



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, June 22, 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.

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 June 8, 2022 meeting
- 4) Additions or Deletions
- 5) **CONDITIONAL USE PERMIT FOR BLACK CANYON BOYS AND GIRLS CLUB**
The applicant is requesting a renewal of a conditional use permit to allow a school building in the "R-3A" Medium High Density District, located on Lot 1 of the Atwood Minor Subdivision. This type of use is considered a conditional use in this zoning district. The applicant is Black Canyon Boys and Girls Club, LLC. *Staff: Planner I William Reis*
- 6) **CONDITIONAL USE PERMIT FOR LOT 5 OF THE MIAMI BUSINESS PARK SUBDIVISION FILING NO. 2** The applicant is requesting a conditional use permit to allow a 6-unit multifamily residential structure in the "OR" Office-Residential District located within Lot 5 of the Miami Business Park Subdivision Filing No. 2. This type of use is considered a conditional use in this zoning district. The applicant is ESC Partners, LLC. *Staff: Planner I William Reis*



- 7) **CROSSROADS PARK II SKETCH PLAN** This is a review and discussion of the Sketch Plan for the Crossroads Park II Subdivision. The property is approximately 1.688 acres in size, and is located on the northeast corner of 6600 Rd and Locust Rd. The proposed subdivision will consist of 28 residential units. The property is zoned "R-4" High Density District. The applicant is Tim Clifford with Crossroads Park II, LLC. *Staff: Planner I William Reis*
- 8) Other Business
- 9) Next Meeting will be July 13, 2022
- 10) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN

Miércoles, junio 22 de 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.

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 junio 8, 2022
- 4) Adiciones o eliminaciones
- 5) **PERMISO DE USO CONDICIONAL PARA BLACK CANYON BOYS AND GIRLS CLUB** El solicitante está pidiendo una renovación de un permiso de uso condicional que le permita a un edificio de escuela en el “R-3A” Distrito de Densidad Media Alta, localizada en el Lote 1 del Fraccionamiento Atwood Minor. Este tipo de uso es considerado un uso condicional en esta zona del distrito. El solicitante es Black Canyon Boys and Girls Club, LLC. *Personal: Planificador I William Reis*

- 6) **PERMISO DE USO CONDICIONAL PARA EL LOTE 5 DEL FRACCIONAMIENTO MIAMI BUSINESS PARK ARCHIVO NO. 2** El solicitante está pidiendo un uso de permiso condicional para permitir a 6 unidades multifamiliares de estructura residencial en el “OR” Distrito Oficina-Residencial localizado dentro del Lote 5 del Fraccionamiento de Miami Business Park Archivo No. 2. Este tipo de uso es considerado de uso condicional en este distrito de zonificación. El solicitante es ESC Partners, LLC. *Personal: Planificador I William Reis*
- 7) **BOSQUEJO DEL PLANO CROSSROADS PARK II** Esta es una revisión y discusión del Bosquejo del Plano para el Fraccionamiento Parque Crossroads II. La propiedad tiene aproximadamente 1.688 acres de tamaño y está localizada en la esquina al noreste de 6600 Rd. y Locust Rd. El fraccionamiento propuesto consistirá de 28 unidades residenciales. La propiedad está zonificada “R-4” Distrito de Alta Densidad. El solicitante es Tim Clifford con el Parque Crossroads II, LLC. *Personal: Planificador I William Reis*
- 8) Otros Asuntos
- 9) Próxima junta será el 13 de julio, 2022
- 10) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on June 8, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishing (Chair), Jan Chastain, Delphine Jadot, Richard Rogers, and Steve Ball. Absent: Chad Huffman (Vice-Chair), Phoebe Benziger.

Staff Members Present: William Reis (Planner I), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director), Montrose Police Officer.

There were 7 members of the public in attendance.

CALL TO ORDER

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

APPROVAL OF MINUTES

Delphine Jadot moved to approve the minutes of the May 25, 2022 meeting as submitted. Jan Chastain seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

WATERFALL CANYON AMENDED PRELIMINARY PLAT #3.

This is a review and discussion of the proposed preliminary plat which will subdivide the remaining unbuilt portions of the Waterfall Canyon Subdivision into 320 single-family lots. The project is located on Parcel #376732124037, south of Spring Creek Road, and adjacent to Blue Lake Drive, Alta Lakes Avenue, and Pilot Knob Avenue. The property is zoned "R-3" Medium Density District and "R-3A" Medium High Density District. The applicant is Matt Miles with Leadership Circle, LLC.

Staff Presentation

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

Applicant Presentation

Matt Miles, applicant, came forward to answer questions.

Questions for Applicant

The Planning Commissioners and applicant discussed lot sizes.

Public Comment

One member of the public came forward with concerns about maintenance of common areas, potential apartment buildings, water availability for new development and egress from the subdivision.

Discussion

The applicant, staff and commissioners discussed the water supply, safety and access to the subdivision, future egress plans, maintenance of parks and common spaces, irrigation water, the homeowner's association, and recreation trails.

Motion and Vote

Delphine Jadot 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. Richard Rogers seconded and the motion carried. Jan Chastain abstained.

OTHER BUSINESS

Staff and Planning Commissioners discussed the city's water supply and educating the public about water resources.

NEXT MEETING

The next Planning Commission meeting is scheduled for June 22, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Jan Chastain moved to adjourn the meeting. Richard Rogers seconded and the meeting ended at 5:37 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: June 22, 2022
RE: 22-0045 – Black Canyon Boys and Girls Club CUP
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpt from Code – “R-3A” Medium High Density District

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 will approve or deny the Conditional Use Permit for the Black Canyon Boys and Girls Club. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Black Canyon Boys and Girls Club CUP is a renewal of a previously approved conditional use permit for a school building in the “R-3A” Medium High Density District. This project is located on the southeast corner of Niagara Rd and 6700 Rd. In this zoning district, school buildings are considered a conditional use and must be approved by the Planning Commission.

Applicant:

Applicant: Black Canyon Boys and Girls Club

Staff Analysis:

1. Zoning Code 4-4-7.1 (C) outlines conditional uses within the “R-3A” Medium High Density District.
 - Section 4-4-7.1 of the Municipal Code is provided in Exhibit B.
 - Conditional Uses include: Schools.
 - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.

2. The conditional use criteria, outlined in 4-4-26 of the Montrose Municipal Code, are as follows:
- (A) Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
 - The Burden shall be upon the applicant to prove that these requirements are met. ([Ord. No. 2472](#), § 4-4-26, 5-7-2019)
3. Staff finds that the proposed multifamily residence meets the Conditional Use Criteria above. It is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “R-3A” Medium High Density District.

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 the conditional use of a school within the “R-3A” Medium High Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

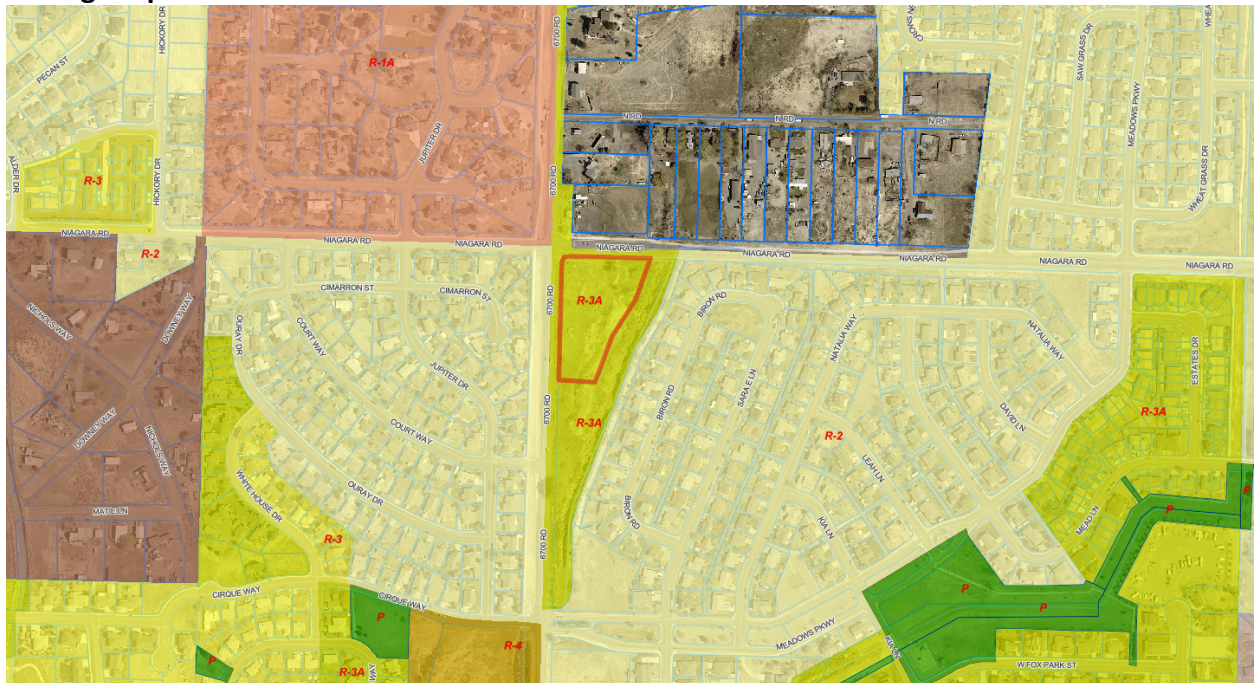
“I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

EXHIBIT A: Maps

Location and Notification Map



Zoning Map



Site Plan

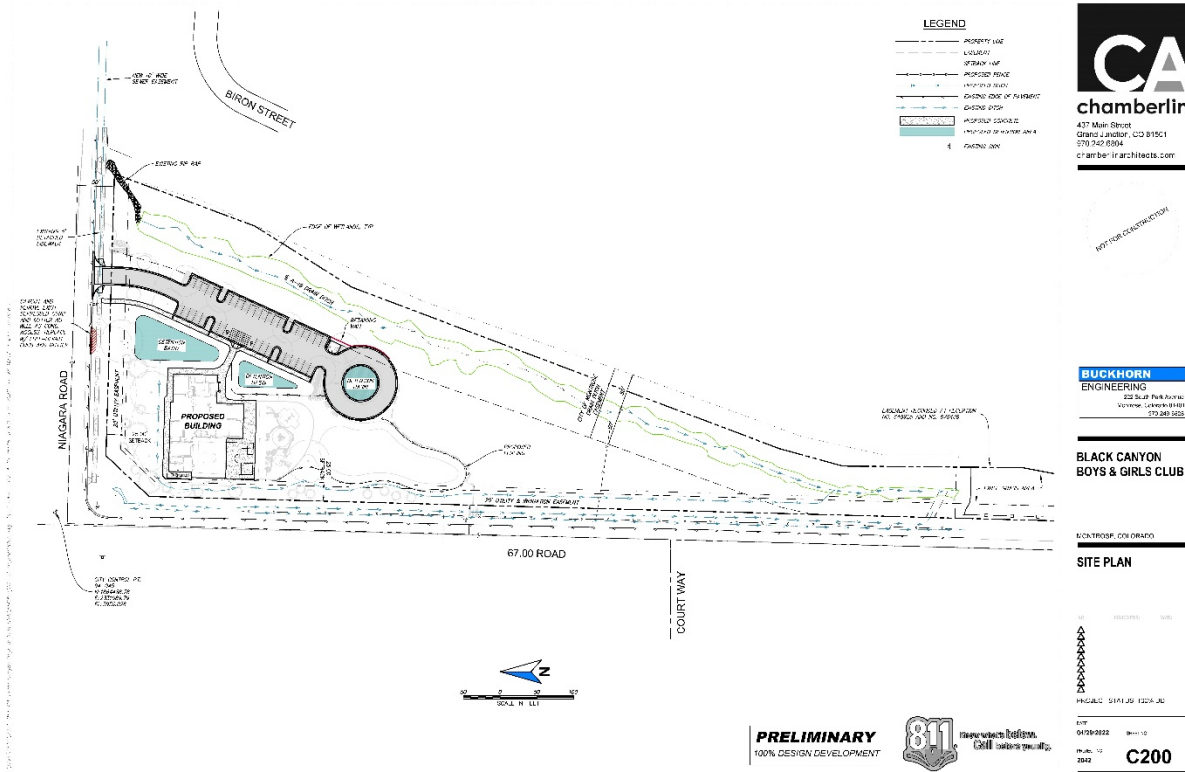


EXHIBIT B: Sec. 4-4-7.1. "R-3A" Medium High Density District.

