

Some comments by Paul Rochette of Summit Economics in favor of the rezoning:

- The Baptist Road interchange already has three national anchors.
- There is an oversupply of land for office development along the I-25 corridor.
- The best use for this land is high-density residential.
- You need to provide an accessible workforce to attract primary employers.
- Key employees are the younger workers with most up-to-date skills.
- "Moderate housing" is affordable by households making \$40,000-60,000 a year.
- The park-and-ride on Highway 105 is within a half-mile walking distance.

Comments by Danette Lilja, president and chairman of the Tri-Lakes Economic Development Commission (TLEDC), against the rezoning included:

- Summit's study focuses on local retail, not "primary employers" such as Ball Seal and FedEx call centers.
- The Front Range needs to coordinate so that "primary employers" move here and thus bring revenue from outside our region.
- We support rezoning along the east side of Jackson Creek Parkway only, but it should be multi-family and duplexes there to get the "lost generation" of 21 to 45-year-olds back to the area.
- Residential zoning should not be located along a freeway and will have a high turnover rate because of the noise.
- One thousand homes are already approved to be built in Monument.
- We need businesses, not bedrooms.
- I-25 is wider now than in the 1980s and this will make the difference like it did in Castle Rock.
- We just got enterprise zone tax breaks to attract businesses.
- You are trustees of the community, not the real estate developers.

For details on Lilja's previous presentations about primary employers to the Palmer Lake Town Council and to the Monument Board of Trustees, see www.ocn.me/v15n8.htm#pltc and www.ocn.me/v15n5.htm#mbot0406.

Public comments from residents in favor of the rezoning included:

- Phil Schweizer was in favor of providing affordable housing and jobs for his kids who want to move back to Monument.
- Susan Davies of the Trails and Open Space Coalition said this proposal would improve walkability and "bikeability" since the developer would put in bike lanes and a trail.

Public comments from residents against the rezoning included Mike Abair, who said this decision affects more than just the close neighbors, and that future revenue would be lost if the site were residential.

The trustees voted unanimously to continue the discussion to the Nov. 16 meeting. The trustees voted to close the public testimony as of Nov. 2, however.

Jackson Creek Market Village 3A

On behalf of the applicant, ADP Civil Engineering, Hester presented an ordinance regarding a Final PD Site Plan for Jackson Creek Market Village 3A. It is east of King Soopers shopping center and east of the 7-Eleven convenience store and fueling station on West Baptist Road, which was approved by the board on Aug. 17. See www.ocn.me/v15n9.htm#mbot0817.

The lot is zoned for planned commercial use (PCD) and the applicant hopes to use the 5,000-square-foot, three-tenant retail building for a dentist office, restaurant, and a possible third commercial use. Triview Metropolitan District must issue a will-serve letter prior to recordation of the replat.

Trustee John Howe expressed concern, asking, "When will it be too much traffic?" since traffic access from these lots to West Baptist Road will be through one of two entrances to the King Soopers shopping center. Trustees Jeff Bornstein and Jeff Smith voiced similar concerns. Hester said she could not answer but said the town's traffic consultant raised no red flags. She said the traffic impact analysis was available on the town website. West Baptist Road was maintained by the county, and it had not provided any comments either, she said.

Note: The traffic comment Hester was referring to is found on page 10 of Oct. 14, 2015 Planning Commission packet available at monumenttownco.minutesondemand.com/.

No public comments were made. The ordinance was

approved unanimously.

Creekside Commercial North Lots 1-3 to include Tractor Supply Co.

A Tractor Supply Co. retail store will be allowed to build at the southeast corner of Jackson Creek Parkway and Leather Chaps Drive. The property is zoned planned multi-use (PMD), which allows commercial and retail use. HSC Monument LLC and JADE Consulting LLC (Jinright & Associates Development Engineers) submitted a development application to subdivide the 6.17-acre tract into three lots for commercial development.

The Monument Planning Commission had considered the issue on Oct. 14 and voted 7-0 to approve the Final Plat, and 6-1 to approve the PD site plan; the dissenting vote concerned semi-truck traffic on Leather Chaps Drive.

The project will include the extension of Blevins Buckle Trail behind the businesses along the east side of Jackson Creek Parkway all the way north to Leather Chaps Drive. A condition of approval required the will-serve letter from Triview to be provided to the Planning Department prior to recordation of the Creekside Commercial North Plat application.

Howe voiced concern that while the item fit in with the town's comprehensive plan, that plan is outdated and needs to be rewritten. The trustees and town staff have plans to work on the comprehensive plan in the near future, but it will be very long process.

No public comment was made on Nov. 2, and the trustees unanimously approved both the Final Plat and Final PD Site Plan.

Jackson Creek Self Storage

Hester explained that CSI Development LLC submitted an application for the Final Plat and Final PD Site Plan for Lot 1 of Jackson Creek Self Storage Filing 1, located north of The Vistas at Jackson Creek multifamily development and the Mountain View Electric (MVEA) substation. This area was rezoned to planned multi-use (PMD) in March as part of the extensively debated Sixth Amendment to the Regency Park Development and Rezoning Plan. See www.ocn.me/v15n4.htm#mbot0316.

On Oct. 14, the Planning Commission approved the Final Plat and Final PD site plan for Filing 1 unanimously.

Jackson Creek Self storage will include one leasing building, five separate storage buildings, and a covered RV storage canopy in the center of the property.

The developer plans to construct a stub of Harness Road connecting with Jackson Creek Parkway at the curve in the road north of the MVEA substation. It will terminate 10 feet beyond the self-storage property, and it will not connect with the section of Harness Road in Remington Hill that already exists until future development warrants it. Meanwhile, a barricade will be placed there. This new stub section of Harness Road within Triview will not connect with the original existing section of Harness Road north of Higby Road in El Paso County until future development warrants construction of the remainder of Harness Road.

Harness Road will be the storage area's main access to Jackson Creek Parkway. A secondary emergency access through the Vistas was required by the fire district. No decision was made about whether storage unit customers who lived in the Vistas would have access to the site through the emergency access road.

The focus of discussion by the trustees and members of the public was the traffic access at both points. Born-

stein and Jeff Smith asked numerous questions about the traffic studies and the need for a turn lane from Jackson Creek into the new Harness Road stub.

Mayor Rafael Dominguez said the applicant would not be compelled to put in additional traffic lanes. Jeff Smith said it was the town's obligation to monitor the traffic there, but that it was not the applicant's problem. Police Chief Jake Shirk said his department would keep an eye on the number of accidents.

Public Works Director Tom Tharnish reminded the trustees that the section of Jackson Creek Parkway south

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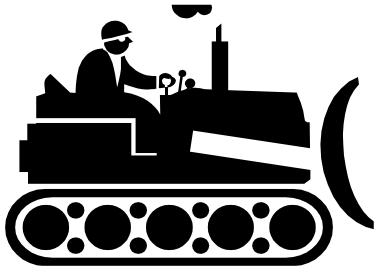
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