



**CITY OF MONTROSE
PLANNING COMMISSION AGENDA**

*City Council Chambers 6 p.m.
February 13, 2008*

The 11:00 rule will be enforced. All public hearings scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission may take a vote to decide whether to vote on the agenda item or to continue the item to the next meeting. The Planning Commission may also vote to consider discussion and action on additional agenda items that require action in a specified time period due to legal requirements. All remaining agenda items, not heard due to time constraints, will be placed first on the next Planning Commission Agenda.

1. Approval of the minutes dated January 9, 2008. There was no meeting held on January 23, 2008.
2. Additions or Deletions.
3. Other Business
4. **PIONEER RANCH ADDITIONS 1, 2, 3 ZONING.** This property is located along the south side of Ogden Road and encompasses land all the way past Otter Road and continues south and narrows, ending at the south side of Kinikin Road. There are approximately 196 acres and the proposed zoning districts are R-3 (Medium Density Residential), R-3A (Medium High Density Residential), R-4 (High Density Residential), and B-1A (Community Commercial). Ty Jennings is the representative for Estate of D.L. Day and Allen Brown.
5. Next Time February 27, 2008 at 6:00 p.m.
6. Adjournment



**Community Development Staff Report
 Pioneer Ranch Addition Nos. 1, 2, and 3 Initial Zoning
 Trakit #ANX07-0007**

PUBLIC NOTICE REQUIREMENTS HAVE BEEN FULFILLED. IF THERE IS NO OBJECTION FROM THE APPLICANT, PLEASE ENTER THE STAFF REPORT AND EXHIBITS INTO THE OFFICIAL RECORD

Proposal: This is the initial zoning of the Pioneer Ranch Addition. The property is scheduled for Annexation Hearings on March 6 and March 20, 2008.

Proposed Zones: R-3 (99.89 acres); R-3A (62.75 acres); R-4 (33.59 acres); B-1A (7.43 acres). See the maps, Exhibit 1 (3 pages).

Total Size: 203.66 acres

Applicant: The applicants are Rahn Zaccari and Ty Jennings

Surrounding Land Use and Zoning:

Direction	Zone	Current Use
North	R-2 and unincorporated General Residential	Farming/Rural residential
East	Unincorporated General Residential	Farming/Rural residential
South	Unincorporated General Residential	Farming/Rural Residential
West	R-2 and R-1B	Residential

Analysis:

- Below is an excerpt with the applicable provision of the Municipal Code regarding the zoning of new annexations:**

Section, 4-4-27(B) Zoning of Additions:

(1) The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-29 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare (emphasis added).*

2. **The City of Montrose Comprehensive Plan provides more specific guidance on evaluating a specific proposal's conformance with the public health, safety, and welfare. It must be noted, however, that the criteria listed in the Comp Plan are not legally binding.**

In general, this zoning proposal conforms to the goals of the Comprehensive Plan.

Page 3-2, City of Montrose Comprehensive Plan:

Goal 3: Provide a Diversity of Housing Opportunities

Objective: *Provide for a mix of housing types and densities throughout the City to address a variety of incomes and lifestyles.*

Policy 3.2: Encourage "mixed-use" (residential and commercial) development in commercial districts.

Policy 3.3: Encourage a mix of densities within subdivisions, and encourage buffer zones between different densities and types of housing.

The proposal has zoning categories that fit under the Comp Plan's **Land Use Map Areas and Definitions.**

- The R-3 falls under **Medium Density Residential** (pages 3-16 and 3-17).
- R-3A and R-4 falls under **High Density Residential** (pages 3-17 and 3-18).
- The B-1A fall under **Community Commercial** (pages 3-18 and 3-19).

Medium Density Residential Areas (R-3): The proposal appears to meet the criteria listed on page 3-17. The overall proposed density of the conceptual development plan at this time is around 2.3 units per acre. However, all proposed zoning districts must be evaluated at the maximum allowed density.

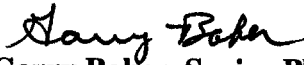
High Density Residential (R-3A and R-4): Again, the proposal largely meets the criteria listed on page 3-17. The Comp Plan calls for adequate buffers and limitations in size so that the high density zoning does not dominate a neighborhood. The applicant should demonstrate that these issues are adequately addressed at the time of subdivision.