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

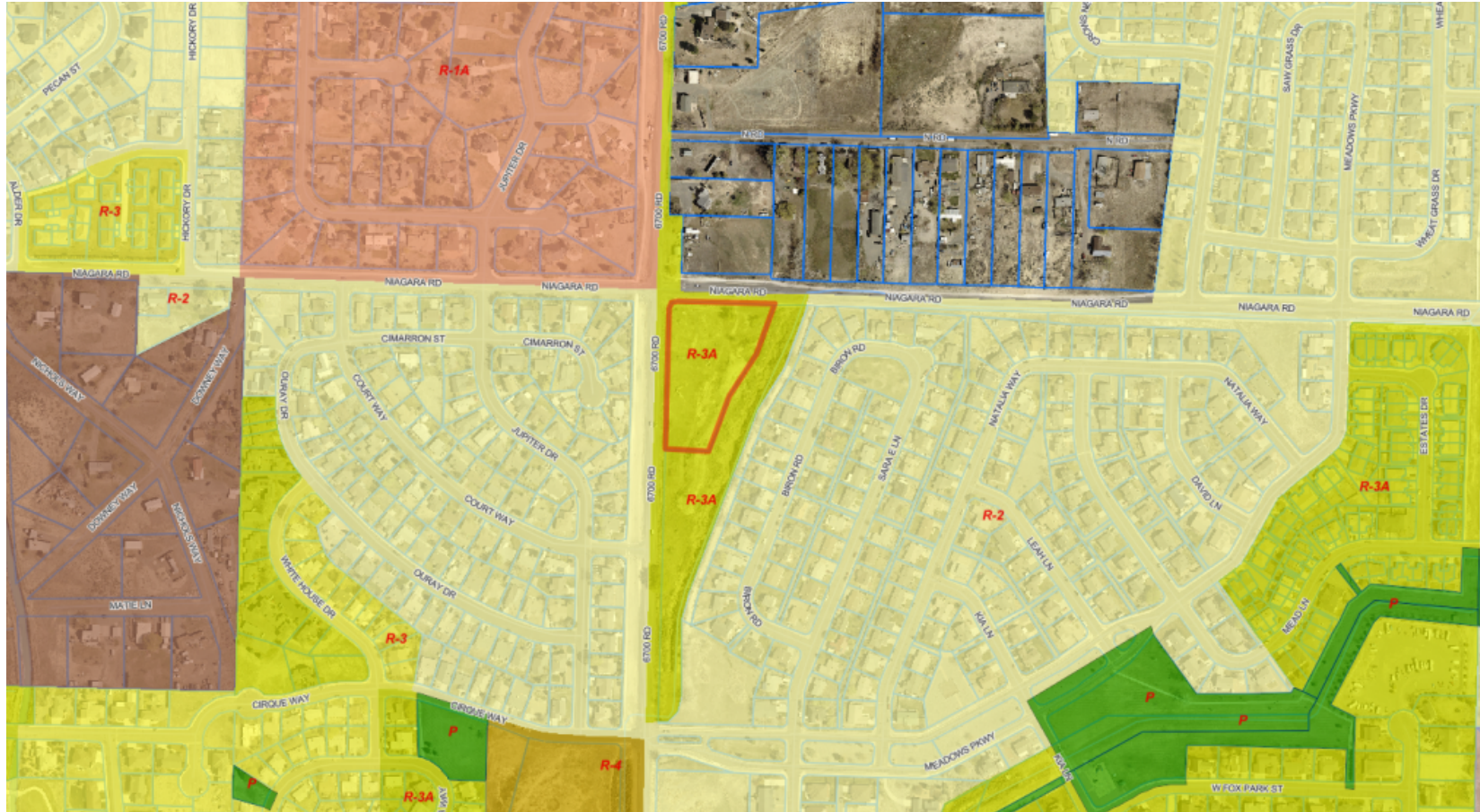
(Ord. No. 2472 , § 4-4-7.1, 5-7-2019; Ord. No. 2561 , 10-19-2021)



Project Site – CUP Application Southeast Corner of 6700 Rd and Niagara Rd



Zoning – “R-3A” Medium High Density District



Black Canyon Boys and Girls Club

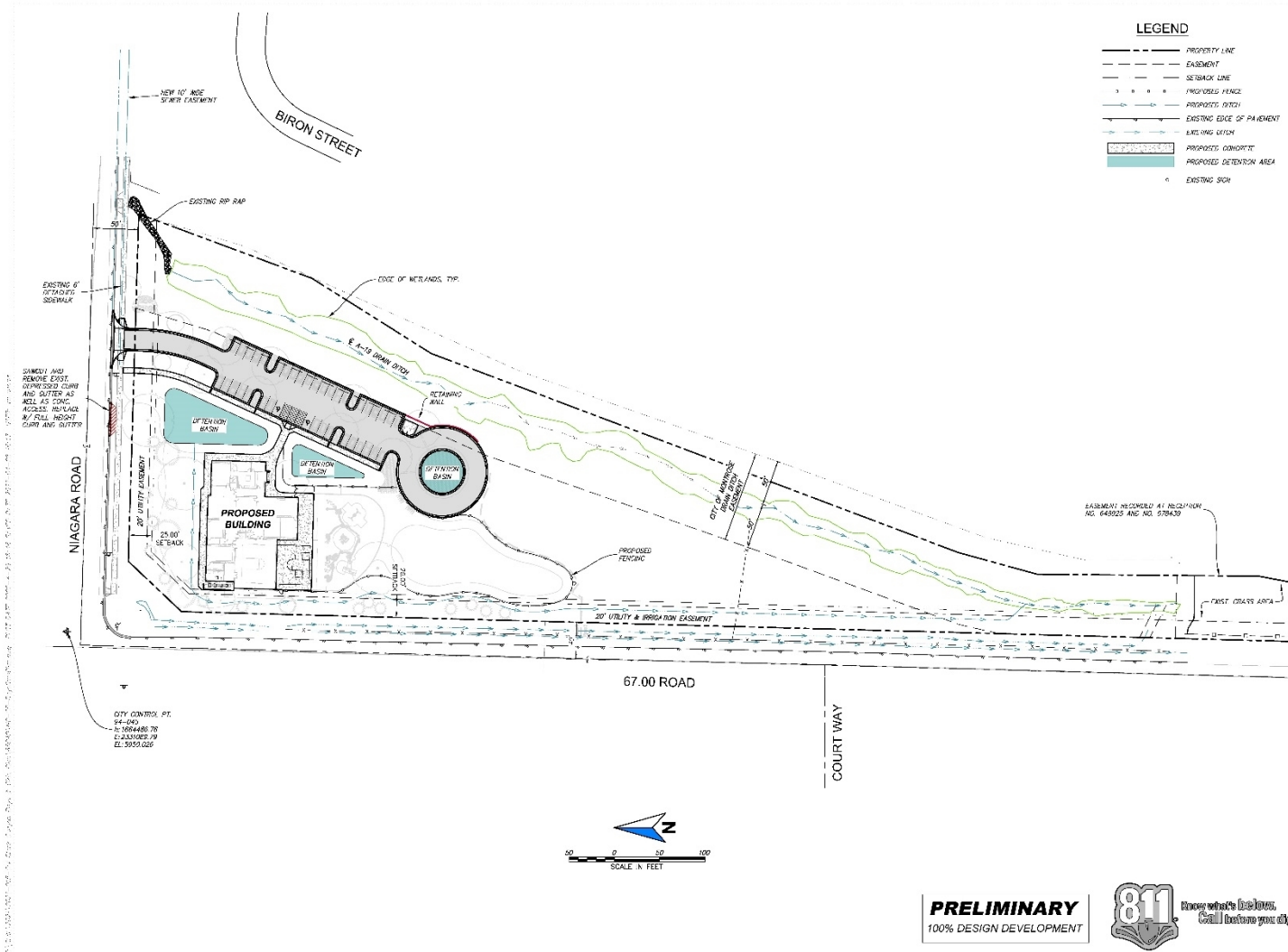
Conditional Use Permit

- The applicant seeks a conditional use permit to allow a school building in the “R-3A” Medium High Density District.
- Schools are considered a conditional use in R-3A zoning.
- Black Canyon Boys and Girls Club had previously obtained a Conditional Use Permit for this property. The previous agreement required the property owner to complete a building permit within 3 years of the previous approval. The building permit application has not been completed, and the applicant must apply for a renewal of the CUP.

Conditional Use Criteria – Sec. 4-4-26

- Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

Black Canyon Boys and Girls Club Site Plan



CA
chamberlin
437 Main Street
Grand Junction, CO 81501
970.242.8804
chamberlinarchitects.com

BUCKHORN
ENGINEERING
222 South Park Avenue
Montrose, Colorado 81401
970.245.6393

BLACK CANYON
BOYS & GIRLS CLUB

MONTROSE COLORADO

SITE PLAN

NO. ISSUED FOR: DATE:

PROJECT STATUS: 100% DD

DATE: 06/29/2022
PROJECT NO: 2642
C200

Analysis – Further Comments

- Staff finds that the proposed conditional use permit meets the requirements set forth in Sec. 4-4-26.
- It is in compliance with the local zoning and is compatible with existing uses in the area.
- Staff recommends approval of the conditional use permit application.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: June 22, 2022
RE: 22-0052 – E Star Ct 6-Plex CUP
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpt from Code – “OR” Office-Residential District
- Exhibit C: Photos

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 will approve or deny the Conditional Use Permit for the E Star Ct 6-Plex. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The E Star Ct 6-Plex CUP is a conditional use permit application for a building in the “OR” Office Residential District, located on Lot 5 of the Miami Business Park Subdivision Filing No. 2, on the northeast corner of E Star Ct and Future Dr. In this zoning district, multifamily residential buildings are considered a conditional use and must be approved by the Planning Commission.

Applicant:

Applicant: Dean McCall
Owner: Osprey Medical Properties, LLC

Staff Analysis:

1. Zoning Code 4-4-10 (C) outlines conditional uses within the “OR” Office-Residential District.
 - Section 4-4-10 of the Municipal Code is provided in Exhibit B.
 - Conditional Uses include: Multifamily residences.
 - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.

