

ity to approve any kind of movement of the trail, Foreman stated. There will be several opportunities to express concerns to the county coming up. As of now, developers have been working with the town to design a possible route for the trail that would travel higher than I-25 and also serve as a landscaped area, screened from the highway by trees. At the moment, the trail winds past Old Denver Road, which is expected to become a four-lane divided road, in time, and therefore much busier. Monument is requesting that the county move the trail to the east of the coming development, but in the end, it will not be the town's decision.

- Resident Dan Showalter said he was concerned about the rezoning that took place for Conexus Business Park Phases 2 and 3 at the Aug. 12 meeting. He said that only Commissioner King was representing the people of Monument during the discussions. Ours responded by stating that while he wasn't present at the meeting, he knows each member of the PC works hard to represent the people of the community. That being said, landowners also have rights, and unless the town Planning Department presents a project with code violations, it's not possible for the PC to refuse it.

Discussion

A significant amount of discussion took place during this meeting. Here are summaries of some—but not all—conversations:

- King disagreed with one of Ours's points, asserting that Conexus Business Park Phases 2 and 3 had a right to Industrial Zoning but that he doesn't believe they were entitled to add commercial or high-density residential projects to the development. He also described the power the PC has to add conditions to their motions before voting, in order to help shape the future of projects. He does not believe the PC to be powerless in the face of proposals that don't have obvious code violations. The possibility of adding a condition to the proposal next time and seeing if the motion is seconded was raised. Ours replied that he wasn't meaning to say there is nothing the PC can do, merely to state that the PC is trying hard to serve the town, and there has to be a valid, code-backed reason for rejecting a proposal.
- The Planning Department was asked whether it would be possible to eliminate the Sketch Plan

as a step altogether, allowing the PC to address more specific projects further along in the completion process. The idea is expected to be explored with consultants moving forward.

- The question was raised of how to communicate better with Monument residents. A huge discussion has been taking place on the website NextDoor regarding the potential changes to Santa Fe Trail, which is currently full of misinformation. The truth is, there are going to be public meetings with the county, and as of right now its position on the issue is not known. Citizens were advised to reach out to Tim Wolken, county director of Community Services. He is likely to be taking charge on this. According to communityservices.elpasoco.com/community-services-management-team/, Wolken can be reached at 719-520-7529, or by email at TimWolken@elpasoco.com.
- Planner Debbie Flynn stated that a Conexus sign with relevant information has been viewable on Old Denver Road for over a year already. Flynn also complimented Our Community News on reporting the meetings.
- Citizens are encouraged to research construction taking place in their communities, and to seek out the information Monument's Planning Department has made available.

Sept. 23 meeting

Attending the Sept. 23 PC meeting were Chairman Daniel Ours and Co-Chair Chris Wilhelmi along with Commissioners Sean White, Steve King, and Martin Trujillo. It appeared that Alternate Commissioner Eric Light was online for the meeting, but he did not participate in the vote.

Falcon Commerce Center Phase 1 Preliminary PD Site Plan

Some facts about this project according to Planner Debbie Flynn's presentation and discussion with the PC and a presentation from Andrea Barlow of NES Inc., here representing the developer:

- The property is south of Baptist Road, west of I-25 and north of the U.S. Air Force Academy. It is adjacent to Baptist Road and Woodcarver Road and comprises 32 acres out of the entire 214-acre Falcon Commerce Center project.
- Lots 1-6 are 12.31 acres, intended for commercial, office, and medical use. Lot 7 is 17 acres and will be used for warehouse distribution. There is already a letter of intent for Lot 7, so its future is understood, but Lots 1-6 could still shift, Barlow explained. It's unlikely there will be more than

six lots here, but if a buyer wanted to build something larger, there could be fewer lots in the end.

- While this development is entitled to three Santa Fe Trail crossings, it is only using one, along with an existing, little-used gravel road access to the wastewater plant. The one new crossing will be close to the Baptist Road roundabout, where the trail is already interrupted. There will be flashing lights and signs indicating pedestrian crossing, as well as streetlights on the public roads.
- There will be a 25-foot setback by Baptist Road, a 20-foot building setback adjacent to Santa Fe

Trail, and a 20-foot setback on internal Collector Streets. A maximum building height of 100 feet is in place, which proved a point of contention among members of the PC, although they agreed the likelihood of something so tall being built is minimal.

- Part of the property in Phase 1 is designated as a Commercial Center (CC) in the town's Comprehensive Plan and is expected to generate a high number of vehicle trips, along with serving as a transitional space between heavily traveled places and neighborhoods. The rest of the Phase 1 property is designated as Light

Industrial. A map detailing the property is available in the meeting packet.

- Primary access to the property will be off Baptist Road via Terazzo Drive. There will be a secondary access through Woodcarver Road via Squadron Drive.
- By 2025, a traffic signal at Baptist Road/Terazzo Drive will be warranted.
- There will also be an extension of Terazzo Drive to Squadron Drive, as well as an extension of Squadron Drive to Woodcarver Road. Improvements will be made to Woodcarver Road in the process. The developer will pay for these improvements,

you are invited

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