



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, April 13, 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/88006766676>

Telephone participation is available at: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 Webinar ID: 880 0676 6676

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 March 23, 2022 meeting
- 4) Additions or Deletions
- 5) **PAINTED WALL PATIO HOMES SKETCH PLAN REVIEW.** This is a review and discussion of the Sketch Plan for the Painted Wall Patio Homes Subdivision and Amended PD. The property is approximately 3.32 acres in size and is bordered on the north and west by Painted Wall Lane, on the south by Odelle Road, and on the east by the Loutsenhizer Canal. The property is zoned "R-3A" Medium High Density District. The property is planned to have 17 single-family residential lots. The current PD designates the area as multi-family residential, with plans for 24 units. The PD Amendment will allow the property to have reduced density and modified setbacks. The applicant is Sharon P011er.

Regular Planning Commission Meeting 4/13/2022

- 6) Other Business
- 7) Next Meeting will be April 27, 2022
- 8) Motion to Adjourn



The Montrose City Planning Commission held a meeting on March 23, 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 Fishing (Chair), Chad Huffman (Vice-Chair), Karen Vacca, Jan Chastain, Delphine Jadot, Richard Rogers, and Steve Ball. Absent: Phoebe Benziger

Staff Members Present: Amy Sharp (Senior Planner), William Reis (Planner I), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), two staff members of the Montrose Police Department.

There was 1 member of the public in attendance.

CALL TO ORDER

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

APPROVAL OF MINUTES

Richard Rogers moved to approve the minutes of the February 23, 2022 meeting as submitted. Jan Chastain seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

1. OVERVIEW OF TRANSPORTATION AND CAPITAL IMPROVEMENT PROJECTS.

Staff Presentation

Scott Murphy gave a presentation on transportation and capital improvement projects in the City of Montrose, including projects planned for the next 3 years and project costs.

Discussion

Planning Commissioners and staff discussed practical information for making decisions on zoning.

3. OTHER BUSINESS

None.

4. NEXT MEETING

The next Planning Commission meeting is scheduled for April 13, 2022.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Karen Vacca moved to adjourn the meeting. Jan Chastain seconded and the meeting ended at 6:47 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: April 13, 2022
RE: Painted Wall Lane Patio Homes Subdivision and Amended PD 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: Sharon Porter

Application Background:

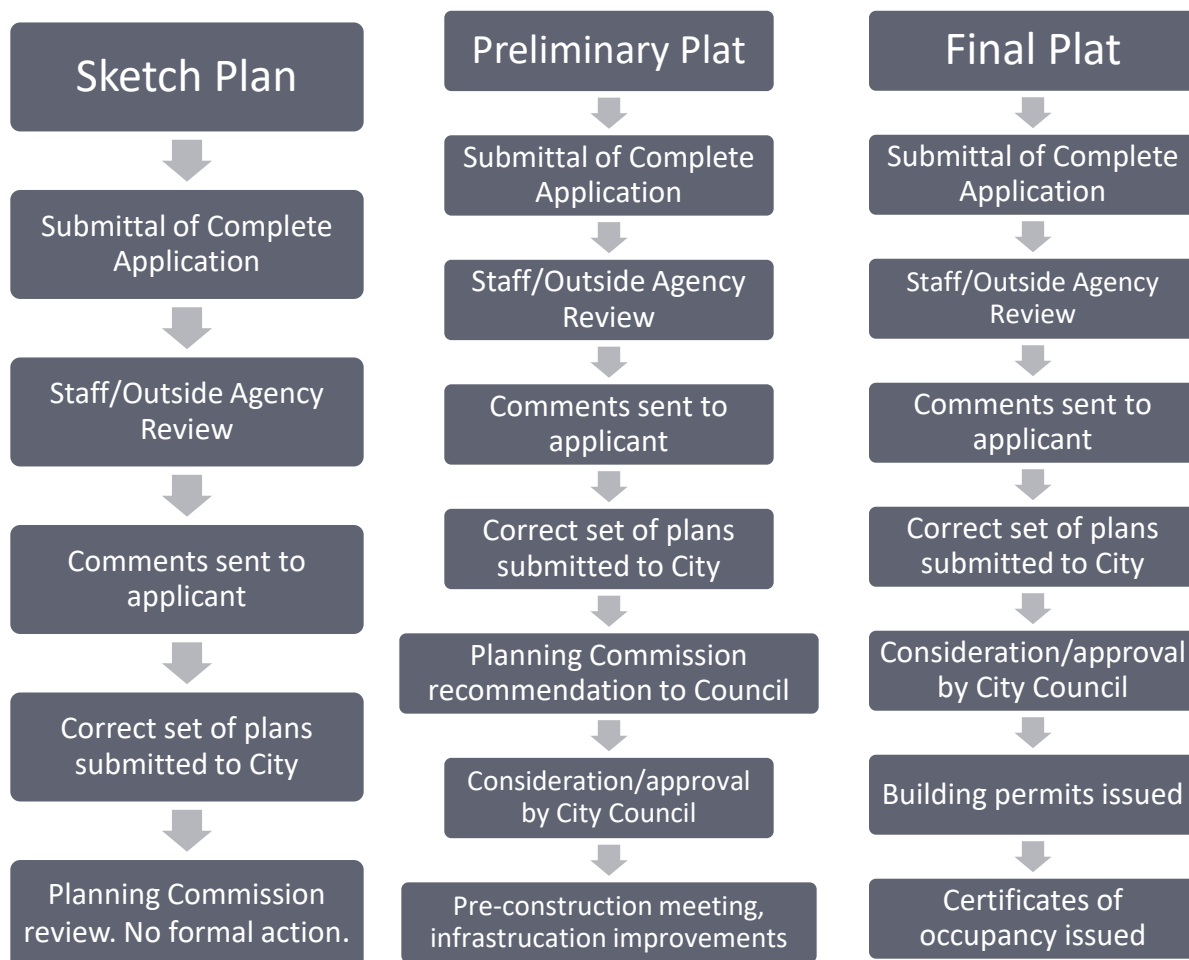
The Painted Wall Lane Patio Homes Subdivision and Amended PD is a proposed residential development on the southern side of Montrose. The property is approximately 3.32 acres in size and is bordered on the north and west by Painted Wall Lane, on the south by Odelle Road, and on the east by the Loutsenhizer Canal. The property is zoned "R-3A" Medium High Density District. The property is planned to have 17 single-family residential lots. The current PD designates the area as multi-family residential, with plans for 24 units. The PD Amendment will allow the property to have reduced density and modified setbacks.



The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The applicant has submitted the attached Sketch Plan application materials (Exhibit C) based on a conceptual design and seeks the Planning Commission's feedback. The sketch plan has been reviewed by City staff and partner agencies and meets the City's design standards for standard subdivisions and for the planned development amendment. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Plat for the subdivision and planned development amendment (including engineering design for all public infrastructure). After those plans are reviewed for compliance with the City of Montrose Municipal Code, it will be placed on an upcoming Planning Commission agenda, and the Planning Commission will make a recommendation to City Council. City Council will review the application and consider the Planning Commission's recommendation.

Subdivision Process:

The City of Montrose Municipal Code Section 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, densities, bulk and height requirements, setbacks, and other development standards that are allowed within each zoning district in order to achieve the intent of the zoning district.
 - d. Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.
3. Comprehensive Plan - Land Use Map Designation:
 - a. The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density Medium**. *This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing.*
4. Zoning Regulations:
 - a. Municipal Code, Section 4-4-7.1(A) Intent: The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
 - b. The proposed uses are a use-by-right in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-2" Low Density District, "R-3" Medium Density District, "R-3A" Medium High Density District, and agricultural (outside City limits).
5. Dimensional Requirements:
 - a. Municipal Code, Section 4-4-22. The dimensional requirements in the "R-3A" zoning district 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-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

- b. This application will require a PD Amendment, which will allow for reduced setbacks, specifically for a 5' front yard setback. This sketch plan application is for both the PD Amendment and the Subdivision.

