

Montrose

Comprehensive Plan

*Prepared by the South Eastern Council of Governments at the direction
of the Planning Commission and City Council of Montrose, South Dakota*

ACKNOWLEDGEMENTS

This Comprehensive Plan is a compilation of effort by many people, organizations and government entities. This document expresses the great civic pride that exists in the City of Montrose. Through the preparation and adoption of this document, the governing officials of Montrose have expressed their desire for orderly and efficient growth and development in the community and surrounding area.

Mayor and City Council

Mayor: Paul Klaudt

City Council: Tony Heumiller, Susan Painter, Justin Hagemann, Jansen Hanisch

Planning Commission

Chairman: Cliff Hallem

Board Members: Tim Brookes, Brian Kappenman

City Staff

Finance Officer: Sara Smith

Maintenance Supervisor: Daryl Sieverding

The South Eastern Council of Governments prepared this document under the direction of the Planning Commission and City Council of Montrose, South Dakota.

CITY OF MONTROSE

RESOLUTION 2020-004

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR
THE CITY OF MONTROSE AS PROVIDED FOR IN SDCL CHAPTER 11-6.

WHEREAS, Chapter 11-6 of South Dakota Codified Law has empowered the Planning Commission and City Council of Montrose to prepare a Comprehensive Plan for the development of the City and the surrounding area; and

WHEREAS, the Montrose Planning Commission has developed a Comprehensive Plan for the future land development of the City of Montrose, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the City Council; and

WHEREAS, the Montrose City Council has received the recommendation of the Planning Commission and has held the required Public Hearing; and

WHEREAS, the adoption of the Comprehensive Plan would enhance the responsible development of Montrose and the surrounding area.

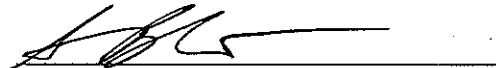
NOW THEREFORE, BE IT RESOLVED by the City of Montrose, South Dakota that the Comprehensive Plan for the City of Montrose be hereby adopted and effective upon twenty days after publication of the notice of adoption.

Dated this 12th day of May, 2020.



Paul Klaudt
Mayor

ATTEST:



Sara Smith
Finance Officer

SEAL

Publication Date: 5-22-2020

Effective Date: 5-12-2020

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Chapter 1 - Introduction

Vision

The vision for Montrose is to continue to provide effective public services, maintain and create cost-efficient and effective public infrastructure and provide exceptional public facilities to serve existing and planned residential and non-residential private investments.

This Comprehensive Plan attempts to capture the essence of the vision for the community, and future actions by the City and landowners will mold and change the details of this vision over time, with this Comprehensive Plan as a framework to guide them.

Comprehensive Plan Overview

The Comprehensive Plan provides a framework for specific anticipated land-use and growth management policies and recommendations. It is designed to be a dynamic and flexible process to accommodate the changing needs of a population, yet steady enough to allow for reasonable long-term investment strategies by both public and private sectors. To the greatest extent possible, future planning for the City of Montrose ought to involve the public, other governmental agencies and elected officials throughout the planning and implementation phases.

The Montrose City Council has adopted this document in accordance with state law. In developing this Comprehensive Plan, the Montrose Planning Commission has used background research, detailed inventories and assessments, and discussion sessions at Planning Commission and City Council meetings and public hearings. This Comprehensive Plan is intended to guide the City of Montrose in its implementation of zoning regulations, subdivision regulations, capital improvements plans and other related policies as deemed necessary by the City Council and Planning Commission.

Purpose

There are three primary purposes of this document:

1. To address the planning requirements of state law while also providing a sound and logical basis for growth management strategies.
2. To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.
3. To provide the Planning Commission and City Council with policies for future planning decisions and the methods and justification to control land use through the zoning and subdivision ordinance, the capital improvements program, and other enforcement controls.

Additionally, there are six supplemental purposes of this document:

1. To improve the physical environment of the community as a setting for human activities; to make it more functional, beautiful, decent, healthful, interesting and efficient.
2. To promote the public interest (the interest of the community at large) rather than the interests of individuals or special interest groups within the community.
3. To facilitate the democratic determination and implementation of community policies on physical development.
4. To effect political and technical coordination in community development; to be effective, coordination must occur across governmental jurisdictions (county, school, township, etc.).
5. To inject long-range considerations into the determination of short-range actions.
6. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

Authorization Under State Law

Under 11-6-14 of South Dakota Codified Laws, the planning commission of a municipality is directed to *“propose a plan for the physical development of the municipality... [including] the general location, character, layout and extent of community centers and neighborhood units...”*

Area of Planning Jurisdiction

The City of Montrose shall, under South Dakota statutes, have the authority to control development within the corporate limits of Montrose.

Appropriate Use of the Comprehensive Plan

South Dakota laws require that zoning districts must be in accordance with the Comprehensive Plan. It is the intent of this document to show the most appropriate use of land within the study area, based on the potential for growth and development of the community.

The Comprehensive Plan recognizes the ever-changing marketplace and the need to remain poised to meet those changes. Major new development opportunities may arise during the planning period, which were not foreseen during the development of this plan. In addition, major economic development or social changes may arise within the planning period. Such significant developments or changes would likely impact many elements of the plan. As land use decisions arise that deviate from the comprehensive plan, the Planning Commission shall recommend to the City Council, which shall adopt a resolution amending the comprehensive plan.

Chapter 2 - Community Demographics

This Chapter examines aspects of the demographic, social and economic characteristics of the community. The data in this Chapter comes from the United States Census Bureau, primarily the 2010 Census. Going forward, Montrose will consider future data sources as they become available to better inform future planning decisions.

Population

According to the 2010 Census, the City of Montrose gained population from 2000 to 2010. Montrose's population was 472 in 2010. This was a 12-person increase from 2000, or a population gain of 2.6%.

Table 2-1: Population History (Source: U.S. Census Bureau)

Year	Population	% Increase	Number Increase
1960	430		
1970	377	-12.3%	-53
1980	396	5.0%	19
1990	420	6.1%	24
2000	460	9.5%	40
2010	472	2.6%	12

General Demography

Montrose experienced a higher growth rate between 2000 and 2010 than McCook County, however it was lower than the State. The median age in Montrose is younger than that of the County and older than the State median. Median income in 2010 in Montrose was \$43,250 which exceeds the County wide median income.

Table 2-2: Current Demographic Statistics (Source: U.S. Census Bureau)

	Montrose	McCook County	South Dakota
2000 Population	460	5,832	754,844
2010 Population	472	5,618	814,191
2000-2010 % Change	+2.6%	-3.67%	+7.86%
2010 Median Age	37.2	42.7	36.9
Median Household Income in 2010 Dollars	\$43,250	\$42,022	\$46,369

Age

Between 2000 and 2010, a gain of 13 people in the 0 to 19-year-old age group was the largest increase within any of the defined age cohorts in Montrose. Population gain also occurred in the 20 to 54 and the 55 to 74-year-old ranges. The only age cohort to decrease in this time frame was 75 and over.

The age cohort changes between 2000 and 2010 shows that Montrose is a city that is attractive to younger families with children. The sharp decrease in the population over 75 may be an indicator that the city may need to explore how to accommodate the older population so people are more able to age in place versus needing to move to a different location to find housing and amenities to accommodate their needs.

