

Representative Project:

**City of Montrose, CO
Land Development
Regulations**

Plan Tools recently worked with MDRB and Egret + Ox Planning to consolidate and update the City of Montrose’s land use regulations into a unified development code. The City’s planning and land use regulations were dispersed throughout several areas of the Montrose Municipal Code and Montrose Regulations Manual. The regulations were also outdated and not in conformance with the City’s Envision 2040 Comprehensive Plan.

Phase 1, completed in April 2023, assembled all City zoning, subdivision, historic preservation, development standards and other land use regulations into one Title within the Montrose Municipal Code, eliminating redundancies and modernizing the development code for clarity and useability.

Phase 2, adopted in December 2024, centered on four points:

1. Build on the success of the Montrose Envision 2040 Comprehensive Plan and honor the community’s strategic vision.
2. Address potential code updates recommended in the City’s Housing Needs Assessment.
3. Address potential code updates for other identified City development issues and priorities.
4. Provide targeted opportunities for public input and development community engagement.