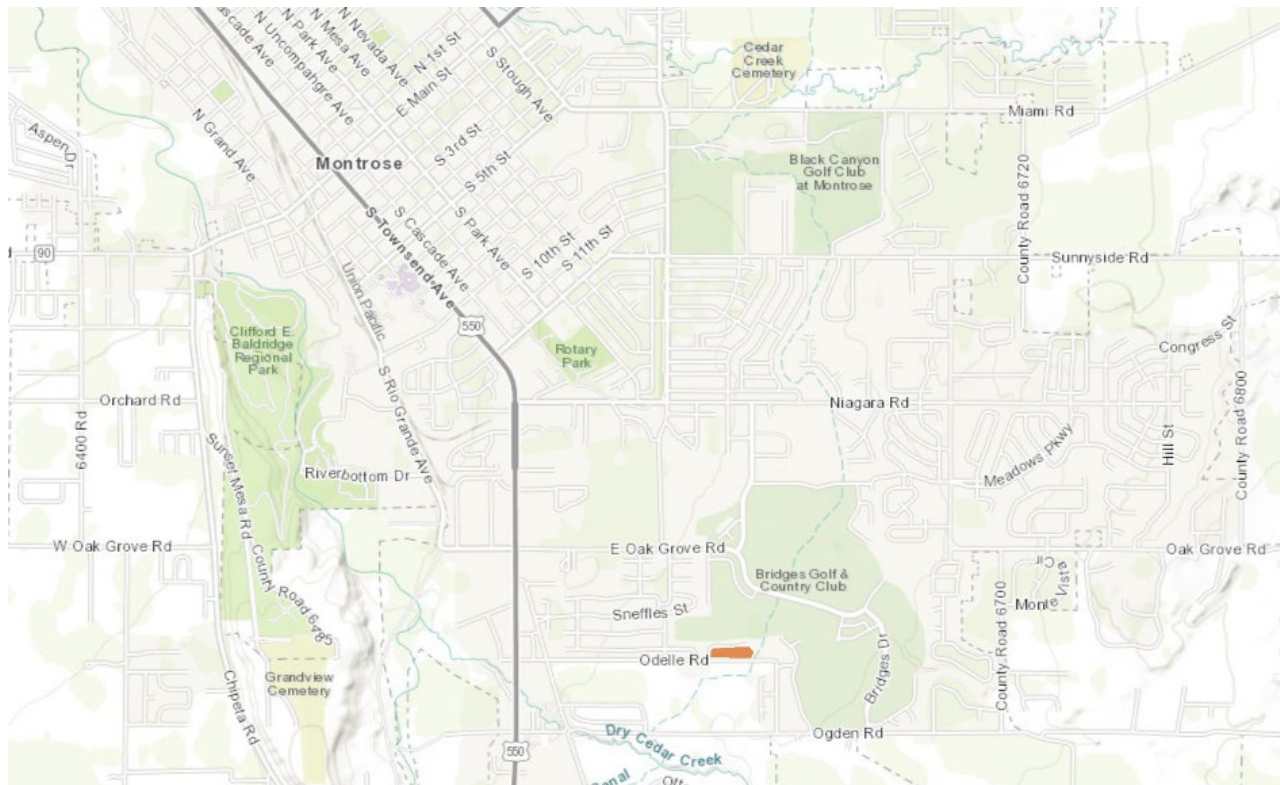
Staff Guidance to Planning Commission:

The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 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.

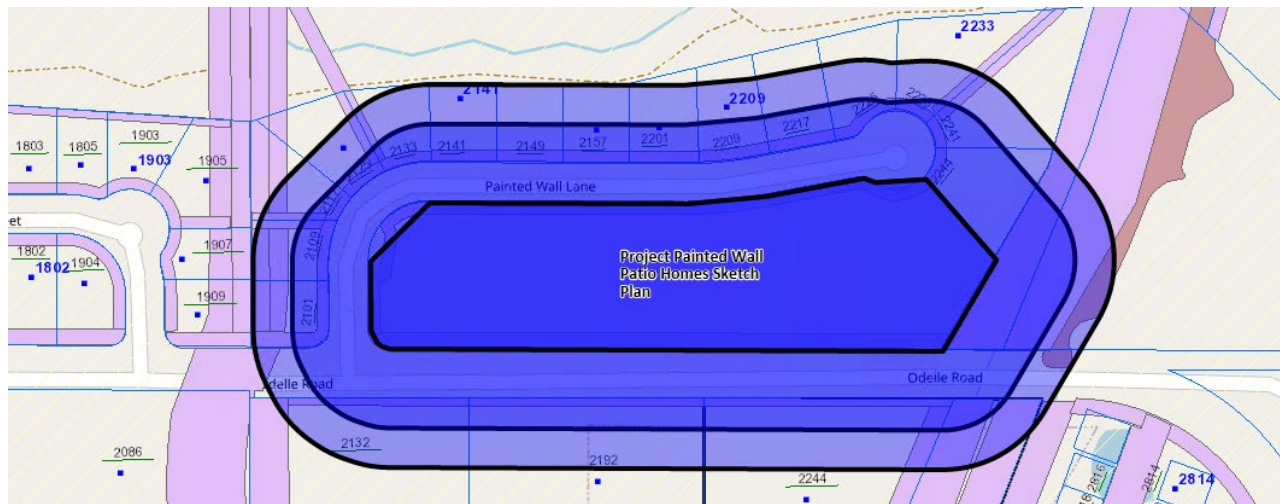
Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.



