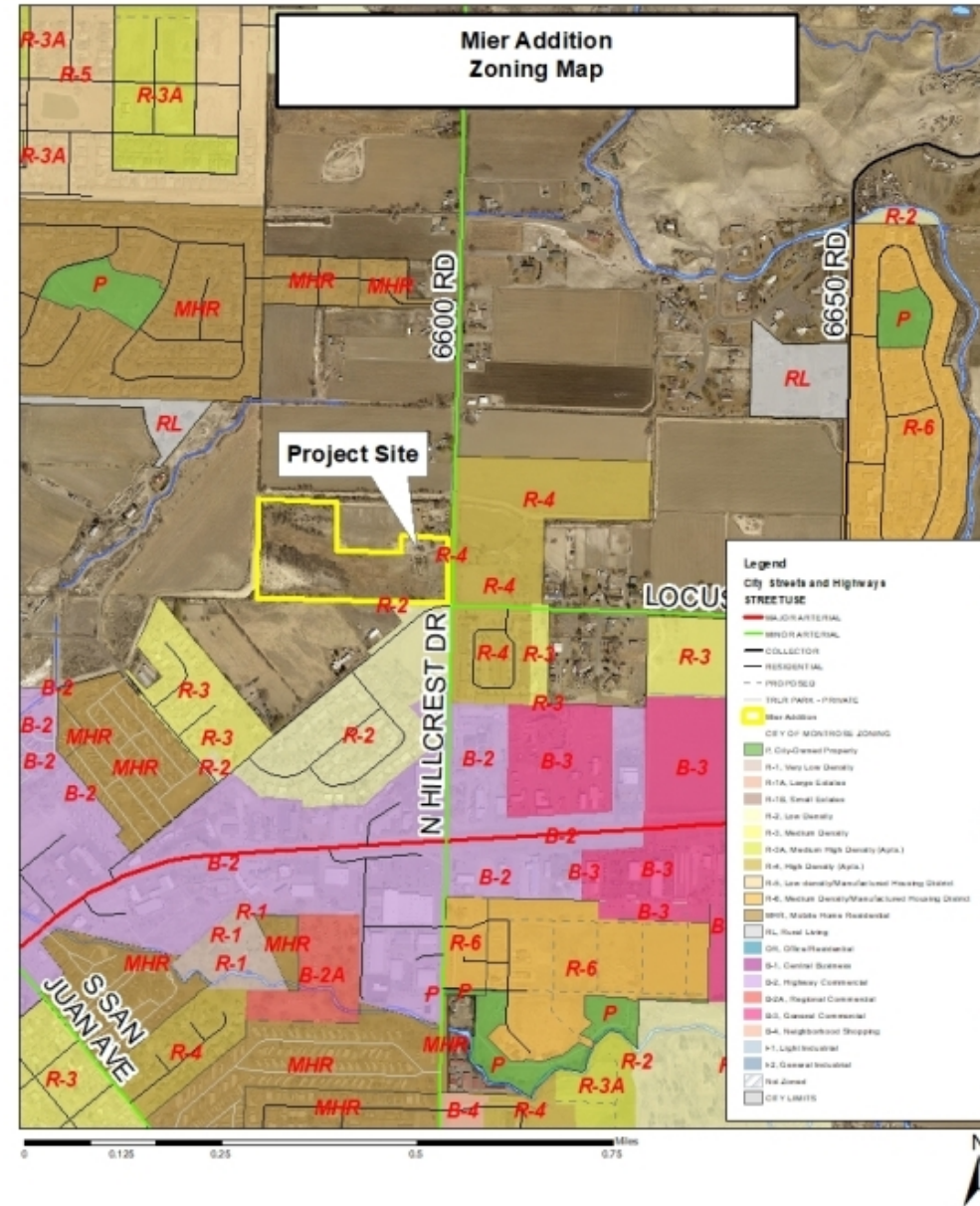
- 14.67 acres
- Within the City's Urban Growth Boundary, Tri-County Water Service Area & City Sewer Service Area
- Area is urbanizing and more than 1/6 of the perimeter is contiguous to city limits
- Annexation Agreement is required
- Annexation will allow for future housing development



Map created 11/29/2021

Site Details

- Zoning of surrounding area is “R-4” High Density District, “R-2” Low Density District & agricultural
- Proposed zoning is “R-4” High Density District



Zoning of Additions – Section 4-4-29 (B)

(B) Zoning of Additions:

“The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added).”

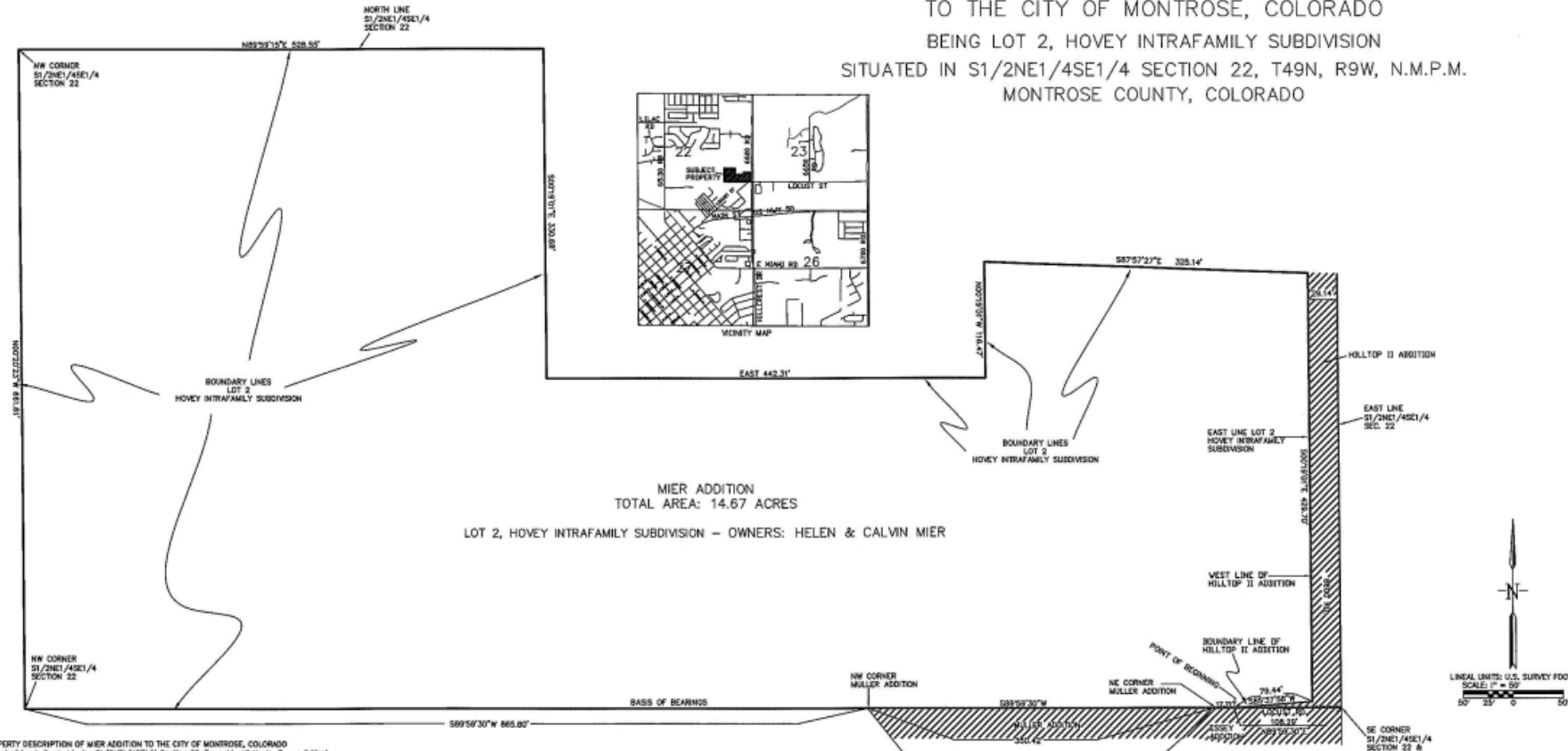
Zoning Regulations

- Municipal Code, Section 4-4-7(A) Intent: The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.

MIER ADDITION

TO THE CITY OF MONTROSE, COLORADO
BEING LOT 2, HOVEY INTRAFAMILY SUBDIVISION

SITUATED IN S1/2NE1/4SE1/4 SECTION 22, T49N, R9W, N.M.P.M.
MONTROSE COUNTY, COLORADO



PROPERTY DESCRIPTION OF MIER ADDITION TO THE CITY OF MONTROSE, COLORADO
A tract of land situated in the S1/2NE1/4SE1/4 Section 22, Township 49 North, Range 9 West, N.M.P.M. being Lot 2 of Hovey Intrafamily Subdivision. Said tract is more particularly described as follows: Beginning at a point on the south line of said S1/2NE1/4SE1/4 Section 22 from whence the southeast corner of said S1/2NE1/4SE1/4 Section 22, bears S89°59'30" E, 108.28 ft., said point being a corner of said Lot 2, Hovey Intrafamily Subdivision and the southwest corner of the Hilltop II Addition to the City of Montrose and a point on the north line of the Hilltop I Addition to the City of Montrose; thence S89°59'30" W along said north line of the Hilltop I Addition and along the south line of said Lot 2 of Hovey Intrafamily Subdivision, 17.71 ft. to the northeast corner of the Hilltop I Addition to the City of Montrose; thence S89°59'30" W along said north line of said Hilltop I Addition and along said Lot 2, Hovey Intrafamily Subdivision, 350.42 ft. to the northwest corner of said Hilltop I Addition; thence the following courses along the boundary line of said Lot 2, Hovey Intrafamily Subdivision: S89°59'30" W, 885.80 ft.; N00°20'23" W, 885.81 ft.; N89°59'30" E, 528.55 ft.; S00°19'01" E, 330.88 ft.; East, 442.31 ft.; N00°19'01" W, 116.47 ft.; S89°57'27" E, 324.28 ft. to a point on the west line of the Hilltop II Addition to the City of Montrose; thence S00°19'01" E along said west line, also being the east line of said Lot 2, Hovey Intrafamily Subdivision 428.70 ft.; thence S89°57'27" W along a boundary line of said Hilltop II Addition, also being a boundary line of said Lot 2, Hovey Intrafamily Subdivision, 78.44 ft. to the point of beginning, containing 14.67 acres.

SURVEYOR'S CERTIFICATE
I, William D. Wiley, a Registered Land Surveyor in the State of Colorado, do hereby state the accompanying Annexation Map of MIER ADDITION to the City of Montrose, Colorado has been prepared under my direction and supervision, that it does not constitute a boundary survey and is only a compilation of existing records for the purpose of annexation.

William D. Wiley
Colorado Registered Land Surveyor
#12180

Date

MAYOR'S CERTIFICATE
This is to certify that the City of Montrose, a Municipal Corporation in the County of Montrose, State of Colorado, has by its Ordinance

No. _____ adopted on this _____ day of _____ A.D.,
_____ annexed the property described herein to the City of Montrose.

Mayor

ATTEST:

City Clerk

CLERK & RECORDERS CERTIFICATE
This plot was filed for record in the office of the Clerk and Recorder of Montrose County

at _____ m. on the _____ day of _____ 20____

Registration No. _____

Montrose County Clerk & Recorder

Deputy

CITY LIMITS

CONTIGUOUS CITY LIMITS: 877.27 SQ. FT.
TOTAL PERIMETER: 4,130.12 SQ. FT.
ACRES ANNEXED: 14.67 ACRES

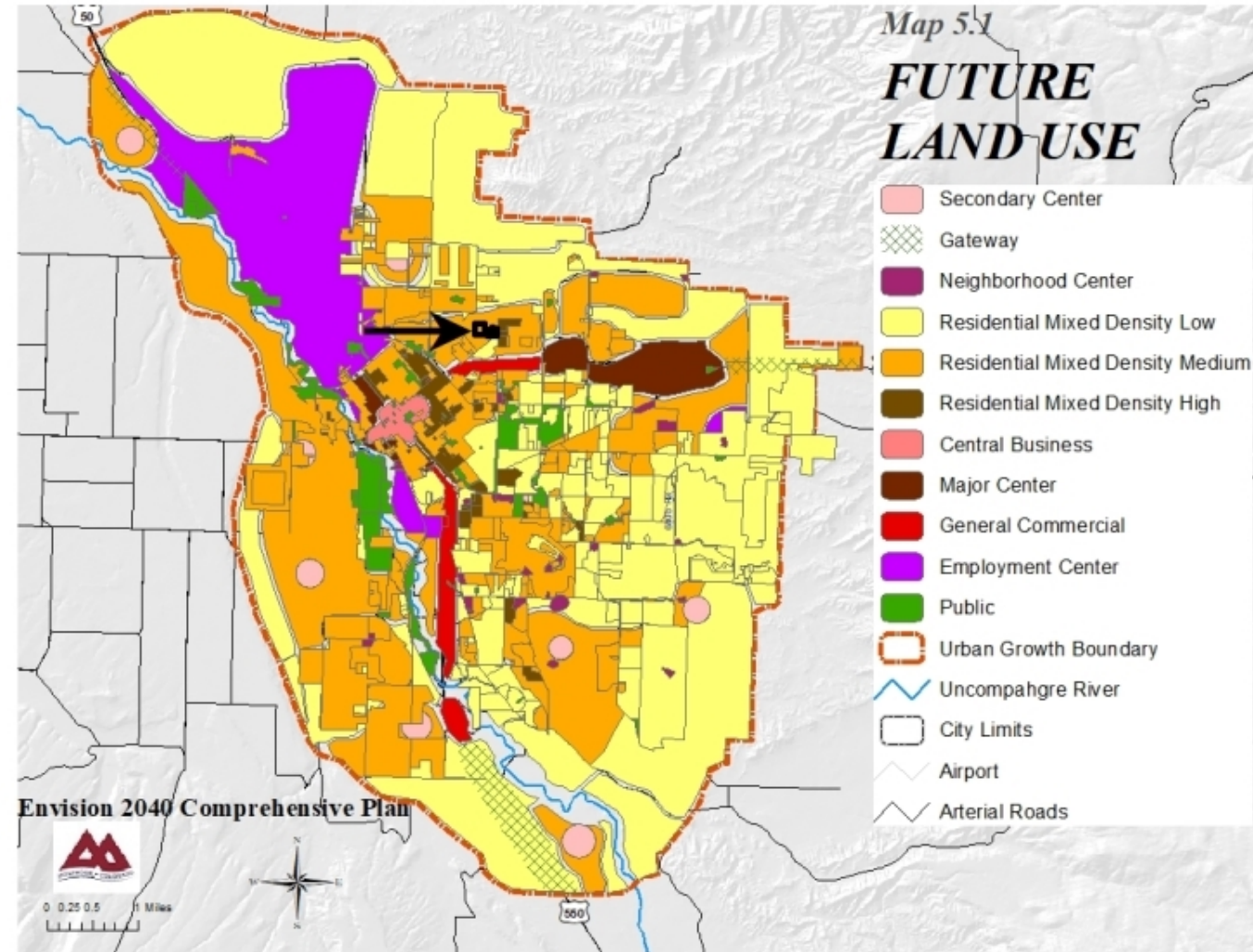
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

OF: S1/2NE1/4SE1/4 Plot Book: 1000 Book: 38 Page: 38 RW: 10/1/2023 REVISIONS: 10/7/21 CITY REVISIONS WDW	MIER ADDITION TO THE CITY OF MONTROSE, COLORADO BEING LOT 2, HOVEY INTRAFAMILY SUBDIVISION SITUATED IN S1/2NE1/4SE1/4 SECTION 22, T49N, R9W, N.M.P.M. MONTROSE COUNTY, COLORADO FOR: HELEN AND CALVIN MIER MESA SURVEYING ASSOCIATES INC. P.O. Box 1887 87020-2483-8884 Montrose, CO 81401 Sheet 1 of 1 File No. 21-138
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Comprehensive Plan – Future Land Use

Listed as **residential mixed density medium**.