2. The conditional use criteria, outlined in 4-4-26 of the Montrose Municipal Code, are as follows:
- (A) Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
 - The Burden shall be upon the applicant to prove that these requirements are met. ([Ord. No. 2472](#), § 4-4-26, 5-7-2019)
3. Staff finds that the proposed multifamily residence meets the Conditional Use Criteria above. It is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “OR” Office Residential District.

Staff Recommendation:

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

Planning Commission Motion Alternatives:

Approval Motion Recommendation:

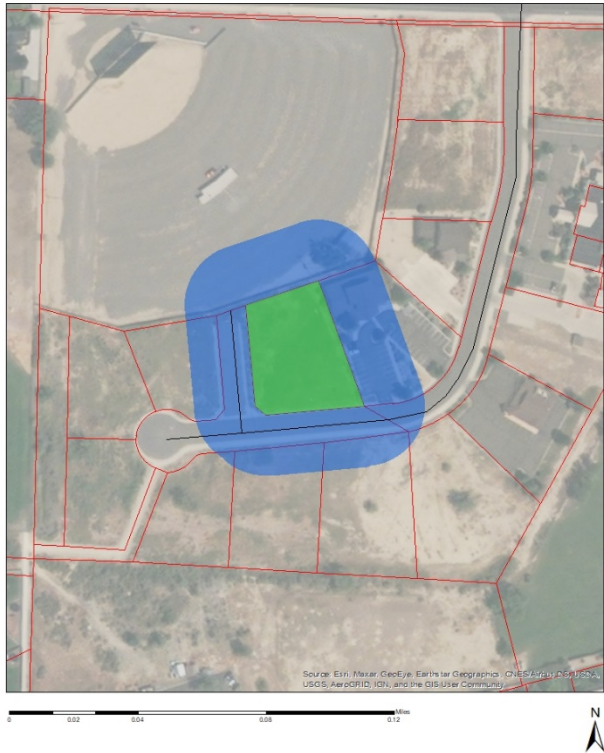
“I hereby make a motion to approve the request to allow the conditional use of a multifamily residence within the “OR” Office Residential District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

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 and Notification Map



Zoning Map



Site Plan

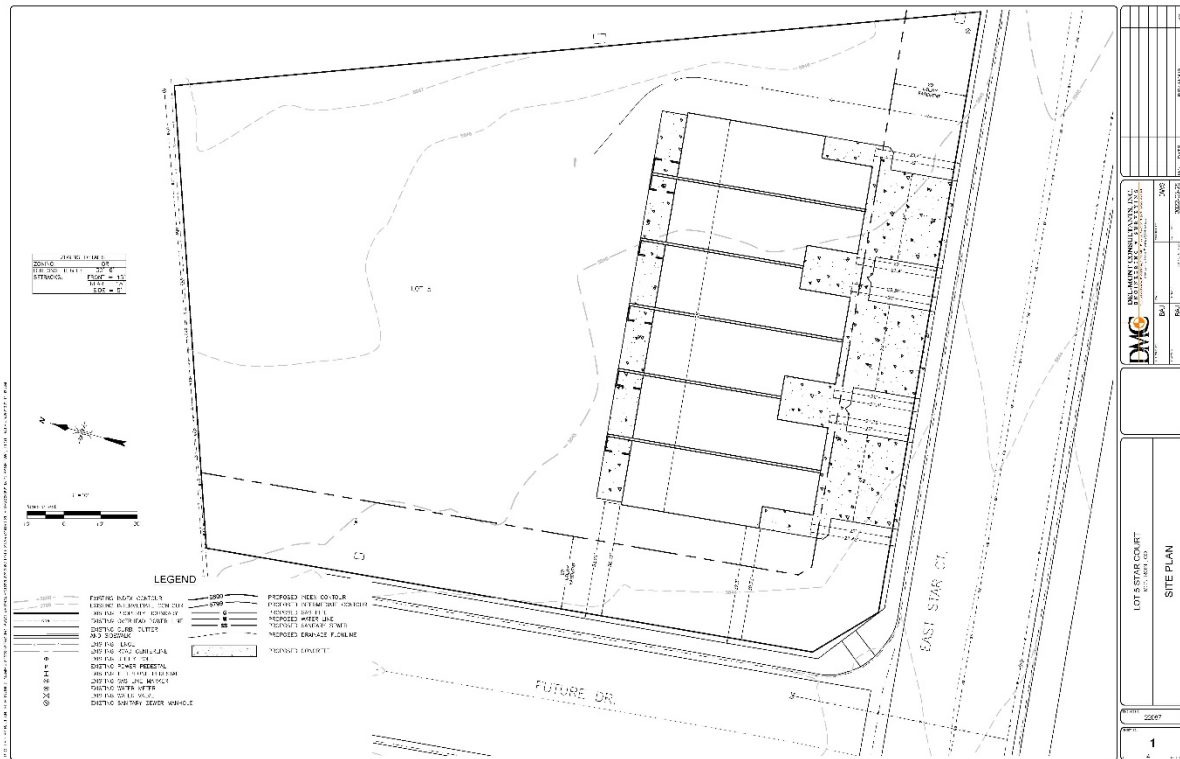


EXHIBIT B: Sec. 4-4-10. "OR" Office-Residential District.

- (A) *Intent.* The "OR" Office-Residential district is intended to allow for a mix of offices and residences in areas adjacent to commercial zones or in areas in transition from residential to commercial uses.
- (B) *Uses by Right.*
- (1) Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.
 - (2) Single-family homes.
 - (3) Duplexes.
 - (4) Government buildings and facilities.
 - (5) Places of worship.
 - (6) Parks and recreation facilities owned or operated by a homeowner association.
 - (7) Public utility service facilities.
 - (8) Childcare facilities.
 - (9) Bed and breakfast operations operated solely by the residents of a lot of at least 6,250 square feet, 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.

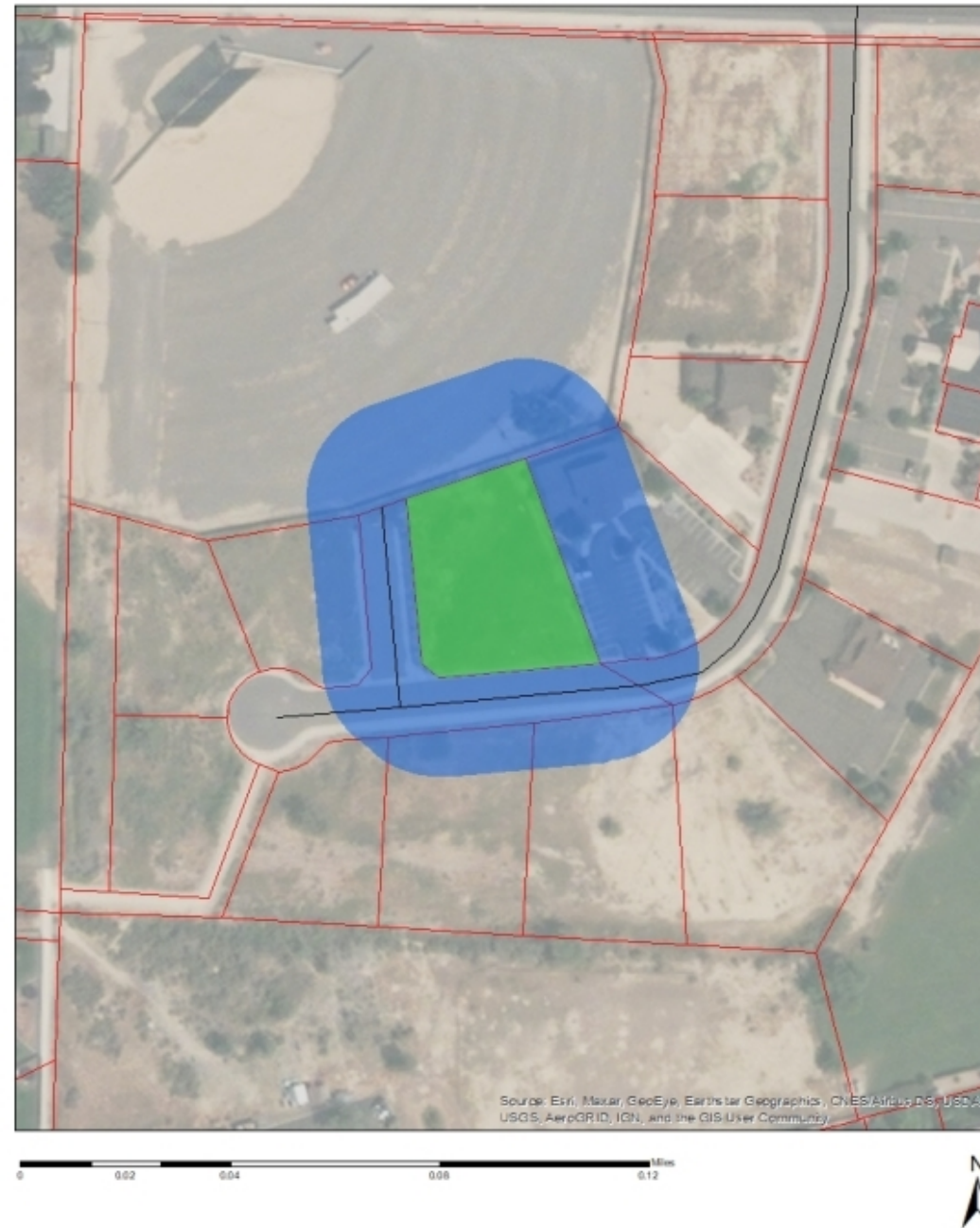
- (10) Hospitals.
 - (11) Parking facilities.
 - (12) Accessory uses.
 - (13) Short-term rentals.
 - (14) Family child care home.
 - (C) *Conditional Uses.*
 - (1) Multifamily residences.
 - (2) Skilled nursing and assisted living facilities.
 - (3) Offices not allowed as a use by right.
 - (4) Schools.
 - (5) Retail sales and services establishments which cater to the general shopping public.
 - (6) Supportive housing.
 - (D) *Performance Standards.* Buildings with offices must be architecturally compatible with the residential character of the area and comply with City design standards.
- (Ord. No. 2472 , § 4-4-10, 5-7-2019; Ord. No. 2561 , 10-19-2021; Ord. No. 2581 , § 1, 3-15-2022)