Vicinity Map



Notification Area Map



Zoning Map



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1

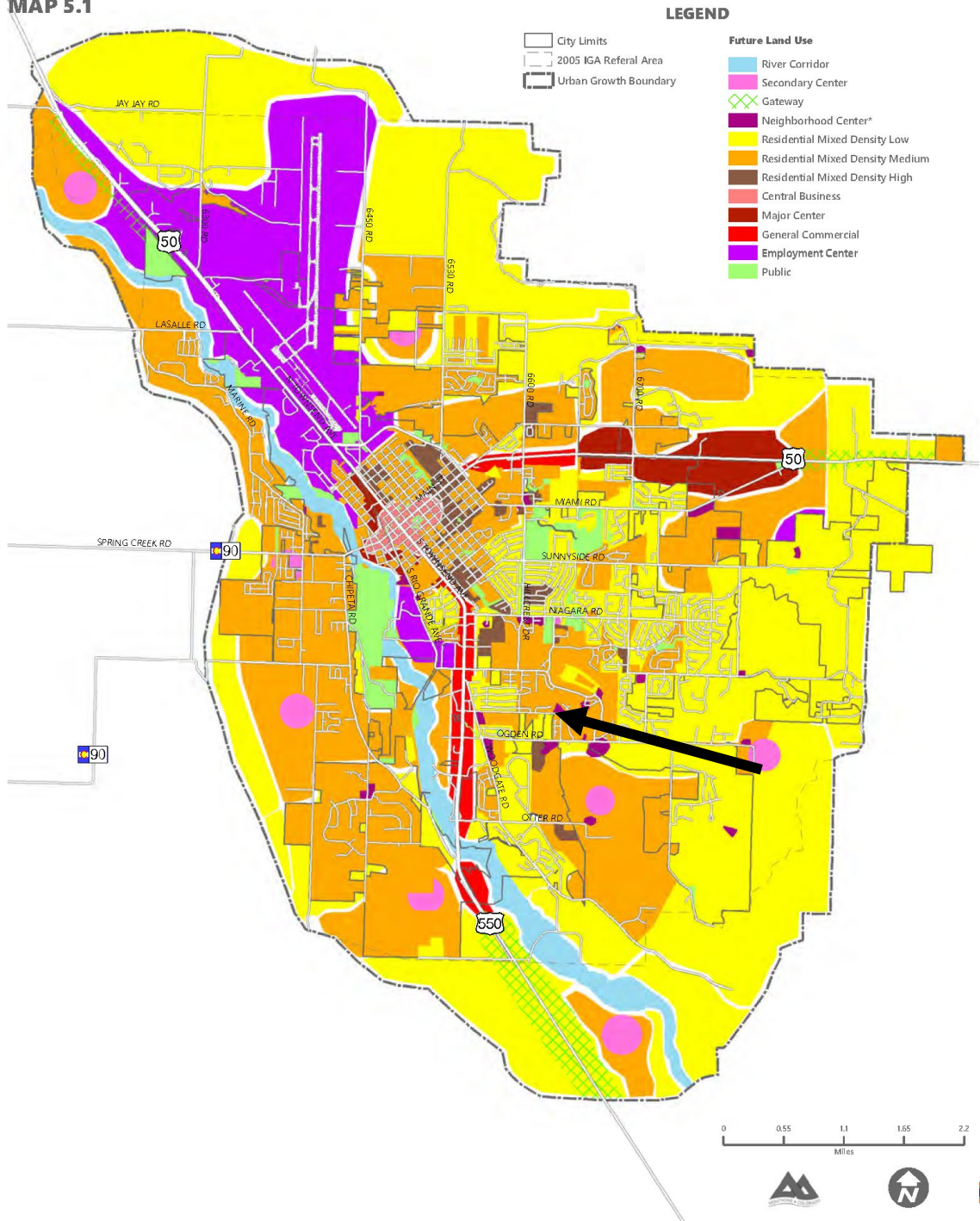


EXHIBIT B: Code Excerpts for Subdivisions

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)

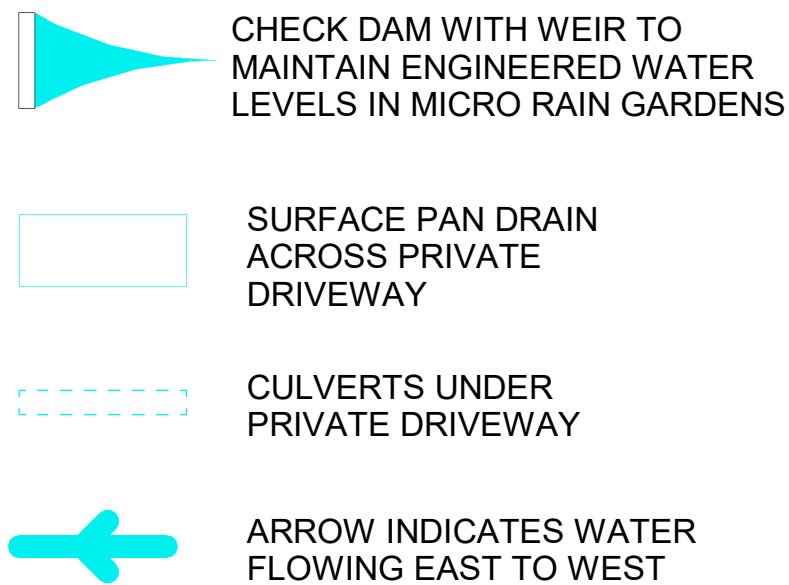


LAND LEGAL DESCRIPTION:

THE SUBJECT LAND PARCEL CONSISTS OF APPROXIMATELY 3.32 ACRES (144,513.3 SF), IS LOCATED IN MONTROSE COUNTY, COLORADO, AND IS LEGALLY DESCRIBED AS FOLLOWS:

BLOCK 2200 AS SHOWN ON THE FINAL PLAT FILING NO. 7 AT THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT, SITUATED IN PART OF US GOVERNMENT LOT 5 OF SECTION 3, T48N, R9W, N.M.P.M.

LEGAL DESCRIPTION

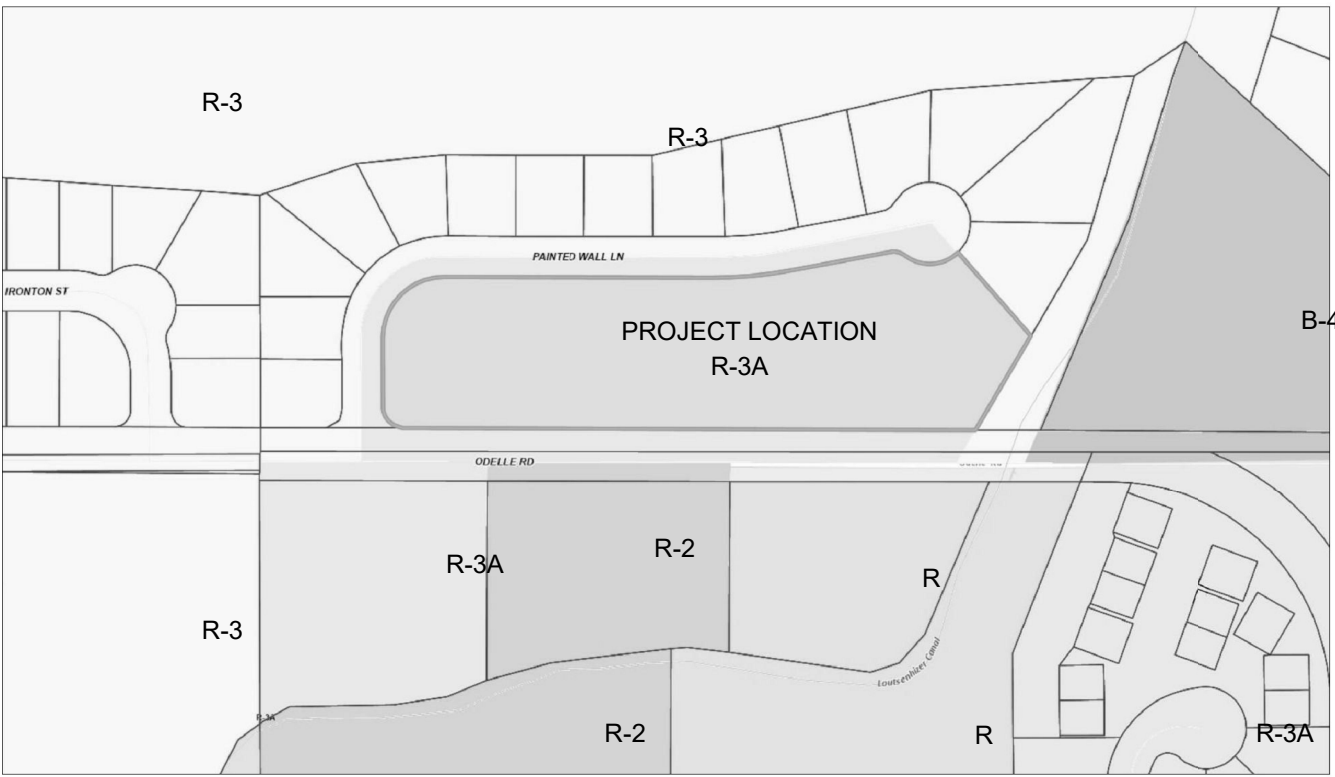


DRAINAGE PLAN LEGEND

PHASE 1	H-13, H-14, H-15, H-16
PHASE 2	H-9, H-10, H-11, H-12
PHASE 3	H-5, H-6, H-7, H-8
PHASE 4	H-1, H-2, H-3, H-4
PHASE 5	H-17