Table 2-3: Population by Age (Source: U.S. Census Bureau)

	0-19	20-54	55-74	75 & Over	Total
2000	129	200	79	52	460
2010	142	209	86	35	472

Households by Type

Between 2000 and 2010, Montrose experienced an overall increase in the number of “family” households. There was an increase of 8 married couples with their own children which was the largest contributor to the family household increase. The age cohort changes that were described above continue to show true in household composition since the largest increase occurred in families with children.

The City of Montrose had a decrease of 14 “non-family” households. There was a decrease of 11 one-person households and a decrease of 3 households that had unrelated individuals living together.

Table 2-4: Household Composition – 2000 to 2010 (Source: U.S. Census Bureau)

	2000 Census	2010 Census	Change
	<i>Family Households</i>		
Married Couple with own children	41	49	+8
Single Parent with own children	11	15	+4
Married Couple without own children	64	64	+0
Family Householder without spouse	9	7	-2
Total Families	125	135	+10
	<i>Non-Family Households</i>		
Single Person	61	50	-11
Two or more persons	9	6	-3
Total Non-Families	70	56	-14

Assessment of Existing Housing Stock

In 2010, according to the U.S. Census Bureau, there were 17 vacant housing units in the City of Montrose. Over 90% (91.8%) of Montrose’s total housing units were classified as occupied, the entirety of the vacant units were either rental properties or some sort of seasonal or occasional use. Such a low vacancy rate indicates a strong commitment of existing residents to stay within the community. However, such a low vacancy rate points to the need for aggressively seeking unique and innovative ways to accommodate additional population in the future. Based on these rates, additional (and affordable) housing is needed. It is recommended that the City of Montrose explore options to provide accommodation for additional residents. Partnerships with area developers and state/federal housing programs and/or subsidies should be pursued in order to most effectively handle the need.

Table 2-5: Occupancy Status of Housing Units - 2010 (Source: U.S. Census Bureau)

	2000 Census	2010 Census	Change
	<i>Occupied Units</i>		
Owner	145	144	-1
Renter	50	47	-3
Total	195	191	-4
	<i>Vacant Units</i>		
For Rent	4	5	+1
For sale	1	0	-1
Seasonal Use	0	4	+4
Other Vacant	2	8	+6
Total	7	17	+10

Population Projections

Table 2-6 presents population projections based on past patterns of population change. For simplicity, the population projections discussed below are based on assumptions about past trends in total population, not on assumptions about each component of population change. The 20-year growth trend is based on the rate of change between 1990 and 2010, using the 1990 and 2010 U.S. Census. The 10-year growth trend uses the same methodology but calculates an annual growth rate from 2000 to 2010. Estimating future population numbers helps in planning for community services, recreation, public facilities, and conservation needs to adequately serve the additional residents while retaining the essential community character and natural resources.

Table 2-6: Population Projections Through 2040

2010 Population Census	2020 Projection 10-year trend	2020 Projection 20-year trend	2030 Projection 10-year trend	2030 Projection 20-year trend	2040 Projection 10-year trend	2040 Projection 20-year trend
472	469	471	482	501	494	533

The growth projections based on both the 10-year and 20-year trends show steady growth over the planning period. The 10-year trend calculates a quarter of a percent growth in population per year while the 20-year is a little over half a percent per year growth. The drop between 2010 and 2020 is due to a population loss after homes were damaged to the point of needing to be abandoned after a flood.

There are many factors that may influence population growth, although most are not easily quantified. However, if Montrose continues to sustain and increase employment, it is reasonable to estimate that the City has continued potential for growth.

Chapter 3 - Environmental Constraints

This Chapter examines the presence of environmental constraints to provide background reference information for City leaders which they may consult when making decisions regarding future development. It should be noted that environmental constraints identified in this Chapter, including but not limited to wetlands identified on the National Wetland Inventory and floodplains identified by the Federal Emergency Management Agency (FEMA), will present constraints to future development. Some significant natural features/areas exist in the proposed growth area of the City.

Physical Geography

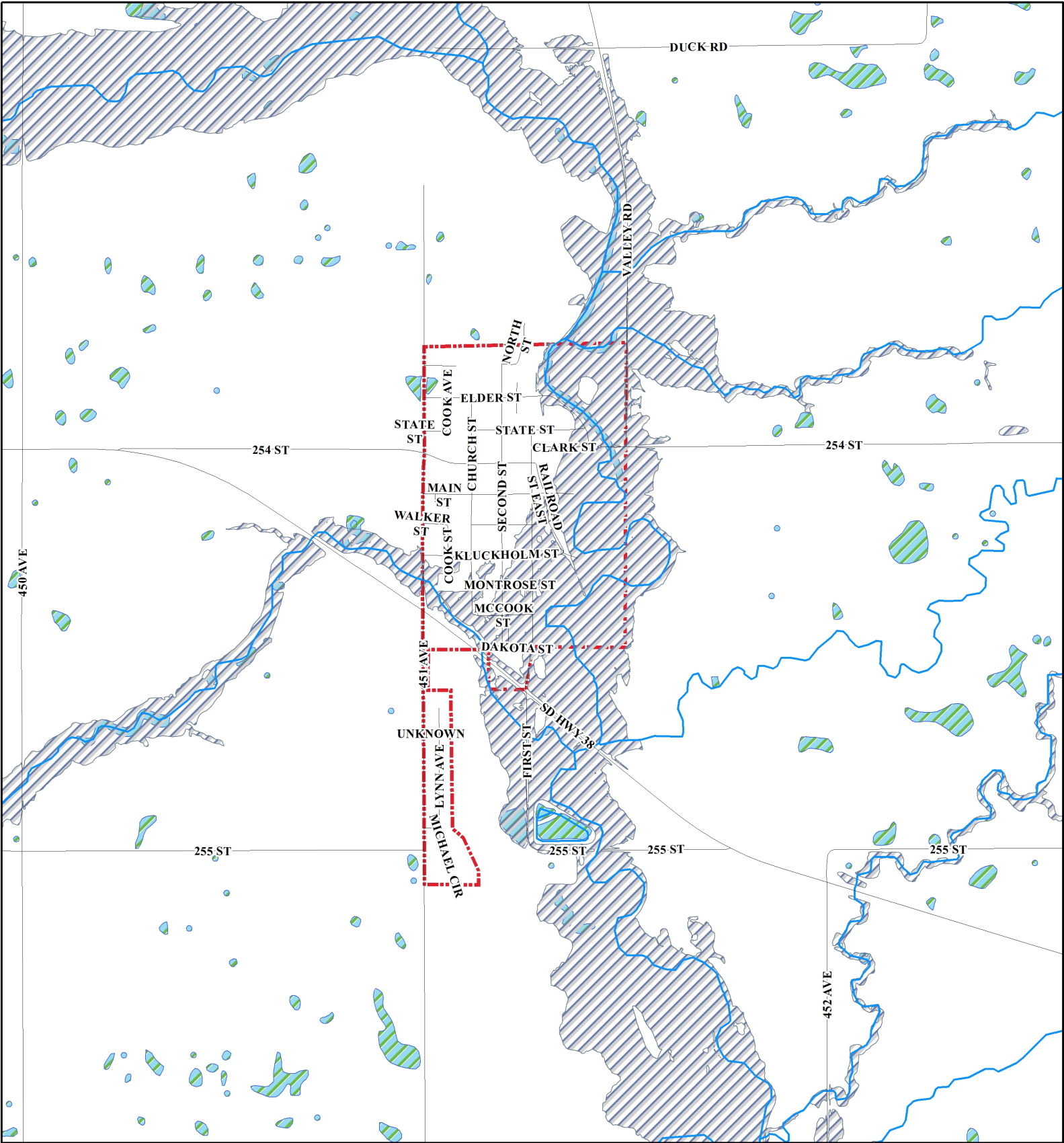
Montrose is in McCook County in southeastern South Dakota. The City is surrounded by agricultural lands and is located on the east fork of the Vermillion River. The landscape consists of rolling hills into the river valley with some moderate slopes in the northwest portion of the city. The elevation ranges from 1,470 feet above sea level in the east part of the City around the river to 1,550 feet above sea level in the west and far south.