EXHIBIT C: Photos

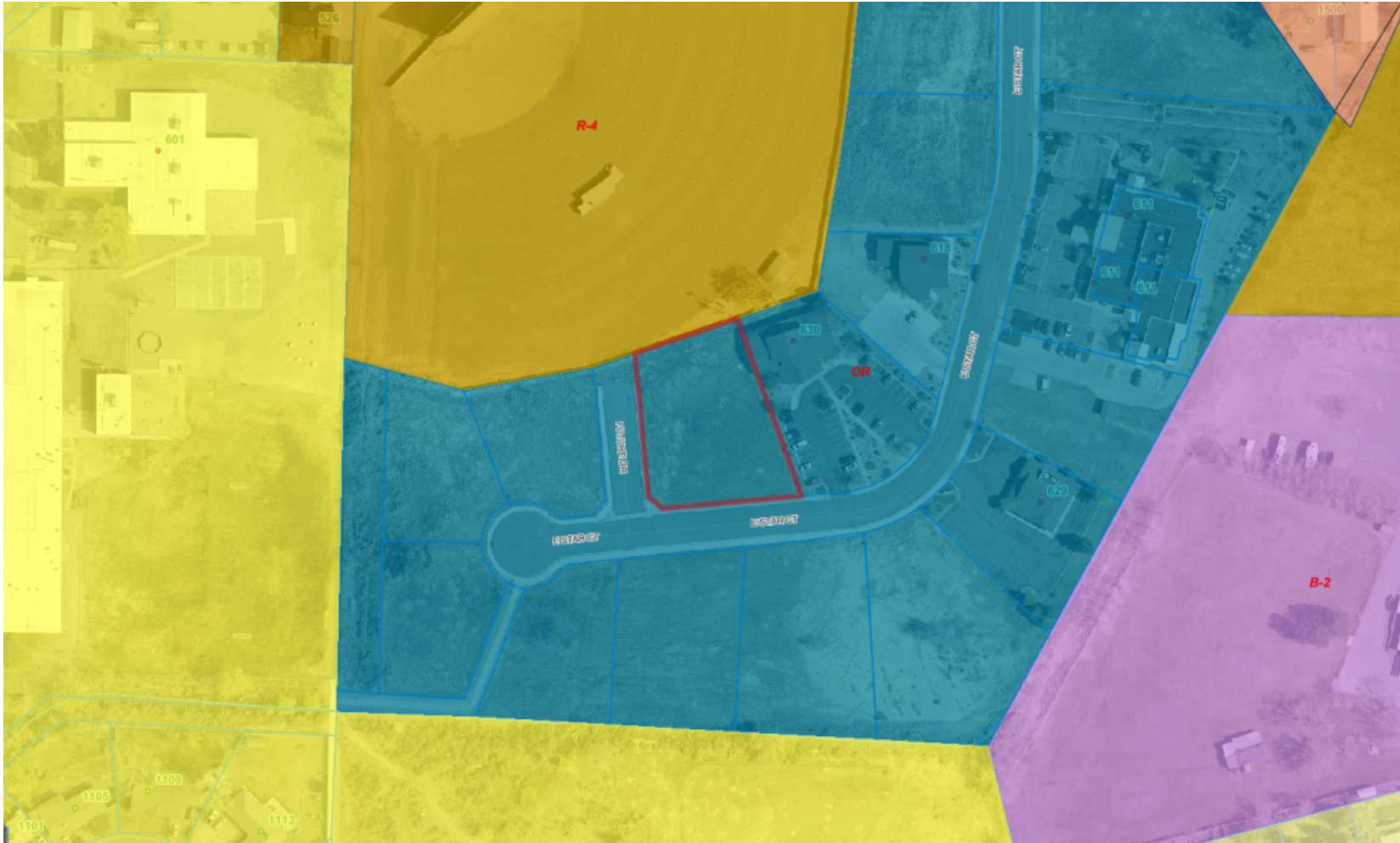




Project Site – CUP Application Lot 5 of the Miami Business Park Subdivision Filing No. 2



Zoning – “OR” Office-Residential District



E Star Ct 6-Plex

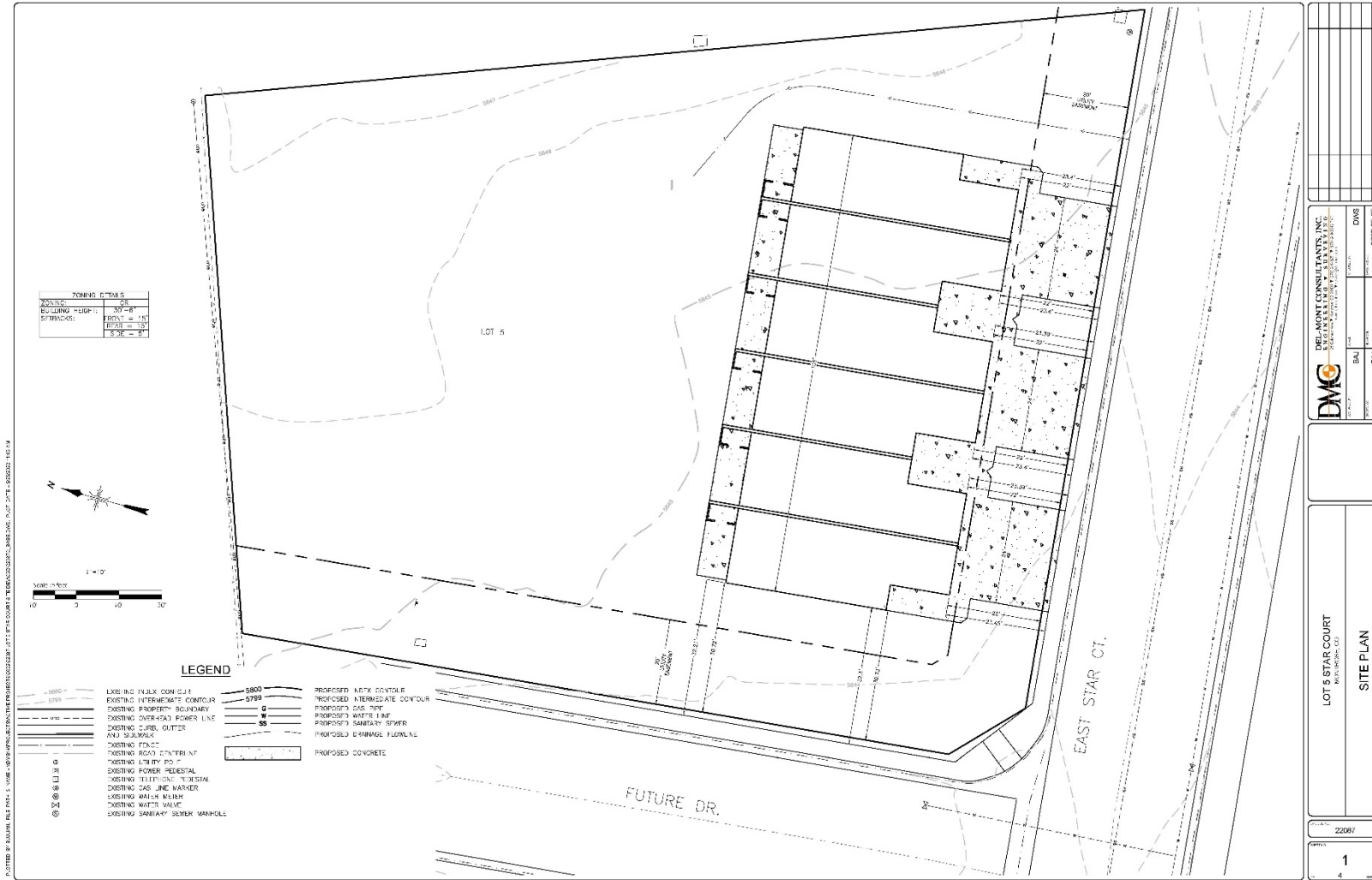
Conditional Use Permit

- The applicant seeks a conditional use permit to allow a multifamily residential building in the “OR” Office-Residential District.
- Multifamily housing is considered a conditional use in OR zoning.
- The applicant proposes a 6-unit development on Lot 5 of the Miami Business Park Subdivision Filing No. 2.

Conditional Use Criteria – Sec. 4-4-26

- Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

E Star Ct 6-Plex Site Plan



E Star Ct 6-Plex Site Photos



Analysis – Further Comments

- Staff finds that the proposed conditional use permit meets the requirements set forth in Sec. 4-4-26.
- It is in compliance with the local zoning and is compatible with existing uses in the area.
- Staff recommends approval of the conditional use permit application.





CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: June 22, 2022
RE: Crossroads Park II 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: Tim Clifford, Crossroads Park II, LLC

Application Background:

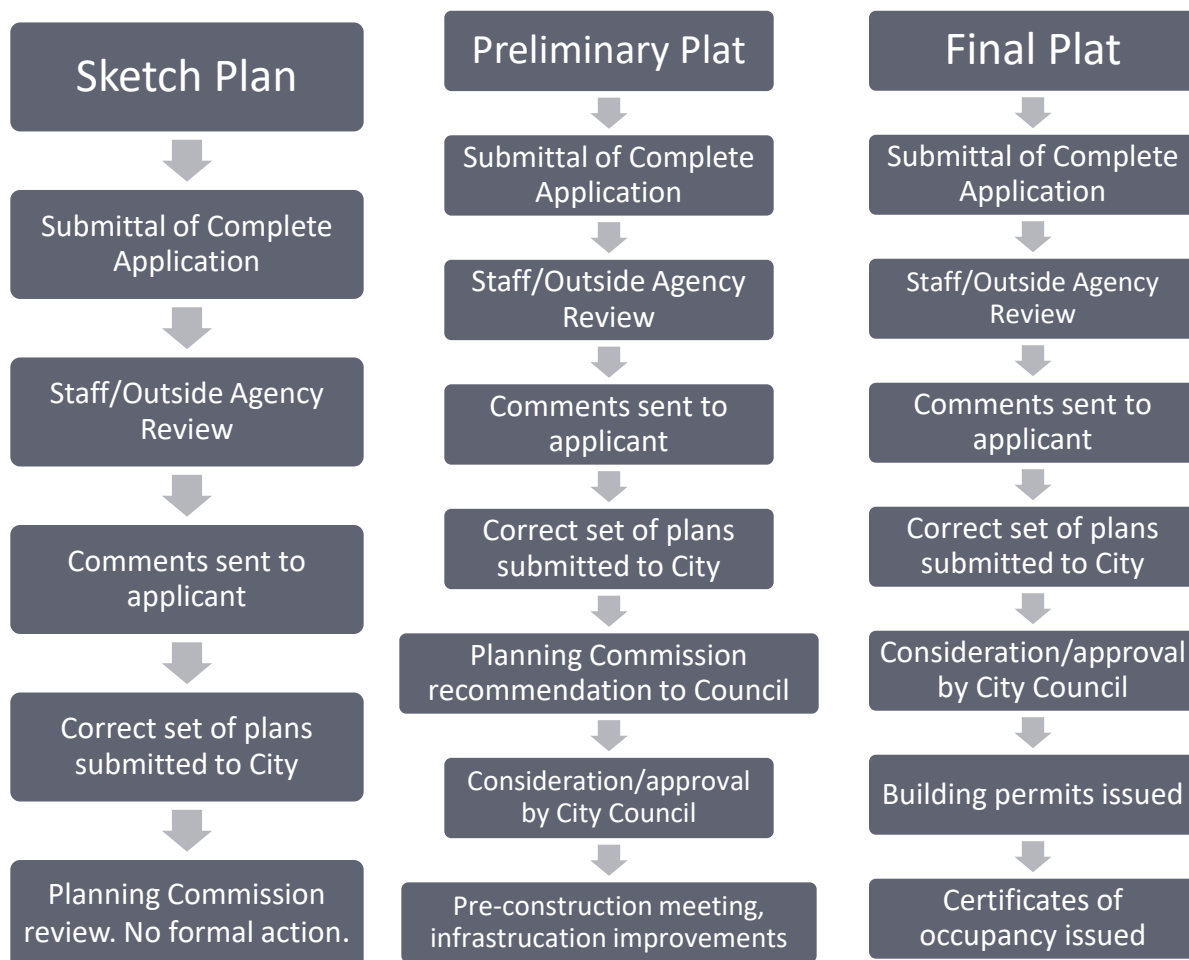
The Crossroads Park II Sketch Plan is a proposed planned residential development on the eastern side of Montrose. The property is approximately 1.688 acres in size. It is located on the northeast corner of 6600 Rd and Locust Rd. The property was annexed into the City in 2009, and is zoned "R-4" High Density District. This sketch plan proposes 28 units on the property.