This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing. The majority of the mixed density medium residential land uses are designated in areas that are not yet developed.

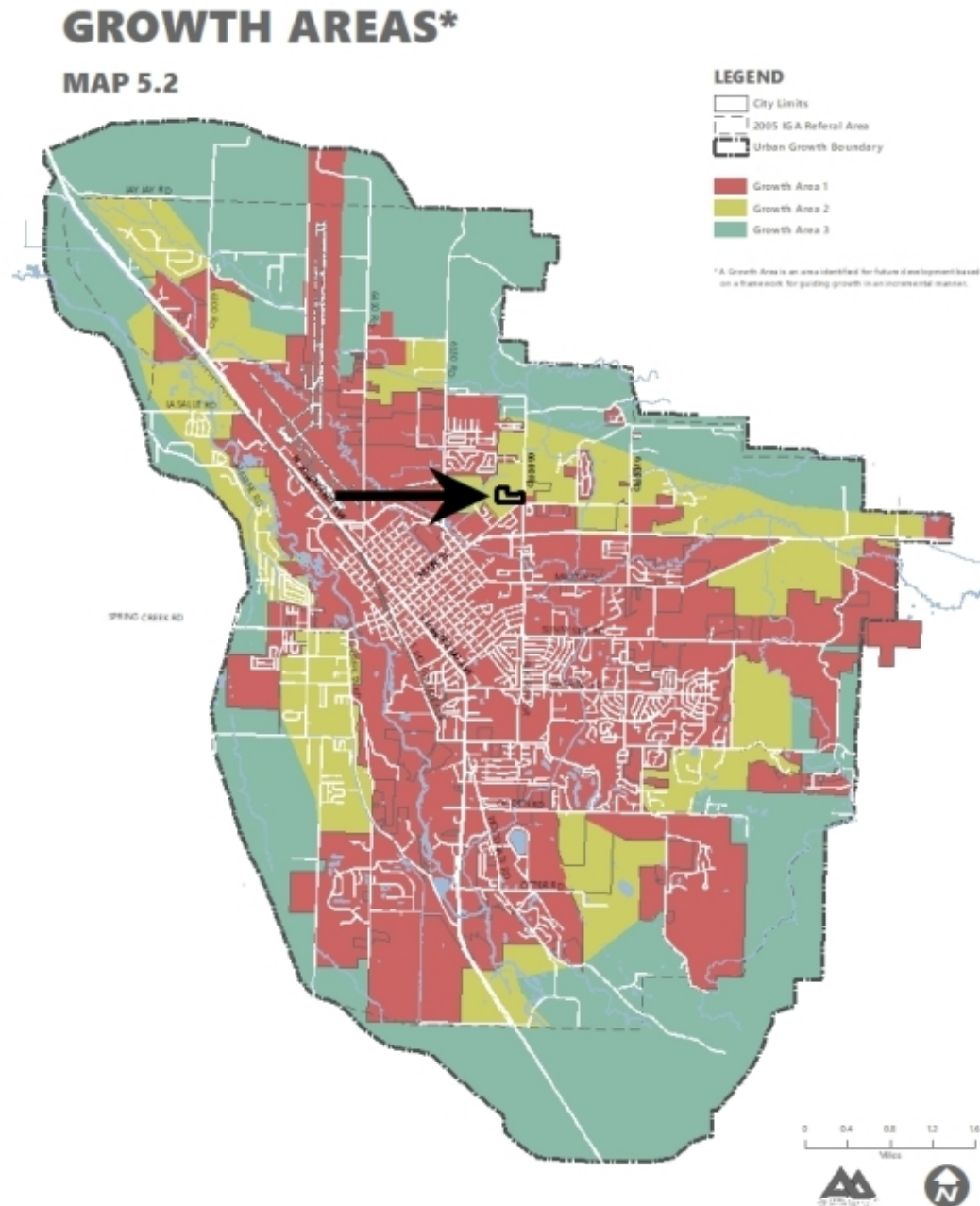


Comprehensive Plan Goals & Objectives

- 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.

Growth Areas

Located in **Growth Area 2** in the Comprehensive Plan. According to the Comprehensive Plan, Growth Area 2 consists of some level of infrastructure or moderate proximity to existing infrastructure (existing streets, utilities and public services).



Summary

- Area is urbanizing and more than 1/6 contiguous to city limits
- Annexation Agreement is required
- Annexation Impact Report is required (more than 10 acres)
- Proposal is consistent with the public health, safety, and welfare, city annexation policies, and the Comprehensive Plan.
- Staff recommends approval of the annexation and “R-4” High Density District
- The Planning Commission shall make a zoning recommendation to City Council.



February 7, 2022

City of Montrose

Attn: Amy Sharp

To the Planning commission,

I am requesting the zoning for Mier addition be R-3 instead of R-4. I have communicated to the planning commission before that the neighborhood would prefer a lower zoning in this area. We had 53 neighbors that did not approve of the R-4 in the area on the Hilltop addition. However, the planning commission narrowly approved the higher density zoning despite the neighborhood concerns. I would request that the developer have a neighborhood meeting prior to any site development. It was unfortunate some type of neighborhood meeting did not happen prior to this planning meeting. Thank you in advance.

John Renfrow

760 6600 Road



Amy Sharp <asharp@ci.montrose.co.us>

RE:

Emily Dooley <emdooley1@gmail.com>
To: asharp@cityofmontrose.org

Wed, Feb 9, 2022 at 6:33 PM

zoning Proposal for behind 1875 Locust Rd

Hi Amy,

My name is Emily Mercer, I live at 1875 Locust Rd. I attended the planning commission mtg on Feb. 9th via zoom for over an hour and I had to leave before I could comment. As I said, we live at 1875 Locust Rd. Our primary concern is how close the houses that may or may not be built there may come to our back property line. The proposal is for high density housing, indicating apartments. Apartments bring a lot of people. I'm concerned about crime around my home. I know this mtg wasn't to discuss specific plans, but you guys approve the high density, with that come some responsibility on the part of the developer to ensure some safe guards for maintaining the overall natural appeal of the area behind there. I'd like my view to remain as trees along that north edge of the property. I know my neighbors to the north are concerned about the ht of possible apartment buildings. There is a ton of wildlife back through that corridor along that back drainage area that catches all of the tail water from irrigation. We really need to preserve open spaces for wildlife to move through. That's really my biggest concern.

Thank you.

Emily Mercer



Amy Sharp <asharp@ci.montrose.co.us>

Fw: Mier Addition

Robert Thompson <robertc444@hotmail.com>
To: Amy Sharp <asharp@cityofmontrose.org>

Wed, Feb 9, 2022 at 8:19 PM

Hey Amy
Thank you for letting me speak this evening.
Below is my letter along with attachments.
Would you be able to forward this to everyone at that was in attendance tonight?

Thanks

Bob Thompson
662-687-2398

From: Robert Thompson <robertc444@hotmail.com>
Sent: Wednesday, February 9, 2022 8:37 PM
To: Robert Thompson <robertc444@hotmail.com>
Subject: Fw: Mier Addition

Dear Council,

My name is Bob Thompson, our address is [500 Mesa Vista Avenue](#), my wife and I purchased this property back in 2019.

We lived in Denver, CO for a few years, back in the late 2000's. When we decided we wanted to move back to Colorado, we wanted to find a place that wasn't as big as Denver and offered more land options to home buyers.

We found that place to be Montrose, CO.

What brought us to Montrose was the small town feeling the city offers, the outdoor activities, the wildlife that lives in the county/city as well as the Mountains, if you look at the City's Website, the images that are shown say a lot. (see attached City of Montrose Web).

I am writing to express my strong opposition to the proposed rezoning at the northwest quadrant of Road 6600 and Locust Rd.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents who will be impacted by this proposition are completely opposed to the addition of Zoning this land to an R4, High Density, Multi-family housing.

Please note the following reasons we ask to Deny this Rezoning:

- Emission increases due to new construction when/if development begins, addition of new multiple dwellings, and additional Traffic.

- Multi-family dwellings are not compatible where immediately adjacent to Single-family homes (see attached Google Maps 1)
- Wildlife has been observed in the area (deer, foxes, rabbits, birds), and any development will destroy their habitat, both Plant and Animal. Any planned development of the property should consider the continuing impact to local wildlife habitat.
- Loss of Farming opportunities for any local farmers.
- Property values could change in the area if multi-family dwellings are built. Multifamily dwellings are inconsistent with the neighbors in the area.

I will be submitting a signed Petition at a later date Opposing the rezoning of this property.

If the Council sees fit to pass said proposition, we would like to request the Rezoning be made to an R2 instead of R4. Areas West of Road 6600 and South of Locust Rd are zoned R2 or R3 (see attached Zoning Map 1 & 2)

We would greatly appreciate your consideration to the following recommendations to support this:

- Single-Family homes only
- Privacy Fence buffer of 8ft in height surrounding all neighboring properties
- No right of way on any properties connected to proposed re zoning area
- No more than 2 or 3 homes per acre

I will also be submitting a 2nd signed Petition at a later date requesting a change in Zoning.

In closing, what is Colorado known for? It's land, its views, the outdoors, and every chance we get we should preserve it, both in the Mountains and in its City's as well.

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, we know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

I will be forwarding this letter along with attachments within to the city for your records

Thank you for your continued service and support of our communities.