Floodplains and Floodway






Floodplains are areas adjacent to creeks, rivers and lakes that are subject to periodic inundation. The east fork of the Vermillion River has some identified and mapped floodplain areas in the lowlands surrounding and to the east of the river. FEMA has identified areas of special flood hazard in the City near the river. This map is representative of the new floodplain map under development by FEMA and is not the current adopted map at the time of this document but it is assumed that it will be adopted soon with few changes. The floodplains of the Montrose area are shown on Figure 3-1.

Wetlands

The *National Wetlands Inventory* was used to identify the general location of wetlands. These are considered areas of high constraint and importance because of their value for habitat, groundwater recharge, and surface water storage and filtration. They are generally regulated by State and Federal agencies. These natural resources provide several functions that are important to the health and welfare of the community. The wetlands of the Montrose area are shown on Figure 3-1.

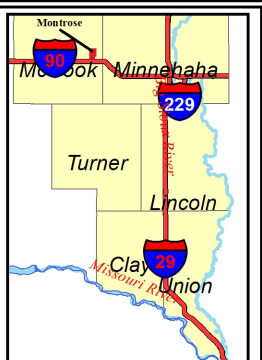
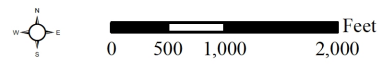


Legend

-  100-Year Floodplain
-  Wetlands
-  City Limits (2019)
-  Railroads
-  Roads

***Figure 3-1
Environmental
Constraints***

Montrose Comprehensive Plan



Chapter 4 - Infrastructure Assessment

Infrastructure is critical to the City's continued growth and development. This Chapter is intended to provide a general overview of the existing transportation, water, and wastewater systems. The City also recognizes that planning for the rebuilding and enhancement of systems in existing parts of the City is as critical as planning for the expansion of systems. The City has and will continue to undertake engineering studies for its infrastructure systems which contain far more detailed information including costs and proposed construction improvements. Completed studies are available for public review in the office of the Finance Officer.

Transportation

Street and highway improvements are a critical planning consideration because of the interactive relationship between transportation and land use. Location choices for many land uses are frequently made on the basis of access to major streets and highways. Without consideration for adequate capacity or maintenance, the transportation system cannot adequately accommodate development.

Arterial Streets

Arterial streets are designed to carry a large volume of traffic at higher speeds. Within the City, the function of arterials is to facilitate the movement of goods and people with few obstructions. These streets are generally adjacent to commercial uses.

Collector Streets

Collector streets are designed to provide connectivity between arterials. They allow local traffic an access onto the arterial system.

Local Streets

Local streets provide access from low-density residential developments to collector or arterial streets. Because their function is based on development patterns, there are no spacing requirements. Local streets operate at low speeds, with on-street parking and few traffic signals. Overall the local road system is in fair condition.

Figure 4-1 presents the Major Street Plan that has been developed as a part of the Comprehensive Plan.

Water System

The water system provides potable water to City residents, businesses and institutions. An adequate water supply meets the public demand and requires the responsible use of water, now and in the future, without unacceptable economic considerations. A major element in the overall strategy will be slowing the growth in demand through increased efficiency and conservation.

Existing Water System

Montrose's water distribution system consists of a standpipe storage tank and distribution mains. The distribution system was originally constructed in the early 1900's. In 2011, a project was completed to replace some of the original system with PVC. Variable pumps are used to boost the water pressure throughout a portion of the distribution system. The City used wells to supply water to the system until they began purchasing 100% of their water from Kingbrook III Rural Water System in 1993. One of the previously used wells is abandoned and the other is no longer connected to the distribution system. Montrose maintains their own water distribution system and provides service to their municipal customers. As of April 2019, the City had 172 residential customers and 42 commercial customers for a total of 214 customers. According to a recent water system study the City will have more than adequate water supply to serve peak water usage with the current system and water agreement.

Future Water System

As part of the water system study conducted by DGR Engineering several system improvement projects were proposed. To improve water pressure and fire flows through the system a new 80-foot Standpipe should be built. The other recommended project is to develop a replacement plan and identify funding to replace the remaining cast in place pipe with PVC.

Wastewater System

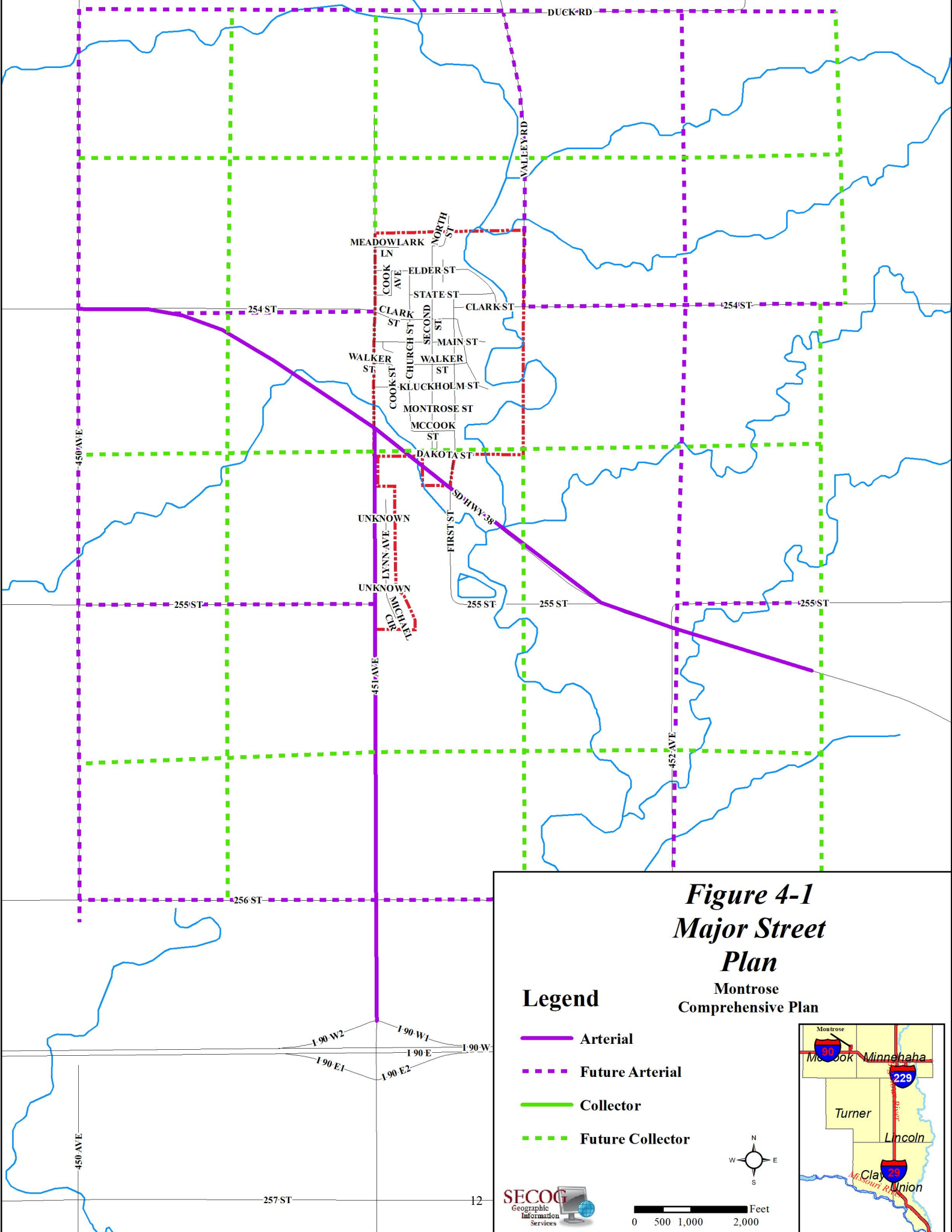
The wastewater system collects, conveys and treats wastewater for City residents, businesses and institutions. With growth in the City's water demand will come a corresponding increase in wastewater generated. Wherever possible, gravity systems are preferred over pressure collection systems for reasons of reliability and lower operating and maintenance costs.

