



Oct. 23rd | 3-7pm at **BOTH**
Montrose County Event Center
1028 North 7th Street, Montrose
DRIVE-THROUGH CLINIC & **WALK-IN CLINIC**
River Valley Family Health Center
300 South Street, Grand
FOR QUESTIONS please call

MONTROSE DAILY PRESS

LOCAL

Colorado Outdoors Project takes next steps

- **Went to council Tuesday**
- **Preliminary plats set**
- **Project can move forward**

By MONICA GARCIA

MONICAG@MONTROSEPRESS.COM

The Colorado Outdoors Project continues to move forward after approval from council.

On Oct. 16, Montrose City Council was asked to consider an amended planned development plan to provide certain deviations from city zoning and subdivision design standards and an amended preliminary plat for the Colorado Outdoors Project. Both requests were passed unanimously by council.

The Colorado Outdoors Project is a 164-acre business park along the Uncompahgre River Corridor north of town. The project aims to attract outdoor-centric industries to Montrose. The area will also include river restoration and high-end commercial, residential and industrial development.

During last Tuesday's council meeting, Senior Planner Garry Baker explained the original Colorado Outdoors Project planned development plan, or PD plan, was approved by council in November 2017. Under the original plan there was less detail, as it was compiled in the earlier stage of development.

The new PD plan has the specifics of the project, Baker said, adding it makes sense for the PD plan to be



A sign is planted outside the Mayfly Outdoors building on land planned for the Colorado Outdoors Project, which is moving forward with the final part of the first phase of the project. (Monica Garcia/ Montrose Daily Press)

customized in anticipation of what will specifically be built for this project.

The approved deviations from city zoning and subdivision design included narrowing of the streets, with no street parking allowed, and utility easements. Baker explained the first responders and utility company have come together and are in agreement with this deviation.

Instead of parking on the street, such as along Main Street, each building will have a parking calculation done, and the parking lot will be designated to accommodate the building based on the occupancy there. City Engineer Scott Murphy, on Oct 19, said individual parking spaces will also be made 2 feet bigger than normal parking spaces.

Based on the zoning, which was approved six months ago at council, it was also made clear that mixed

use is allowed on the property. Potential purchasers now know any type of use is allowed.

Murphy explained the zoning was somewhat of a "hodgepodge" mix of zones. There was also heavy I2 industrial zoning, which is not needed or wanted on this project. The new blanket zoning is I1- light manufacturing.

Mayfly President David Drago, before the council meeting on Tuesday, explained that Mayfly falls into the I1. This zoning allows for the benefits of I1 and the usages below it- business, retail, commercial and residential. This zoning was needed for the project.

"The reason is because we have a lot of different types of users coming in and it's nice to have a simple, understandable zoning code," Drago said.

Some minor setbacks and flexibility were also included in the new PD plan and signs at the property. The latter allows for planned entry signs which were not mentioned in the original PD plan.

"We think they (the deviations) are going to work very well together and really make this (an integrated package and very marketable)," Baker said.

Counselor Barbara Bynum asked during the meeting if it was common to amend a PD plan among other clarifying questions. Baker said in this case yes, because they are still refining the development plan for the project with the specifics such as the size of the signs. He added it's just getting more specific than what was there before.

The deviations will make the Colorado Outdoor Project an integrated project, Baker explained, adding you want customized appearance and standards that fit the developers' vision to what's marketable.

No public comment came through for this. The council voted unanimously to approve the request.

The council then was asked to approve the amended preliminary plat for the Colorado Outdoor Project. This requests adds platted lots to the general layout as well as where the easements

and utilities are.

The original layout, which was also approved November 2017, had five lots, a river corridor and street layout. The street layout and the river corridor remained the same, but what was asked that night was to specify the commercial subdivision.

Normally the purchasers of commercial subdivisions are not know, Baker explained, adding creating these lots provides flexibility to purchasers and sellers to add lots and reconfigured them later. Simply put, he said, it's good to have a greater number of lots so there is the option to have individual purchasers or recognize them.

There were 26 lots added to the original plan (total of 31). This will help the development of the project, Baker said. Most of the lots will have direct access to the interior streets while the others will rely on access easements.

Public infrastructure to support the development — water, sewer, streets, etc. — should be complete within the next couple of months, Murphy said. Once this construction is complete, a final plat can be created with dedicated lots for sale.

Because the preliminary plat plan has been approved, the project can move forward. Drago said there isn't anything to buy until you have a plat filed — which defines what the person/business is buying and the boundaries of it.

The plat document is much more detailed than the PD plan. The new amended plat shows where lot lines should be and ought to be and where they have relocated the utilities.

Dragoo said most of the time you would have to build a lot and manage it onsite, but they have done that for the potential lot owners so they know exactly what they are purchasing and how much they can build there.

"This is the last step in phase one which has been two years in the making," Murphy said. "It's very exciting and a big milestone for the project."

Monica Garcia is the news editor at the Montrose Daily Press.

All for the city

Over 41 acres of river corridor was donated by Mayfly Outdoors to The City of Montrose, which is included in the planned development plan, or PD plan, during the Montrose City Council meeting on Oct. 16.

The River Corridor protection is provided through a land acquisition dedicated to the city rather than going through the Uncompahgre River Buffer Zone — a code provision the city has, Garry Baker said during the meeting last week.

On Friday, City Engineer Scott Murphy explained that this can happen because of the extensive environmental studies that the Colorado Project has done. He added, the requirements have been met.

Mayfly President David Drago, said the Uncompahgre River corridor has been zoned as P, for public. This is where the "Connecting the People to their Parks and Recreation" trail will run through.

The Great Outdoors Colorado, GOCO, Funded project will support the construction of a total of 2.25 miles of new trails, with underpasses, on both ends of town to safely connect more of the public with parks and recreational opportunities.

"It's kind of more about the trail and the river design and getting people outside to enjoy it and now they can because it's not going to be private property anymore," Drago said.

This is a great example of a public-private partnerships, Katherine Ouellette the business development coordinator for Mayfly Outdoors said. Drago added it's great for the city and its residents.

"It's one of those things that's going to bring people to the river," Ouellette said.