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 High**. *This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.*
4. Zoning Regulations:
 - a. 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
 - b. The proposed use is 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-4" High Density District, and "R-3" Medium Density District.
5. Dimensional Requirements:
 - a. Municipal Code, Section 4-4-22. The dimensional requirements in the "R-4" 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-4	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 2,300/unit	15	20	10	15	35

Staff Guidance to Planning Commission:

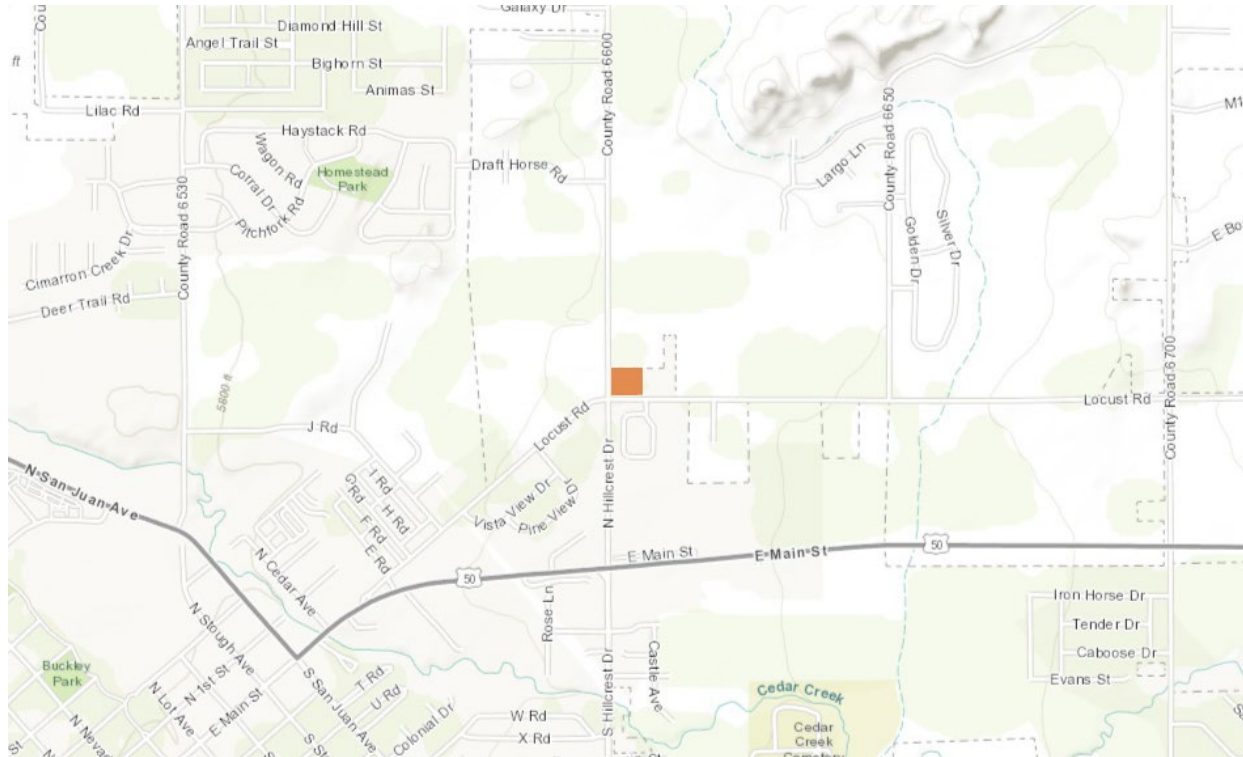
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 4-7-5. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider 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.

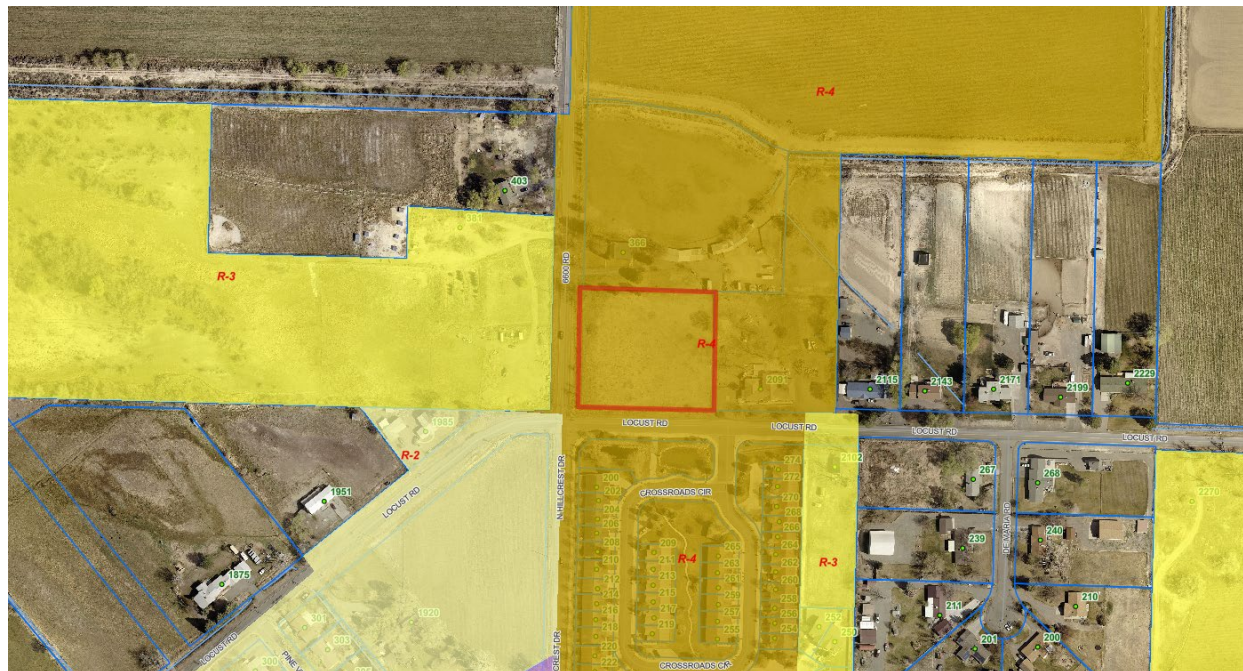


EXHIBIT A: Area Maps

Vicinity Map



Zoning Map



Comprehensive Plan Future Land Use Map

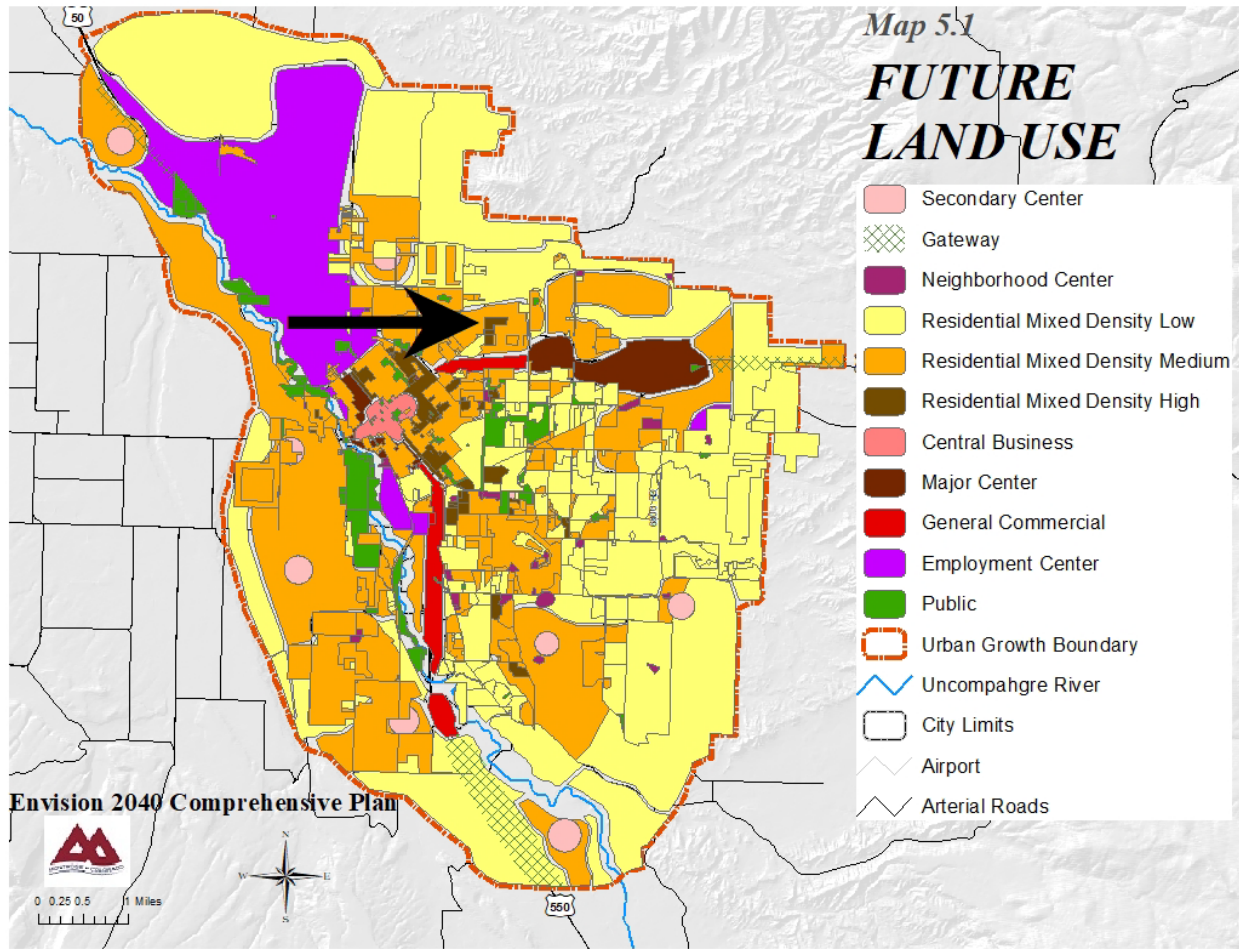


EXHIBIT B: Code Excerpts for Subdivisions

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)





**CROSSROADS PARK II
SKETCH PLAN
Montrose, Colorado**

Prepared for:

**Crossroads Park II
1718 Capital Ave., 100
Cheyenne, WY 82001**

Prepared by:

**Mesa Engineering and Surveying Co., Inc.
330 South 5th Street
Montrose, CO 81401
(970) 249-7771
(970) 249-7773 fax
mesaengr@gmail.com**

GENERAL

The Crossroads Park II development is a second-generation Family development on 1.688 acres located in the eastern area of Montrose. The property is square in shape on the northeast corner of 6600 and Locust Roads. The original Crossroads Park is to the south of the development with single family residence and agricultural ground to the west, north and east.