PHASING PLAN SUBJECT TO CHANGE PENDING MARKET CONDITIONS

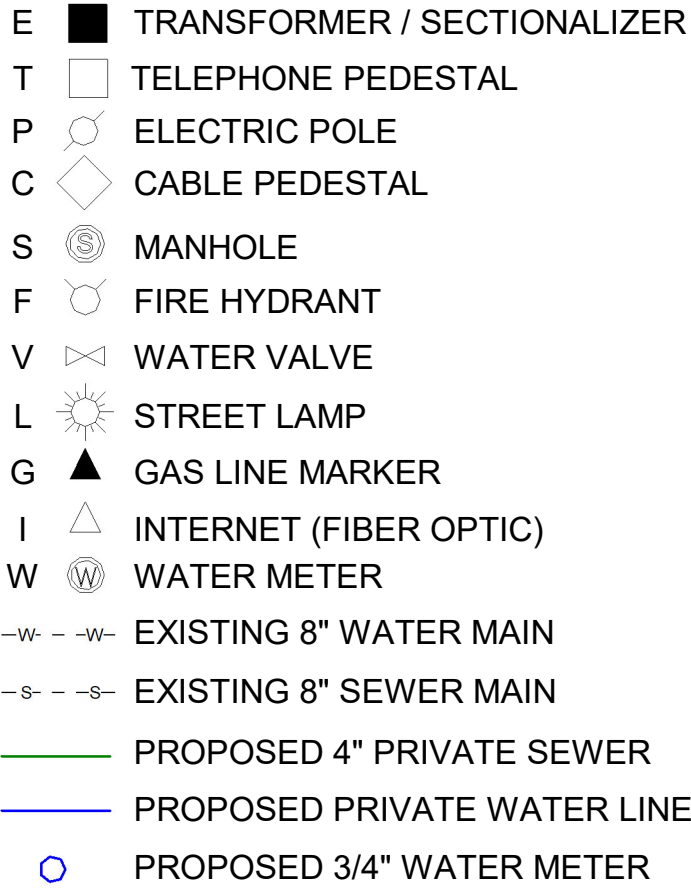
PRELIMINARY PHASING PLAN



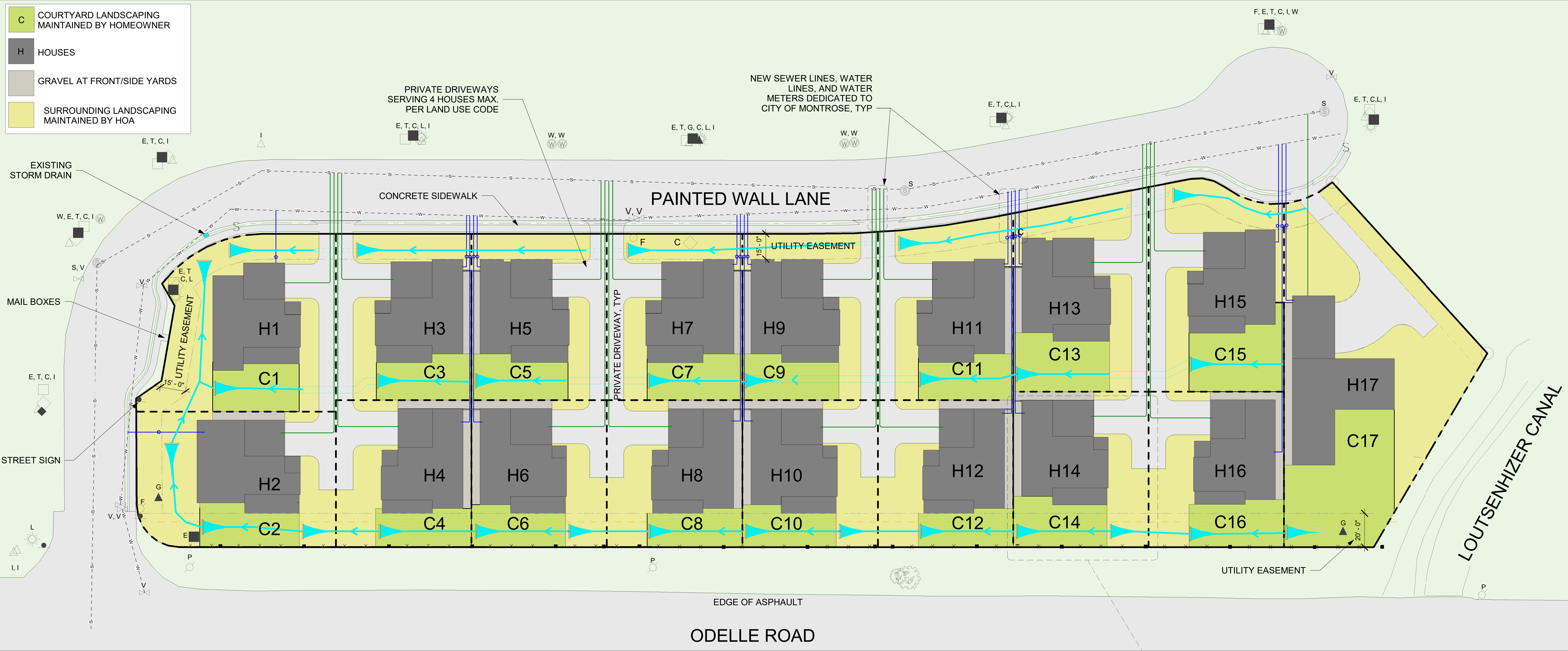
ZONING MAP



VICINITY MAP



UTILITY LEGEND

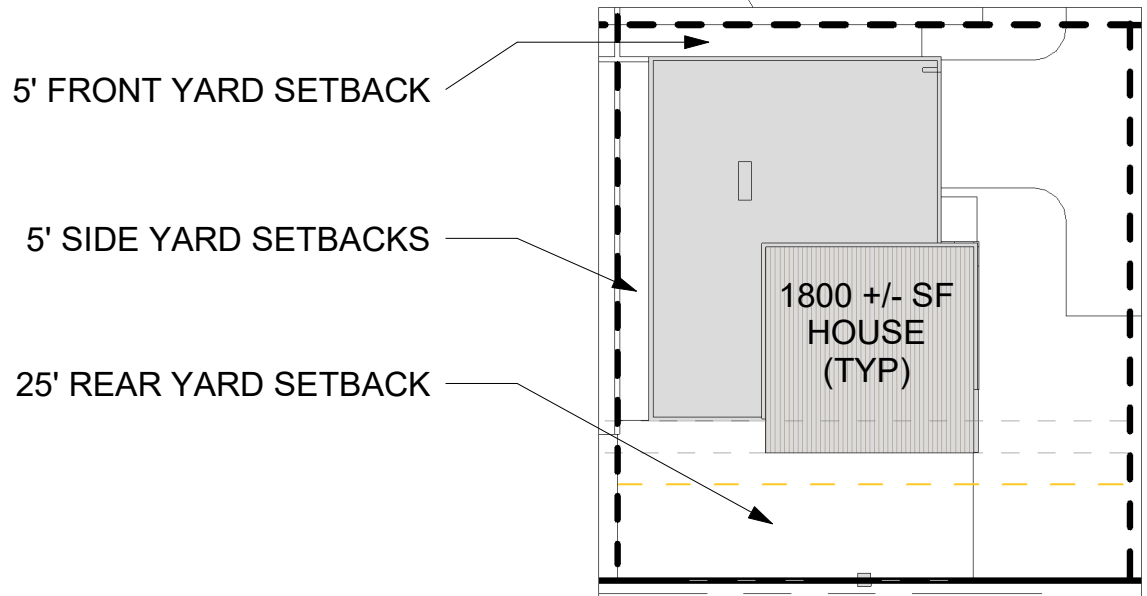


SITE PLAN

SCALE: 1" = 30'-0"

Lot Number	Acreage	Lot Size - Sq. Ft.	Lot Number	Acreage	Lot Size - Sq. Ft.
1	0.2356 acres	10,261 sf	9	0.1807 acres	7870 sf
2	0.2130 acres	9278 sf	10	0.1595 acres	6946 sf
3	0.1805 acres	7864 sf	11	0.1907 acres	8305 sf
4	0.1594 acres	6944 sf	12	0.1595 acres	6947 sf
5	0.1805 acres	7863 sf	13	0.2078 acres	9051 sf
6	0.1594 acres	6945 sf	14	0.1667 acres	7348 sf
7	0.1805 acres	7862 sf	15	0.2193 acres	9552 sf
8	0.1594 acres	6946 sf	16	0.1687 acres	7348 sf
			17	0.3943 acres	17,175 sf

LOT ACREAGE / SIZE CHART



SETBACK DIAGRAM

ZONE R-3A SETBACKS
FRONT YARD = 15'
SIDE YARD = 5'
REAR YARD = 25'

PD PROPOSED SETBACKS
FRONT YARD = 5'
SIDE YARD = 5'
REAR YARD = 25'