Community Commercial (B-1A): The initial application was for 7.43 acres of B-4 zoning. However, the City Code does not allow B-4 zones greater than approximately 3 acres. Staff suggested that the requested B-4 be reduced to 3 acres. The applicant's desire to retain the acreage total made B-1A the best alternative choice for zoning, so staff suggested this instead.

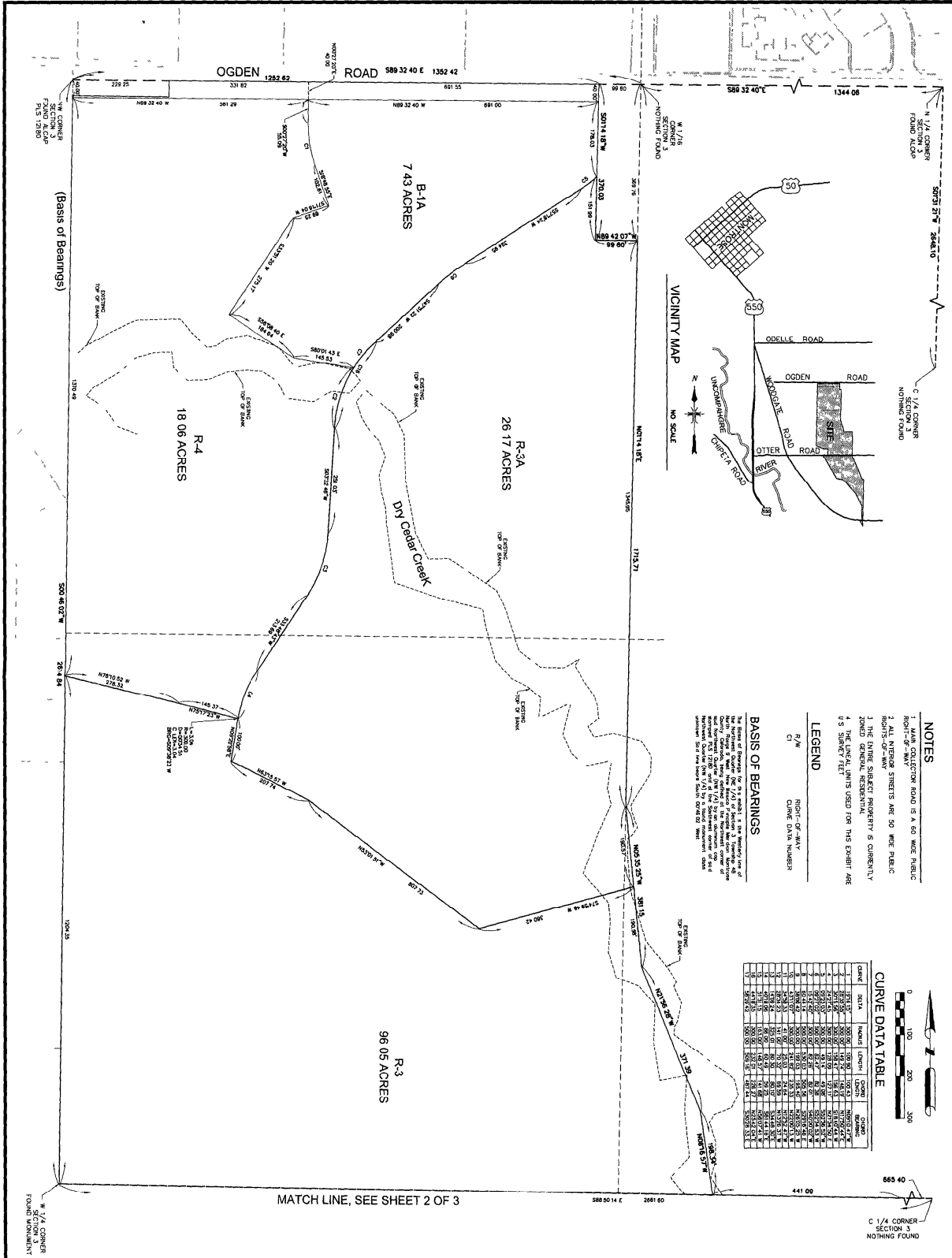
Although the B-1A area is not "located within an existing commercially developed area" as called for on page 3-19, it can be designed to meet the other criteria.