This property was annexed into the City of Montrose in 2009 and has a zoning of R4. The zoning allows for Multifamily that could allow your standard apartment complexes use whereas clustered apartments is the typical use. However, in our new norm of housing people are seeking a "Residential home life-style" which we have incorporated that by supplying rear yards! Garage (not carports) and decks not play areas. This means we have found and meet the need of buyers and tenants today with this product. All while using the zoning code to fit this small acreage. Lots created for the PD plan meet the minimum 2,300 SF requirement using the R4 regulations. The information presented is based upon preliminary conceptual layout and the developer will prepare and submit a separate Preliminary Plat package with engineered plans for the development. This project to be privately funded.

POTABLE WATER DEMAND

The proposed water system for the subdivision will be connected to the City of Montrose water distribution system per the agreement between Tri-County and the City. The connection point is from Crossroads Park from an existing 8" stub at the intersection of Crossroads Circle and Locust Road. Demand for the system is as follows:

$$28 \text{ Residences (350 GPD)} = 9,800 \text{ GPD or } 6.81 \text{ GPM}$$

$$\text{Max Daily: } 6.81 * 1.8 = 12.26 \text{ GPM}$$

$$\text{Peak Hourly: } 6.81 * 2.36 = 16.07 \text{ GPM}$$

$$\text{Fire flow} = 1,000 \text{ GPM}$$

$$\text{TOTAL DEMAND} = 1,016 \text{ GPM}$$

SANITARY SEWER

The proposed sanitary sewer system will consist of gravity sewer within the proposed subdivision to connect with the City of Montrose's sanitary sewer system. The sewer will connect to an existing 12" line running on the west side of 6600 Road and flowing north.

$$28 \text{ residences with } 3.5 \text{ capita per residence} = 98 \text{ capita}$$

$$98 \text{ capita (100gal/capita/day)} = 9,800 \text{ gal/day}$$

1.687 acres (500 gal/acre/day) = 844 gal/day infiltration

10,644 gal/day (4 peak factor) = 42,576 gal/day peak flow

42,576 gal/day design flow = 29.57 gpm

UTILITY AVAILABILITY

Dry utilities such as electricity, natural gas and phone are available adjacent to the site either along 6600 Road or Locust Road. Specific designs for dry utilities will be completed by the respective company at the time design plans are completed.

DRAINAGE

The site slopes from the northeast to southwest. The southwest corner of the development will have a detention pond with release to an existing culvert under the intersection of 6600 and Locust Roads. All releases will be at historical rates or lower.

ACCESS

Access to the proposed subdivision will be from Locust Road and 6600 Road. The site will generate less than 250 trips per day or less and will not require a traffic study. School bus stops would occur either along the main roads or one stop within the subdivision. A cluster of mailboxes will be located near unit 6.

PROPOSED DWELLING UNITS

There are 28 dwelling units proposed for this subdivision. The proposed garden barn would use irrigation water from the proposed irrigation ponds that are fed by irrigation water attached to the property and served by the Uncompahgre Valley Water Users. This irrigation water is seasonal in use and fed through piped irrigation.

COMPATIBILITY

There are no changes proposed that would make this property incompatible with the existing natural features and there are no site problems.

SUBDIVISION ACTIVITIES

At this time all activities which may occur within the proposed subdivision will meet the requirements of the City of Montrose's Zoning Ordinance.

PERMITS

The following is a list of potential requirements:

- a. A stormwater permit through CDPHE.
- b. Building permits with the City of Montrose.
- c. No wetlands exist on the property
- d. Possible augmentation plan with State Division of Water Resources with irrigation ponds.

A list of names and addresses of neighboring property owners within 100 feet of the property is included with this submittal and to date there is no known public concerns about this development.

Adjacent Parcels:

Parcel # 376723312900
Owner: Crossroads Park Owners Association Inc.
c/o Mountain Management LLC
P.O. Box 828
Ridgway, CO 81432
Zoning: R4

Parcel # 376723305901
Owner: Marisela Onrnelas
2091 Locust Road
Montrose, CO 81401
Zoning: R4

Parcel # 376723318001
Owner: Hilltop Health Services Corp.
1331 Hermosa Ave
Grand Junction, CO 81506
Zoning: R4

Parcel # 376722400058
Owner: Calvin & Helen Mier
674 6600 Road
Montrose, CO 81401
Zoning: Residential

Parcel # 376722403001
Owner: Steven & Kelsey Deines
1920 Locust Road
Montrose, CO 81401
Zoning: R2

A TRACT OF LAND SITUATED IN NW1/4SW1/4 OF SECTION 23,
TOWNSHIP 49 NORTH, RANGE 9 WEST N.M.P.M.
BEING OF LOT 1 OF THE ENDERICH MINOR SUBDIVISION.

LEGEND

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPERTY BOUNDARY LINE
- OPEN SPACE
- ROW DEDICATION

PROPERTY ZONING: R4

CURRENT PROPERTY:
±73,528 SF = 1.688 ACRES

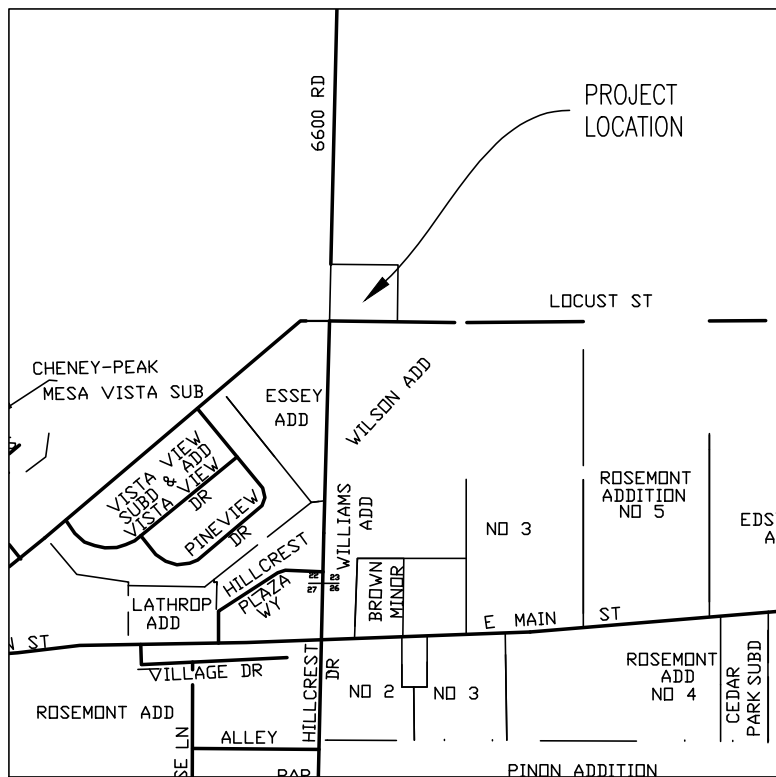
OPEN SPACE:
±15,331.5 S.F. = 20.85%

RIGHT OF WAY:
23,876.7 S.F. = 32.247%

BUILDING PADS: 13 (26 UNITS)
GARDEN BARN: 1 (2 UNITS)

PARKING SPACES:
57 PROVIDED

REAR SETBACK VARIANCE:
9'



VICINITY MAP

NOT FOR CONSTRUCTION

CALVIN MIER
674 6600 ROAD
MONTROSE, CO 81401
ZONING: RESIDENTIAL

STEVE DEINES
1920 LOCUST ROAD
MONTROSE, CO 81401
ZONING: R2

HILLTOP HEALTH SERVICES
CORPORATION
1331 HERMOSA AVE
GRAND JUNCTION, CO 81506
ZONING: R4

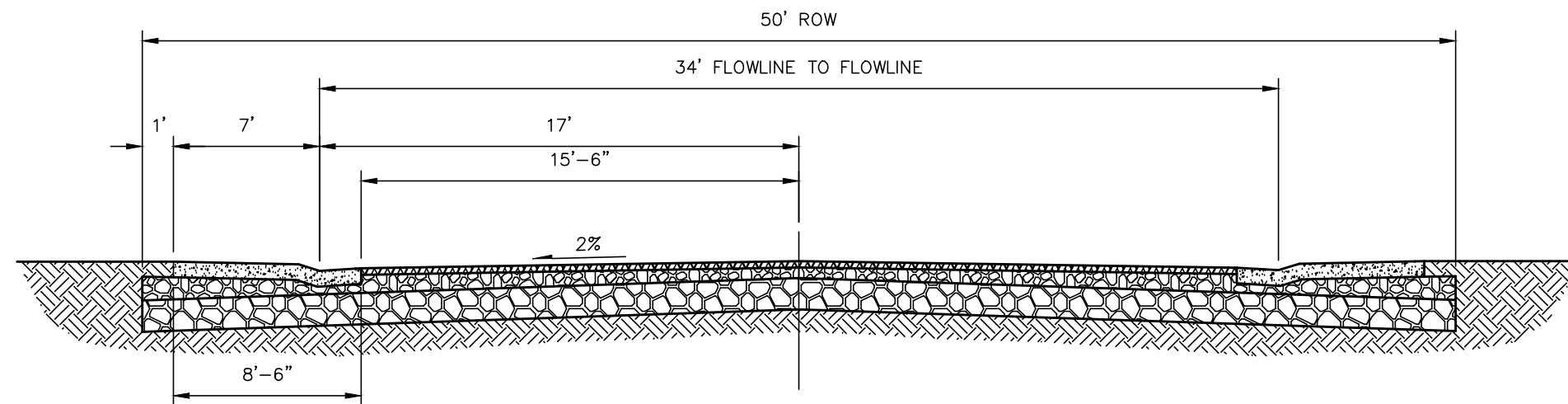
MARISELA ORNELAS
2091 LOCUST ROAD
MONTROSE, CO 81401
ZONING: R4

CROSSROADS PARK OWNERS
ASSOCIATION INC.
C/O MOUNTAIN MGMT LLC
P.O. BOX 828
RIDGWAY, CO 81432
ZONING: R4

LEGEND

- 4" CONCRETE SANITARY SEWER MANHOLE
- 8" SDR 35, ASTM D3034 PVC SEWER LINE
- 4" SEWER SERVICE LINE
- 8" AWWA C900 CL 235 PVC WATER LINE
- 3/4" AWWA C901 PURE CORE WATER SERVICE LINE
- 6" WEDGE GATE VALVE WITH RISER AND LID
- 8" WEDGE GATE VALVE WITH RISER AND LID
- 6" FIRE HYDRANT WITH STORTZ CONNECTION
- CONCRETE THRUST BLOCK
- DECORATIVE STREET LIGHT (DMEA SUPPLIED)
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- PROPERTY BOUNDARY LINE
- DRAINAGE FLOW LINE
- GAS MARKER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 12" PVC SEWER
- EXISTING ROAD SIGN
- EXISTING POWER PEDESTAL
- EXISTING OVERHEAD POWER

SCALE IN FEET
1" = 20'



TYPICAL INTERIOR ROAD TEMPLATE
NOT TO SCALE

DRAINAGE DATA SUMMARY

FOR 25 YEAR EVENT @ 1.77IN./HR FOR 24 HRS.

DEVELOPED 25 YEAR STORM:
BASIN A = 5,990 C.F. @ 2.90 C.F.S.

