

Monument Board of Trustees, Nov. 2

Monument Heights rezoning continued, three other land use items approved

By Lisa Hatfield

At the Nov. 2 Monument Board of Trustees meeting, the trustees discussed the proposed rezoning of Monument

Heights from commercial to residential use. Then they declared that the time for public comment was closed, but that the trustees' vote would not be taken until the Nov. 16 meeting to give them time to consider the 90 minutes of testimony that had already been presented.

Three other land use topics were approved:

- Final PD Site Plan for Jackson Creek Market Village 3A for a potential restaurant, dental office, and another tenant
- Final Plat and Final PD Site Plan for Lot 1 of Jackson Creek Self Storage Filing 1
- Final Plat and Final PD Site Plan for Creekside Commercial North Lots 1-3, where a Tractor Supply Co. store is planned

The Monument Planning Commission had heard testimony, considered, and approved all these issues on Oct 14. See www.ocn.me/v15n11.htm#mpc1014.

Trustees Kelly Elliott and Becki Tooley were absent, as was Town Manager Chris Lowe.

Monument Heights rezoning discussion continued to Nov. 16

Morgan Hester, consultant to the town Planning Department, presented an ordinance approving a rezoning and PD Sketch Plan for Monument Heights. Since the late 1980s, the site east of I-25 and straddling Jackson Creek Parkway south of Highway 105 has been zoned Planned Commercial Development (PCD).

NES Inc., on behalf of Pinetree Properties, submitted a proposal to rezone the property to Planned Development (PD) with hopes of using the 83.97 acres for about 620 dwelling units including single-family attached and detached homes, townhomes, and multi-family units. The proposed PD Sketch Plan included 8.4 acres of parks and 0.62 acre of trails.

NES Principal Tim Seibert said several neighborhood meetings have been conducted in the last year by the applicant to collect input. In response to neighbors' concerns, if the proposal succeeds, the developers would connect Knollwood Boulevard to Jackson Creek Parkway in a more "meandering" route than the 90-degree intersection first proposed. If the rezoning were approved, the actual densities of each area and the street layout would not be determined until the Preliminary/Final Plat and Prelimi-



nary/Final PD Site Plan.

On Oct. 14, the Planning Commission heard extended applicant and public testimony also, and voted 5-2 in favor of the proposal. The dissenting votes were due to concern over loss of commercial zoning. See www.ocn.me/v15n11.htm#mpc1014.

NES and Summit Economics said the current supply of existing and vacant zoned commercial land far exceeds the anticipated future needs of the population and that the proposed rezoning of 84 acres would provide much needed support for new commercial development in the town by providing more affordable housing for key employees.

Seibert's comments included:

- The developer is working with the school district about population needs and a possible school site.
- Revised sketch plan reflects changes from neighborhood feedback.
- A trail easement would follow the western boundary.
- Development would be denser on the west side of Jackson Creek Parkway than on the east side.
- This site is not suitable or viable for commercial use.
- Congestion at Jackson Creek Parkway intersection with Highway 105 is constrained by the Colorado Department of Transportation's control of signal timing in vicinity of the highway off-ramp, not the two-lane volume of Jackson Creek Parkway.
- We don't want to divide this in half; we want the plan we submitted.
- We would help the workforce for primary employers for all range of jobs by providing lower-cost housing.
- We have waited 20 years, and holding property for a land use that is not coming in our lifetime does not serve the town.

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