Staff Recommendation:

Staff recommends approval of the proposal. Staff will review the subdivision proposal to ensure that adequate buffers are provided between relatively large changes in density, especially on the west border with existing low-density subdivisions.


Garry Baker, Senior Planner
February 13, 2008

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NOTES

1. ALL OCCUPATION ROAD IS A 60' WIDE PUBLIC RIGHT-OF-WAY.
2. ALL INTERIOR STREETS ARE 50' WIDE PUBLIC RIGHTS-OF-WAY.
3. THE ENTIRE SUBJECT PROPERTY IS CURRENTLY ZONED GENERAL RESIDENTIAL.
4. 5' TYPICAL SETBACKS USED FOR THIS EXHIBIT ARE 5' SIDE SETBACK.

LEGEND

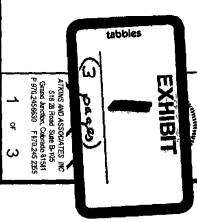
R/W RIGHT-OF-WAY
 C/W CURVE DATA NUMBER

BASIS OF BEARINGS

The Basis of Bearings for this exhibit is the magnetic line of the Pioneer Ranch Plat No. 12, as amended, and the magnetic line of the Pioneer Ranch Plat No. 13, as amended, both of which are recorded in the Public Record Office of the County of Lincoln, Nebraska, under the names of Pioneer Ranch, Inc. and Pioneer Ranch, Inc. et al. The magnetic declination for the year 2020 is 9' 54" East.

CURVE DATA TABLE

CURVE	DATA	ANALYSIS	LENGTH	CHORD	CHORD BEARING	STATIONING
1	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
2	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
3	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
4	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
5	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
6	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
7	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
8	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
9	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
10	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
11	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
12	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
13	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
14	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
15	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
16	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20
17	127.20° 14' 51" W	127.20	127.20	127.20	127.20° 14' 51" W	127.20



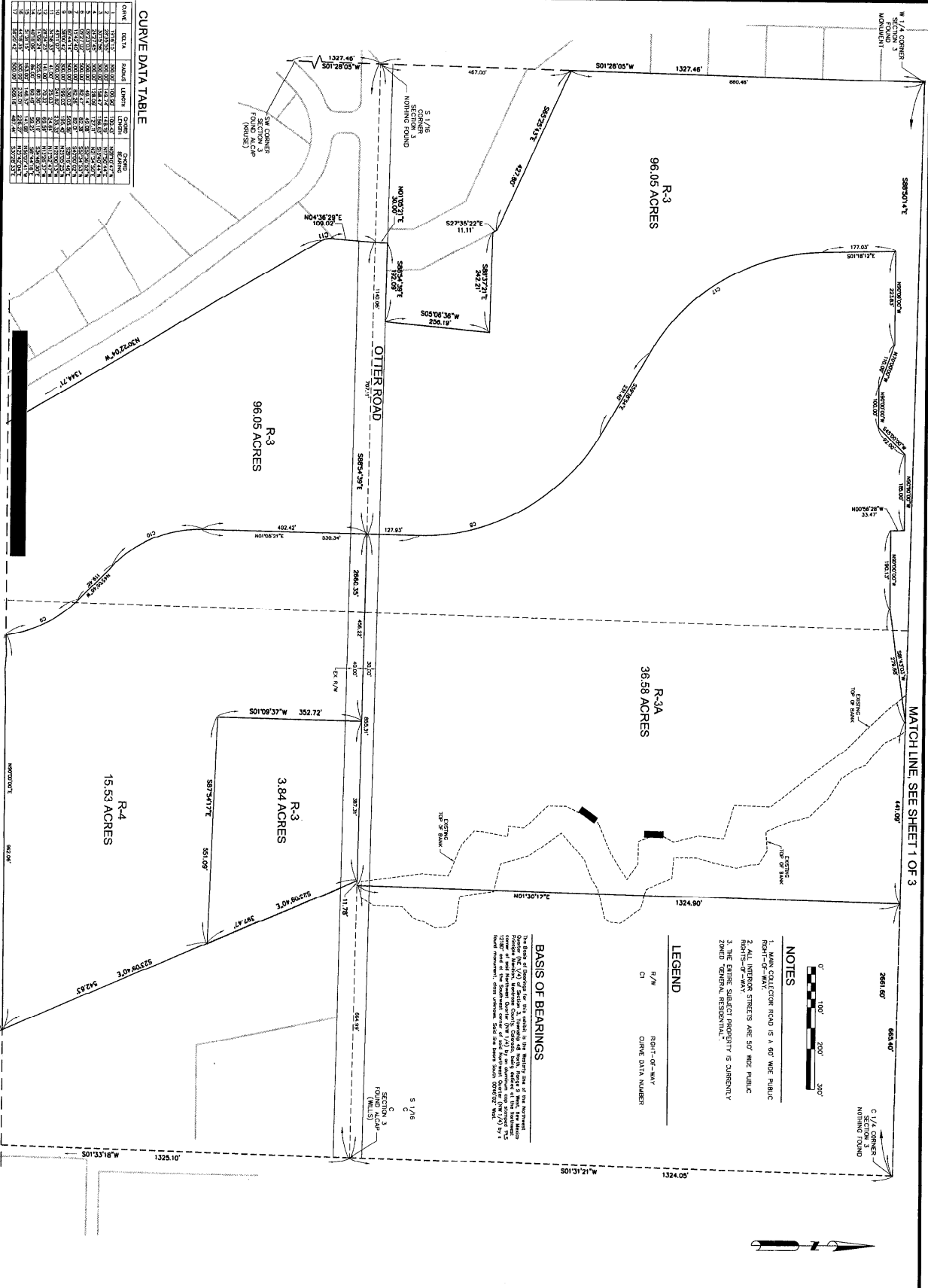
DATE	REVISION	BY
12/17/07	REVISED PER 12/10 REVIEW COMMENTS	SLA