PD CUSTOM SETBACKS

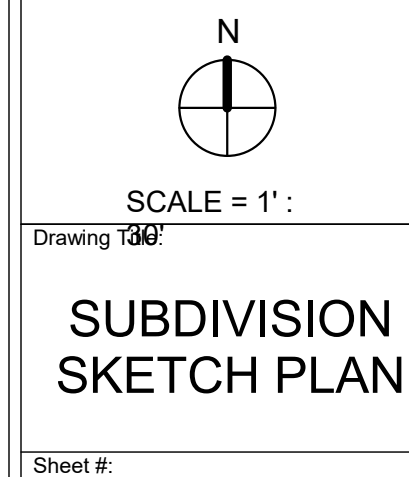
PAINTED WALL PATIOS LLC

Painted Wall Patio Homes Subdivision

TBD Painted Wall Lane - Block 2200 at the Bridges
Montrose, CO 81401

Issue 02/22/2022

DATE	ISSUED FOR:
2/22/2022	Sketch Plan
2/22/2022	Setback Variance
3/24/2022	Rev. Sketch Plan



Sheet #:

A1.1

The Painted Wall Patio Homes Subdivision

Sketch Plan & Setback Variance Narrative

Initially Submitted - February 22nd, 2022
RESUBMITTED - March 24th, 2022

Owner:

Painted Wall Patios LLC
Sharon Porter, Managing Member

GENERAL

The Painted Wall Patio Home (PWPH) project is an urban infill proposal for a 17-lot subdivision located on 3.32 acres along Painted Wall Lane, which is a city road. This parcel of land is known as Block 2200 within the previously approved Planned Development (PD) known as The Bridges at Black Canyon.

The approved Bridges PD Plan, dated 2003, anticipated 24 units of multifamily housing on this parcel ... however no details were provided regarding the site layout or specific type of housing. As such, the City of Montrose has asked that I submit a Subdivision Application in order to provide the details needed for approvals. In order to remain in keeping with the original intent of the The Bridges PD Plan, for higher-density housing, the city has asked that the project contain no fewer than 17 houses.

Because this land parcel lies within The Bridges PD Plan, there is no further requirement for open space or parks ... these requirements have been met through The Bridges PD Plan.

The site is a long rectangular shape with Painted Wall Lane on the north and west, and Odelle Road on the south, and the Lotzenheiser Canal on the east. The property is zoned R-3A, and the adjacent property zones are varied, as shown on the Sketch Plan, including B-4, R-3A, R-3, R-2 and R.

The following information is based on a preliminary conceptual layout for the subdivision, and is subject to change as the utilities, driveways, and plans are further refined. Following this Sketch Plan submittal, a more detailed Preliminary Plat package for the project will be prepared and submitted.

ADJOINING PROPERTY OWNERS

A list of the names and addresses of the property owners of record adjoining or within 100 feet of the development is attached as a separate document.

EXPLANATION OF IMPACT ON EXISTING SYSTEMS

Infrastructure for this project was installed almost 20 years ago when The Bridges subdivision was approved and Painted Wall Lane was built. At that time, the infrastructure was designed to accommodate 24 housing units. With this application proposing only 17 homes, the impact on existing systems is expected to be very low.

WATER REQUIREMENTS

The project will be served by the City of Montrose water system, via an existing 8" Water Line in Painted Wall Lane. Water service to the proposed individual lots will be $\frac{3}{4}$ " taps off this existing water line - see the attached Sketch Plan showing the locations of the proposed individual new water taps. Title 9 of the Montrose Land Use Code outlines that single family homes will utilize 350 gallons per day - when multiplied by the 17 proposed new homes, this entire project is anticipated to utilize 5950 GPD. Note: As an alternative, Scott Murphy has said the water service lines most likely could be tapped off the water main in Odelle Road, if this approach proves easier or less costly - this option will be determined prior to submission of the Preliminary Plat.

SEWER REQUIREMENTS

The project will be served by the City of Montrose sewer system, via an existing 8" Sewer Line in Painted Wall Lane, which flows in the westward direction. Sewer service to the proposed individual lots will be provided by new taps into this existing sewer line, utilizing classic gravity feed - see the attached Sketch Plan showing the locations of the proposed individual new sewer taps. Title 9 of the Montrose Land Use Code outlines that single family homes will discharge 350 gallons per day - when multiplied by the 17 proposed new homes, this entire project is anticipated to discharge 5950 GPD.

AVAILABILITY OF OTHER UTILITIES

Electric, natural gas, telephone, cable tv, and fiber optic services already exist on the project site, and private connections will be made for each home. DMEA System Designer Vince Brackett has confirmed that electric service is readily available at this location, in sufficient quantity to serve all 17 new homes.

ACCESS TO PROPERTY

All vehicular access to this project will be via Painted Wall Lane, with no direct connections to Odelle Rd. The City of Montrose Land Use Code allows up to four homes to be accessed off of one private driveway. The PWPH Subdivision is organized such that there will be four private driveways that each serve four single family homes. In addition, there is one more private driveway at the east end of the parcel which will serve one home. All the proposed new homes are anticipated to have Painted Wall Lane as their street address. For this reason, the "front" of the subdivision lots are considered to be the northern side of the houses. Please see the accompanying Sketch Plan showing the driveway layouts.

ANTICIPATED COST OF CONSTRUCTION, AND FINANCING

Prior to Final Plat for each phase of construction, Developer costs will include grading and drainage of the site for each phase, and installation of utilities and legal access to the lots within each phase, at an estimated cost range of \$40,000 - \$60,000. Soft costs (engineering, surveying, architecture, legal, etc.) are estimated to be in the range of \$40,000 - \$60,000. All developer costs will be financed privately.

TOTAL NUMBER OF PROPOSED DWELLING UNITS

The project proposes to create 17 new single family home lots.

COMPATIBILITY WITH NATURAL FEATURES

The development will be laid out to fit the natural topography, which is gently sloping from east to west. Further, the subdivision has been intentionally designed to optimize the passive solar gain and cooling opportunity for each home. And, the landscape design for the project will emphasize xeriscaping so as to be compatible with the arid climate of Montrose.

PERMITS

The following is a list of known permits that will be required for the project:

- a. A CDPHE General Permit for Stormwater Discharge Associated with Construction Activity will be required prior to construction of site improvements/infrastructure.
- b. The City of Montrose will issue building permits for the site development and individual structures.

STORM DRAINAGE PLAN

The property is well suited for development, sloping from east to west at about a 1% natural grade. Proposed drainage will follow this natural topography with stormwater routed along the northern, southern and central areas of the site as shown on the Sketch Plan. Storm water flows will be moderated via an LID (Low Impact Development) technique known as Rain Gardens. Throughout the site, multiple small "check dams" will be built in accordance with the engineered site drainage plan which will create Micro Rain Gardens for holding water in the landscape areas of the site plan, where water will be taken up by the plants and transpired into the atmosphere. During large storm events, stormwater runoff water will be collected and conveyed by surface drainage and directed into the existing stormwater grate, located at the northwest corner of the parcel as shown on the Sketch Plan.

Preliminary stormwater drainage flows on the property have been calculated as follows:

Existing: 5 yr @ 2.29 cfs
 25 yr @ 3.99 cfs

Developed: 5 yr @ 1.86 cfs
 25 yr @ 3.35 cfs

Hence, this project is anticipated to reduce the flow rates of stormwater discharging from the land.

FIRE FIGHTING

Fire Hydrants - There are currently three existing fire hydrants along Painted Wall Lane, two of which are located on this parcel. Fire Marshal Mark Bray has confirmed that these existing fire hydrants are sufficient to serve the needs of this project.

Driveways - Mark Bray has also confirmed that the proposed site layout and length of the private driveways is acceptable and meets the National Fire Protection Association's codes and standards.

Home Construction - The homes will be designed and constructed to meet the requirements of all applicable building codes for the proposed setbacks.

Driveway Construction - The private driveways will be constructed to support the imposed loads of fire fighting apparatus before construction of each home begins.

PARKING

Each home will have a two car garage AND a driveway apron of sufficient size to accommodate two additional parking spaces. Thus a total of four private parking spaces will be provided for each home.

TRAFFIC STUDY

From meetings with the City Engineer Scott Murphy, a traffic study is not required for this project due to the low number of ADT's (Average Daily Trips) generated by the proposed new homes.

