

Monument Planning Commission, Dec. 9

UPS Distribution Center Site Plan and Sanctuary Pointe Filing No. 8 Plat approved

By Kate Pangelinan

Monument Planning Commission (MPC) Vice Chair Chris Wilhelmi led the Dec. 9 meeting, which was held remotely due to the continuing COVID-19 pandemic. Joining him were Commissioners Sean White, Steve King, Martin Trujillo, and Joshua Thomas, with presentations provided by Planner Debbie Flynn.

The meeting focused on two proposals: first, a Final PD Site Plan for an upcoming UPS Distribution Center intended to be part of the Falcon Commerce Center 1 Preliminary PD Site Plan Commercial Subdivision, and secondly a Final Plat for Sanctuary Pointe Filing No. 8. Both proposals were approved unanimously and will now be considered by the Board of Trustees.

Further information about all projects discussed by the MPC can be found in the meeting packets located at monumenttownco.documents-on-demand.com. This site is also a good resource for accessing approved meeting minutes as well as the agendas for upcoming meetings. This latest MPC meeting, along with many older ones, can be found recorded on the Town of Monument's YouTube channel at youtube.com/channel/UCd-FL08UcqZfFdkio5jT6GDA. Citizens may find it easier to search for "Town of Monument" or "Monument Planning Commission" in YouTube's search bar.

UPS Distribution Center

Some facts about the project, according to Flynn's presentation, the meeting packet, and the MPC's discussion:

- The site comprises 16.91 acres. It's located at 1671 Squadron Drive, with Woodcarver Road to the west and south.
- Surrounding businesses include the Pilot Travel Center, Valero Gas Station, and Pioneer Landscape Centers.
- The UPS distribution center itself is expected to be 98,290 square feet. It will include warehousing and administration offices, as well as a 24-hour guardhouse.
- Improvements will be made to Woodcarver Road, and when they're completed it will become the preferred route for UPS trucks.
- Flynn provided schedules for both UPS brown trucks and larger tractor trailers serving the



Above: UPS Distribution Center vicinity map. Courtesy the Town of Monument.



Above: UPS Distribution Center North Elevation. Courtesy the Town of Monument.



Above: UPS Distribution Center West Elevation. Courtesy the Town of Monument.

- business. For brown trucks, 100 drivers will leave the site between 8:30 and 9 a.m., and between 5 and 8 p.m. It's impossible to say how many will make it back per hour. For large tractor trailers, 8-10 trucks will arrive at the facility between midnight and 6 a.m. Three to five trucks will depart between 7 and 11 p.m.
- A picture of the facility design is provided in Flynn's presentation and in the meeting packet.
 - The project will provide jobs in Monument, including part-time positions that include full benefits. Some staff is anticipated to transfer in from other UPS locations, but new positions are also expected.
 - According to the meeting packet, the applicant is Ware Malcomb (Brian Weiss), and the property owner is UPS (Sergio Enriquez).

MPC discussion points included a desire for more than the anticipated four bike spaces, as well as hopes for a bike lane/easy options for Monument residents to commute to work without driving. MPC members expressed excitement for an "ideal employer" moving to Monument, and a project representative stated that UPS hopes to incorporate some of the MPC's suggestions, and that the company does its best to be "a great corporate citizen," employer, and neighbor.

No citizens spoke during the Public Comment period, and a motion to approve the proposal with the condition that "no building permits will be issued until access permits are issued by El Paso County or the Town of Monument, whomever has ownership of Woodcarver and Baptist Road" passed unanimously, 5-0.

Sanctuary Pointe Filing No. 8

Some facts about the project, per Flynn's presentation, the meeting packet, and the PC's discussion:

- This site comprises 45.551 acres, with 27 single-family lots, three tracts, and two streets (Forest Cloud Way and Sunset Splendor Lane). Lots range in size. The plat is consistent with a previously approved PD site plan.

ALTERATIONS SPECIALIST

On-Site Tailoring



10% OFF

ALTERATIONS

Must present coupon at time of drop-off. Prepayment required. Cannot be combined with other offers. Expires 1/31/21.



487-0268

1030 W. Baptist Road
By King Soopers
M-F 7:30 am - 7 pm
Sat. 8 am - 4 pm



Home is a starting place for love, hope and dreams!

TheWheatonTeam.SmartHomePrice.com



MLS# 6703495

The views in Colorado Springs just don't get any better than this! Luxury, sophistication, & a location near world-class amenities, come see this exquisite custom home in the gated Cathedral Ridge at Garden of the Gods. Front courtyard features a cozy fire pit, an entertainer's dream, master suite rivals the most luxurious resort.



MLS# 7605083

Maintenance-free patio home in the area of High Pines in Monument. Beautiful views of the Front Range & Bald Mountain w/ easy access to I-25. 4 bedroom, 3 bath, 2-car garage patio home features true main level living w/ a desirable open floor plan. Great room features 12 ft. ceilings w/ a stacked stone floor to ceiling gas fireplace.



719-822-1444

www.TheWheatonTeam.com

Each RE/MAX Brokerage Business is Independently Owned & Operated

KAREN BUTCHER

Independent Insurance Agent



With over 20 years of experience here in Colorful Colorado, I would love to help you with all of your insurance needs for Auto, Home, Umbrella, Life, RVs, Motorcycles, and more.

(719) 221-1339 Karen@wiasg.com



16055 Old Forest Point #203, Monument 80132



(719) 488-2308

Complete Bookkeeping & Payroll Services

Quick Books Training and Setup IRS Clean-Up

www.bobbid.com

Don't Miss It!

10% OFF!

Shop my website during Jan. and enter coupon code



Pure Romance

By Amy Yocom-Vos

(719) 963-0764

www.pureromance.com/
amyocom-vos



Trusted

Piano Tuning & Repair

www.BlackForestPiano.com

Visit my website site and you can:

- Read actual customer reviews
- Learn more about Jim
- Book On-Line

(719) 425-8845