PIONEER RANCH SUBDIVISION

ZONE CHANGE EXHIBIT

DRAWN BY: SLB
 CHECKED BY: SLA
 DATE: 11/15/07
 PROJECT NO: 07010

SCALE VERIFICATION: 1
 SCALE IS BASED ON ORIGINAL DRAWING
 SCALE: 1" = 100'
 HORIZ: 1
 VERT: 1



CURVE DATA TABLE

Curve	BEARING	LENGTH	CHORD	CHORD BEARING	PI
1	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
2	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
3	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
4	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
5	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
6	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
7	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
8	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
9	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
10	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
11	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
12	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
13	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
14	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
15	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
16	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11
17	S 11° 11' 11.11" E	11.11	11.11	S 11° 11' 11.11" E	11.11

NOTES

1. MAIN COLLECTION ROAD IS A 60' WIDE PUBLIC RIGHT-OF-WAY.
2. ALL INTERIOR STREETS ARE 50' WIDE PUBLIC RIGHT-OF-WAY.
3. THE ENTIRE SUBJECT PROPERTY IS CURRENTLY ZONED "GENERAL RESIDENTIAL."

LEGEND

R/W RIGHT-OF-WAY
 CI CURVE DATA NUMBER

SCALE VERIFICATION

1" = 100'
 SCALE: 1" = 100'
 HORIZ: -
 VERT: -

DATE 12/17/07
REVISION REVISED PER 12/10 REVIEW COMMENTS

PIONEER RANCH SUBDIVISION

ZONE CHANGE EXHIBIT

DRAWN BY: SLB
CHECKED BY: RLA
DATE: 11/15/07
PROJECT NO.: 07010

ATKINS AND ASSOCIATES, INC.
 12291
 2 OF 3

and infrastructure costs by reducing the total amount of road and utility improvements. Smaller contiguous lots may also encourage greater neighborhood interaction by the residential lot owners.

The concentration of the permitted density and the creation of somewhat smaller contiguous lots should be developed in a manner that preserves and protects rural character, open space, scenic views, drainage areas, and other valued natural resources. The portion of the tract to be preserved should be dedicated or conveyed to an entity that would be perpetually responsible for maintenance such as a homeowner's association, land conservancy, the City, or another public entity. The land areas to be preserved may be devoted to less intensive uses such as passive recreation areas or agriculture.

C) Land Use Map Areas and Definitions

The Land Use Map identifies several different land uses for property within the plan area. Each of these uses is intended to describe a general land use development pattern or intensity.