SCHOOL BUS STOPS

Tia Reichert, dispatcher for the Montrose County School District, reports that the school bus already travels along Odelle Road directly adjacent to this land. Ms. Reichert says that if a family moves into one the proposed new homes and requests school bus service, the bus route will be modified such that the bus will turn onto Painted Wall Lane to pick up and drop off the children at the existing mailbox location, and the bus will turn around at the Painted Wall Lane cul de sac.

MAILBOXES

Currently there is one gang of 16 mailboxes located at the existing turn out along Painted Wall Lane, which serves the existing single family residences on the road. Additional gangs of mailboxes will be added to this service area, and the existing road turnout has ample room to add more mailbox gangs.

HOUSE ADDRESSES & SIGNAGE

Addresses - Addresses for each new house will be assigned by the City of Montrose GIS Department at the time of the subdivision's Final Plat. Upon approval of the Preliminary Plat, the developer will provide the city with a CAD (.dwg) file for the GIS department to utilize for updating their data records.

Signage - Signage indicating the street address for the four homes accessed off each private shared driveway will be placed at the foot of each driveway, along Painted Wall Lane. Each individual home will also have its street address displayed at its entrance.

TITLE POLICY

The Title Insurance Policy for this property, dated 17 December 2021, is included in this packet.

WATER COURSES, WETLANDS AND WILDLIFE HABITATS

The project is not adjacent to any natural waterways, however the Lotzenheizer canal is adjacent to this parcel on the eastern end. House #17, which is closest to the canal, is being held back a considerable distance from the canal in anticipation of fluctuating groundwater levels as the canal is turned on and off each year. There are no wetlands or known wildlife habitats on the land.

UNCOMPAHGRE VALLEY WATER USERS ASSOCIATION (UVWUA)

This land does NOT have any UVWUA water rights delivered to it - as such there will be no changes to UVWUA's record keeping system for the water rights which they do deliver to The Bridges golf course.

PUBLIC DEDICATION

This subdivision application will not create any land or roads that need to be dedicated to the City for public acceptance. From meetings with the City Engineer Scott Murphy, only the following elements of infrastructure will need to be built to city engineering standards and dedicated to the city:

- Sewer lines within the ROW of Painted Wall Lane.
- Water lines within the ROW of Painted Wall Lane.
- Water meters within the 15 utility easement along Painted Wall Lane.

KNOWN PUBLIC CONCERNS

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

COMPATIBILITY WITH THE MONTROSE COMPREHENSIVE PLAN

The recently approved 2021 Montrose Comprehensive Plan contained numerous mentions of two particular values and priorities: Human Health and Environmental Health and Stewardship - these values are mentioned in the following sections of the Comprehensive Plan:

- City of Montrose Vision Statement: "Montrose will strive to be a healthy, safe, and thriving community that embraces diversity and the environment. We will come together to grow responsibly to create opportunities for all."
- City of Montrose Core Values: "Health" and "Stewardship of Natural Resources" were identified as two of the most important values to the future of Montrose.
- City of Montrose Guiding Principle 5: Health & Environment - Encourage/facilitate healthy living.
- Goal HE-2: Healthy Lifestyles. Promote a physical environment that supports healthy lifestyles and enhances the physical and emotional quality of life for the community: Support and promote access to affordable, local, healthy food.

The Painted Wall Patio Homes Subdivision directly supports the City of Montrose Comprehensive Plan in the following ways:

- 1) GARDENING - The courtyards are designed to encourage gardening, whereby homeowners can grow their own vegetables to bring more affordable, nutritious produce into their lives. A scientific study titled: [Gardening is Beneficial For Health: A Meta Analysis \(published by Soga, Gaston, and Yamaura: 2016\)](#) concludes the following: “The positive association with gardening was observed for a wide range of health outcomes, such as reductions in depression and anxiety symptoms, stress, mood disturbance, and BMI, as well as increases in quality of life, sense of community, physical activity levels, and cognitive function.”
- 2) SUNBATHING - Due to the current global health challenges, most everyone is trying to build a healthy immune system these days. Health experts agree that one of the most important ways to support the immune system is to optimize Vitamin-D levels. Supplementation with Vit-D helps, but is no substitute for the real thing: sunlight! The layout of the PWPH Subdivision creates the opportunity for homeowners to optimize their immune systems by regularly exposing their skin to sunlight in the comfort of their 100% private outdoor courtyards. Also, the Courtyard enclosure walls/fences will also create “microclimates” which will be warmer in the winters, so that periodic sunbathing during the winter will be possible at times that it otherwise would not.
- 3) SOLAR OPTIMIZATION - According to the Montrose Comprehensive Plan, Montrose has an average of 245 days of sunshine. Environmental stewardship is being addressed by optimizing passive solar heating and cooling within each home, which will improve the homeowner’s comfort level while reducing utility bills and conserving natural resources.
- 4) RAIN GARDENS - Natural Resource Conservation is being incorporated as follows: Montrose receives an average of 9 inches of rainfall per year. And, according to the US Parks and Wildlife Department, “arid regions” are defined as having less than 10 inches per year. Thus, the Montrose climate is defined as “arid” ... and rainwater is a precious natural resource. The PWPH subdivision’s engineered grading and drainage plan carefully makes beneficial use of rainwater, by holding the rain water onsite in “Micro Rain Gardens” just long enough to nourish the garden plants, before allowing excess stormwater to be conveyed to the City of Montrose stormwater drainage system. As the plants uptake the water and transpire it into the atmosphere, demand on the city’s storm drain is reduced.
- 5) AGING-IN-PLACE - The homes in this project are specifically designed to accommodate the needs of seniors who want to “age in place” by safely and comfortably staying in their homes well into their elderly years. Features are being incorporated such as “Zero Entries” with no stairs or steps, well lit interior spaces with reduced glare, slip-resistant flooring, and lever handles on all doors, faucets and cabinets, etc. The homes are anticipated to meet most, if not all, of the ANSI Type-B requirements for accessibility.

NEXT STEP = Upcoming “PD PLAN REVISION” Application



PHOTO OF LAND - (photo taken from the cul-de-sac at the east end of Painted Wall Lane, facing west)

BACKGROUND

The Painted Wall Patio Homes Subdivision has been designed to accommodate a specific layout of houses which will serve as a prototype for a new style of “Healthy Home” where the homes are clustered in such way that each home will have its own 100% private outdoor courtyard ... to encourage spending more time outdoors.

Enclosure of the private courtyards requires the interior setbacks to be customized differently from what is currently outlined in the Montrose Land Use Code. Please note: “interior setbacks” are those that are “inside” the development which are not adjacent to external existing properties.

Under normal circumstances, this subdivision application would have been presented in concert with a PD Plan Application in order to establish the customized interior setbacks needed. However, this land is already part of the existing PD Plan for The Bridges.