Existing Wastewater System

Montrose's wastewater collection system was constructed in 1969 and consists of 21,730 feet of 8" polyvinyl chloride (PVC) pipe and 2,058 feet of 4" PVC force main. The collection system flows by gravity to their lift station where the sewage is pumped to their treatment ponds south of town. There is also a portion of the collection system that flows by gravity directly to the treatment ponds. The treatment system was originally constructed in 1970 and upgraded to a three-cell stabilization pond system in 2012. The City currently has 214 customers. There is currently one septic tank and no private lift stations inside the city limits. The current wastewater system is adequately sized for anticipated city growth

Future Wastewater System

As a part of a wastewater system study conducted by DGR Engineering several improvements were recommended for the Montrose wastewater system. The City should televise the entire system before any replacement projects take place to ensure that funds are being spent in the most impactful places. The City lift station should be improved to reduce inflow and infiltration into the system and to reduce the risk of flooding the system. One of the treatment ponds is being threatened by erosion from the East Fork of the Vermillion River. The riverbank should be stabilized in this area to reduce the risk posed to the treatment pond. Finally, it is suggested that the road leading to the treatment ponds be improved to ensure that the ponds are accessible at all times.

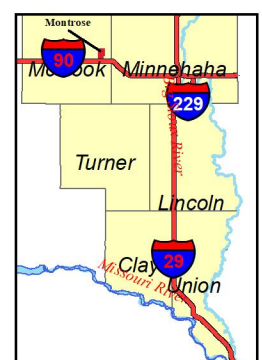
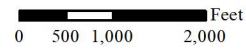


**Figure 4-1
Major Street
Plan**

Montrose
Comprehensive Plan

Legend

- Arterial
- - - Future Arterial
- Collector
- - - Future Collector



Chapter 5 – Schools, Parks and Open Space

Montrose School District

District and Enrollment

The Montrose School District covers approximately 124 square miles in McCook and Minnehaha Counties. As of Fall 2018, the Montrose School District had a K-12 enrollment of 238 students. The Montrose School District consists of one main building divided into three schools, an elementary housing K-5, middle with 6-8, and high school for 9-12. According to fall enrollment data from the South Dakota Department of Education total K-12 enrollment in the District has increased by 22 students in the past 10 years.

Table 5-1 School District Enrollment 2009-2018

Year	Enrollment	Percent Change	Number Change
2009	216		
2010	218	+0.9%	+2
2011	228	+4.6%	+10
2012	222	-2.6%	-6
2013	225	+1.5%	+3
2014	228	+1.3%	+3
2015	236	+3.5%	+8
2016	242	+2.5%	+6
2017	248	+2.5%	+6
2018	238	-4.0%	-10

Current and Future Park Needs

Parks and open space are an important element in the quality of life in Montrose. Montrose has developed a parks and recreational system that includes neighborhood and community parks and a network of trails. As plans are made to build, expand or relocate public facilities, they should be done in conjunction with the Comprehensive Plan, Park Master Plan and the Capital Improvements Plan. Figure 5-1 presents the Current Parks and Open Space.

Type of Park

Neighborhood parks are generally between five and ten acres in size. The effective service area of neighborhood parks is one mile, depending on location, facilities and accessibility. School/park sites also serve as neighborhood parks and include playground equipment in addition to play fields, parking lots and multi-use paved areas for court games.

Community parks, because of their larger size, provide a much wider range of activities and facilities than neighborhood parks. The land area requirements generally range from 20 to 40 acres. Specialized facilities such as swimming pools, picnic areas and athletic complexes can be accommodated in community parks. Community parks typically include areas for passive uses, nature conservation, pools/aquatic centers and athletic fields. Each of these four types of uses might include other uses such as neighborhood playground space, but generally larger parks will focus on one major type of activity.

Conservation and nature areas are specialized locations that preserve wildlife habitat, woodlands and wetlands through open space development. Most commonly developed along stream corridors and natural drainage ways are linear parks or greenways which provide a variety of recreational opportunities to adjacent neighborhoods. These activities easily accommodate the development of a bike trail system.

Montrose Parks Goals

Montrose does not currently have an official Master Parks Plan; however, this does not mean that they do not have plans for new and existing parks. Goals for future park development include:

- Add campsites along the river south of Clark Street
- Install new and improved playground equipment at the two existing playgrounds
- Extend the paved bicycle and pedestrian trail along the river
- Develop a new park with playground on the west side of the river if/when development occurs in that direction

The parks and open spaces on the Current and Land Use Plan maps identify existing park facilities and proposed new facilities within the projected growth areas. The specific improvements provided within the park facility should be tailored to meet the needs of the nearby population that it will primarily serve. In addition, potential combinations of detention pond sites and neighborhood parks should be reviewed wherever feasible to allow more efficient land utilization and consolidation of maintenance costs.

If new parks are to be provided at a reasonable cost and in proper locations, it is essential that parkland acquisition take place prior to residential development. Integration of park and school sites will likewise be feasible only if land acquisition occurs well ahead of residential development. Potential areas for future cooperative efforts should continue to be explored with other public entities.

