



- meeting.
- A thorough explanation of this proposal, including photographs and maps, is available in the meeting packet.
- “Native Sun Construction Inc.” is listed as the applicant, and the property owner is “Native Sun Materials Inc.” Flynn informed OCN that the PC vote to approve this proposal for recommendation passed

unanimously, 6-0.

### Gleneagle Dental Preliminary/Final PD Site Plan

Some facts about this development, referencing Flynn’s presentation, the meeting packet, and statements from Bruce Barr of Art C. Klein Construction, representing the applicant:

- This project is to be built on Lot 13 of the Monument Ridge development, which comprises .709 acre. It will be a 3,186-square-foot, single-story dental office. The site’s address is 925 W. Baptist Road. The future Monument Ridge apartments are expected to be nearby.
- Gleneagle Dental is a current dental practice belonging to Dr. Michael Wonnacott, DDS. This is a relocation of his practice.
- Pictures of the proposed dental office, as well as detailed plans outlining its features, are available in the meeting packet.
- The dental office’s hours will be Monday through Thursday from 8 to 4.
- The four existing access points into this development aren’t expected to change: There are two along Baptist Road and two along Struthers Road. Eighteen total parking spaces will be provided for the dental office.
- The property owner is listed as “Ellsworth LLC (Ed Ellsworth)” in the meeting packet. The applicant is

listed as “Art C Klein Construction (Bruce W Barr).” Nobody spoke during the designated Public Comment period. After PC questions were addressed, a motion to approve recommendation of this proposal passed unanimously, 6-0. The project will now be reviewed by the Board of Trustees on Feb. 1 with the PC’s blessing.

### Village at Jackson Creek Preliminary PD Site Plan and Rezone

Some facts about this development, referencing Flynn’s presentation, the meeting packet, and statements from Brett Behnke representing Creekside Developers Inc.:

- This project involves almost 47 acres of space between I-25 and Jackson Creek Parkway. It’s close to Jackson Creek Senior Living and the local Walmart. There is some Preble’s meadow jumping mouse designated habitat space to the north and wetlands to the south.
- This land is currently zoned for Planned Industrial Development (PID), but the applicant would prefer to rezone it to Planned Development (PD) and establish a mixed-use development. Currently, the area is not zoned to allow for residential development at all.
- The applicant’s hope would be to transform this into a “Live/Work/Play” community, featuring multi-family housing, retail, and other employment oppor-



- tunities. Some of the things the applicant would like to be permitted on this land include multi-family and senior housing, brew pubs, and distilleries. “Gathering spaces” are important to the applicant: Hopes were expressed to include a Pikes Peak Library District location and a senior center in time. Listed influences in Behnke’s presentation included Festival Park in Castle Rock and the Denver Public Library.
- The applicant is listed as “Creekside Developers Inc. (Brett Behnke)” in the meeting packet, and the property owner is “Jackson Creek Land Company, LLC (Rob Oldach).”

No citizens spoke during the Public Comment period. Some issues expressed by members of the PC included the maximum allowed height through this development, which would be 90 feet, and the proposed allowance of 32 units per acre. Questions were also raised about what might happen if there isn’t a significant demand for retail in the area. The designs were

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