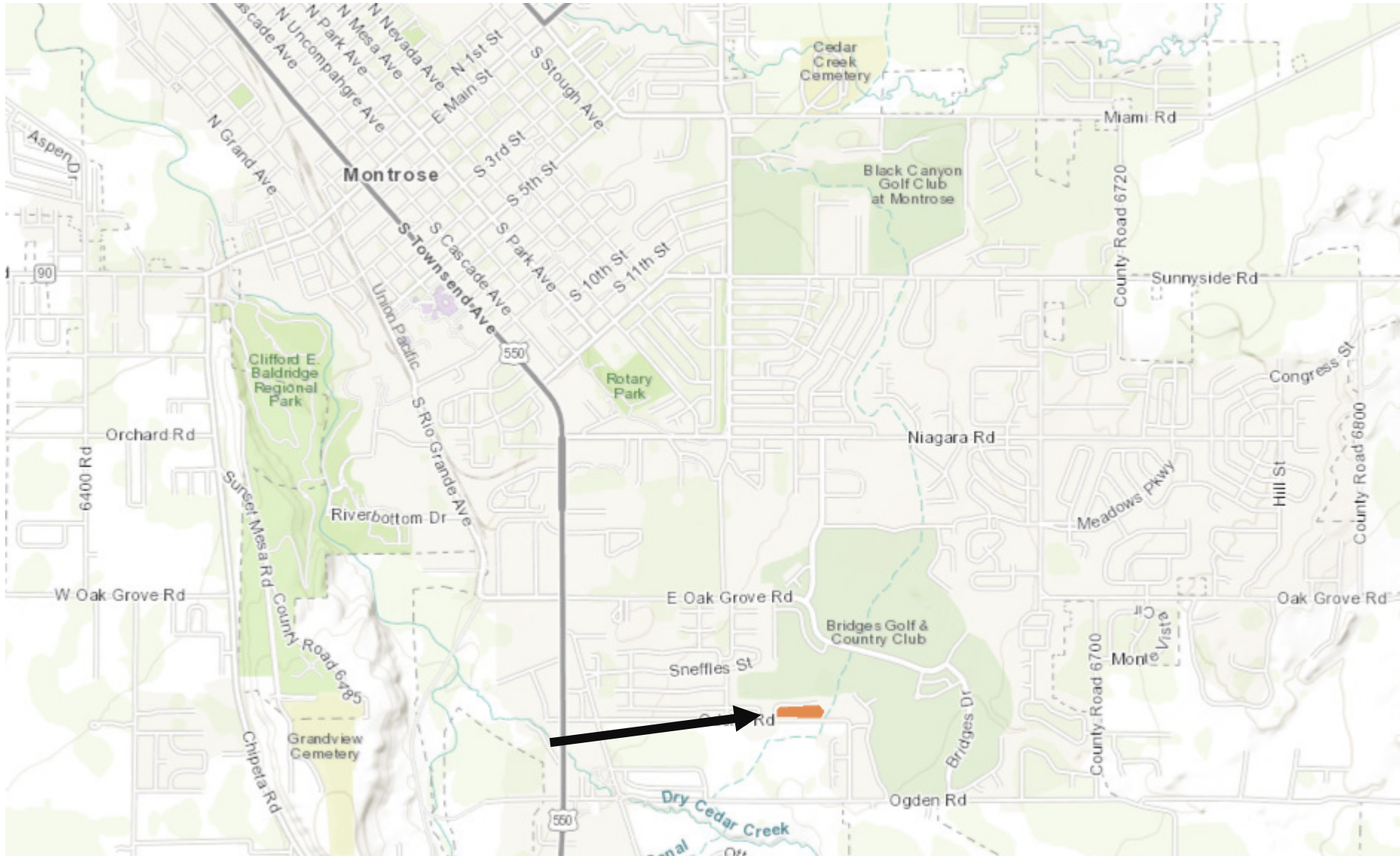
As such, the developer has been working closely with City of Montrose Planning Staff to find the best route forward which accommodates the necessary customization of interior setbacks. Staff has recommended a new approach, as follows:

The City of Montrose is currently in the process of implementing a change to the Land Use Code which will create a method that any developer can utilize to propose a CHANGE to a previously approved PD Plan, through a series of public hearings. City staff is expecting to have this code revision completed during May 2022.

Following enactment of this code revision, a “PD Plan Revision” Application will be presented for the Painted Wall Patio Homes Subdivision, in order to allow the clustering of homes with customized interior setbacks that are needed to accomplish the vision of this project.



Vicinity Map



Project Background

- Project site: 3.32 acres
- Zoned “R-3A” Medium High Density
- 17 single-family lots
- This sketch plan application is for both the subdivision, and the proposed PD Amendment, which will allow for reduced density and modified setbacks.



Subdivision Process



Subdivision Procedures – Section 4-7-5(A)(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 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

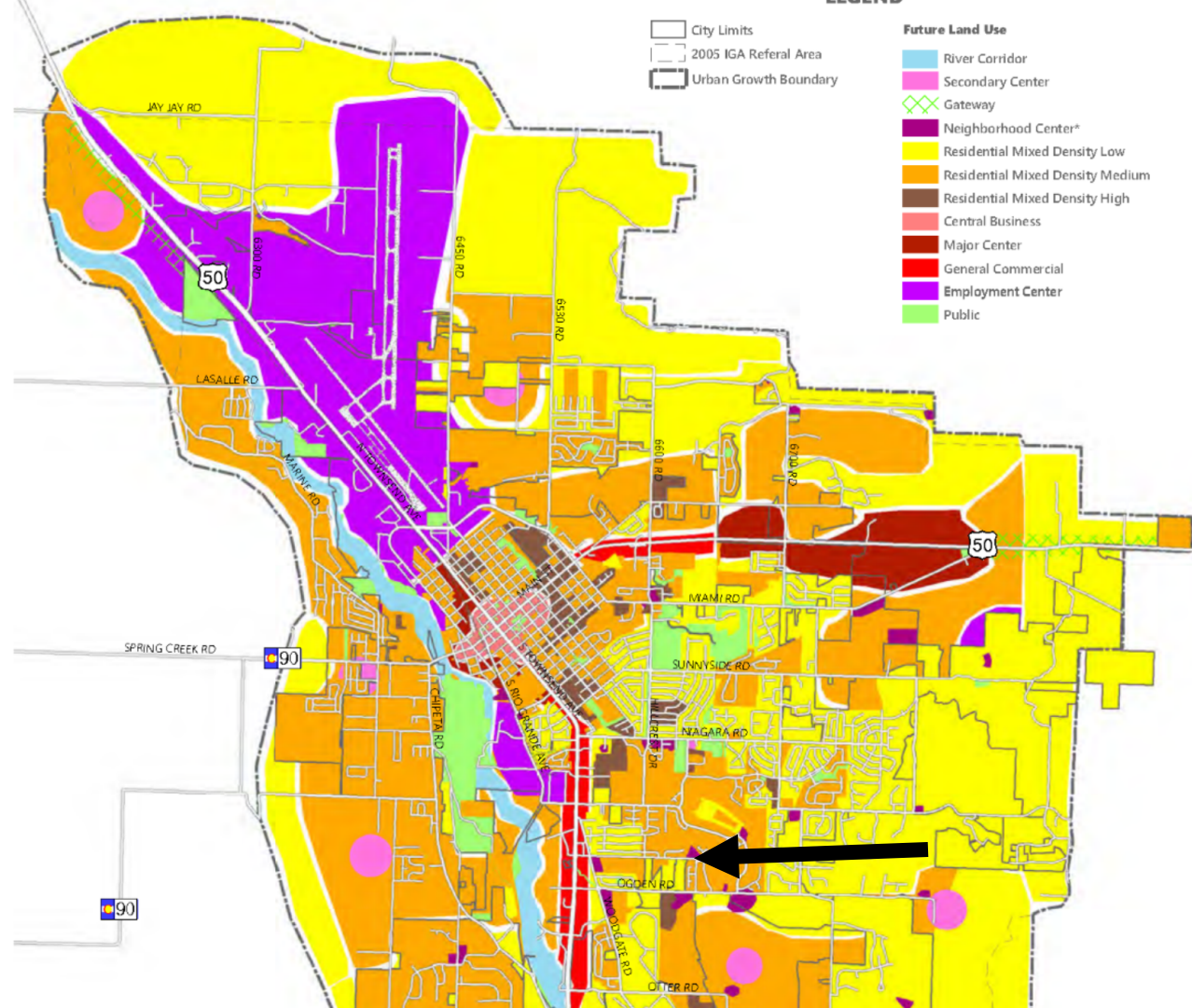
- Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions.
- It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
- Future Land Use Map 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. The Amended PD Application modifies density and setback requirements.

Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Medium** in the future land use map. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing.

FUTURE LAND USE

MAP 5.1



Zoning Regulations

- Municipal Code, Section 4-4-7.1(A) Intent: The “R-3A” Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
- The proposed uses are a use-by-right in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-2” Low Density District, “R-3” Medium Density District, “R-3A” Medium High Density District, and agricultural (outside City limits).

Zoning Regulations

- The dimensional requirements are included below. (Section 4-4-22).