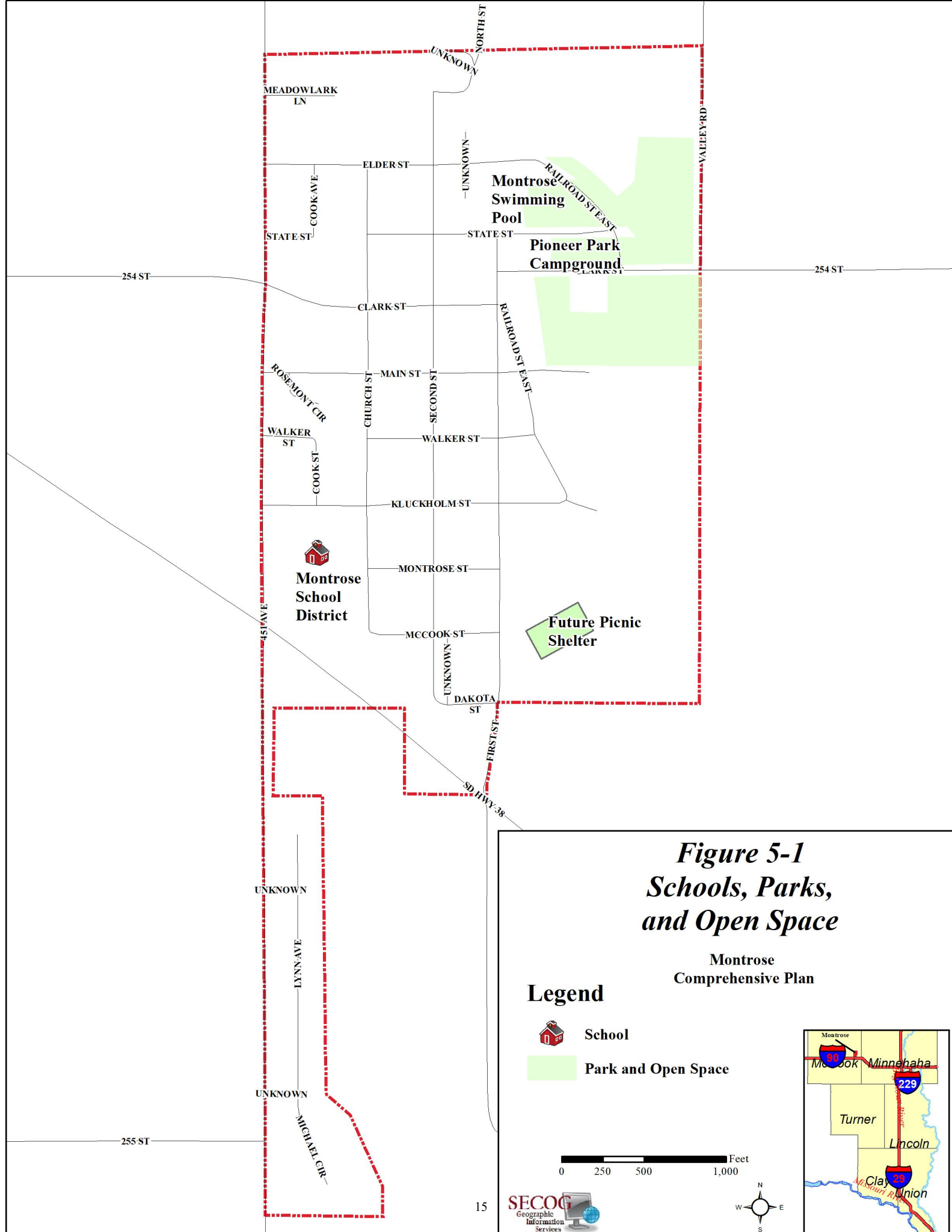


Figure 5-1
Schools, Parks,
and Open Space

Montrose
 Comprehensive Plan

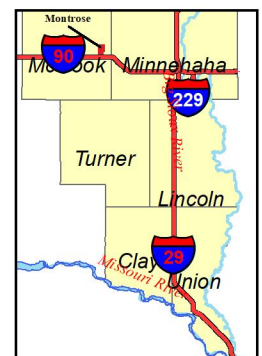
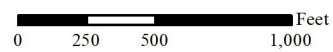
Legend



School



Park and Open Space



Chapter 6 - Land Use Plan

Land use is the most important element of the Montrose Comprehensive Plan. It addresses the location, type, and density of land uses throughout the City. From established goals, land use planning policies are developed that will be used to guide the physical development of the City (including zoning decisions). Without the community's goals, objectives, and policies regarding land use, future development of Montrose would be left to chance and could potentially lead to property devaluation, inadequate public facilities and services, aging and deficient infrastructure, economic stagnation, and unmanageable local conditions.

Existing Land Use

Current land uses have been grouped into eight categories for the City of Montrose:

1. Industrial: Includes manufacturing, warehouses, and other similar uses.
2. Commercial: Includes retail businesses, offices, etc.
3. Single-Family Residential: Includes single-family residences, duplexes, twin homes, and all manufactured housing outside of manufactured home parks.
4. Multi-Family Residential: Includes all apartments.
5. Manufactured Housing: Manufactured homes within manufactured home parks.
6. Institutional: Includes schools, libraries, churches, government offices, and similar uses.
7. Parks and Open Space: Includes parks and athletic fields. Also included are areas that should be protected from development to facilitate movement of flood water and runoff. Some types of development may be appropriate for such areas, as long as the development does not dramatically increase the incidence or severity of flood or drainage problems.
8. Vacant: Includes land not yet developed for one of the other seven uses. Also included are areas that provide farming and agriculturally related uses.

Montrose contains 212.7 acres excluding street right of ways. The map in Figure 6-1 is a physical land use inventory that was prepared by SECOG in 2019. Table 6-1 contains the estimated area in each land use category. The primary purpose of this map is to illustrate the overall pattern of development in Montrose.

Some key aspects of the existing land use pattern include:

- Single-Family Residential is the largest land use by acre, followed by Park/Open Space.
- Industrial uses are primarily concentrated near the old rail-lines with a small pocket by the Highway.

- Commercial uses are mainly concentrated in the downtown corridor.

Table 6-1: Area by Land Use (2019)

	<u>Acres</u>	<u>% Total</u>
Single-Family Residential	102.3	48.1%
Multi-Family Residential	3.0	1.4%
Manufactured Housing	1.4	0.6%
Institutional	9.4	4.4%
Commercial	3.2	1.5%
Industrial	11.1	5.2%
Park/Open Space	24.1	11.3%
Vacant	58.3	27.4%
Total Acres	212.7	100%

Land Use Plan Map

The Land Use Plan map (see Figure 6-2) shows the preferred land use for all property in Montrose. Further, this map lays the foundation for land use controls that are used by the City to implement the Comprehensive Plan. A review of the population projections and land use consumption needs should be reviewed every five years to ensure enough land is available for anticipated land use needs. The estimated land area contained in each category is shown in Table 6-2.

Table 6-2: Anticipated Land Use Calculations

	<u>Acres</u>	<u>% Total</u>
Residential-Single Family	173.4	64.45%
Residential- Multiple Family	3.0	1.12%
Manufactured Housing	1.4	0.50%
Commercial	3.5	3.48%
Industrial	11.1	1.29%
Institutional	9.4	4.11%
Park/Open Space	67.4	25.04%
Total Acres	269.0	100%

Land Use Categories

The Land Use Plan seeks to balance the needs and desires of Montrose residents, employees, and business owners. The Comprehensive Plan uses the following categories to define the preferred physical development of Montrose:

- Residential
- Commercial
- Industrial
- Park/Open Space

The following sections are intended to provide a general explanation of the goals and policies for each of these land use categories.

Residential

Montrose's vision seeks to offer housing opportunities to residents in all stages of life. To achieve its vision, Montrose desires to establish a variety of residential land uses.

Goals for Residential

The City of Montrose seeks to achieve the following goals through the implementation of the land use plan for Residential:

1. Provide a variety of housing types that allow people to live in Montrose at any stage in their life.
2. Facilitate the location, character, and phasing of residential growth and development.
3. Address the density, affordability, and type requirements for housing.

Policies for Residential

Implementation of the land use plan for Residential will be guided by the following policies:

1. Encourage a mixture of housing whenever possible.
2. Encourage future residential development to address the need for affordable housing.
3. Integrate Residential with park, trail, and open space features.