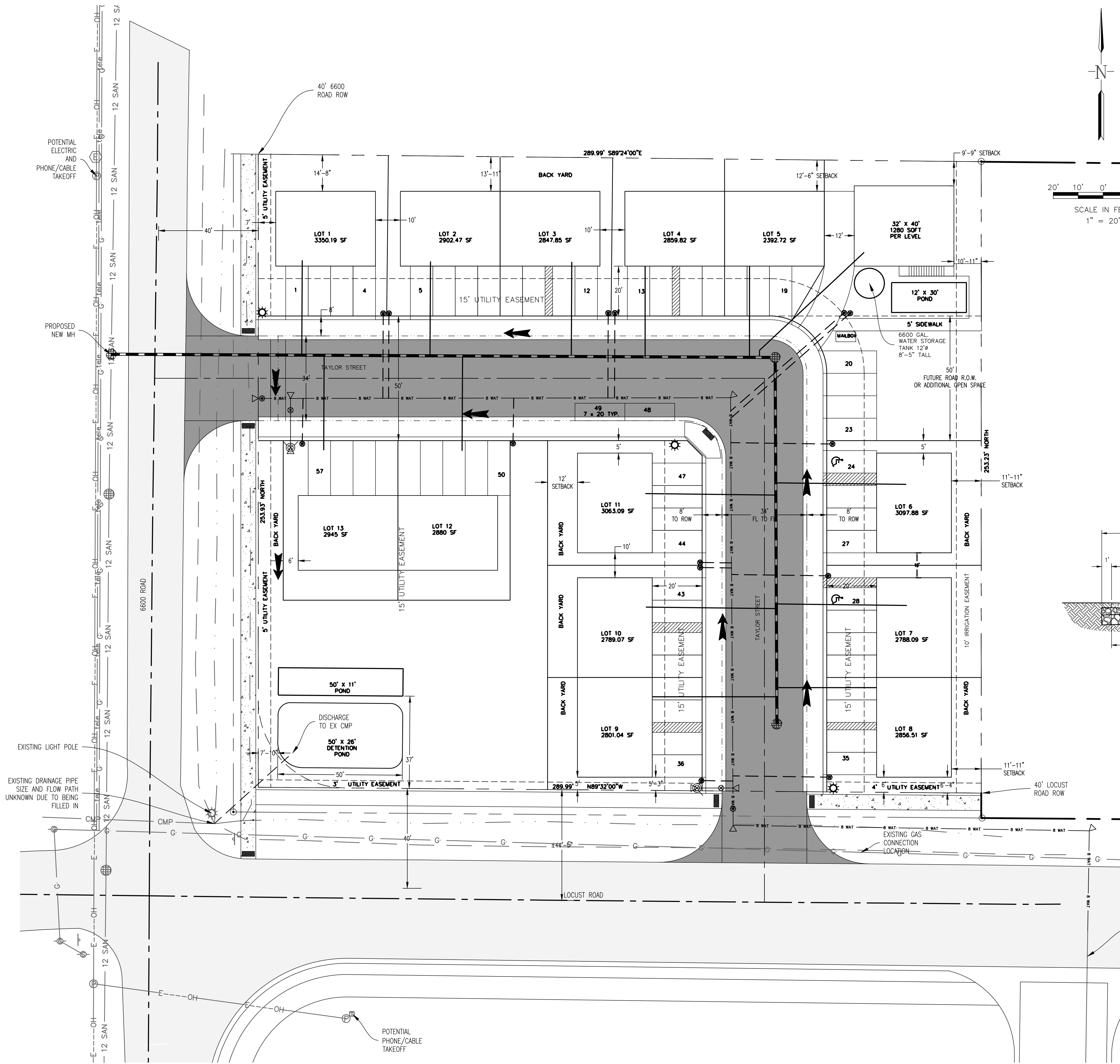
HISTORICAL 25 YEAR STORM:
BASIN A = 5,310 C.F. @ 2.37 C.F.S.

HISTORICAL 5 YEAR STORM FLOW:
1.37 CFS

DEVELOPED 5,990 C.F.
- HISTORICAL 5,310 C.F.

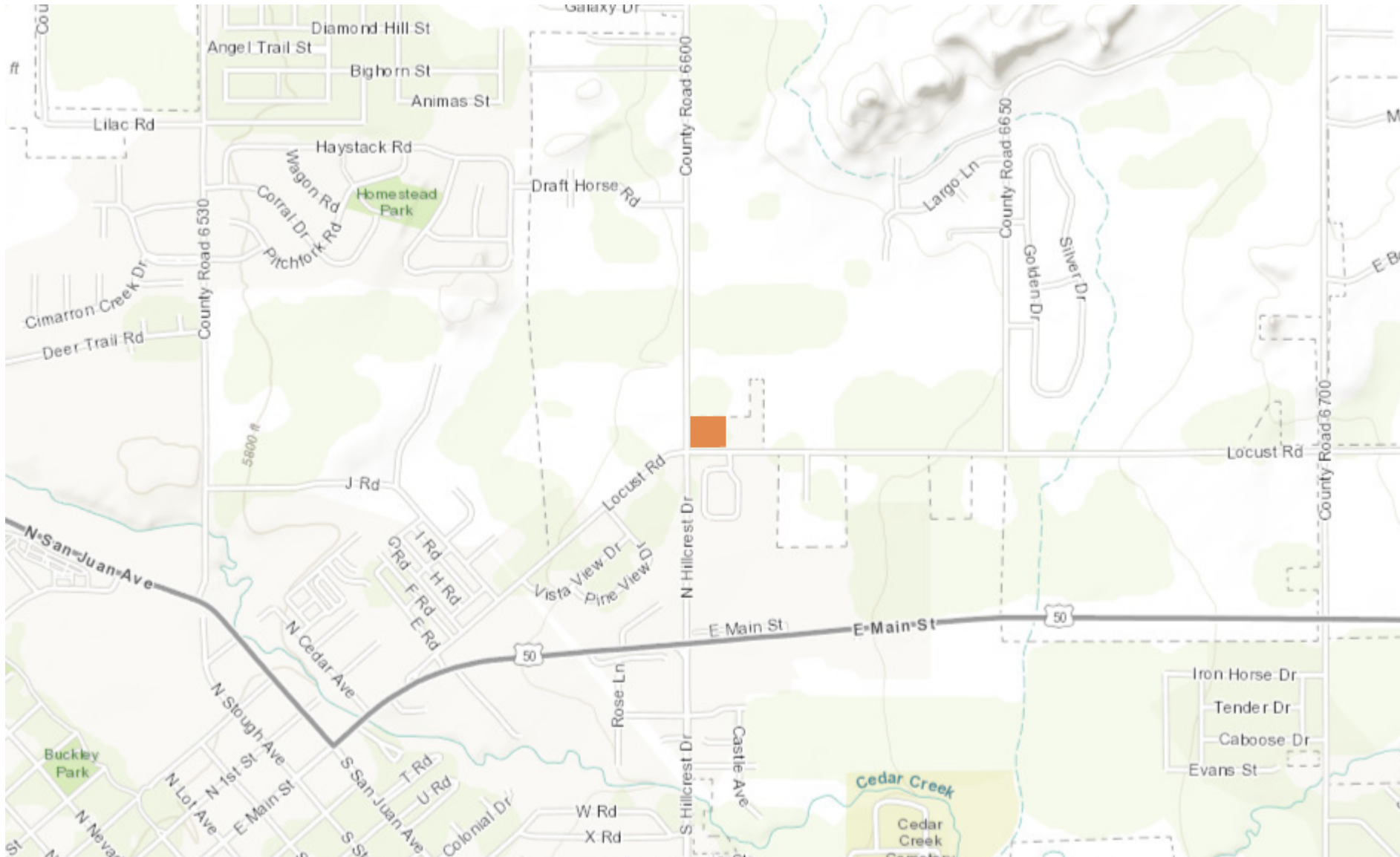
BASIN A DETAIN > 680 C.F. + WQCV (1,089 C.F.)