Best regards,

Bob Thompson
662-687-2398

4 attachments



Google Maps 1.pdf
747K



Zoning Map 1.pdf

629K



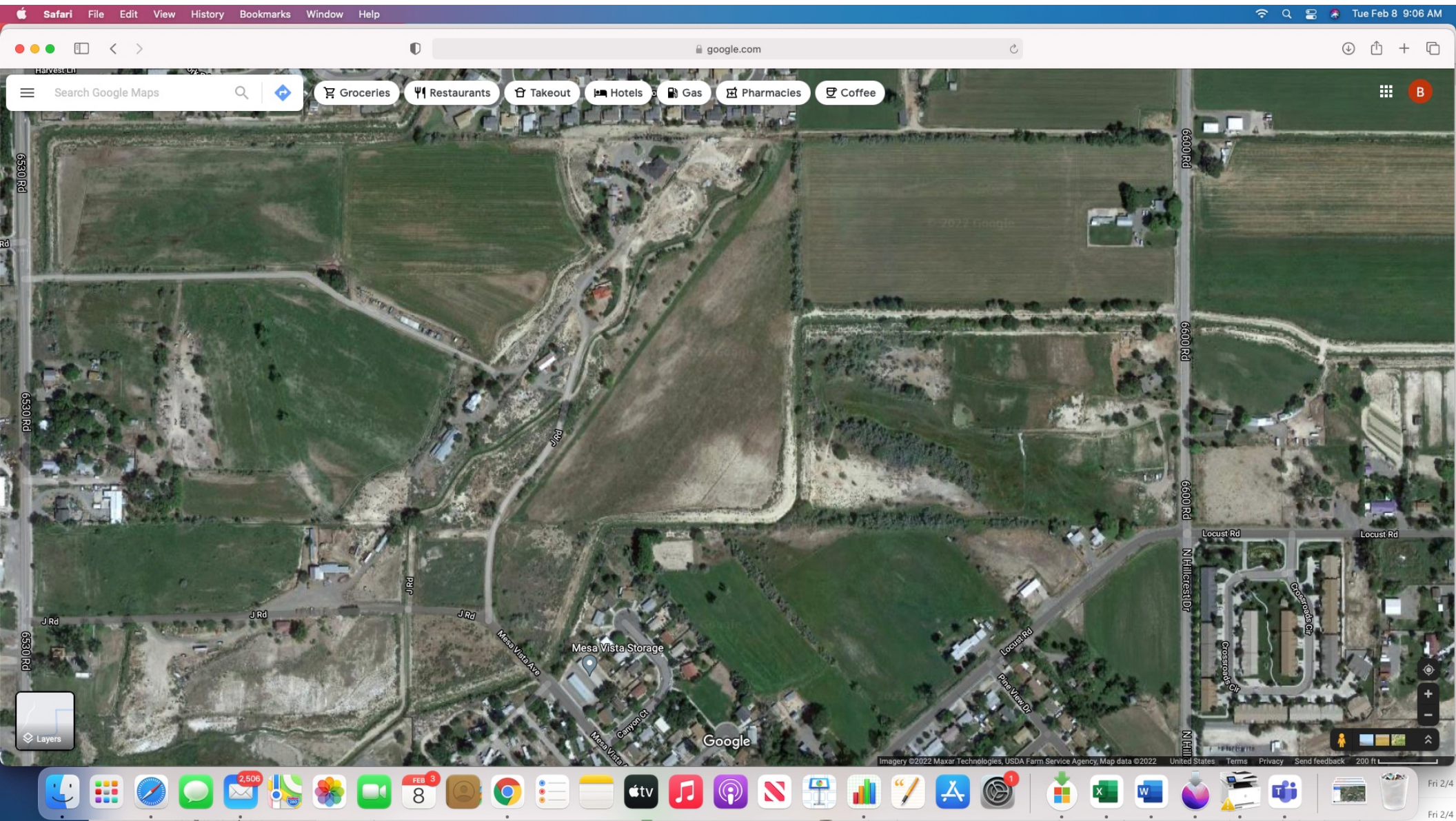
Zoning Map 2.pdf

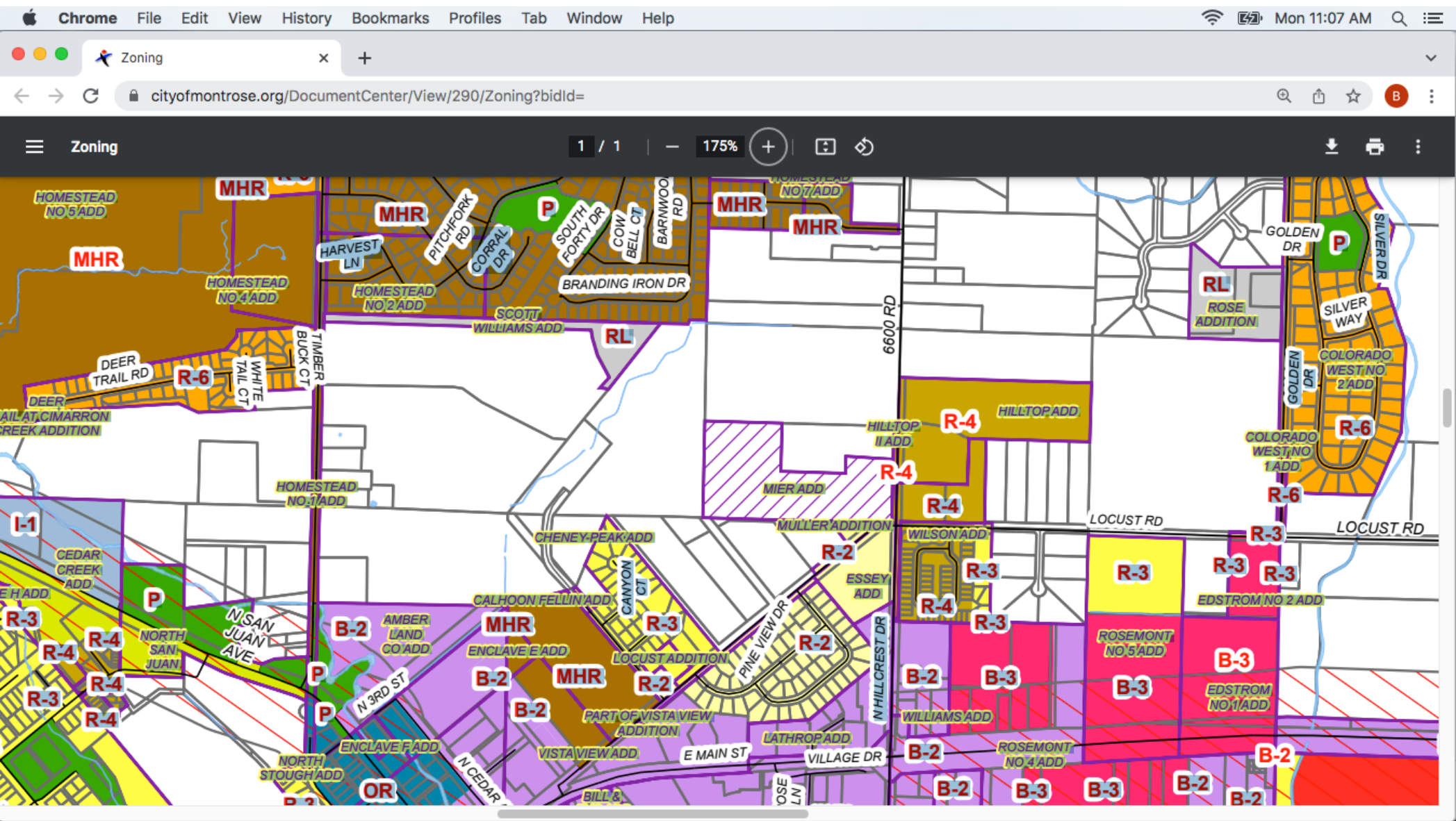
743K

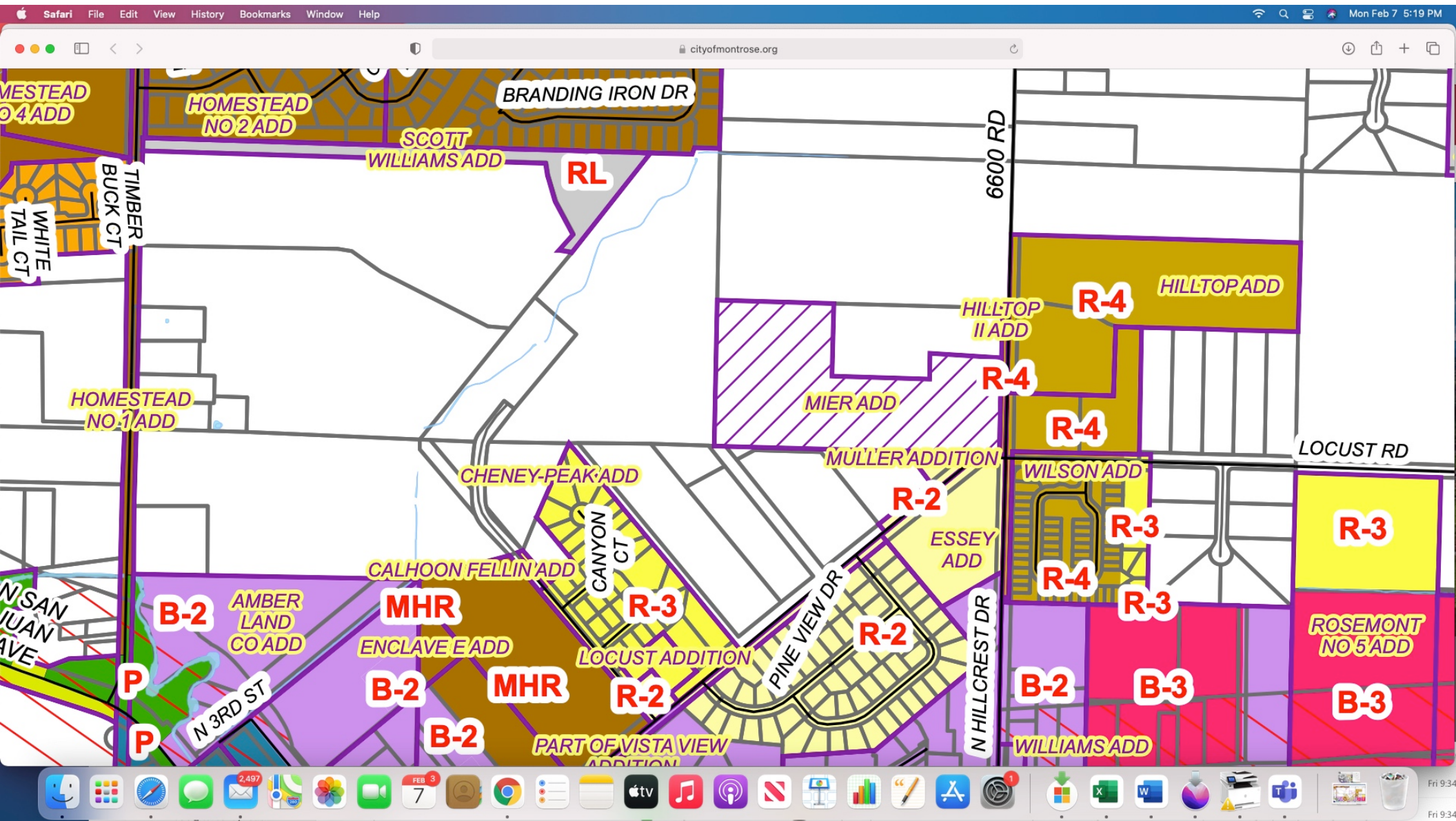


City of Montrose Web.pdf

761K







Learn More





CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: February 23, 2022
RE: 22-0016 – Bluecorn Beeswax Sign Variance
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpt from Code - Variances
- Exhibit C: Excerpt from Code – Sign Regulations

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 is reviewing an application for a variance to sign regulations to be granted to Bluecorn Beeswax, located at 1842 S Townsend Ave. The Planning Commission shall approve or deny the variance application. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

This project is a variance that would allow for a total of 367.3 square feet of signage. The property is located in the “B-2” Highway Commercial District. Businesses in this zoning district are ordinarily limited to the lesser of one and a half square feet per linear foot of principal street frontage or 300 square feet of signs. Due to the large façade of the building, the applicant is requesting an increase in the allowable square footage.

Applicant: Bluecorn Beeswax

Staff Analysis:

1. The criteria for granting variances to sign regulations are listed below. Municipal Code, Section 4-4-28 (D). Variances shall be granted only if the following criteria are met:
 - a. The variance will not adversely affect the public health, safety and welfare.
 - b. The variance requested is the minimum variance that will afford relief.
 - c. The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.
 - d. Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.
2. Sign Provisions
 - a. Businesses in the B-2 zoning district may have up to three signs, with a maximum of 300 square feet.
 - b. The existing signs fall under the 300 square foot maximum.

Zoning District	Maximum Number of Signs	Maximum Square Footage of Signs Per Lot-All Signs Combined
B-2, B-2A, B-3	Two Primary, One Secondary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 300 sq. ft.

3. The Variance does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements and the City of Montrose Comprehensive Plan.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request.

Planning Commission Motion Alternatives:**Approval Motion Recommendation:**

"I hereby make a motion to approve the request to allow a variance for a 367.3 square feet of signage for Bluecorn Beeswax at 1842 S Townsend Ave. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report."

Denial Motion Recommendation:

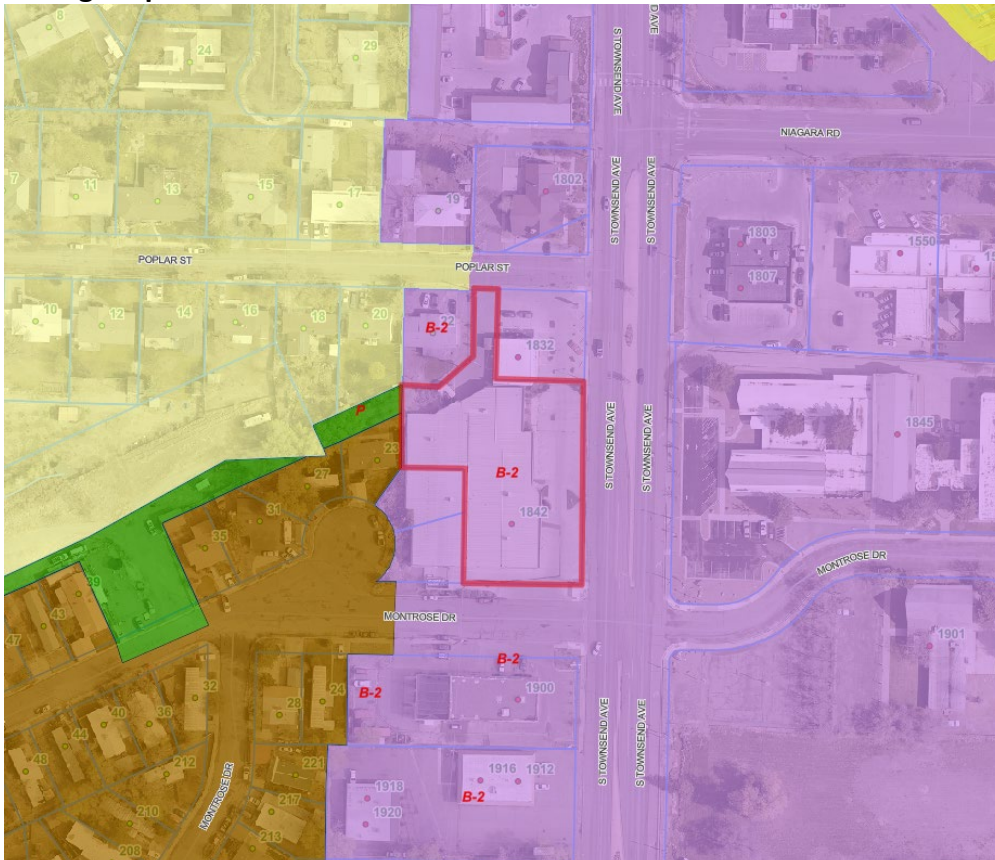
"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps

Location Map



Zoning Map



Sign Plan

New Reduced Size (OVERALL REDUCTION OF 84 SQ FT)



MAIN SIGN (86%)
36.98'W x 5.16'H
190.82 sq ft

CIRCULAR SIGN (94%)
12.69' round
126.01 sq ft



Existing Double Sided Pole Sign
Refaced and Reader Board

EXHIBIT B: Sec. 4-4-28. - Variances

- (A) The Review Board may grant a variance from the requirements set out in this Chapter, if it determines, following the review procedure of Section 4-4-31, that the criteria of this Section will be met. Provided, however, no variance shall be granted from provisions restricting uses by right and conditional uses within any zoning district.
- (B) Variances shall be granted only if all the following criteria are met:
- (1) The variance will not adversely affect the public health, safety and welfare.
 - (2) Unusual physical circumstances shall exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property, and violations of code shown by clear and convincing evidence that they were made in good faith, which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.
 - (3) The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their or his predecessors in interest.
 - (4) The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.
 - (5) The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.
- (C) The burden shall be on the applicant to show that these criteria have been met.
- (D) Variances shall be granted for sign regulations only if all of the following criteria are met, in lieu of the criteria of Subsection (B) of this Section.
- (1) The variance will not adversely affect the public health, safety and welfare.
 - (2) The variance requested is the minimum variance that will afford relief.
 - (3) The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use of development of such properties.
 - (4) Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.

([Ord. No. 2472](#), § 4-4-28, 5-7-2019)

EXHIBIT C: Sec. 4-4-25. - Sign Regulations

- (A) *Purpose and Intent.*
- (1) It is the purpose of this Section to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements. The provisions in this Section are intended to:
- (a) Enable the identification of places of residence and business.
 - (b) Allow for the communication of information necessary for the conduct of commerce.
 - (c) Lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic.
 - (d) Enhance the attractiveness and economic well-being of the City as a place to live, vacation and conduct business.
 - (e) Protect the public from the dangers of unsafe signs.
 - (f) Permit signs that are compatible with their surroundings and aid orientation, and preclude

placement of signs in a manner that conceals or obstructs adjacent land uses or signs.

(g) Encourage signs that are appropriate to the zoning district in which they are located.

(h) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.

(i) Preclude signs from conflicting with the principal permitted use of the site or adjoining sites.

(j) Regulate signs in a manner so as to not interfere with, obstruct vision of or distract motorists, bicyclists or pedestrians.

(2) On private property and traditional public fora, subject to the land owner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal without consideration of message content. A noncommercial substitution of message may be made without any additional approval or permitting; a commercial substitution of message shall require approval and permitting as set forth herein. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

(3) If any part, Section, Subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section and/or any other provisions are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the validity or enforceability of any other prohibition herein.

(B) *Definitions.* The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Subsection, except where the context clearly indicates a different meaning:

Animated sign means any sign or part of a sign which changes, or appears to change, physical position by any movement or rotation, including search lights, streamers, balloons, inflatable signs and figures, and air- or wind-driven signs.

Bulletin board signs means a sign used for the purpose of notification to the public of an event or occurrence of public interest such as a church service, school activity, political rally, civic meeting or other similar event.

Canopy or hanging sign means a sign suspended from a permanent roofed structure. Canopy or hanging signs are allowed in all zones.

Dispenser type display means a facility whose primary purpose is to dispense goods and products, including gas pumps, beverage, candy or ice machines, wiper blades, motor oil displays or similar products.

Electric sign means any sign containing electrical wiring, including signs illuminated by an exterior light source.

Electronic reader board means any sign that displays text over a fixed background by digital or electronic means.

Electronic sign means any sign that contains a digital or electronic display that can be changed, similar to a computer or television screen.

Flashing sign means any electronic or illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

Free-standing sign means a non-movable sign which is entirely supported by one or more uprights, poles, braces, or a base in or upon the ground. Free-standing signs are allowed in all zones.

Home occupation sign means a sign intended to advertise a home occupation.

Portable sign means signs designed to be physically moved and changed periodically to attract attention to a special circumstance, price or sale situation.

Primary sign means a sign related to or facing a public right-of-way.

Principal street frontage means the street or frontage with the highest functional classification under the most current version of the City's Comprehensive or Master Plan.

Projecting sign means a sign (other than a wall sign) which projects from and is supported by a wall of a building. Projecting signs are allowed only within commercial zones.

Roof sign means a sign erected upon or constructed directly over any part of the roof or parapet of a building whether or not actually attached to the roof.

Secondary sign means a sign on a public right-of-way or alley in addition to the primary sign.

Sign means an object or device which is used for the primary purpose of conveying a message by means of letters, numbers, figures, symbols, colors or other similar medium. The term "sign" shall exclude on-premises directional signs used for the sole purpose of providing information related to access to the premises, house numbers, and any signs which are required by local, state or federal laws, so long as the City determines that the intent of this Section is maintained. Signs merely describing a secondary commercial use or business within a structure shall not be considered directional signs.

Sign area means:

- (1) The area of signs with regular geometric shapes shall be measured using standard mathematical formulas. Regular geometric shapes shall include, but not be limited to, squares, rectangles, triangles, parallelograms, circles, or combinations thereof.
- (2) The area of signs with irregular shapes or of individual letter signs shall be the entire area within a single continuous perimeter of not more than eight straight lines enclosing the extreme limits of the sign.
- (3) The total measured area of a sign shall include the area of all writing, representation, lines, emblems or figures contained within all modules, together with any air space, material or color, forming an integral part or background of the display if used to differentiate such sign from the backdrop or structure against which it is placed.
- (4) On all signs other than projecting signs, the sign area shall be figured on one side only.
- (5) The area of all freestanding signs shall include the area of the sign face as calculated in Subsections (1) through (4) of this definition, together with any portion of the sign structure which exceeds 75 percent of the area of the sign face. The intent of this Subsection is to encourage architectural decoration, ornamentation, or embellishment without deducting from the allowed sign area.