Commercial

Commercial uses should be concentrated where access and visibility is good. Some examples of businesses that fall into the Commercial category include personal services, child care facilities,

dental and medical offices, business services, grocery stores, general merchandise stores, gas stations, and restaurants.

Goals for Commercial

The City of Montrose seeks to achieve the following goals through the implementation of the land use plan for Commercial:

1. Provide attractive, inviting, quality retail shopping and commercial services that are convenient to existing and future Montrose residents, employees, and visitors.
2. Provide a wide range of goods and services for Montrose residents and visitors.

Policies for Commercial

Implementation of the land use plan for Commercial will be guided by the following policies:

1. Ensure convenient access to roadways and buffer impacts on existing and future residential land use.
2. Require development of neighborhood convenience uses to be part of a planned development approach.

Industrial

Generally, uses that are intended to be accommodated in areas termed Industrial include: business, industrial, or technology parks; warehousing; limited and general manufacturing; light and heavy industry; and wholesale businesses.

Goals for Industrial

The City of Montrose seeks to achieve the following goals through the implementation of the land use plan for Industrial:

1. Provide diverse employment opportunities for current and future Montrose residents.
2. Retain existing businesses and allow for expansion opportunities.
3. Create opportunities for high-quality development at the key gateways to Montrose.

Policies for Industrial

Implementation of the land use plan for Industrial will be guided by the following policies:

1. Provide well-planned office/business park areas close to amenities for business/industrial development to attract high quality businesses.

2. Guide high profile business development to major intersections along the highway or gateways into the community.
3. Facilitate development of a business or industrial park on remaining vacant commercial and industrial land.

Park/Open Space

New neighborhood parks will be established in conjunction with residential development. A system of greenways will be developed to connect community park facilities and other open spaces. Greenways may also serve as a continuous trail corridor.

Goals for Park/Open Space

The City of Montrose seeks to achieve the following goals through the implementation of the land use plan for Park/Open Space:

1. Create a connected system of parks, trails, and open spaces that respond to the needs of current and future residents.
2. Maximize the use and efficiency of funds for the continued maintenance, development and expansion of existing and future parkland.

Policies for Park/Open Space

Implementation of the land use plan for Park/Open Space will be guided by the following policies:

1. Accept cash contribution for continued development and improvement to the park system.
2. Coordinate park development with McCook County and neighboring communities.

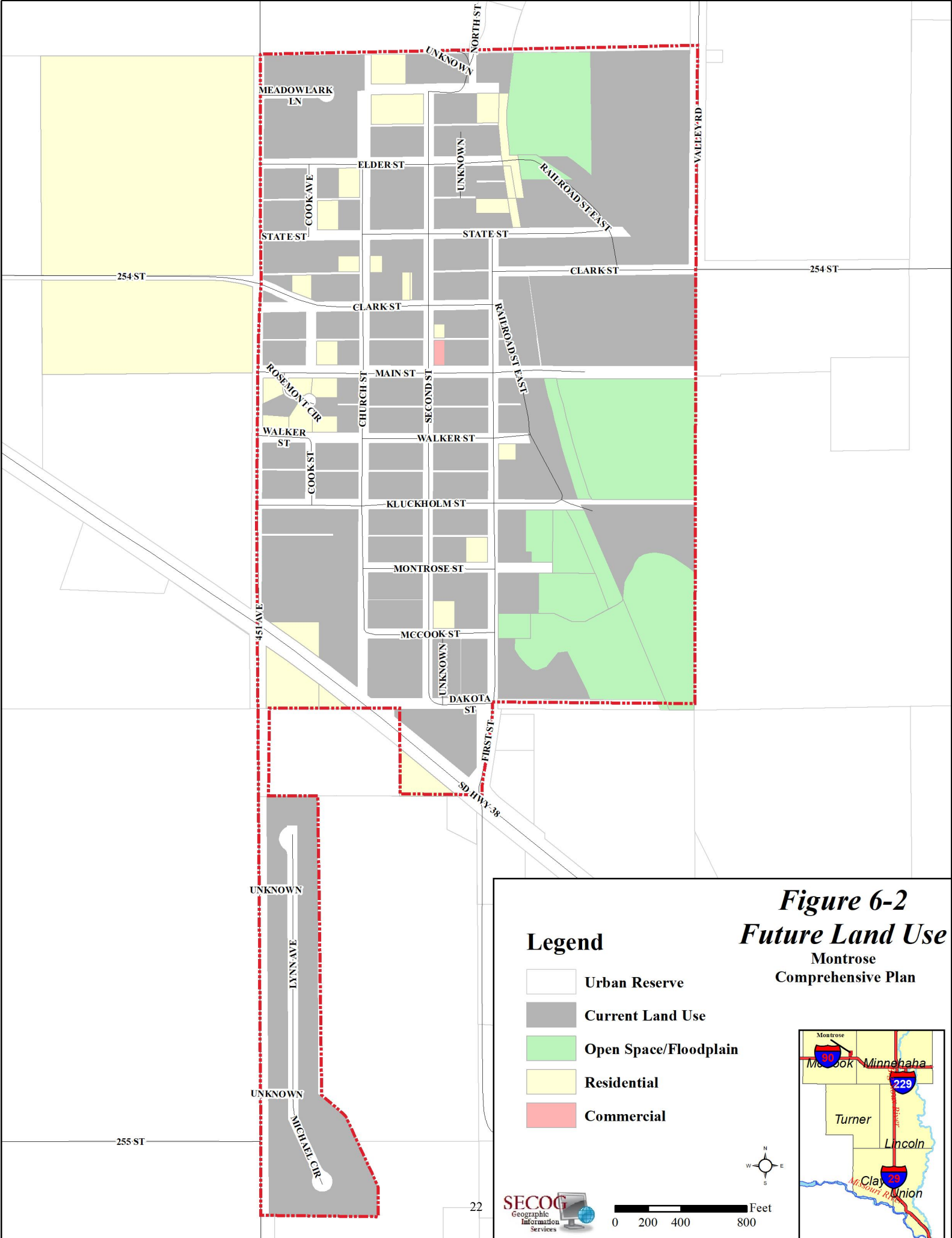
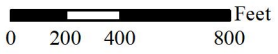
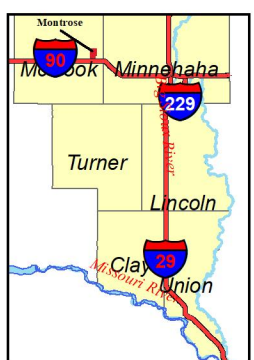


Figure 6-2
Future Land Use
 Montrose
 Comprehensive Plan

Legend

- Urban Reserve
- Current Land Use
- Open Space/Floodplain
- Residential
- Commercial



Chapter 7 - Planning Policy Framework

If a community is to have a sound Comprehensive Plan, the community needs first to set goals. A goal's statement expresses the public opinion about what kind of place a community should become and is based on citizen participation and group input. Policies and objectives are then developed which are specific descriptions of what government, private organizations and individuals need to do in order for the community to achieve the identified goals.

The following goals and policies are a detailed expression of the community's aspirations for the future and can be considered the heart of the Comprehensive Plan. The goals, objectives and policies provide direction for future planning and activities for the City of Montrose and the contiguous planning area.