Rural - Very Low Density Residential (1 Dwelling Unit per 5 Acres)

The Rural-Very Low Density Residential category identifies areas where agricultural use of property is permitted and is the predominant land use associated with the zone district. Single-family residential development is permitted within the district only at very low densities (1 dwelling unit per 5 acres), provided that increases in residential densities (up to 3 units per acre with central or public water and wastewater services) may be made available if the development is clustered or where increases in density are approved through rezoning and agricultural lands, open space, scenic areas, and natural resources are preserved from development. Development in these areas must consider the impact of urban development on existing agricultural activities as part of the land use approval process.

Low Density Residential (1.0 – 3.0 Dwelling Units per Acre)

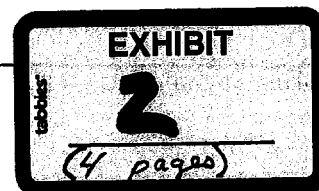
The Low Density Residential category identifies areas where single-family residential development is desirable and urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) are available or will be provided. Suitability is determined on the basis of location, access, existing land use patterns and natural or man-made constraints. Connection to a public wastewater and water system will be required for the development of all properties within the Low Density Residential category.

Within any particular Low Density Residential area, an increase in density may be permitted through use of the land preservation incentive system. Creative design of development through smaller contiguous lots and the preservation of rural character, open areas, and natural resources, should permit a bonus in density more comparable to the Medium Density Residential areas. In addition to residential uses, limited neighborhood commercial uses may also be permitted, provided there is direct access to arterial streets.

Medium Density Residential (3.1+ – 7.0 Dwelling Units per Acre)

The Medium Density Residential category is primarily available for more compact single family detached developments, duplexes, and town homes provided that the overall gross density does not exceed 7.0 dwelling units per acre. All urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) must be available to the site and provided to the development as a condition of development approval.

The location of future Medium Density Residential developments are not specifically located or identified on the Land Use Map. It is expected that future Medium Density Residential uses will be established as the



demand for this type of density occurs. Approval of medium density residential uses in any area will consider the following criteria:

- The medium density residential use is compatible with surrounding existing and planned land uses.
- The medium density residential use is located within areas which have minimal physical development constraints, adequate drainageways, and limited natural resource amenities.
- The medium density residential use is encouraged to locate near or in reasonable proximity to collector or arterial roads, public parks, trails, open areas, schools, and commercial activities.
- The medium density residential use is part of a larger mixed use or planned development that may include other land uses such as low or high density residential development provided that the overall gross density does not exceed 7.0 units per acre. Limited neighborhood commercial activities may also be appropriate within larger mixed use or planned developments.

High Density Residential (7.1+ Dwelling Units per Acre)

The High Density Residential category is primarily available for higher density residential developments with housing types such as attached dwelling units, manufactured and mobile housing on smaller lots, low-rise apartments, condominiums, and other types of multifamily dwelling units with overall gross densities in excess of 7.1 dwelling units per acre. All urban services (sewer, water, law enforcement, fire protection, schools, parks, etc.) must be available to the site and provided to the development as a condition of development approval.

The location of future High Density Residential developments are not specifically located or identified on the Land Use Map. It is expected that future High Density Residential uses will be established as the demand for this type of density occurs. Approval of High Density Residential uses will consider the following criteria:

- The high density residential use is adequately buffered from and compatible with surrounding existing and planned land uses.
- The high density residential use is located within areas which have virtually no physical development constraints and no (or extremely limited) natural resource amenities.
- The high density residential use is located near collector or arterial roads, public parks, trails, open areas, schools, and commercial activities.
- The high density residential use is part of a larger mixed use or planned development that may include other land uses such as low or medium density residential development. Limited neighborhood commercial activities may also be appropriate within larger mixed use or planned developments.
- High Density Residential developments should be limited in size in order that such development does not dominate a neighborhood.
- High Density Residential development is recognized as a means of achieving affordable housing opportunities within the City and such developments should be encouraged.

- High Density Residential developments should achieve minimum on-site parking standards and meet common open space and landscape requirements.