Temporary sign means any sign, banner, pennant, valance, or advertising display constructed of cloth, cardboard, wallboard, or other light materials, with or without frames.

Vehicle means any device which is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. The term "vehicle" includes any bicycle, but does not include any wheelchair, or any device moved by muscular power or moved exclusively over stationary rails or tracks or designed to move primarily through the air.

Vehicle-mounted signs means any sign affixed to or mounted upon any type of vehicle, as the term "vehicle" is defined herein.

Wall sign means any sign attached to or erected with the exposed face of the sign parallel to the wall of a building or structure. Wall signs are allowed in all zones.

Window sign means a temporary or permanent sign attached to the window of a building.

(C) *General Provisions.*

- (1) All allowed signs, except temporary signs, official traffic control devices, signs and notices erected, owned and maintained by the City of Montrose, signs within outdoor athletic venues, such as ballparks,

golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the venue, window and portable signs, and dispenser type displays, shall require a sign permit, on forms acceptable to the City, issued by the City Manager or his designee following the same procedure as a building permit, and with administrative fees as set forth in the City Regulation Manual. Said permits shall include an elevation drawing of all proposed and existing signs, and a plot plan showing the proposed location of the subject sign on the permittee's property.

(2) Signs shall identify or advertise only that activity conducted on the premises upon which the sign is located, except for the following circumstances:

- (a) Collective identification signs for churches and service clubs.
- (b) Signs within the boundary of a new subdivision unless less than ten percent of the lots remain for initial sale.
- (c) Signs on City-owned property.
- (d) Signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the athletic venue.
- (e) Signs included within a coordinated sign plan.
- (f) All signs whether on- or off-premises shall be located on a premises with a permanent building consisting of a foundation and at least 500 square feet of floor area.
- (g) Signs described in Subsection (A)(2) of this Section and signs allowed by Subsection (D)(5) of this Section.
- (h) Circumstances specifically provided for elsewhere in this Section 4-4-25.

(3) No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring their vision or obstructing their travel.

(4) The color or format shall not resemble or conflict with traffic signs or signals, as shown or described by the Manual of Uniform Traffic Control Devices (MUTCD), as amended from time to time.

(5) All signs must be maintained in good repair.

(6) Illumination of signs shall be arranged to reflect away from residential properties, and shall otherwise comply with Chapter 4-13.

(7) This Section is not intended to control or limit appropriate seasonal decorations which do not constitute a public nuisance or hazard.

(8) Dispenser type displays such as soft drink machines, gasoline pumps, tire displays and ice machines, with information printed by the manufacturer on the dispenser shall be allowed without a permit, provided the City determines they are not detrimental to the general appearance and character of the area.

(9) Signs may be placed on City property by other parties only if authorized by the City or specifically allowed by City ordinances or regulations, a revocable encroachment permit, easement, or other specific authorization. The City may issue a revocable encroachment permit to the owner of abutting premises on street rights-of-way with at least a 100-foot right-of-way width, on terms appropriate to protect the City's interests, when the area encroached is not currently needed for vehicular or pedestrian traffic, so long as no nuisance or safety hazard will be created. Signs placed on City property without authorization are subject to removal and disposal by the City.

(10) Existing signs on nonconforming uses may be permitted to continue for as long as the nonconforming use exists, but may not be extended or altered in any way.

(D) *Special Requirements.*

(1) No rotating, flashing, roof, or animated signs or signs containing a moving message shall be permitted. This does not prohibit scrolling signs in windows.

(2) Time and temperature signs shall be permitted in all commercial and industrial zoning districts. Electronic reader boards and electronic signs, and any portion of the sign face thereof may be changed no more frequently than once every eight seconds. Non-electronic changeable signs shall not be changed more often than once every eight seconds. Use of electronic reader boards and electronic signs shall be limited to the "B2," "B2-A" and "B3" zoning districts, and said signs shall be no larger than 48 square feet. The City may inspect the settings for electronic reader boards and electronic signs at any time during business hours for the business operating the sign, to determine compliance with these provisions.

The burden shall be upon the applicant for a sign permit to prove compliance with applicable provisions of the City's outdoor lighting ordinances and regulations. (Municipal Code Title 4-13.)

(3) Window and electric signs shall only be permitted in commercial and industrial zones, except that a sign may be permitted in a window to temporarily advertise property for sale or rent.

(4) Each business may have one temporary sign or banner at a time, in all nonresidential zoning districts without a permit so long as the sign or banner is no larger than 64 square feet in area, complies with applicable height limitations, is maintained in accordance with Subsection (c)(5) of this Section, and does not interfere with the reasonable use of adjoining property, or create a nuisance. The area of such a temporary sign shall not be included in the maximum sign area subject to a permit.

(5) Festivals, fairs, markets, commercial or noncommercial sales, and public events shall obtain a Special Event sign permit for all signage, and shall be exempt from the temporary sign limitations of this Subsection (D)(5), provided said festival, fair, market, commercial or noncommercial sale or event is open for public use no more than 96 consecutive hours, or four calendar days, including those times when the festival, fair, market, commercial or noncommercial sale or event is not in actual operation. The sign face area of Special Event signs shall not be included in the maximum sign area subject to a sign permit. All signage related to the festival, fair, market commercial or noncommercial sale or event shall be promptly removed at the conclusion thereof. Festivals, fairs, markets, commercial or noncommercial sales, and public events may obtain Special Event sign permits up to 12 times per calendar year; said permits may run consecutively. Balloons, streamers, flags and pennants may be allowed up to the maximum height of a freestanding sign allowed in the zone in which the event is located. All balloons of any shape must fit within a three-foot cube (three feet high by three feet deep by three feet wide). Human-held and human-powered signs, and live, costumed advertisers or performers shall also be allowed; all other animated signs not listed specifically in this Subsection (D)(5) shall be prohibited. All signage subject to a Special Event sign permit shall be on-premises. The permit may contain conditions as appropriate to protect the reasonable use of adjoining property, and the public.

(6) Temporary signs not maintained in good condition, including, but not limited to, those that have faded, torn, become tattered, droopy, hazardous, or untethered, shall be removed or repaired. Temporary signs not maintained in good condition shall be considered a nuisance, and may be abated by the City in accordance with the City's nuisance abatement procedures. The City's sight triangle requirements shall apply to temporary signs, and all signs used pursuant to a Special Event sign permit.

(7) One portable sign per business or use may be erected without a City sign permit in all commercial zones, not to exceed 16 square feet in sign area and four feet in height, in addition to the maximum sign area permitted as indicated in the tabulated provisions of this Section. The permittee shall be required to obtain additional permits from other agencies, if required by law. Such signage shall not create a nuisance; nuisances created by such signs may be abated in accordance with the City's nuisance laws.

In the "B-1" zone only, a business may place one portable sign directly in front of, or directly beside their business premises, so long as the sign does not create a traffic or other safety hazard, or unreasonably impede pedestrian traffic on the sidewalk, and conforms substantially to the design guidelines developed by the applicable retail merchants' association or downtown merchants' association for such

signs, if any; responsibility for enforcement of said retail merchants' design guidelines shall not be upon the City.

(8) **Development Identification Signs.** Developments, including subdivisions, planned developments, multifamily dwelling complexes, mobile home parks, and industrial parks, may have a total of two signs. The sign message shall be limited to identifying the development and businesses therein. The total sign area of the two signs taken together shall not exceed 80 square feet. No part of either sign shall exceed ten feet in height. Such signs are not allowed upon any City property, including public rights-of-way. The signs shall be kept in good repair by the sign owner or owner of the appurtenant property.

(9) The permanent sign base of a freestanding sign shall have an aggregate width of at least 40 percent of the width of the sign cabinet or face. All supporting structures of a freestanding sign shall match the primary finish and colors of the associated building.

(a) One freestanding sign shall be permitted per multitenant lot or parcel.

(b) One hundred fifty square feet of landscaping shall be required around the base of any freestanding sign located within 50 feet of a public right-of-way.

(c) Permanent freestanding signs 12 feet or lower in total height shall be exempt from the 40 percent base width requirements set forth in this Section, provided that the sign shall have a sign face area not to exceed 40 square feet per sign face.

(10) If a business has more than one frontage on streets and alleys, it may have one additional wall sign not to exceed 32 square feet.

(11) The maximum sign area and number of signs allowed by the table contained in the tabulated provisions of this Section shall apply to a lot or parcel which has more than one separately owned or operated business or function thereon. The allowable sign area shall be computed based upon the linear feet of principal street frontage. The total allowable sign area may be apportioned by the owner or landlord of said lot or parcel to each of the businesses or functions on the lot or parcel, which may each then have one separate primary sign per street and/or parking lot frontage. The total area of such signs with respect to such lot or parcel shall be limited to the maximum set forth in the tabulated provisions of this Section.

One freestanding sign shall be allowed per lot or parcel, as set forth in Subsection (D)(8) of this Section; the area of any freestanding signage shall be counted toward the maximum allowed signage area.

(12) **Sight Triangle Provisions.** For traffic safety reasons, whenever practicable, a 15-foot minimum setback shall apply to all freestanding signs in all zoning districts except "B-1."

(13) A projecting sign shall be a minimum height of nine feet above ground level. A projecting sign shall not extend more than five feet over the public right-of-way, and it shall not be higher than the roofline of the building at the point where it is attached. An encroachment permit on forms acceptable to the City, as set forth in Chapter 9-8 herein, shall be required for signs projecting over City-owned rights-of-way. Other agencies may have requirements in addition to those set forth herein.

(14) The maximum sign area permitted per business or function present upon a single lot or parcel shall be as specified in the table contained in the tabulated provisions of this Section. Where the maximum sign area is based upon a computation determined by the linear feet of principal street frontage, the allowed maximum shall be applied to the entire lot or parcel, regardless of the number of businesses or functions thereon, in accordance with the provisions of Subsection (D)(10) of this Section.

(15) All vehicle-mounted signs shall be permanently affixed, painted, magnetically applied or otherwise mounted upon a vehicle and shall not project more than 18 inches above the surface to which they are attached; and any sign which is mounted upon the roof, hood or trunk of a vehicle and which projects above such surface upon which it is mounted shall not exceed two square feet in area per face.

Banners displayed on vehicles shall be subject to the provisions contained in Subsection (D)(5) of this

Section.

(E) *Nonconforming Signs.*

(1) The following nonconforming signs may continue to be used and maintained only in accordance with and subject to the limitations, criteria and requirements of this Subsection:

(a) Signs which were or are lawfully erected and maintained under applicable existing federal, state and County regulations prior to and at the time of annexation to the City and which have been or are maintained as legally nonconforming signs in accordance with City regulations thereafter.

(b) Signs which were or are lawfully erected and maintained in accordance with City sign regulations in effect at the time of their erection, but which became or become nonconforming on account of subsequent amendment to the City sign regulations.

(c) Signs which would otherwise not be permitted may be temporarily allowed, for a period of up to 12 months, in the discretion of the City Manager or its designee, if an emergency, hardship, or new business in that location requires such temporary forbearance from this Section, and the owner submits a cash escrow in the amount of 150 percent of the estimated cost, to the City for installation of signage compatible with current City regulations.

(2) Signs which are nonconforming in the following respects shall not be permitted and shall be brought into conformity immediately, or upon annexation, notwithstanding any other provision of this Subsection.

(a) Any rotating, flashing or animated sign.

(b) Any sign which was erected in violation of the requirements of applicable federal, state, County or City regulations in effect at the time of erection.

(c) Any sign which creates a hazard to pedestrians or vehicular traffic by creating sight barriers, by having a color or format which resembles or conflicts with traffic control devices, or otherwise.

(d) Any sign which is not maintained in reasonably good repair or which creates a safety hazard to persons or property.

(e) Any sign which creates a public or private nuisance.

(3) Signs which were lawfully nonconforming on February 1, 1984, or upon annexation subsequent thereto may be used and maintained only substantially as such sign existed on February 1, 1984, or the date of annexation. No material change or alteration may be made which increases the nonconformity, or which alters the size or the message of the sign; provided, however, ordinary maintenance of the sign is permitted.

(4) The right provided herein to maintain a nonconforming sign shall be terminated and the sign removed or brought into compliance with these regulations along with any other signs related to the same business under the following conditions:

(a) Abandonment of the sign, abandonment or termination of the related business, or an interruption in continuance of the related business for a period of 90 days.

(b) A change in the name of the business or change in the sign message.

(c) A violation of any provision of this Section by the owner or party in lawful possession of the sign. The destruction of the sign, or damage to the sign such that the cost of repair is greater than 50 percent of the replacement cost of the sign.

(F) *Coordinated Sign Plan Regulations.*

(1) General Provisions.

(a) The coordinated Sign Plan Regulations as enacted by [Ordinance No. 2155](#) shall continue in full force and effect solely as to properties which have recorded a Coordinated Sign Plan Declaration of Covenants. The Declarant, his heirs, successors and assigns may, at any time, elect to record a document revoking said Declaration of Covenants, making the property encumbered thereby subject to the current version of the Sign Code.

(G) *Tabulated Provisions.* The following tabulated provisions apply with respect to the zones and uses indicated.

<i>Zoning District</i>	<i>Maximum Number of Signs</i>	<i>Maximum Square Footage of Signs Per Lot-All Signs Combined</i>	<i>Maximum Height of a Freestanding Sign</i>	<i>Maximum Size of a Freestanding Sign*</i>
B-1	Two Primary, One Secondary**	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.	20'	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
B-1A, B-4	Two Primary, One Secondary**	The lesser of 1½ sq. ft. per linear foot of principal street frontage or 200 sq. ft.	ten feet	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
B-2, B-2A, B-3	Two Primary, One Secondary**	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 300 sq. ft.	25'	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
Lots with two or more separate businesses in the B-1A, B-2, B-2A, and B-3 zones	One Freestanding, One Primary wall sign for each business frontage on a street or parking lot	1½ sq. ft. per linear foot of principal street frontage (no maximum sq. ft.). Building wall signs are limited to one and a half sq. ft. per linear foot of business frontage.	25'	144 sq. ft.
I-1, I-2	One Primary	The lesser of one and a half sq. ft. per linear foot of principal street frontage or 200 sq. ft.	Ten feet	Single-tenant: 96 sq. ft., Multi-tenant: 144 sq. ft.
OR	One Primary, One Secondary	Buildings 2,000 sq. ft. or less: six sq. ft. Buildings over 2,000 sq. ft.: 32 sq. ft. Secondary sign: six sq. ft.	Six feet	Buildings 2,000 sq. ft. or less: four sq. ft., Buildings over 2,000 sq. ft.: 32

				sq. ft.
RL, R-1, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-5, R-6	One Primary, One Secondary***	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings more than 3,000 sq. ft.: 32 sq. ft.	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings over 3,000 sq. ft.: six sq. ft.	Buildings 3,000 sq. ft. or less: six sq. ft. Buildings over 3,000 sq. ft.: 32 sq. ft.
MHR	One Primary, One Secondary***	12 sq. ft.	Four'	Six sq. ft.
Other Tabulated Requirements	Number	Sign Size	Maximum Height of a Freestanding Sign	Permit Required
All Zones			—	
(B-2, B2-A and B-3 Only) Electronic Reader Boards	—	May be no larger than 48 sq. ft.	25'	Yes
(Nonresidential zoning only) Temporary signs and Banners	One Temporary, Sign or Banner	64 sq. ft.	25'	No
(Commercial Zones only) Portable Sign	One sign per business or use	16 sq. ft.		No
All Zones Development Identification Sign	Two	80 sq. ft.	Ten feet	Yes
(Nonresidential Zones only) Secondary Sign	One	—	—	Yes
* Freestanding sign square footage shall be included in the maximum square footage of signage per lot.				