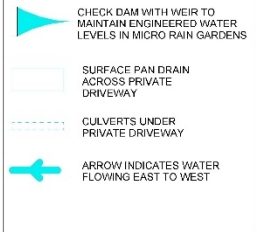
Minimum Lot					Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-3A	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,900/unit	15	20	10	15	35

- This application will require a PD Amendment, which will allow for reduced setbacks, specifically for a 5' front yard setback. This sketch plan application is for both the PD Amendment and the Subdivision.

not for construction

LAND LEGAL DESCRIPTION:
THE SUBJECT LAND PARCEL CONSISTS OF APPROXIMATELY 3.32 ACRES (144,510.3 SF), IS LOCATED IN MONTEROSE COUNTY, COLORADO, AND IS LEGALLY DESCRIBED AS FOLLOWS:
BLOCK 2200 AS SHOWN ON THE FINAL PLAT FILING NO. 7 AT THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT, SITUATED IN PART OF US GOVERNMENT LOT 5 OF SECTION 3, T48N, R99W, N.M.P.M.

LEGAL DESCRIPTION

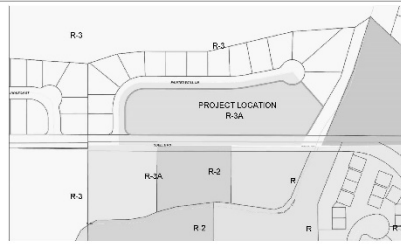


DRAINAGE PLAN LEGEND

PHASE 1 H-13, H-14, H-15, H-16
PHASE 2 H-9, H-10, H-11, H-12
PHASE 3 H-5, H-6, H-7, H-8
PHASE 4 H-1, H-2, H-3, H-4
PHASE 5 H-17

PHASING PLAN SUBJECT TO CHANGE PENDING MARKET CONDITIONS

PRELIMINARY PHASING PLAN

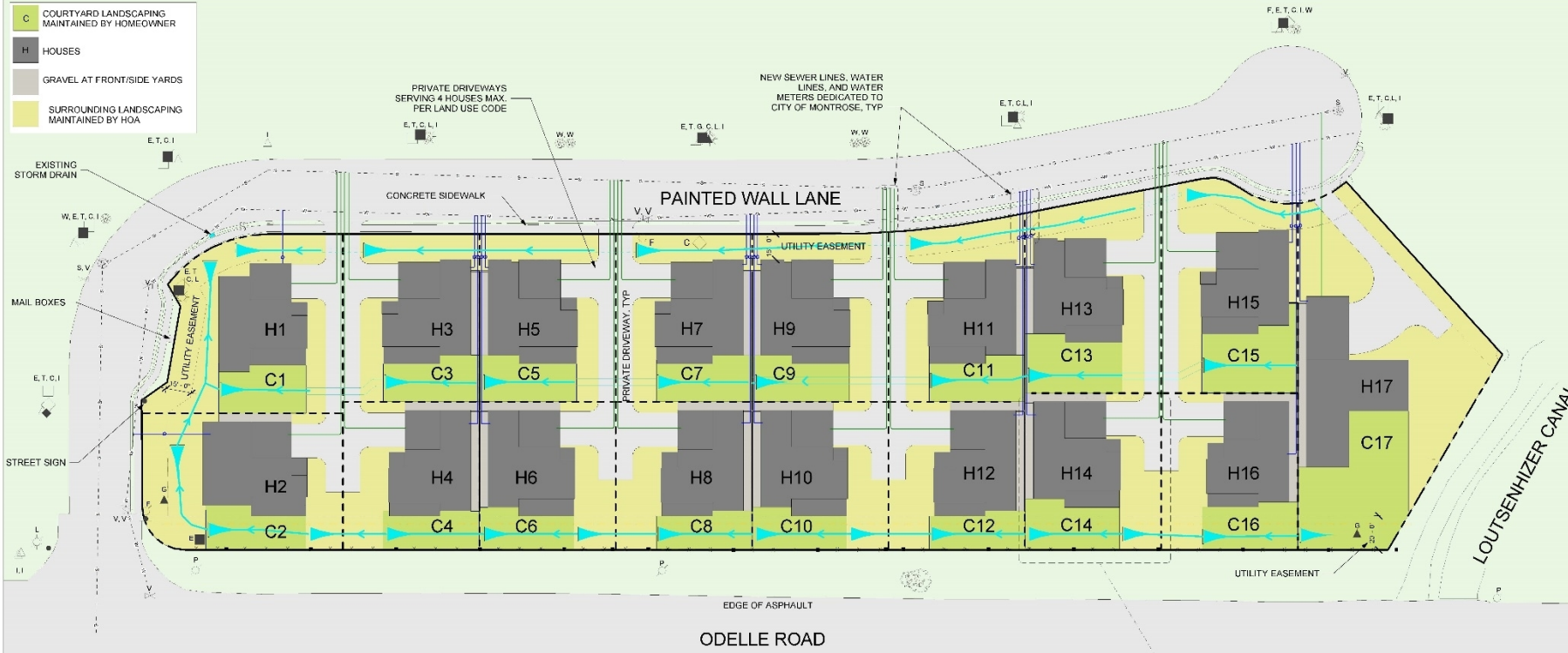


ZONING MAP



VICINITY MAP

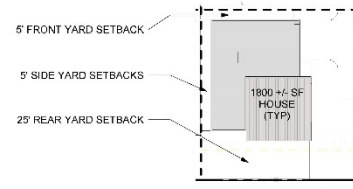
- UTILITY LEGEND**
- TRANSFORMER / SECTIONALIZER
 - TELEPHONE PEDESTAL
 - ELECTRIC POLE
 - CABLE PEDESTAL
 - MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - STREET LAMP
 - GAS LINE MARKER
 - INTERNET (FIBER OPTIC)
 - WATER METER
 - EXISTING 8" WATER MAIN
 - EXISTING 8" SEWER MAIN
 - PROPOSED 4" PRIVATE SEWER
 - PROPOSED PRIVATE WATER LINE
 - PROPOSED 3/4" WATER METER



SITE PLAN
SCALE: 1" = 30'-0"

Lot Number	Acreage	Lot Size - Sq. Ft.	Lot Number	Acreage	Lot Size - Sq. Ft.
1	0.2356 acres	10,261 sf	9	0.1807 acres	7870 sf
2	0.2130 acres	9278 sf	10	0.1595 acres	6946 sf
3	0.1805 acres	7864 sf	11	0.1907 acres	8305 sf
4	0.1594 acres	6944 sf	12	0.1595 acres	6947 sf
5	0.1805 acres	7863 sf	13	0.2078 acres	9051 sf
6	0.1594 acres	6945 sf	14	0.1667 acres	7348 sf
7	0.1805 acres	7862 sf	15	0.2193 acres	9552 sf
8	0.1594 acres	6946 sf	16	0.1687 acres	7348 sf
			17	0.3843 acres	17,175 sf

LOT ACREAGE / SIZE CHART



SETBACK DIAGRAM

ZONE R-3A SETBACKS
FRONT YARD = 15'
SIDE YARD = 5'
REAR YARD = 25'

PD PROPOSED SETBACKS
FRONT YARD = 5'
SIDE YARD = 5'
REAR YARD = 25'

PD CUSTOM SETBACKS

PAINTED WALL PATIOS LLC

Painted Wall Patio Homes Subdivision
TBD Painted Wall Lane - Block 2200 at the Bridges at Montrose, CO 81401

Issue 02/22/2022
DATE ISSUED FOR
2/22/2022 Sketch Plan
2/22/2022 Subtrack Variance
3/24/2022 Rev. Sketch Plan

SCALE: 1" = 30'-0"

SUBDIVISION SKETCH PLAN

Sheet

A1.1

Staff Guidance to Planning Commission

- The Sketch Plan application meets all dimensional, design, and zoning requirements (with the exception of the variances requested as part of the Amended PD) as set forth in the City of Montrose Municipal Code, Section 4-4-24. The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to **provide guidance** to the subdivider in accordance with the City of Montrose Municipal Code. **No formal action is taken at this time.**
- Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Planned Development application. If the Planning Commission determines that adherence with certain components of the Comprehensive Plan should be prioritized, this information should be shared with the applicant at this time.

