

City of Cortez Master Street Plan Overview

What is the Master Street Plan?

The Master street plan is a tool for the City of Cortez and Montezuma County that proposes future street alignments. The plan also is a guide for citizens to understand where future street infrastructure is proposed. Anticipating the need for additional road alignments and road capacity will better accommodate future commercial and residential land development by ensuring there is adequate connectivity and the ability to install the necessary road sizes for future traffic needs.

The Master Street Plan is a part of the City of Cortez Comprehensive plan. It provides a long range look at where and how the city may grow and provides a “road map” for future growth.

What the Master Street Plan is not:

- A plan to annex land.
- A capital improvements plan.



How is the Master Street Plan Used?

The Master Street Plan is used to identify locations where there is a need for street connectivity. When development is proposed, the plan provides guidance to the developer and the local governments to ensure that the street connections can be accommodated.

What the Master Street Plan Does:

- Provides a vision of the street network for the future
- Helps coordinate street connectivity
- Provides a tool for developers and citizens to assist in identifying street connections
- Provides a tool for the city and county to use when development occurs to identify necessary street connections to serve the community into the future
- Helps the community plan for growth
- Is advisory- can be adjusted as development actually happens

What the Master Street Plan Does NOT do:

- “Condemn” or “take” private property
- It is not a transportation plan
- Not intended to solve all transportation problems and issues.
- Require the City or the County to improve a proposed street
- Set in stone the exact location of a street- It is not intended to define the exact street alignments.



Frequently Asked Questions

Why do we need a master street plan?

The Master Street Plan helps local governments and land developers identify where a future street should go. Otherwise, streets may not connect to each other in a logical way.

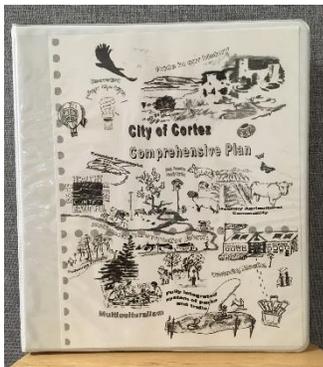
Who uses the master street plan?

Local Governments (i.e. the City of Cortez and Montezuma County), the State Highway Department, land developers, and individual property owners all can use the master street plan for guidance on where streets should go, and on where a street may need to be upgraded.

What area does the master street plan cover?

The street plan could cover an area of up to three miles outside of City Limits. The proposed street plan only covers an area of one mile outside of the City's limits. If significant growth begins to happen, the plan can be amended to plan for additional traffic needs appropriate for the demand.

How is the Master street plan related to other City plans or policies?



The Master Street Plan is a subsection of the Comprehensive Plan, which looks at policies to guide growth and land use for the city in general. The Master Street Plan provides specific guidance regarding street connectivity and policies for ensuring that there is a logical system of streets for the City and certain areas of the unincorporated area.

The Master Street Plan is advisory, in that it provides general guidance. The Street Plan is implemented through the land use code, in the form of regulations that require development to consider the proposed streets and accommodate the street connections that are proposed in the Master Street Plan.

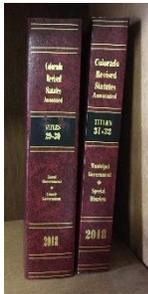
How will this impact me?

- Generally, the Master Street Plan will help the community grow in a coordinated and thoughtful way
- The Plan will provide guidance to Landowners wishing to subdivide or develop parcels of Land so that a landowner will know what to expect
- If you are a landowner wishing to pursue development, the plan will provide guidance on whether or not a street connection is desired in your area.
- As a current or future resident, you may benefit from a more interconnected street network, thus experiencing shorter travel times, less congested roadways, and more logical routes to your destination.



What is the authority of the City to have a plan that extends into the County?

Colorado State statutes 31-23-206 states that a City's Planning and Zoning Commission can make and adopt a master plan. Within a master plan, the following can be considered within the municipality and outlying areas:



(a) The general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

Further, State statutes section 31-23-212 allow a municipality to have jurisdiction over land within the three-mile area with regards to subdivisions:

The territorial jurisdiction of any commission over the subdivision of land includes all land located within the legal boundaries of the municipality and, limited only to control with reference to a major street plan and not otherwise, also includes all land lying within three miles of the boundaries of the municipality not located in any other municipality.

The purpose of the state laws is to provide a way for a city to have some input into subdivision of land so that there is a coordinated effort to arrange street ROW so that existing and future streets connect.