** Secondary signs in commercial zones are limited to 32 sq. ft.

***Secondary signs in residential zones are allowed only for buildings over 3,000 sq. ft., and are limited to six sq. ft.

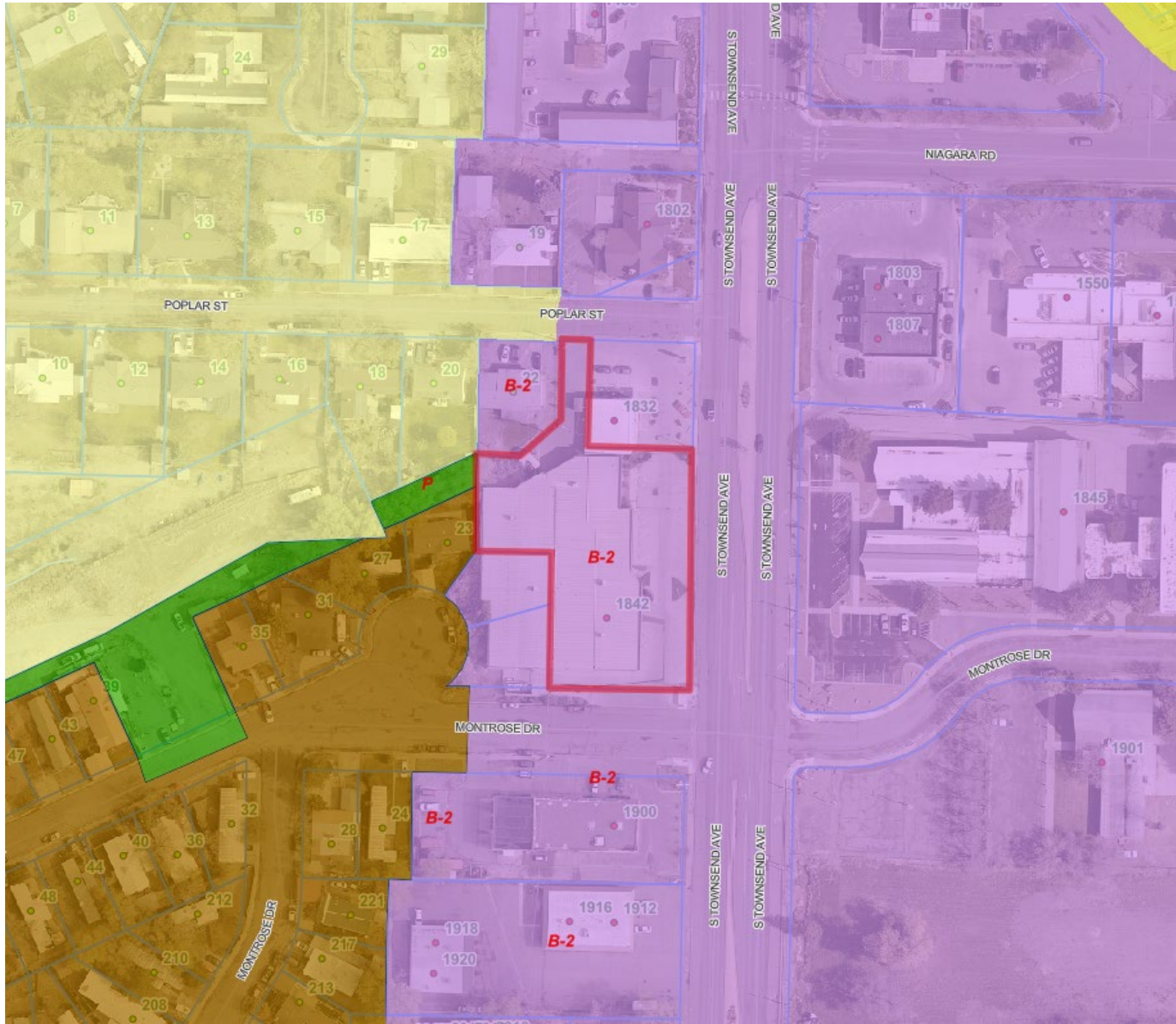
([Ord. No. 2472](#), § 4-4-25, 5-7-2019)



Project Site – 1842 S Townsend Ave



Zoning – “B-2” Highway Commercial District



Bluecorn Beeswax Sign Variance

- The applicant seeks a variance to sign regulations for businesses in the “B-2” Highway Commercial District.
- Businesses are limited to the lesser of one and a half square feet per linear foot of principal street frontage or 300 square feet of signage.
- The applicant wishes to put up 367.3 square feet of signage.

Variances – Sec. 4-4-28

Variances shall be granted only if all the following criteria are met:

The variance will not adversely affect the public health, safety and welfare.

The variance requested is the minimum variance that will afford relief.

The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use or development of such properties.

Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign code as a whole.

Bluecorn Beeswax Sign Plan

New Reduced Size
(OVERALL REDUCTION OF 84 SQ FT)



MAIN SIGN (86%)
36.98'W x 5.16'H
190.82 sq ft

CIRCULAR SIGN (94%)
12.69' round
126.01 sq ft

Bluecorn Beeswax Sign Plan



Existing Double Sided Pole Sign
Refaced and Reader Board

Analysis – Further Comments

- Staff finds that the proposed variance meets the requirements set forth in Sec. 4-4-28.
- It is compatible with other signage in the area, and falls within the spirit of the sign code as a whole.
- Staff recommends approval of the variance application.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: February 23, 2022
RE: Project #21-0076 - The Landing Subdivision Sketch Plan

ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Excerpts from City of Montrose Municipal Code
- Exhibit C: Sketch Plan Narrative and Maps

Public notice requirements have been fulfilled in accordance with Section 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 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: Rick Brown

Application Background:

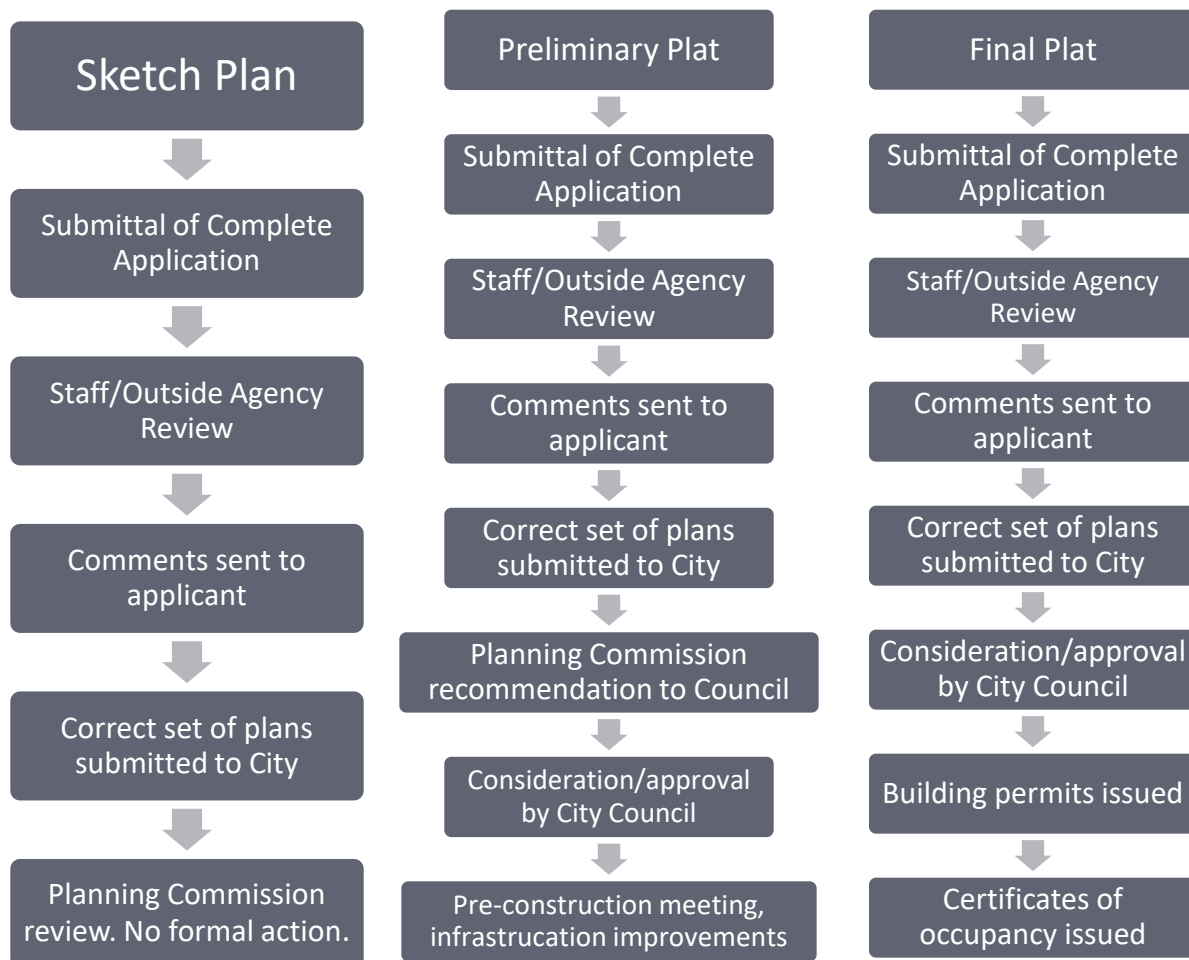
The Landing Subdivision is a proposed residential development. The property is approximately 4.01 acres in size and is located adjacent to Oak Grove Rd, at the end of Eagle Ranch Ln. The proposed subdivision will consist of 8 single-family residential lots, as well as one Outlot A. The property was annexed into the City in 1997 and is zoned "R-2" Low Density District and "R-3A" Medium High Density District.



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. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Plat for the subdivision (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 4-7-5 (Exhibit B) outlines the process and standards for subdivision applications. The following flowchart shows this overall process.



Staff Analysis:

1. Subdivision Regulations:
 - a. Municipal Code: Section 4-7-5 (Exhibit B): 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 and densities, bulk and height requirements, setbacks, and other development standards that are allowed within each zoning district in order to achieve the intent of each 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 Residential Mixed Density Low. *This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City. 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).*
4. Zoning Regulations:
 - a. Municipal Code, Section 4-4-6 Intent: The "R-2" Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
 - b. Municipal Code, Section 4-4-7.1 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.



- c. The proposed uses are a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-1A” Large Estate District, “R-2” Low Density District, and “R-3A” Medium High Density District.

5. Dimensional Requirements:

- a. Municipal Code, Section 4-4-22. The dimensional requirements in the “R-2” and “R-3A” zoning districts are included in the table below.

	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-2	All	N/A	N/A	7,500	25	20	6	20	35
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,900/unit	15	20	10	15	35

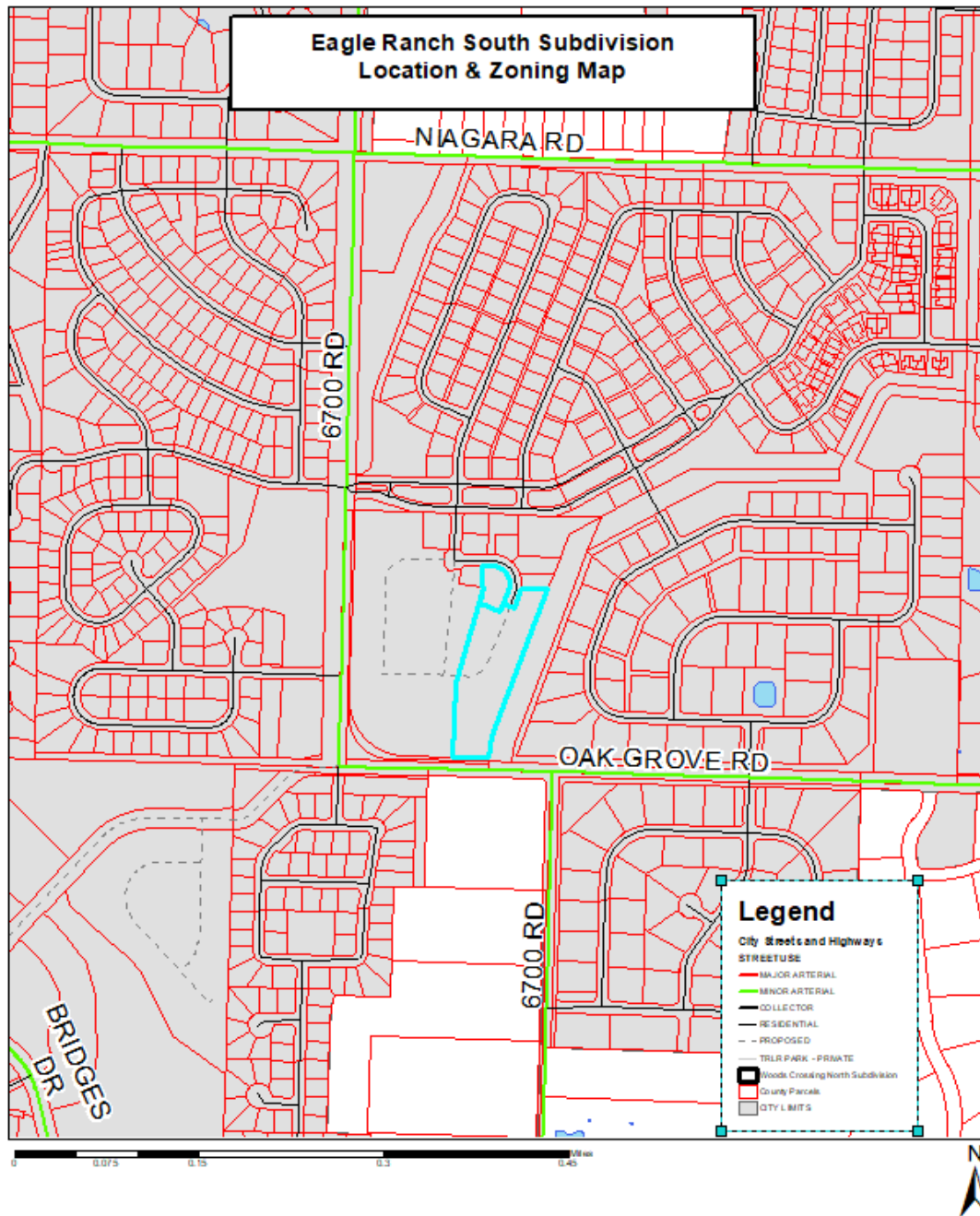
Staff Guidance to Planning Commission:

The Sketch Plan application meets all dimensional, design, and zoning requirements as set forth in the City of Montrose Municipal Code, Section 4-7-5. 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 potential changes into their future Preliminary Plat application.



