



The Montrose City Planning Commission held a meeting on October 14, 2020, at 5:00 p.m. in the Centennial Hall Conference Room. The public joined the meeting virtually. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

PRESENT

Anthony Russo, Greg Easton, Phoebe Benziger, Jan Chastain, David Fishering, Chad Huffman, Karen Vacca and City Staff Scott Murphy, Amy Sharp, Rachel Allen, Ann Morgenthaler, Sharon Dunning, Christine Aslakson. Tim Cox, Greg Story.

ABSENT

Stephen Alcorn

GUESTS

Douglas Snyder, Ed Parcell, Alisa Wilson, Richard McGaughey, Eva Veitch

CALL TO ORDER

Chairperson Anthony Russo called the meeting to order at 5:01 p.m.

APPROVAL OF MINUTES

Greg Easton moved to approve the minutes of the September 9, 2020 meeting as submitted. Phoebe Benziger seconded and the motion carried. Anthony abstained from voting.

ADDITIONS OR DELETIONS

None.

ANX20-0053 - WOODGATE ADDITION NO. 4, APPROXIMATELY 0.49 ACRES, LOCATED EAST OF SOUTH TOWNSEND AVENUE, WEST OF WOODGATE ROAD AND BETWEEN OAK GROVE ROAD AND ODELLE ROAD. This is a recommendation for initial zoning of "B-3" General Commercial District for the proposed Woodgate Addition No. 4. The applicant is Robert Kohout, Manager, RDMJK Woodgate Investments, LLC.

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

The Woodgate Addition No. 4 is a proposed annexation approximately 0.49 acres in size. It is located east of South Townsend Avenue, west of Woodgate Road, and between Oak Grove Road and Odelle Road. The Annexation hearing is scheduled for the November 3, 2020, City Council meeting, November 17 for second reading.

Annexation of this property will clean-up an orphaned parcel of land surrounded by existing City limits. The City of Montrose is applying for this annexation on behalf of the landowner in support of the upcoming Woodgate Road realignment project.

Staff recommends approval of the annexation and “B-3” General Commercial District for the Woodgate Addition No. 4.

Scott Murphy gave some background on the project. The city is working on the Woodgate Road realignment project. It will take out the Woodgate Road intersection on Townsend Avenue, which causes a bottleneck. Woodgate Road will be realigned to Oak Grove Road. The first step is annexation and zoning. Then there will be follow up actions to change and clean up some of the platting.

Planning Commissioners and staff discussed the location of the realignment project and the potential use of the surrounding property.

Doug Tooler, Tooler & Gibbs LLP, Mountain Village in Telluride, is legal counsel for the applicant. Mr. Tooler said he had nothing to add.

The public portion of the hearing was closed.

Phoebe Benziger moved to recommend approval of the initial zoning request of B-3 General Commercial District for the Woodgate Addition No. 4. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. David Fishing seconded, and the motion carried unanimously.

RZ20-0055 - REZONE OF LOT 5 ELDER HOMESTEAD AT MONTROSE. This is a request to rezone Lot 5 within the Elder Homestead at Montrose from "R-3" Medium Density District to "R-4" High Density District. The parcel is located southeast of the intersection of Pavilion Drive and Robins Way. The applicant is Volunteers of America.

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

The proposal is to rezone Lot 5 (#376735304005) within the Elder Homestead at Montrose from “R-3” Medium Density District to “R-4” High Density District to allow for multi-family housing. This parcel is located east of Pavilion Drive, south of Robins Way, and north of Stone Bridge Drive. The parcel is approximately 1.99 acres in size. The zoning hearing is scheduled for the November 3, 2020, City Council meeting.

This parcel is currently zoned “R-3” which allows for single-family homes and duplexes. Other properties within the Volunteers of America (VOA) Montrose Campus are zoned “R-3A” and “R-4”. The applicant is applying for a proposed rezone to “R-4” to allow for multi-family housing.

Staff finds that the rezoning criteria has been met and recommends approval to rezone the property to “R-4” High Density District.

