

**ORDINANCE NO. 2107**

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING THE ZONING DISTRICT DESIGNATION OF 200 NORTH CEDAR AND A PORTION OF 1509 AND 1517 LOCUST FROM "MHR", MOBILE HOME RESIDENTIAL DISTRICT TO "B-2" HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, the Planning Commission has recommended the zoning changes provided herein; and

WHEREAS, the City Council has determined that such zoning will be consistent with the public health, safety and welfare, the City's Master Plan and changed conditions in the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

**SECTION 1:**

The Official Zoning Map is amended to designate 200 North Cedar and a portion of 1509 and 1517 Locust, more particularly described in Exhibit 'A' attached hereto and incorporated herein by this reference as a "B-2", Highway Commercial District, according to the Official Zoning Map.

INTRODUCED, READ and PASSED on first reading this 6<sup>th</sup> day of April, 2006.

  
Erica Lewis Kennedy, Mayor

ATTEST:

  
Sharleen R. Walker, City Clerk

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Thursday, the 20<sup>th</sup> day of April, 2006, at the hour of 7:00 p.m. at Montrose City Hall in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this 20<sup>th</sup> day of April, 2006.

  
~~Erica Lewis Kennedy, Mayor~~  
Noelle E. Hagan

ATTEST:

  
Sharleen R. Walker, City Clerk

## **Exhibit 'A'**

### **200 North Cedar legal description:**

Commencing at the Northeast corner of the intersection of the Cedar Avenue and North 2nd Street rights of way; thence Northeasterly along the North 2nd Street right of way, 454.8 Feet to the point of beginning; thence Northwesterly along a line perpendicular to the North 2nd Street Right of way, 150.0 feet; thence Northeasterly along a line parallel to the North 2nd Street right of way, approximately 280 feet to the East most property line of the KOA Campground property; thence Southerly along the East most property line of the KOA Campground approximately 200 feet to the Northwest right of way line of North 2nd Street; thence Southwesterly along the North 2nd Street right of way line 150.0 feet to the point of beginning.

### **1509 & 1517 Locust legal descriptions:**

#### **Tract 1:**

A part of Lots 11 and 12 in Belvedere Heights Subdivision, according to amended plat thereof, described as commencing at a point 167 Feet southwesterly from southeast corner of said Lot 12 along northwest boundary line of East Main Street of City of Montrose, Colorado,

Extended:

Thence running North 40°43' West 125 Feet to the point of beginning; Thence South 49°17' West 50 Feet; Thence South 40°43' East 125 Feet; Thence southwesterly along said northerly boundary line of East Main Street, extended 100 Feet; Thence North 41°30' West 636.5 Feet to the west boundary line of said Lot 11; Thence North along said West line of Lot 11, 225.5 Feet, more or less; Thence South 41°30' East to point of beginning,

#### **Tract 2:**

A tract of land lying and being in Lots 11 and 12, Belvedere Heights Subdivision, according to amended plat thereof, described as beginning at a point whence extreme East corner of said Lot 12 bears North 48°30' East 317 Feet; Thence North 41°30' West 636.5 Feet to West line of said Lot 11, Thence South along said West line 75.5 Feet; Thence South 41°30' East to North boundary line of County Road (East Main Street); Thence North 48°30' East along said North boundary of County Road 50 Feet to point of beginning,  
County of Montrose, State of Colorado



**Community Development Staff Report  
RZ # 0106 Rezoning of 200 N. Cedar Avenue**

**PUBLIC NOTICE REQUIREMENTS ARE FULFILLED**

**Proposal:** The applicant is requesting a portion of his property at 200 N. Cedar Avenue and 1517 Locust Road be rezoned from “MHR” to the “B-2” Highway Commercial District, to allow expansion of his “Montrose RV Resort”.

“B-2” Highway Commercial District: §4-4-13 of the Municipal Code”

**Owner/Applicant:** Tom Bell, 200 North Cedar Avenue, Montrose, CO.

**Location, Parcel Size:** A portion of the 7.28 acre property commonly known as 200 N. Cedar Avenue and a portion of the 2.35 acre property commonly known as 1517 Locust Road are the subject properties. The two properties are adjoining, and the MHR zoning district areas that are requested for rezoning, also adjoin. See the location map attached.

**Surrounding Land Use and Zoning:**

	<u>Zoning</u>	<u>Land Use</u>
North	MHR B-2	Mobile Home Park RV Park or Vacant
South	B-2	Residential or Vacant
East	MHR	Mobile Home Park
West	B-2	RV Park, Residential or Vacant

**Comprehensive Plan: Land Use – Chapter 3**

**Land Use Plan: Low/Medium Density Residential**

**Background:** The neighborhood is a transitional area with a mobile home park to the north and east, the applicants existing RV Park and neighboring single-family home to the west, and generally vacant lands in other directions. The adjoining zoning districts are MHR and B-2.

North Cedar Avenue is affectively a dead end road that ends in the 200 block where it serves rental storage units on the west and the existing RV Park, owned by the applicant, on the east.

No zoning district in the City allows RV Parks or Travel Home Parks by right; they're allowed in the B-2 or B-3 commercial districts only after Conditional Use review and approval. And that's the next item on the Planning Commission Agenda.

**Staff Comments:** The majority of the applicants property is zoned B-2. In order to further develop the property as a RV Park in a reasonable and efficient way, the MHR zoning district portion should be rezoned to B-2.