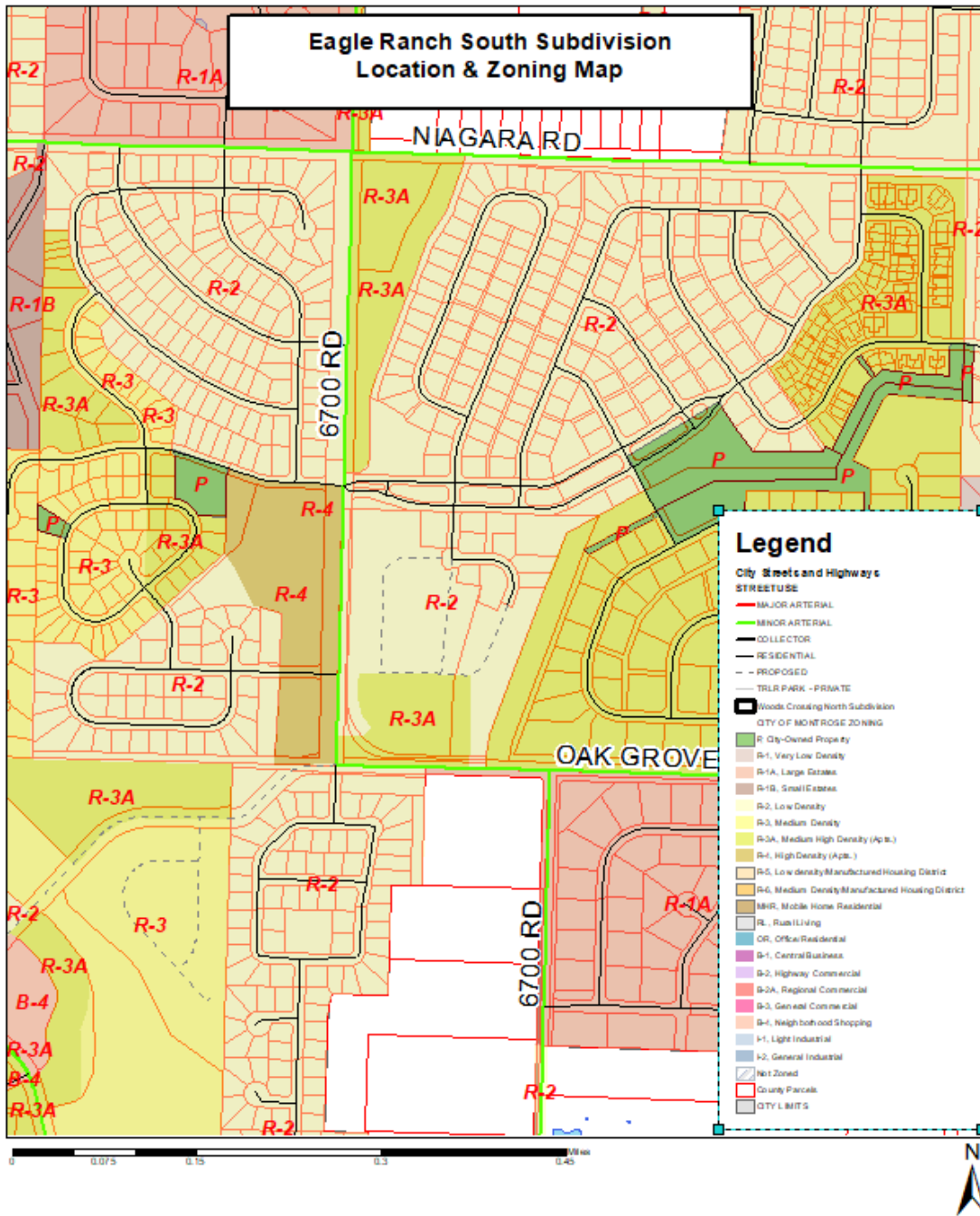
EXHIBIT A: Area Maps
Location Map



Map created 2/16/22



Zoning Map



Comprehensive Plan Future Land Use Map

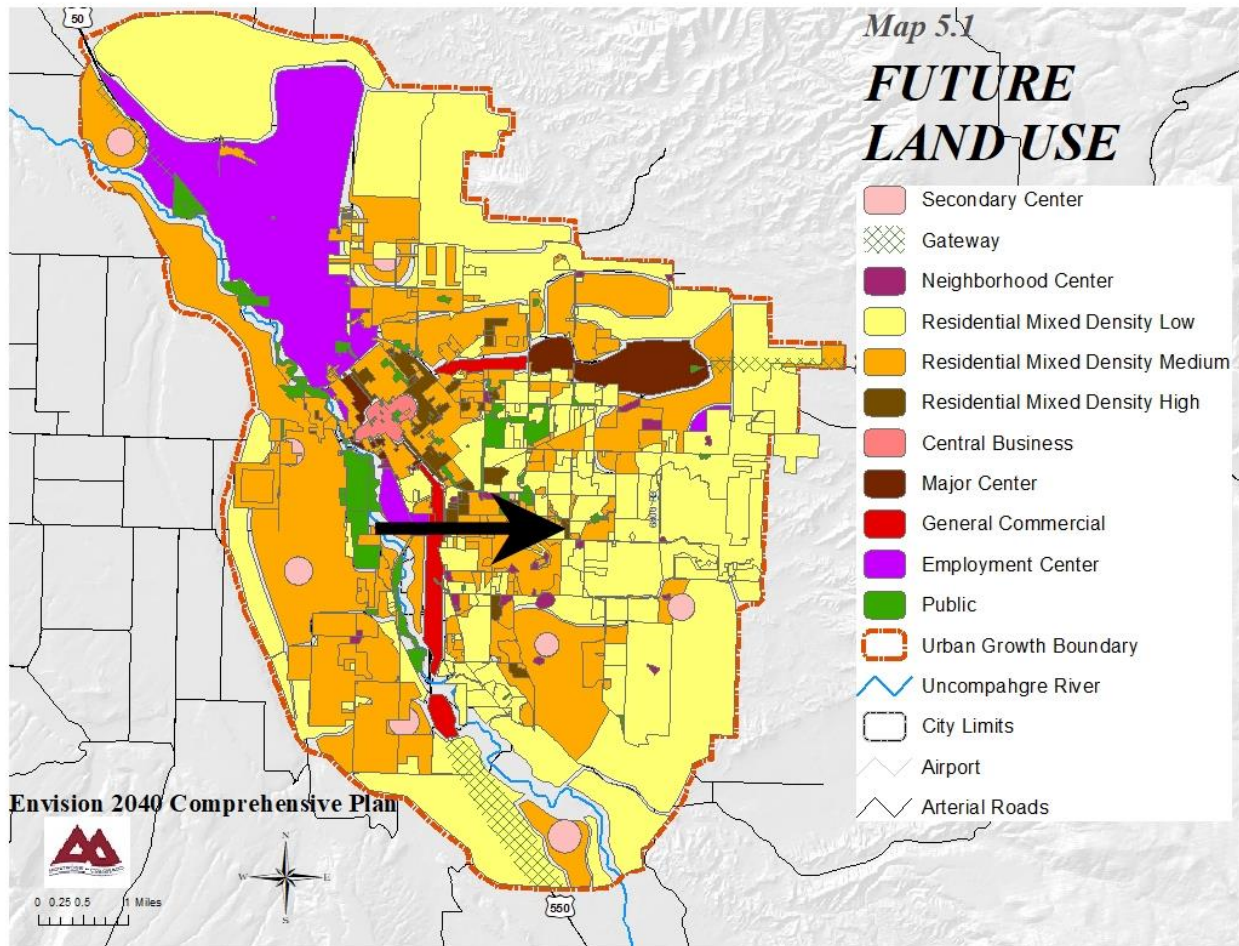


EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-7-5. - Subdivision procedure.

- (A) The subdivision of land shall be accomplished in accordance with the procedures provided in this Section, except for those instances where different governing procedures are set forth pursuant to Sections 4-7-9 through 4-7-11, Informal Review and Sketch Plan. The City Council shall set all application fees related to land use action per resolution.
- (1) Prior to submittal of the subdivision application, the subdivider shall make a reasonable effort to consult informally with property owners of record adjoining or within 100 feet of the proposed subdivision, and the City. No fee shall be required for such review or discussions of any plans or data concerning the proposed subdivision, prior to sketch plan review. The City shall not be bound by virtue of any discussions during the informal review stage.
- (2) The proposal shall be consistent with the Master Plan, City subdivision and Zoning Regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.
- (a) Conformance with the Master Plan and Zoning Regulations;
 - (b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
 - (c) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
 - (d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - (e) Adjacent streets and traffic flow, including pedestrian access;
 - (f) Availability of fire, police and other emergency services protection;
 - (g) Impacts on area schools.
- (3) A subdivider who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing his present plans for its eventual development.
- (4) Following informal review when applicable, and in all cases except when not required by other provisions of this Chapter, the applicant shall file copies of the sketch plan application and sketch map, along with all required supporting plans, with the City. The submittal of such application, map and supporting plans shall comply with City's application and fee requirements.
- Filing of a sketch plan shall not be required in cases where a subdivision, which does not qualify as a minor or amended subdivision, primarily due to a lack of installed on or off-site public improvements. In no case shall the sketch plan requirement be waived under this provision for subdivision proposals containing more than three divisions of real property, or where any part of the subdivision has been subdivided without a sketch plan under any part of this Official Code of the City of Montrose, Colorado, within the three years prior to the date of submission.
- (5) The sketch plan review shall commence only upon submittal of a completed sketch map, a completed sketch plan application form, which form shall be provided by the City, and all required supplemental information as set forth below, as well as any additional materials determined by City staff to be necessary for processing of the application.



- (a) Sketch Map. The sketch map shall include the following:
- (i) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to major and minor arterial and collector roads or highways.
 - (ii) A detailed map showing property boundaries of the subdivision, north arrow and date. The scale of the map shall not be less than one inch equals 200 feet. The map shall include the name of the subdivision, name of the county, township, range, Section and quarter Section. The map shall further indicate zoning and land use of all lands within 300 feet of any property boundary owned by or under option to the subdivider. A title box shall be located in the lower right corner of the map. In the case of large subdivisions requiring more than one sheet at such a scale, an index map showing the total area on a single sheet shall also be submitted.
 - (iii) A conceptual drawing of the lot and street layout indicating the approximate area and number of individual lots and access to the property.
 - (iv) Significant natural and manmade features on the site, such as streams, lakes, natural drainage ways and wetlands; vegetation types including locations of wood areas; wildlife habitats; scenic corridors; visual impacts; solar access; existing buildings; utility lines and easements; irrigation ditches; bridges and similar physical features; existing development on adjacent property; and footprints of existing buildings.
 - (v) Total acreage of the tract.
 - (vi) Existing and proposed zoning district boundary lines. General land use divisions, including residential types, commercial, industrial, parks, open space and community facilities, including the proposal's relevance to underlying zoning.
 - (vii) Type and layout of all proposed infrastructure, including streets, utilities, water and sewer systems, and impact on existing systems.
 - (viii) Public use areas proposed to be dedicated to the public, the purpose of the dedication, and their relationship to existing public use areas.
 - (ix) Existing and proposed land use patterns, including street system, of both the tract proposed for development and immediately adjacent land.
 - (x) Existing site problems or peculiarities, such as areas of poor drainage, existing floodplain, geological hazards and seepage water.
 - (xi) Existing and proposed stormwater discharge facilities pertaining to the property.
- (b) Sketch Plan Application. The sketch plan application shall include, but not be limited to, the following information pertaining to the proposed subdivision (this information may be provided in a narrative format):
- (i) Estimated total number of gallons per day of water system requirements, source of water to supply subdivision requirements, and proposed dedication of water rights in accordance with existing City ordinances.
 - (ii) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.
 - (iii) Availability of electrical power, natural gas, CATV, telephone and other utilities necessary or proposed to serve the subdivision.
 - (iv) Access to the property, off-street parking, school bus stop area, and mail box location.
 - (v) Total number of proposed dwelling units.
 - (vi) Demonstrated compatibility with natural features.



- (vii) Identification of all activities of the subdivision which shall require approval by permitting agencies at the local, state and federal level, and a description of the approval so required.
 - (viii) Names and addresses of all property owners of record adjoining or within 100 feet of the proposed subdivision.
 - (ix) Summary of issues or concerns resulting from informal review with neighboring property owners, if applicable.
- (c) Sketch Plan Supplemental Documents. The sketch plan application shall also include the following supplemental documentation:
 - Disclosure of ownership, with supporting documentation from a title insurance company or, if acceptable to the City, an attorney licensed in the State of Colorado, which shall set forth a legal description of the property and title ownership of the property.
- (6) Upon complete submittal of all required information, City staff shall provide initial review of the sketch plan within 45 days. Upon completion of initial review of the plan and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the sketch plan application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met.
- (7) Advance notice of the sketch plan review by the City Planning Commission shall be provided by publication, with a location map of the property to be subdivided. Fifteen-day advance written notice shall also be provided, by hand delivery or deposit into the U.S. mail, to all property owners of record adjoining or within 100 feet of the proposed subdivision. The City shall provide such notice. The review and discussion of the Sketch Plan by the Planning Commission shall be informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider.
- (B) Preliminary Plat.
 - (1) An application for preliminary plat shall be submitted to the City and shall comply with applicable City submittal requirements.
 - (2) The City may distribute copies of the preliminary plat and supporting plans or data as appropriate to the County Land Use Department, the school district, the natural gas, CATV, electrical power and telephone companies, the Fire Protection District, the Colorado Department of Transportation, the Federal Aviation Administration, the Uncompahgre Valley Water User's Association, applicable City departments and employees, and other entities as appropriate.
 - (3) The preliminary plat and proposed improvements shall comply with all requirements of these subdivision regulations and other applicable City design and construction specifications and standards. The plat shall be drawn to a scale of not less than one inch equals 100 feet. (See Chapter 4-4 of these Zoning Regulations.)
 - (4) The preliminary plat shall contain, at a minimum, the following:
 - (a) The name of the subdivision and the name, address and phone number of the subdivider, and his representatives, if applicable. Such information shall be contained in a title box located on the lower right corner of the plat.
 - (b) A certificate by the engineer or surveyor preparing the plat attesting to the accuracy of the plat. Such information shall be contained in a title box located on the lower right corner of the plat and



shall be signed and stamped by the licensed professional engineer or registered surveyor, and shall indicate the scale used and direction of true north.

- (c) A certificate by a licensed professional engineer that the water, stormwater, sewer systems, and all other improvements are properly engineered and designed in compliance with applicable requirements of the City and state.
- (d) A certificate of ownership of the subject property.
- (e) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the preliminary plat and separately on letter size paper.
- (f) Certification on forms approved by the City to document approval of the plat; and the form of the certificates proposed to be used to comply with the requirements imposed for the final plat as found in Subsection (C) of this Section.
- (g) Two-foot elevation contours and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
- (h) The then-current zoning designations of the subdivision and of adjacent properties.
- (i) The names of the owners of record of adjacent properties, and the property lines of adjacent properties as space will allow.
- (j) The location and ownership interest of existing and proposed watercourses including lakes, swamps, ditches and floodprone areas (the inclusion of such watercourses within the jurisdictional authority of local, state or federal regulatory agencies shall also be noted); the location of existing and proposed streets, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities both on the proposed subdivision and adjacent properties as practical.
- (k) The layout of all lots showing the building lines, dimensions and lot areas and footprints of existing buildings, if any. The plat shall include at least two references to City GPS coordinates.
- (l) The layout and location of all parks and open space.
- (m) The location of all land to be reserved or dedicated for public use.
- (5) The following shall be submitted accompanying the preliminary plat together with plans and specifications prepared by a licensed professional engineer consistent with City standards and specifications, for all required or proposed improvements. All plans and specifications shall be signed and stamped by a licensed professional engineer.
 - (a) Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations, and the connection points to the existing system.
 - (b) Plans for the water system and fire protection system showing locations, pipe size, valves, fire hydrants and connection points to the existing system.
 - (c) Plans for the storm drainage system showing location, pipe sizes, grades and discharge points, including off-site improvements. Such plans shall comply with any applicable City stormwater drainage requirements.