Mixed Use Areas

The Mixed Use category is intended to provide opportunities to create areas of high activity and interaction by locating and integrating multiple compatible land uses within a concentrated area. Mixed-use activities would typically include a combination of retail storefronts, restaurants, office uses, loft apartments and other attached dwelling types. Development of these types of areas should focus on the human scale, provide a high level of streetscape amenities (such as adequate sidewalks, small seating areas, gazebos, benches), and encourage pedestrian activities.

Major mixed-use activity areas are intended to be located within the current downtown area, as well as an extension of this area west to the Uncompahgre River. Each mixed-use area should incorporate a common architectural scheme and design character to clearly identify the area as a special destination area.

Neighborhood Commercial

The Neighborhood Commercial category consists primarily of retail stores and businesses providing convenience goods (food, drugs, and sundries) and personal services which meet the daily needs of an immediate neighborhood trade area. Typical characteristics of such a trade area include a population ranging from approximately 2,000 – 3,000 people located in a service area with a one-half to three-quarter mile radius or a ten minute walking distance. This category permits buildings of 5,000 square feet or less per use and developments of three acres or less per trade area. Connection to a public water and wastewater system is required for the development of property within the Neighborhood Commercial category.

Neighborhood Commercial uses are not specifically located or identified on the Land Use Map. It is expected that future Neighborhood Commercial areas will be established as the demand for this type of development occurs. Approval of neighborhood commercial uses will consider the following criteria:

- The Neighborhood Commercial use is compatible with surrounding existing and planned land uses.
- The Neighborhood Commercial use is located adjacent to minor arterial or collector roadways, and is easily accessible by pedestrians within the surrounding neighborhood from trail and sidewalk systems.
- The Neighborhood Commercial development must be compact with common access and shared parking for multiple tenants.
- Neighborhood Commercial areas should be located so that adequate spacing is maintained between such developments.

Community Commercial

The Community Commercial category is primarily available for retail stores and businesses providing for the sale of convenience goods (grocery, drugs, and sundries) and personal services which meet the daily needs of a multi-neighborhood trade area. A Community Commercial development will typically include a full-line supermarket and complimentary convenience retail and service stores. This category permits buildings of 80,000 square feet or less and developments totaling 10 acres or less per trade area. Connection to a public

water and wastewater system is required for the development of property within the Community Commercial category.

The City of Montrose has existing Community Commercial areas located along the Townsend and Highway 550 corridor. Additional Community Commercial land uses should be encouraged to locate in these already established areas. Approval of Community Commercial uses will consider the following criteria:

- The proposed Community Commercial use is located within an existing commercially developed area and is compatible with surrounding existing and planned land uses.
- Accessibility by pedestrians within the surrounding community from trail and sidewalk systems is encouraged.
- The Community Commercial development must be compact, with common access and shared parking for multiple tenants.
- Community Commercial areas should be located so that adequate spacing is maintained between such developments.

Regional Commercial

The Regional Commercial category includes a full spectrum of retail and service uses, including both convenience goods and shopper's goods such as general merchandise, home furnishings, clothing, building supplies, sporting goods, and other miscellaneous items. Regional Commercial areas should be developed as planned centers supported by a regional trade area including Montrose and smaller communities in its surrounding trade area. These centers require special site and building design review to minimize transportation impacts and visual impacts. Regional Commercial developments shall be located only on major arterials and should have shared access and parking. Specific uses and location shall be based upon market needs, and a community water and sewer system will be required for development. Reuse of existing vacant or underutilized buildings for Regional Commercial development is strongly encouraged.

Industrial Area

The Industrial category identifies areas where the location of major employment, wholesaling, manufacturing and assembly operations function in an enclosed building. Industrial uses are encouraged to locate in master planned industrial and business parks. Expansion of industrial uses is recommended for the areas along Highway 50 adjacent to the Montrose County Airport. Connection to a public wastewater and water system will be required for all development. Access to an arterial roadway will also be required for development. Screening and buffering of industrial uses shall be required adjacent to residential and commercial uses, as well as along major thoroughfares such as the Highway 50 corridor.

Public/Semi-Public Areas

The Public/Semi-Public category identifies areas dedicated for public use (i.e. airport, recreational, public hospital, The Montrose Pavilion, public library, governmental offices, educational, and utility facilities). Other areas designated for residential or employment development may be utilized as public/semi-public uses if the proposed use does not negatively impact the health, safety and general welfare of the surrounding area and is appropriately buffered from adjacent land uses.