Staff recommends the approval of the rezoning to the B-2 Highway Commercial District.

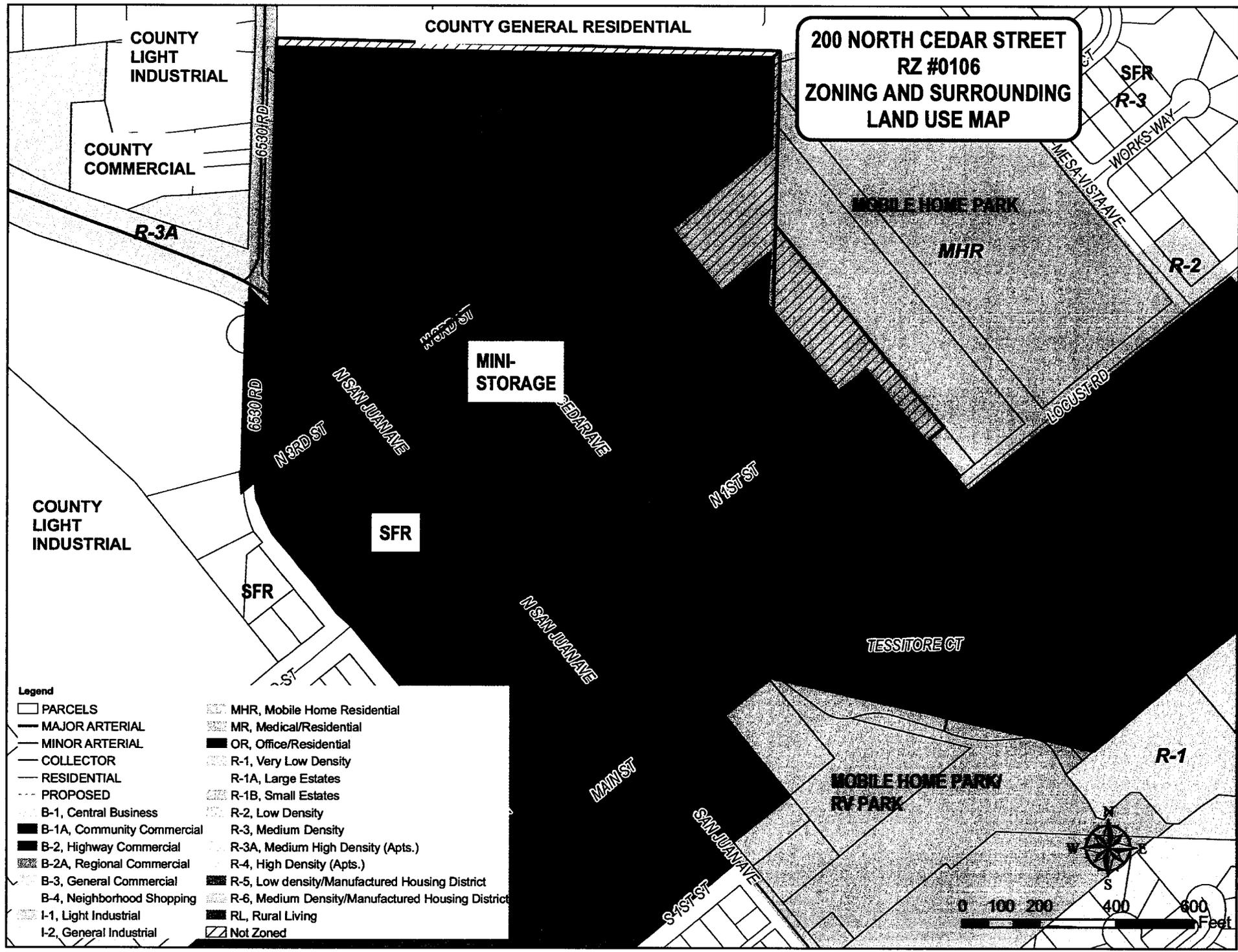
**Planning Commission Action:** The Planning Commission voted unanimously to recommend approval of the B-2 rezoning.

*Submitted to the City Planning Commission on March 8, 2006*

*Submitted to the City council on April 6, 2006*

*Roger Shores, Assistant City Planner*

**200 NORTH CEDAR STREET  
RZ #0106  
ZONING AND SURROUNDING  
LAND USE MAP**



**Legend**

□ PARCELS	▨ MHR, Mobile Home Residential
— MAJOR ARTERIAL	▨ MR, Medical/Residential
— MINOR ARTERIAL	▨ OR, Office/Residential
— COLLECTOR	▨ R-1, Very Low Density
— RESIDENTIAL	▨ R-1A, Large Estates
--- PROPOSED	▨ R-1B, Small Estates
▨ B-1, Central Business	▨ R-2, Low Density
▨ B-1A, Community Commercial	▨ R-3, Medium Density
▨ B-2, Highway Commercial	▨ R-3A, Medium High Density (Apts.)
▨ B-2A, Regional Commercial	▨ R-4, High Density (Apts.)
▨ B-3, General Commercial	▨ R-5, Low density/Manufactured Housing District
▨ B-4, Neighborhood Shopping	▨ R-6, Medium Density/Manufactured Housing District
▨ I-1, Light Industrial	▨ RL, Rural Living
▨ I-2, General Industrial	▨ Not Zoned