NOT FOR CONSTRUCTION



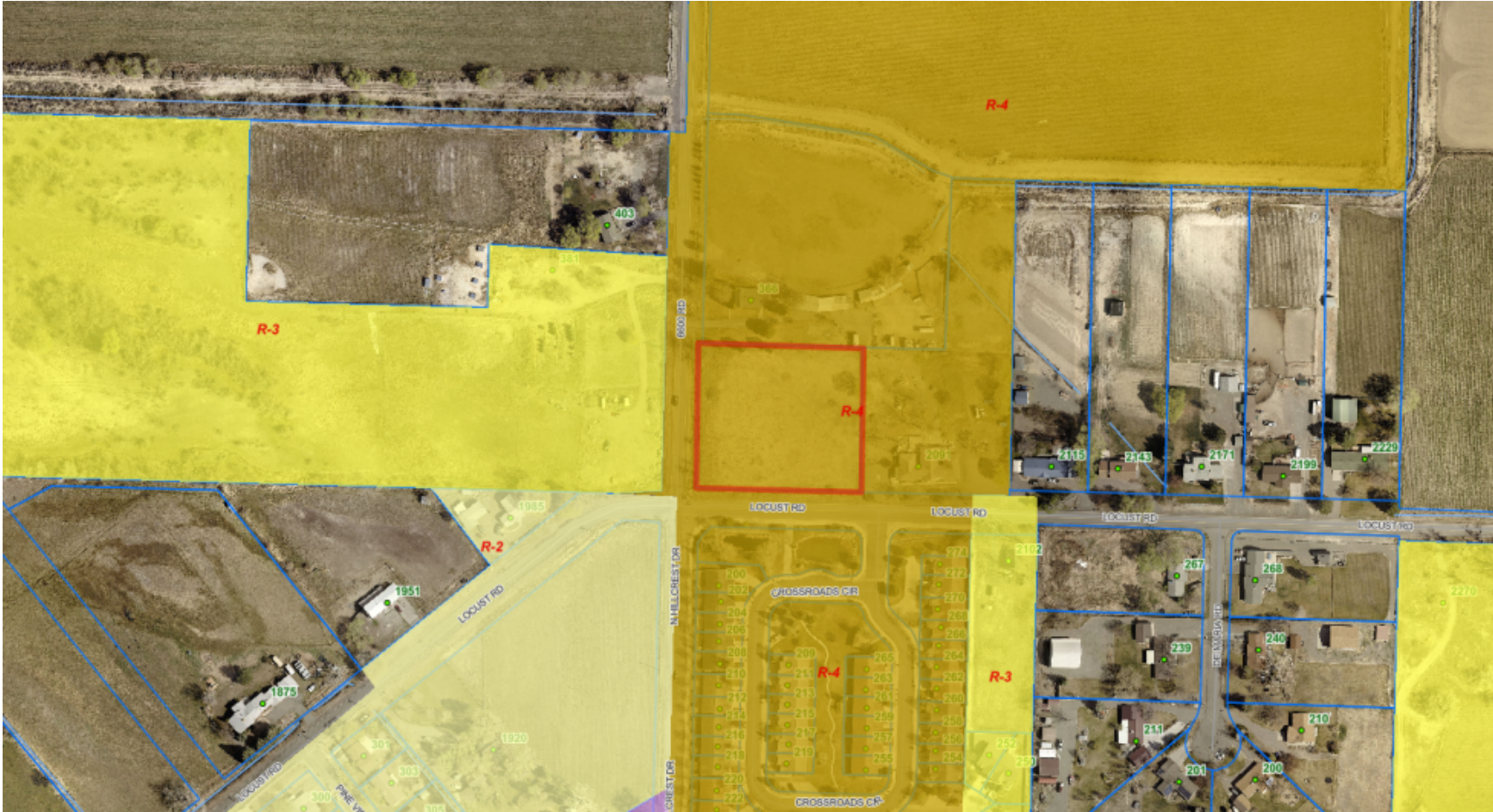


Vicinity Map



Project Background

- Project site: 1.688 acres
- Zoned “R-4” High Density District
- 28 Units

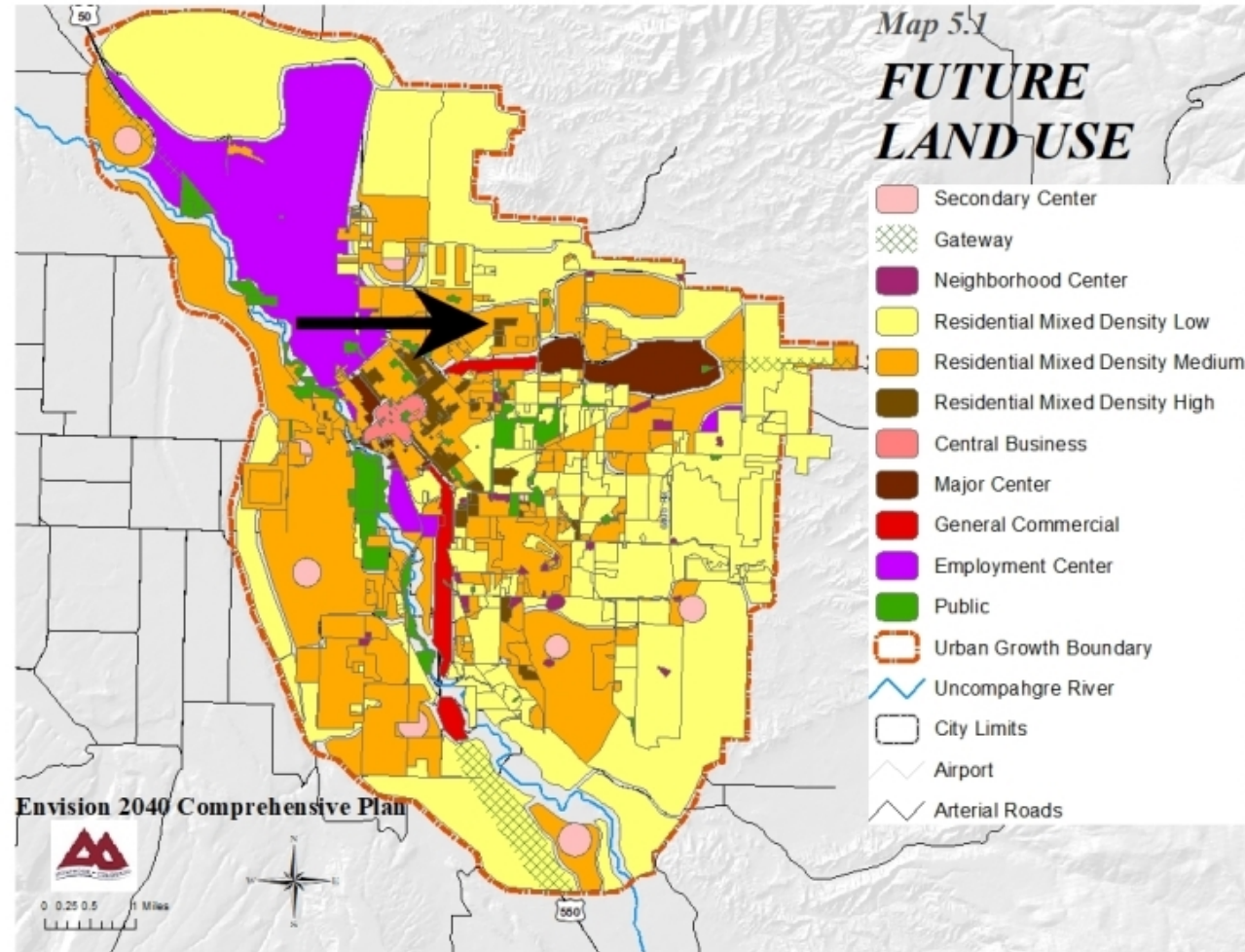


Subdivision Process



Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density High** in the future land use map. This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.



Comprehensive Plan & Municipal Code

- 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.

Zoning Regulations

- Municipal Code, Section 4-4-7.1(A) Intent: The “R-4” High Density District is intended to provide for high density multiple-family residence and to allow variable densities. This allows variety in the types of residences
- The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-4” High Density District and “R-3” Medium Density District.

Zoning Regulations

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

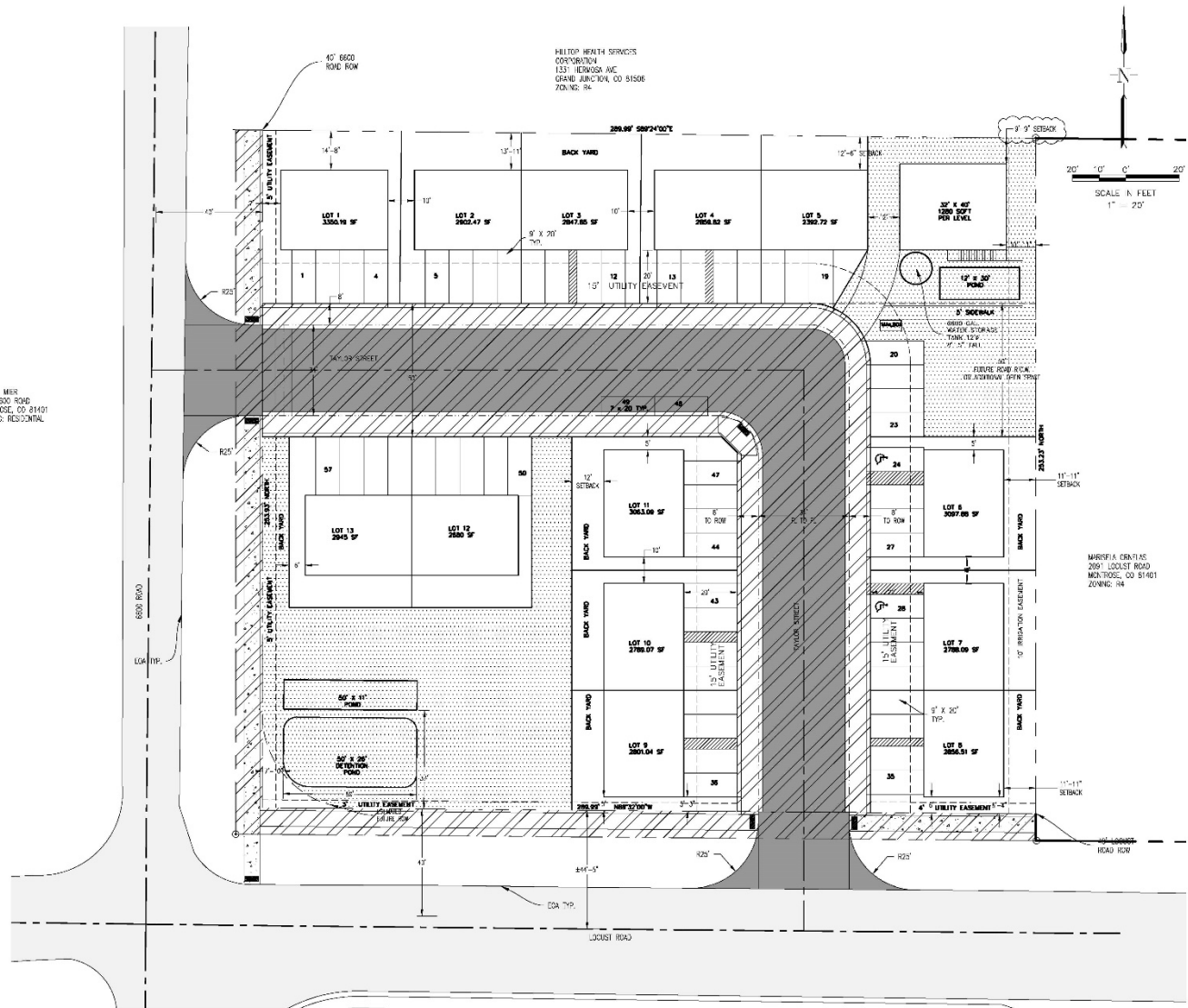
Minimum Lot					Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-4	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Larger 9,375 or 2,300/unit	15	20	10	15	35

CALVIN MEYER
674-6600 ROAD
MONTROSE, CO 81401
ZONING: RESIDENTIAL

STEVE CONNORS
1920 LOCUST ROAD
MONTROSE, CO 81401
ZONING: R2

HILLTOP HEALTH SERVICES
CORPORATION
1331 KENNEDY AVE
GRAND JUNCTION, CO 81506
ZONING: R4

CROSSROADS PARK OWNERS
ASSOCIATION, INC.
C/O MONTAIN MOUNT LLC
P.O. BOX 828
HICKORY, CO 81432
ZONING: R4

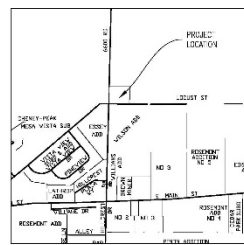


A TRACT OF LAND SITUATED IN NW1/4SW1/4 OF SECTION 23,
TOWNSHIP 49 NORTH, RANGE 9 WEST N.M.P.M.
BEING OF LOT 1 OF THE ENDERICH MINOR SUBDIVISION.

LEGEND

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- PROPERTY BOUNDARY LINE
- OPEN SPACE
- ROW DEDICATION

PROPERTY ZONING: R4
CURRENT PROPERTY:
±73,528 SF = 1.688 ACRES
OPEN SPACE:
±15,337.5 S.F. = 20.85%
RIGHT OF WAY:
23,876.7 S.F. = 32.247%
BUILDING PADS: 13 (26 UNITS)
GARDEN BARN: 1 (2 UNITS)
PARKING SPACES:
57 PROVIDED
REAR SETBACK VARIANCE:
9'



VICINITY MAP

NOT FOR CONSTRUCTION



MESA ENGINEERING & SURVEYING CO., INC.
401 E. EVERETT CO., INC.

DATE	REVISIONS	DATE	REVISIONS
11-11-11	1	11-11-11	1
11-11-11	1	11-11-11	1
11-11-11	1	11-11-11	1
11-11-11	1	11-11-11	1

CROSSROADS PARK II
6600 ROAD AND LOCUST ROAD
MONTROSE, COLORADO

MESA ENGINEERING &
SURVEYING CO., INC.
330 SOUTH 6TH STREET
MONTROSE, CO 81401
PHONE: (970) 249-7771
FAX: (970) 249-7773

DATE: FEBRUARY 20, 2020
NOTED DATE: MAY 15, 2020
DESIGNED BY: J. D. HARRIS
CHECKED BY: J. D. HARRIS
DATE: MAY 15, 2020
DATE: MAY 15, 2020

SHEET
PAGE 1 OF 1
PD.1

Staff Guidance to Planning Commission

- 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. 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.