Growth Management Strategy

Significant portions of the land within the Growth Areas are presently dedicated to agricultural uses and are otherwise undeveloped as for any urban purposes. It is likely that lands adjacent and abutting the developed areas of the City will be developed with urban purposes once public utilities become available. The timing of the extension of utilities into undeveloped areas is important; premature and unplanned development prior to development of the necessary roads and utilities should be avoided.

Goal 1: Focus New Development within Existing City Limits Area

Objectives

- Allow development within existing sanitary sewer and drainage basins.
- Allow compact and contiguous urban growth within corporate limits.
- Enhance the character, identity and historic preservation of the community.

Policies

The City will determine the growth areas most accessible to sewer hookups and will discourage growth in areas not suitable for sewer hookups.

The City will maintain the growth area boundary as the division between urban and rural densities and services, and encourage growth and development that will promote an efficient use of present and future public investments in roads, utilities and other services.

The City will discourage scattered or strip commercial and industrial development outside the urban service area and direct such uses into existing developed locations where adequate services are available including major street access and proper water/sewer systems.

The City will require that properties served by public utilities be located within the City.

The City will establish an area-wide approach to cooperatively manage future growth including city and county governments, school districts, townships and other public utility providers.

The City will encourage the redevelopment of aging neighborhoods via infill housing, infrastructure improvements, and other development activities.

Goal 2: Direct New Growth Into Designated Future Growth Areas

Objectives

- Establish development patterns/requirements for the Future Land Use areas.
- Allow development in sanitary sewer and drainage basins which efficiently connect to current system.

Policies

Work with the County through Joint Platting to attempt to avoid non-complimentary development within identified growth areas.

Discourage the approval of plats that cannot be served by City utilities.

Review and follow development standards to encourage an attractive and well-designed community without creating an undue burden on developers.

The City will review and revise, on an as needed basis, specific development patterns established under Chapter 6 – Land Use Plan.

Goal 3: Construct and Upgrade the Major Street System to Handle New Growth

Objectives

- Enhance the current road system to provide optimum traffic mobility.
- Minimize ingress and egress onto major roadways.

Policies

The City will evaluate the need for various improvements and appropriate annual funds accordingly.

The City will require driveway access points off local roads rather than arterials whenever feasible so as to alleviate congestion from heavily traveled roads.

Align new streets with the existing street grid where feasible.

Connect neighborhoods through sidewalks or recreational trails to increase the safety of pedestrian movement around the City.

Goal 4: Preserve the Function and Character of the Rural Area

Objectives

- Encourage agriculture to remain the dominant land use activity in rural area.
- Discourage scattered residential, commercial or industrial development.

Policies

The City will encourage the preservation and protection of land used for agriculture in a manner that supports these elements during the predevelopment urbanization period.

The City will encourage the orderly transition in the development of agricultural area to urban areas.

The City will work with McCook County to ensure all proposed development within Montrose's growth areas are annexed and serviced with municipal utilities.

Capital Improvements Planning Strategy

The purpose of capital improvements planning is to provide local government officials with a guide for budgeting major improvements that will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies that need to be corrected prior to the development. It is the intention of the City to upgrade a portion of existing utilities and transportation routes on an ongoing basis. Information within the Comprehensive Plan can be utilized in constructing the Montrose capital improvement plan.

Goal 1: Plan for the Future

Objectives

- Plan for adequate funds to support infrastructure needs.
- Anticipate the needs of future water, wastewater, and stormwater systems.

Policies

Develop a long-range Capital Improvements Plan.

Create and follow an Annual Maintenance Schedule for all City infrastructure.

Prioritize the improvement of existing infrastructure to reduce I/I in the wastewater system.

Continually review and update user rates to keep up with maintenance and replacement expenses.

Design new street infrastructure to include curb and gutter and appropriate storm water drainage.

Goal 2: Maintain and Improve Existing Infrastructure

Objectives

- Improve existing water, wastewater, and stormwater systems
- Increase public awareness of public infrastructure systems.

Policies

Install curb and gutter in existing development where feasible as streets are upgraded and reconstructed.

Increase efforts to educate the public about the current cost to maintain and install city infrastructure.

Neighborhood Conservation Strategy

Blighted neighborhoods tend to grow into adjacent areas and invite additional deterioration. Visual deterioration gives the impression that nobody cares, creating an atmosphere which may foster crime, antisocial activities and further blight. Declining neighborhoods demand additional health, social and public safety services, weaken the tax base and make activities to promote new economic development in the City more difficult. Strategies to strengthen and preserve the older residential neighborhoods will maintain the supply of safe, decent, affordable homes and limit the need for costly increases in public services and avoid the need for dramatic revitalization programs. The goals of affordability, variety, safety and preservation are emphasized.

Goal 1:

Objectives

- Identify partnerships to encourage redevelopment
- Reduce decline of existing neighborhoods
- Provide opportunities for citizens to “Age in Place”

Policies

The City will work toward full enforcement of all property maintenance ordinances.

The City will explore funding opportunities and partnerships to develop innovative solutions to fix-up existing problem properties.

The City will encourage the development of housing designed to enable aging residents to remain in the city when their family home becomes too difficult to maintain.

The City will seek innovative housing strategies that encourage a mix of housing styles and price points.

The City will seek opportunities to encourage or create community events and gathering places in order to strengthen citizens sense of community.

The City will encourage the re-use or redevelopment of infill properties within established neighborhoods.

Park and Recreation Space and Use Strategy

Just as water, sewer, and public safety are considered essential public services, parks are vitally important to establishing and maintaining the quality of life in a community, ensuring the health of families and youth, and contributing to the economic and environmental well-being of a community and a region. There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment.

Goal 1: Improve Park and Recreation Space for all Residents

Objectives

- Maintain existing park land
- Incorporate park and recreation space into design of new developments
- Develop City parks into an interconnected system

Policies

The City will budget to maintain existing park infrastructure as well as to improve the amenities provided current parks.

The City will inventory current park amenities and explore options to incorporate new and different uses into new parks or determine if there is a benefit to repurposing space in an existing park.

The City may require a dedication of land in a new development to be used for the creation of a new park. Where appropriate the City will encourage the development of one or two lot “pocket parks”.

The City will follow the plans set forth in the Future Land Use map of this comprehensive plan of work toward parks and recreation facilities that are an interconnected system of park land, on and off-street paths, and scenic multi-use trails.

Land Use Planning Strategy

The quality of life in Montrose will be protected and enhanced by establishing a balance of land uses including residential neighborhoods exhibiting a variety of housing styles, densities, price points and design, retail areas, office and industrial areas and parks and open space. The City’s land use plan (Figure 6-2), is the graphical representation of Montrose’s land use goals, objectives and policies. Together, with the text, the land use plan provides a conceptual glimpse of the community’s preferred growth pattern.

Goal 1: Ensure the Health and Safety of Citizens

Objectives

- Separate structures for health and safety.
- Design lots and blocks to emphasize cost efficiency and community value.
- Provide adequate visibility at intersections and driveways for all streets.
- Design major streets to emphasize mobility and safety.
- Minimize conflicts and nuisances that typically occur wherever people and activities congregate within corporate limits.

Policies

The City will establish side yard setbacks that comply with fire code separation for residential, commercial and industrial structures.

The City will ensure buildings and structures do not encroach on residential building air space.

The City will review the lot and block designs based upon subdivision design standards.

The City will ensure that structures and fences do not obstruct the view of intersecting traffic.

The City will preserve adequate right-of-way for future arterial traffic routes and collectors.

The City will discourage traffic routes that promote through-traffic in residential neighborhoods.