Phoebe Benziger asked if the access would be off Pavilion Drive. Scott Murphy replied it will hopefully be off of Robin’s Way.

Chad Huffman asked about setbacks and if the rezone will reduce the space from the building to the property line. Amy responded the front, rear and side setbacks will all be the same. The only difference is square footage per unit.

Karen Vacca asked if there was response from anyone in the neighborhood. Amy responded there was a neighborhood meeting and only one person came to the meeting. That person was trying to find out about whether it would be senior housing or just for anyone.

Doug Snyder, Senior Development Director, 2660 Larimer Street, Denver, presented an overview on the Volunteers of America.

Ed Parcell from Shopworks Architecture, 8102 Grandview Ave, Arvada, spoke about the proposed zoning. He stated all access will be coming off of Robins Way. They are thinking about doing this project in 2 phases with the first phase being 22 senior units. The second phase will add another 44 units for a total of 66 units.

Anthony asked about the amount of units now versus with the new zoning. Mr. Snyder replied they did not run the figures, but there is a big difference in density from R-3 to R-4.

Phoebe Benziger asked if it is going to look like Cimarron Village, which is 4 stories. Mr. Snyder replied it will be 22 units and only 2 stories. The second phase could be a 3-story building. Phoebe asked for their definition of senior housing. Mr. Snyder replied independent living with services available. The age will either be 62 or 55. There are different reasons to choose one of those. A person will have to be a certain age and income to qualify.

Chad Huffman mentioned VOA owned lots to south of the project. Mr. Snyder replied they are just focused on the 22 units accessed from Robins Way at this time.

Greg asked if the total in 2 phases of 66 units will all be on this one lot. Mr. Parcell they might have to use some of the land to the south as well as from the pavilion gardens to make the square footage requirement for the 66 units.

The public portion of the hearing was opened.

Richard McGaughey, 1819 Pavilion Drive, lives in the assisted living location directly across Robins Way from the subject property. Mr. McGaughey asked if the large parking lot will it stay

there. He was wondering about his view of the San Juans. Doug Snyder responded the parking lot is for staff and will be relocated to make way for the new development.

Eva Veitch left a comment in the chat requesting they consider 55 and older for this project because there is a high need for low income housing this demographic and she fully supports this project given the need in this region.

The public portion of the hearing was closed.

David Fishing moved to recommend approval of the rezone request of Lot 5 Elder Homestead at Montrose to "R-4" High Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.

David said he wanted to mention staff did recommend the rezone despite what the land use map shows. In the comprehensive plan that area is identified as one of the areas we would like to see centers built up. This area has become a center and campus for the VOA. Anthony added it has also impacted the local area with physicians and services.

Jan Chastain seconded and the motion carried unanimously.

OTHER BUSINESS

Amy Sharp announced the Planning Commission will continue to meet in the Centennial Room for the foreseeable future with the same format.

NEXT MEETING

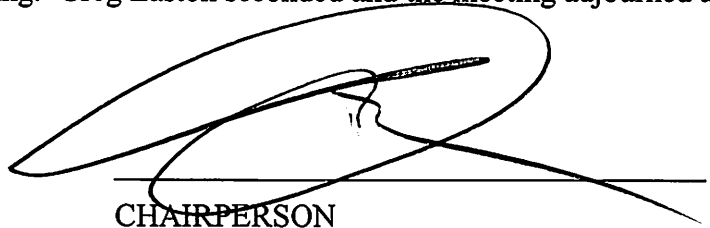
The next Planning Commission meeting is scheduled for October 28, 2020.

PUBLIC COMMENT

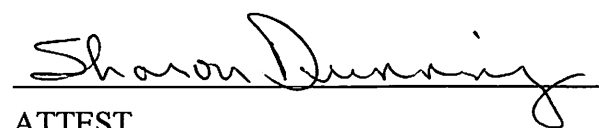
None.

ADJOURNMENT

Karen Vacca moved to adjourn the meeting. Greg Easton seconded and the meeting adjourned at 5:52 p.m.



CHAIRPERSON



ATTEST