- (d) Plans for any improvements specifically affecting watercourses within the jurisdictional authority of local, state or federal regulatory agencies, noting the required permits therefor.
 - (e) Plans for proposed streets, sidewalks, recreation paths, showing grade and cross Section, trails and walkways and streetlight and street names.
 - (f) A soil or geological report prepared and certified by a professional geologist or soil scientist.
 - (g) Plans for piping ditches, or improvements to waterways.
 - (h) Plans for parks and recreation facilities.
 - (i) A traffic impact study for all developments when estimated vehicle trips per day will exceed 250 and plans for recommended traffic mitigation measures. The study shall provide, but not be limited to, traffic capacity for existing road infrastructure, proper analyses of transportation linkages in conformance with transportation plan, cumulative traffic impact of development at build-out, and proposed infrastructure design to account for such considerations. The scope of the impact study may be broadened to include other nearby subdivisions and developments, allowing for cooperative participation and cost sharing.
- (6) If the applicant intends to develop the project in phases, a phasing plan will be required to be submitted to and approved by the City. The phasing plan must include the numbers of lots in each phase, the infrastructure planned for completion with each phase that is necessary to allow the phase to be properly integrated into City services as determined by the City Engineer, the amenities to be constructed with each phase, and all other information pertinent to the completion of the development.
- (7) Upon submittal of all required information, the City staff shall provide initial review of the preliminary plat within 45 days. Upon completion of initial review of the preliminary plat and submission by the applicant of any supplemental materials and revisions necessary to comply with City regulations, the Preliminary Plat Application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met. City staff shall make a recommendation to the City Planning Commission to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with conditions or modifications.
- (8) Advance notice of the preliminary plat review by the City Planning Commission shall be provided by publication, with location map of the property to be subdivided. The City shall provide such notice at least 15 days in advance of the scheduled meeting.
- (9) Following receipt of a completed Preliminary Plat Application, the applicant shall be required to diligently pursue the application by providing revised plans, plat maps, and other necessary information in a timely fashion. Where the applicant fails to meet this requirement, the City shall, in writing, request the applicant to withdraw the application. If the applicant fails to take any further action on the Preliminary Plat Application for a period of six consecutive months following such request to withdraw, the Preliminary Plat Application shall automatically expire and all applicable fees shall be non-refundable. When a Preliminary Plat Application has expired under this Subsection, in the event the applicant wishes to pursue development of the property the applicant must re-apply and pay any applicable fees.



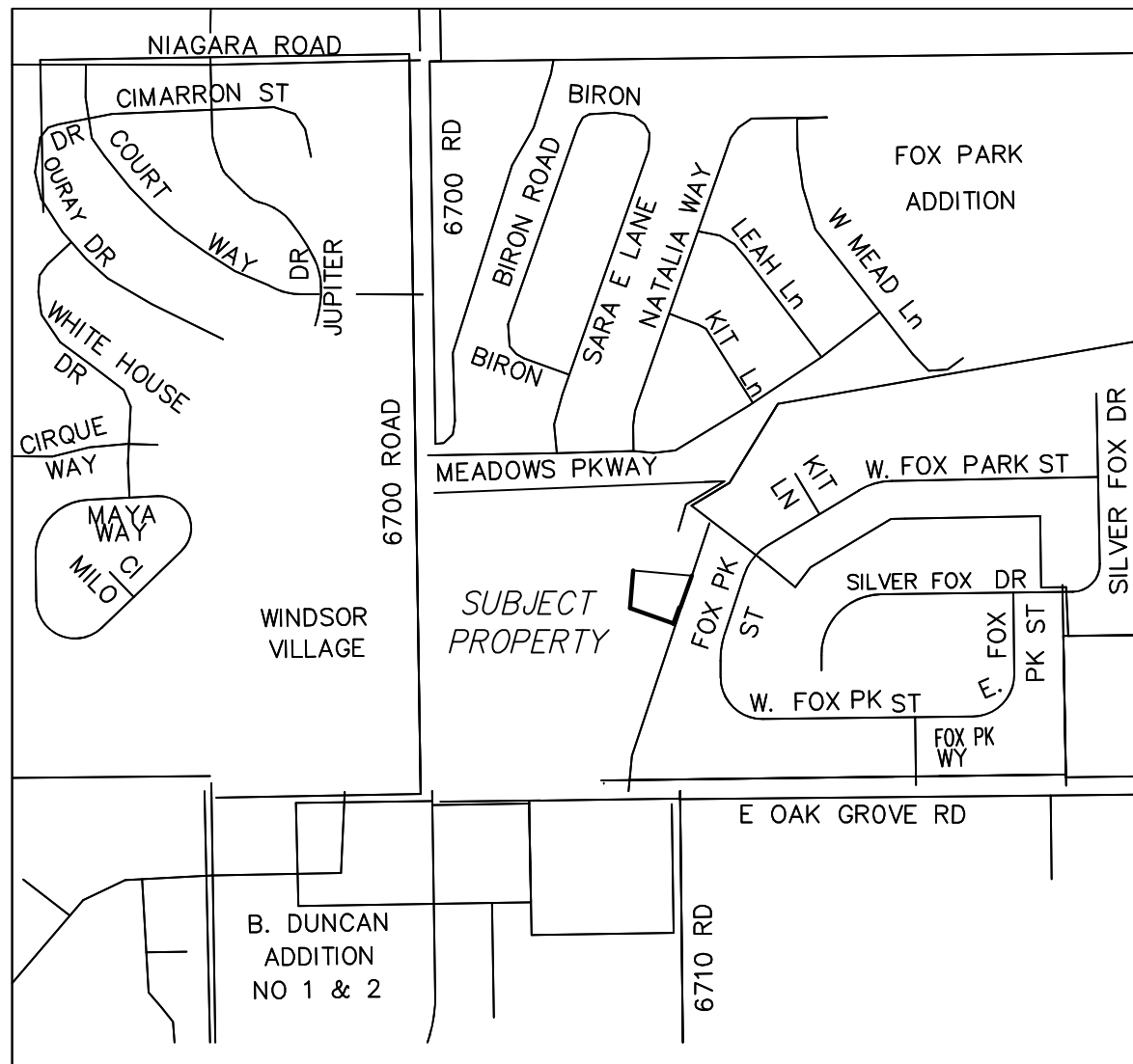
- (10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with modifications or conditions. The reasons for such recommendation shall be included in the minutes of the Planning Commission meeting and provided in writing to the applicant upon request.
- (11) Unless the subdivider withdraws the preliminary plat from review, or it expires as set forth herein, the plat shall be submitted to the City Council for final review and action. Advance notice of the preliminary plat review by the City Council shall be provided by posted notice.
- (12) Council may approve the preliminary plat, approve the plat subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if the Council finds that the requirements of these regulations have not been met.
- (13) No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a Mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the Mylar, and supporting documentation as required, the City shall then issue a written notice to proceed.

(Code 2012, § 4-7-5; [Ord. No. 2062](#), 6-2-2005; [Ord. No. 2092](#), 11-17-2005; [Ord. No. 2173](#), 11-15-2007; [Ord. No. 2229](#), 11-5-2009)



EAGLE RANCH SOUTH SKETCH PLAN
SW1/4SW1/4 SECTION 36, T49N, R9W, NEW MEXICO PRINCIPAL MERIDIAN,
CITY AND COUNTY OF MONTROSE, STATE OF COLORADO

VICINITY MAP



ZONING NOTES:

LOTS 1-8 ARE ZONED R-2

TOTAL AREA FOR PROPOSED LOTS:

LOTS 1-8 HAVE A TOTAL AREA OF 1.914 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	41.97'	40.07'	N02°47'11"W	60°06'57"
C2	40.00'	53.21'	49.37'	N65°22'53"E	76°13'11"
C3	40.00'	1102.12'	76.56'	S03°22'03"E	146°16'57"

OUTLOT 1

453041 Sq. Feet
10.4004 Acres

ZONING R-2

ZONING R-3A

COOK RICHARD E. & COOK RICHARD E TRUST NO 1
3020 MEADOWS PKWY

EXISTING NON-EXCLUSIVE EASEMENT AND
RIGHT OF WAY FOR UTILITY PURPOSES
BOOK 955 PAGE 479

L=380.31'
R=242.50'
A=89°51'24"
C LEN=342.52'
BRG=N44°54'51"W

LEGEND

FOUND 2" ALM. MONUMENT PLS 33465
SET 2" ALM. MONUMENT PLS 33465
POWER POLE
WATER VALVE
TELEPHONE RISER
CABLE TV RISER
ELECTRIC TRANSFORMER
SEWER MANHOLE
OVERHEAD POWER LINE

BASIS OF BEARING:

The Easterly line of the Subdivision is assumed
to bear S19°18'26"W and is monumented as
shown hereon.
All other bearings are relative thereto.

GENERAL NOTES:

This survey was performed with the benefit of a title commitment by Fidelity National Title Insurance Company and does not constitute a title
search by Steven A. Yelton or Rocky Mountain Surveying, LLC.

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY
DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE : 1" = 50' (U.S. SURVEY FEET)
0 ft. 50 ft. 100 ft.



ROCKY MOUNTAIN SURVEYING

Professional Land Surveyor #33645
2816 Primrose Ct.
Montrose, CO 81401
Office: 970-964-6105
Email: syelton00@gmail.com

REVISIONS:

FB: n/a
Closure:
Area:

EAGLE RANCH SOUTH SKETCH PLAN
SW1/4SW1/4 SECTION 36, T49N, R9W, NEW MEXICO
PRINCIPAL MERIDIAN, CITY AND COUNTY OF MONTROSE,
STATE OF COLORADO

FILE: 1979

DATE: 01/13/2022

FW: 05/2021

DRAFTING: SAY

FIELD: SAY

SHEET: 1 of 1

SKETCH PLAN & PARTIAL REZONE NARRATIVE

EAGLE RANCH SOUTH PLN DEV

Revised 12/4/21

SUMMARY:

This application is to combine two parcels into a new residential plat. The two parcels are identified as:

- Parcel #1: EAGLE RANCH PLD DEV FILING NO1 AMENDMENT 3 Lot: 30 (Parcel Number: 376736341003)
Current Zoning: R-2 ± 0.44 acres
- Parcel #2: COOK-HRUBES EXEMPTION FOR BOUNDARY LINE ADJUSTMENT OUTLOT 2
(Parcel Number: 376736343002)
Current Zoning: R-2 and R-3A ± 3.565 acres

The two parcels will be combined to create a ± 4.01 residential subdivision consisting of eight (8) single-family lots at the northern cul-de-sac and one parcel of ± 1.941 acres to be known as "Outlot A" as shown on the proposed sketch plan to the south.

Stormwater improvements: Please see included engineering identifying stormwater flow. Site flows downhill to the north (as it is currently) from the cul-de-sac into the existing system. Water flow will be contained by the curb and gutters.

- **Documentation of neighboring property owner notification with names and addresses:**
 - Please see last page
- **Explanation of impact on existing systems:**
 - Per engineer, impact is considered minimal due to the small size of the parcel and only containing 8 single-family residential lots and one undeveloped parcel to be known as Outlot A. No significant impact is expected as this is a small infill development.
- **Estimated water requirements (gallons per day) with source of water and dedication of water rights:**
 - Per engineer, water requirements are 1,000 gallons per day, per acre. The acreage, net of roads, is ± 3.529, so the flow calculates to 3,529 gallons per day. Source of water is from existing City systems.
- **Estimated sewer requirements (gallons to be treated per day) with means of disposal:**
 - Per engineer, sewer requirements are 1,000 gallons per day, per acre. The acreage, net of roads, is ± 3.529, so the flow calculates to 3,529 gallons per day. Means of disposal will be to connect to existing City systems.
- **Availability of electricity, gas, and other utilities:**
 - All utilities are located on or adjacent to the existing property. Availability of all services should be easily accessible.
- **Access to property:**
 - Access to the north of the property is already in place through Sara E Lane, Cook Drive and Eagle Ranch Lane. Completion of the cul-de-sac at the end of Eagle Ranch Lane is the only construction on the north end of the property.

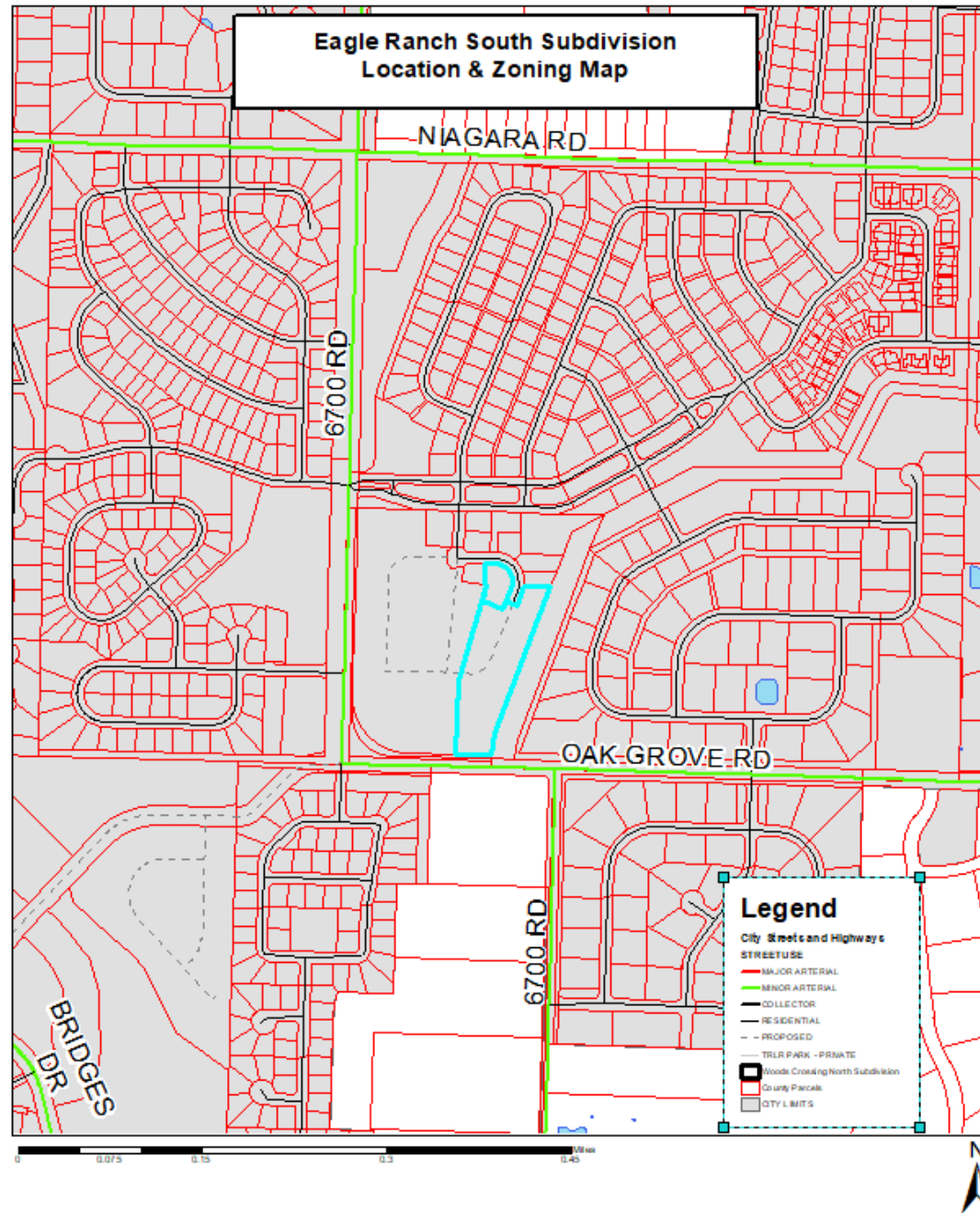
- Access to the southern portion of the property will be from E. Oak Grove Road where the access point already exists.
- **Estimated cost of construction with proposed method of financing:**
 - Rough budget is \$220,000
 - Method of financing will be cash (letter of credit from bank if required as well)
- **Total number of proposed residential dwelling units:**
 - 8 single-family lots
- **Compatibility with natural features:**
 - The proposed subdivision is an infill project consistent with surrounding natural features and existing residential subdivisions in the immediate surrounding area.
- **Identification of all required local, state, and federal permits:**
 - Building permits with the City of Montrose.
 - SWMP and associated permit(s) will be needed per CDPHE.