The City will review and update Montrose's zoning map and ordinance periodically to discourage mixing of incompatible uses.

Goal 2: Protect Natural Resources

Objectives

- Retain runoff with open natural drainage systems.
- Create greenways and linear open spaces within floodplain areas.
- Design around significant wetlands.
- Limit development in areas with poor soils and high-water table.

Policies

The City will encourage any development that is platted to incorporate as much natural drainage as possible.

The City will assure development works with existing drainage system.

The City will discourage residential, commercial or industrial development within floodplain areas as identified by the Federal Emergency Management Agency.

The City will encourage development to utilize and maintain wetlands as a part of the natural drainage basin.

Goal 3: Enhance the Visual Quality of the City

Objectives

- Separate industrial and residential uses.
- Soften the look of all uses to enhance the community's image as an attractive place.
- Encourage the appropriate siting and concentration of uses and structures that can clutter the landscape.
- Provide suitable areas for a variety of residential types and densities.

- Allow for vibrant and viable commercial areas with a variety of uses.
- Maintain the appearance of Montrose’s neighborhoods, streets and commercial districts.
- Encourage high-quality new developments that are visually attractive and respect their surroundings.

Policies

The City will discourage industrial development near residential developments.

The City will encourage siting of industrial uses in incorporated areas.

The City will establish front and rear setbacks that provide reasonable separation for residential living.

The City will establish landscaping standards to provide visual and physical boundaries between parking lots and roads.

The City will encourage the reuse of vacant buildings within the community.

The City will allow and encourage multiple uses in downtown buildings when uses are compatible with the location and each other.

The City will allow manufactured homes to be placed only in manufactured home parks.

The City will develop a robust set of guidelines for the licensing of manufactured home parks.

The City will promptly enforce ordinances regarding property maintenance and appearance.

The City will allow home occupations as long as there is no substantial change in the residential nature of the home.

The City will identify appropriate locations for residential areas on the Land Use map, taking into consideration accessibility, utility availability and site suitability.

The City will require adequate buffering and transitions such as multi-family residential between single-family residential and non-residential land uses.

The City will encourage new commercial developments near existing commercial areas and buffer them from single-family residential.

The City will encourage commercial development in clusters at major intersections and other appropriate locations, as opposed to scattered and/or “strip” development along major thoroughfares.

The city will discourage spot zoning individual parcels to a non-complimentary use when compared to all surrounding parcels.

The City will improve the appearance of public ways and property throughout the central business district through the use of street furniture, flowers and other aesthetic means.

The City will encourage and support private initiatives to landscape and beautify vacant lots or underutilized parcels.

The City will assure that its review processes, zoning and building regulations are designed to promote high-quality developments.

Chapter 8 - Plan Implementation

Planning is a continuous process. Completion of the Comprehensive Plan is by no means an end in itself. A comprehensive plan must be constantly scrutinized to ensure that its goals, objectives and policies continue to reflect changing community needs and attitudes. The purpose of this implementation element is to provide direction and recommendations for implementing the Comprehensive Plan and for continuing planning. Above all, the Plan must be used.

The Continuous Planning Process

Circumstances will continue to change in the future, and the Montrose Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Some of its proposals will be found unworkable and other solutions will continue to emerge. Changes that are needed should be carefully noted and thoroughly considered as part of Annual Plan Updates and Major Plan Revisions. As change occurs, however, Montrose's vision should remain the central theme and provide a unifying element. This plan's importance lies in the commitment of citizens to agree on Montrose's purpose for the future, and to apply that consensus in continuing efforts that focus on betterment of the community.

Review by the Planning Commission

The Planning Commission should review the status of efforts to implement this Comprehensive Plan on an annual basis. Significant actions and accomplishments during the past year should be recognized as well as recommendations for needed actions and programs to be developed in the coming new year.

Annual Plan Amendment Process

Annual plan amendments, when necessary, will provide opportunity for relatively minor plan updates and revisions such as: changes in land use plan designations; implementation actions for identified goals, objectives and policies; and review of plan consistency with ordinances and regulations. A plan amendment should be prepared and distributed in the form of an addendum to the adopted Comprehensive Plan. Identifying potential plan amendments should be an *ongoing process* by the Planning Commission throughout the year; input from the general public should be solicited for any and all plan amendments. Proposed plan amendments should be reviewed and approved by the Planning Commission with final approval from the City Council, mirroring the initial adoption of this Comprehensive Plan; plan amendments shall be in the form of a resolution.

Major Updates of the Comprehensive Plan

Major updating of the Comprehensive Plan should occur *every five to ten years*. These updates will ensure renewal and continued utility of the Comprehensive Plan for use by the Planning Commission and City Council. Annual plan amendments from the previous four years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving City officials, the Planning Commission, a steering committee and citizens. The result

of major plan updates will be a “new” comprehensive plan for the City, including new identification of up-to-date goals, objectives, policies and implementation actions.

Citizen Participation in Continuing Planning

Montrose’s citizens shared in developing the plan's goals, objectives and proposals by participating in public meetings. The many ideas and comments contributed by citizens during the plan's development were incorporated and shaped the resulting proposals and recommendations. Similarly, citizens should continue to be involved in implementing and maintaining the Comprehensive Plan. The Planning Commission, community meetings, public forums, newsletters and public notices should be utilized to inform and involve citizens in continuing planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

Capital Improvements Planning

The purpose of capital improvements planning is to provide local government officials with a guide for budgeting major improvements that will benefit the community. Before future development can be considered, the City must review current infrastructure and identify any deficiencies that need to be corrected prior to the development. It is the intention of the City to upgrade portions of existing utilities and transportation routes on an ongoing basis.

Implementation Process

The Comprehensive Plan is the City's guide for government officials and citizens when making decisions about land use and development. The Comprehensive Plan is *comprehensive* in that it identifies the multitude of factors related to future community growth. The Plan analyzes relationships among these factors, proposes what needs to be done about them, and recommends goals and objectives and actions for using the City's resources in the most efficient and effective ways.

Plan implementation includes using the Land Use map as a general guide for decision-making in zoning cases and subdivision plat review. This practice is to ensure that development and redevelopment are consistent with the policies of the City's Comprehensive Plan. Review and revision of City ordinances for updating, strengthening and streamlining the Zoning Ordinance and Subdivision Regulations will be a plan implementation activity. Studies for drainage basins are critical to protection of existing and future development. Water and sewer needs and improvements must be addressed on a yearly basis. Parks development and community facilities improvements will be needed as well.

Perhaps the most important method of implementing Montrose’s Comprehensive Plan comes through a day-to-day commitment by elected and appointed officials, City staff members and citizens of the community. The Comprehensive Plan must be perceived as a useful and capable tool in directing the City's future. The Land Use map and other key elements of the Comprehensive Plan should be displayed and available for ready reference by public officials and citizens. The

Comprehensive Plan should continually be referenced in rezoning public hearings, site plan proposals, variance and conditional use hearings as well as informal discussion situations.

An aggressive, yet realistic program for implementing the Comprehensive Plan should be established by the City Council and the Planning Commission and then used by the entire community. Implementation tools include the Zoning Ordinance, Subdivision Regulations and annual budget. These tools should be reviewed and updated periodically so that the goals, objectives, and policies of the Comprehensive Plan are put into action. In addition, the identified goals and policies of this Plan should be reviewed and implemented continually to ensure maximum effectiveness of the Plan.