Additional Notes:

- Existing plat shows a 20' utility easement on the southern and eastern portion of the to be created Outlot A which will be vacated.
- Existing irrigation easements along the eastern border of the property will remain.
- Traffic study not required due to the small size of the subdivision per Scott Murphy email.
- Off-street parking will be provided.
- Shared mailbox is already located by proposed lot 1; however, it is likely that mailbox cluster is too small and will need to be replaced with a slightly larger unit.
- The school bus stop location can be provided between proposed lots 7 and 8 (if the bus does not already stop at the corner of Sara E Ln and Meadows Parkway).
- At some future date when proposed Outlot A is developed, all utilities are available from the southern portion of the property along East Oak Grove Rd. Utilities will not need to extend south for Outlot A.

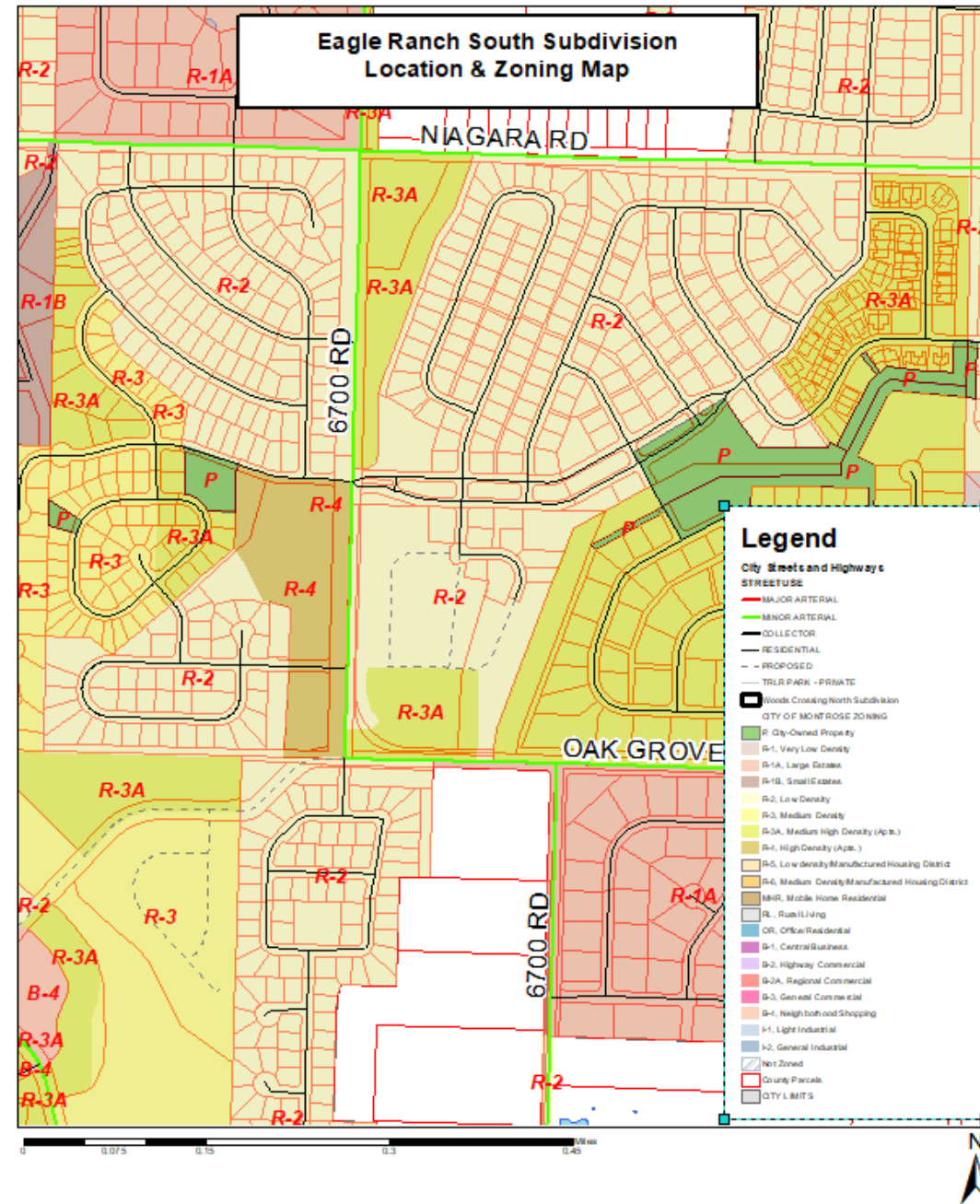


Location Map – Eagle Ranch South Subdivision

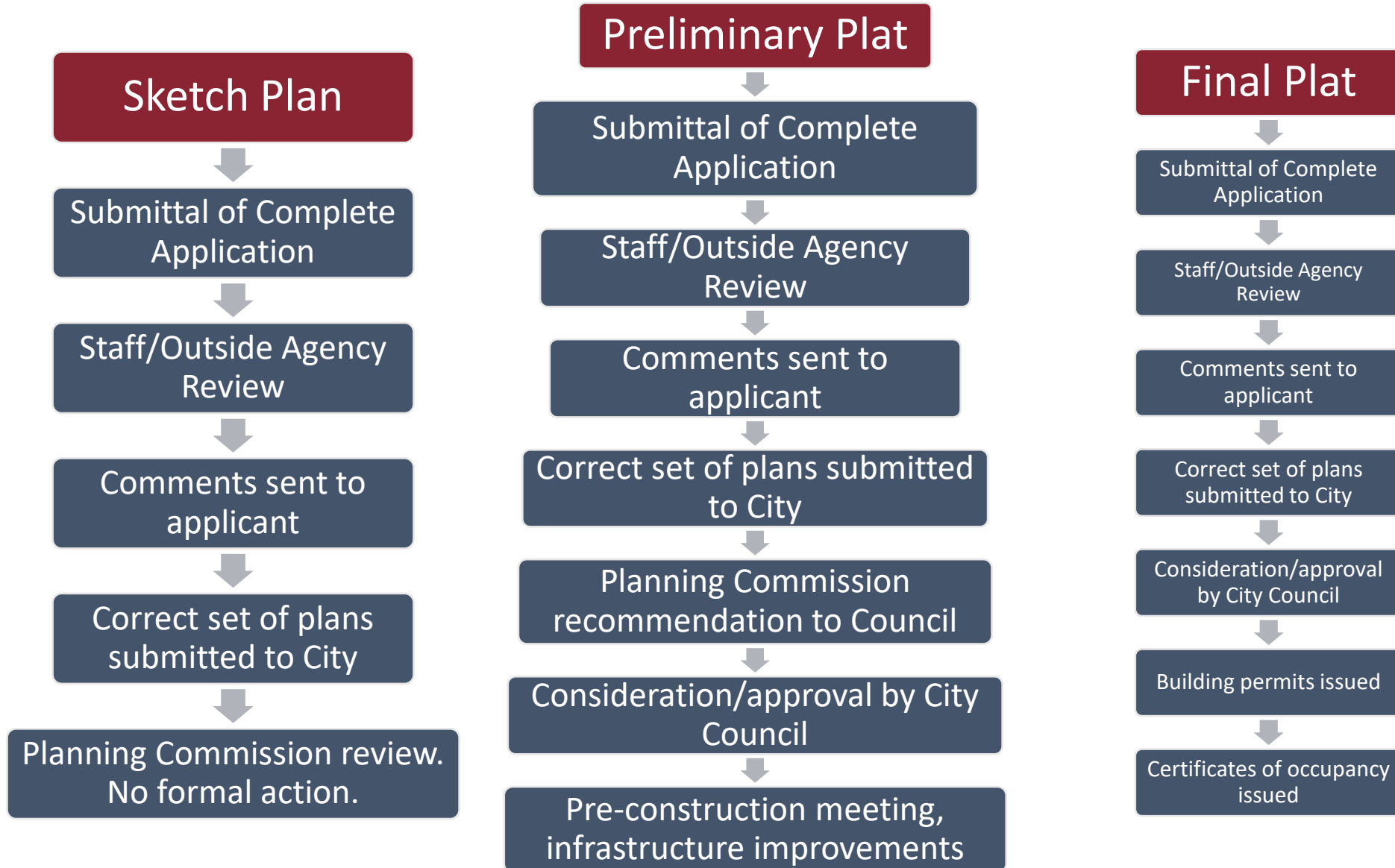


Project Background

- Approx. 4.01 acres
- 8 single-family lots and 1 Outlot
- “R-2” Low Density District and “R-3A” Medium High Density District
- Annexed in 1997



Subdivision Process



Standard Subdivision Review Standards

Section 4-7-5 (A)(2) (Exhibit B)

“The proposal shall be consistent with the Master Plan, City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed considering the following at a minimum:

- a) Conformance with the master plan and zoning regulations;
- b) Relationship of development to topography, soils, drainage, flooding, potential hazard areas and other physical characteristics;
- c) Availability of water, means of sewage collection and treatment, storm water drainage, access and other utilities and services;
- d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
- e) Adjacent streets and traffic flow, including pedestrian access;
- f) Availability of fire, police and other emergency services protection;
- g) Impacts on area schools.”

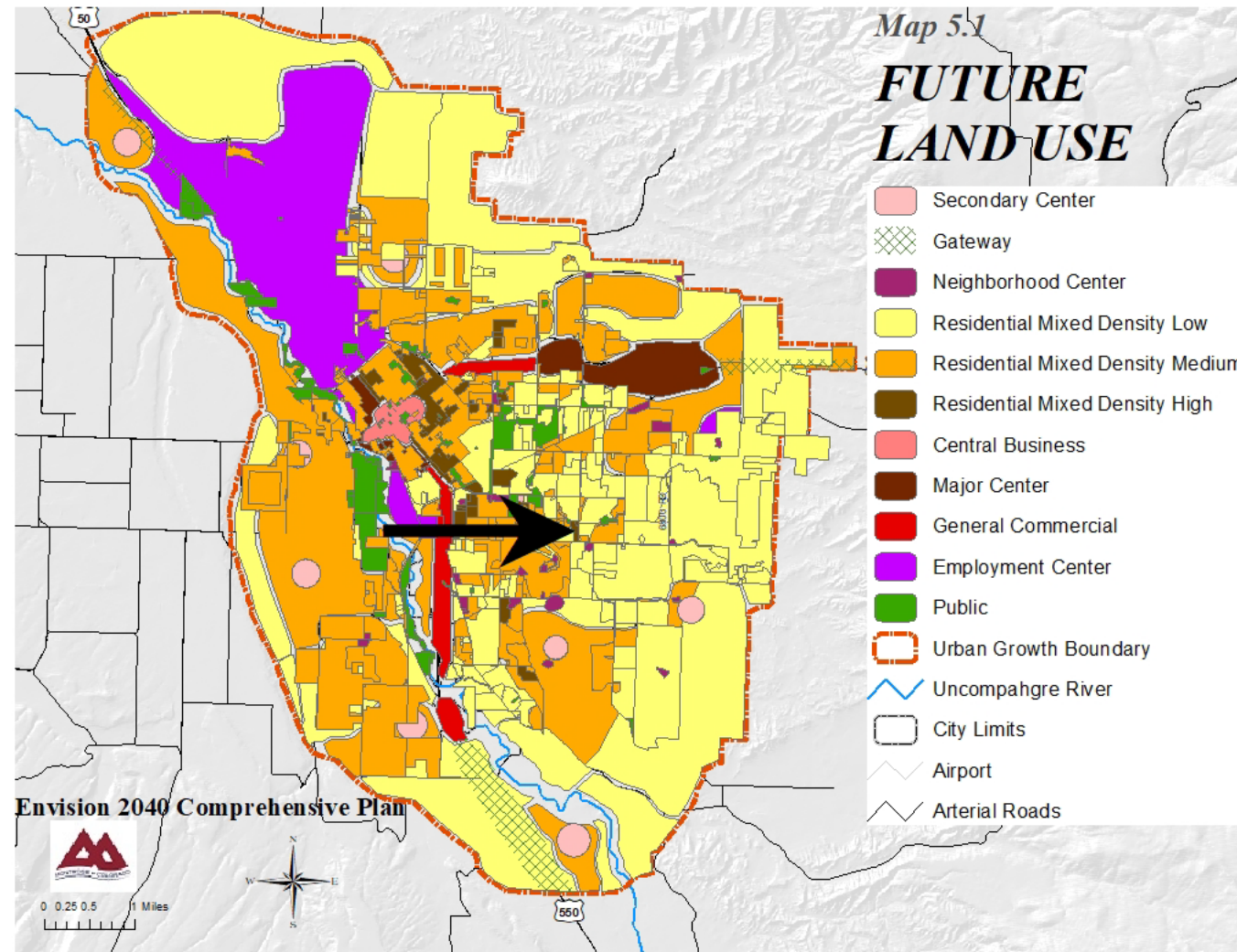
Comprehensive Plan & Municipal Code

- 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.
- Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
- The Municipal Code and Zoning regulations specify land uses and densities, bulk & height requirements, setbacks, and other development standards that are allowed within each zoning district.
- Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.

Comprehensive Plan – Future Land Use

Listed as **Residential Mixed Density Low** in the future land use map.

This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.



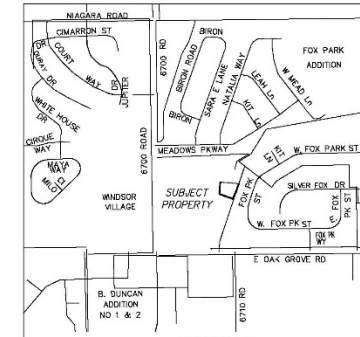
Zoning Regulations

- Municipal Code, Section 4-4-6 Intent: The "R-2" Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- Municipal Code, Section 4-4-7.1 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.
- The proposed uses are a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-1A" Large Estate District, "R-2" Low Density District, and "R-3A" Medium High Density District.

Zoning Regulations

	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-2	All	N/A	N/A	7,500	25	20	6	20	35
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,900/unit	15	20	10	15	35

VICINITY MAP

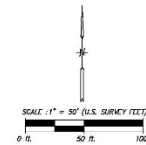


ZONING NOTES:

LOTS 2-8 ARE ZONED R-4

TOTAL AREA FOR PROPOSED LOTS:

LOTS 1-5 HAVE A TOTAL AREA OF 1.914 ACRES



R2 ZONING

NOTICE 19-09-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



ROCKY MOUNTAIN SURVEYING

Professional Land Surveyor #3364
2816 Primrose Ct.
Montrest, CO 81401
Office: 970-964-6105
Email: sydelton00@gmail.com

REVISIONS:

1000

1

1

7

1

1

EAGLE RANCH SOUTH SKETCH PLAN
SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 36, T49N R9W, NEW MEXICO
PRINCIPAL MERIDIAN, CITY AND COUNTY OF MONTROSE,
STATE OF COLORADO

YB: n/a

Closure:

DRAFTING: SAY FIELD: SAY SHEET: 1 of 1

Staff Guidance to Planning Commission

- The Sketch Plan application meets all dimensional, design, and zoning requirements set forth in the Municipal Code, Section 4-7-5. 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 potential changes into the future Preliminary Plat application.
- **Planning Commission will give clear and concise guidance to the applicant.**

