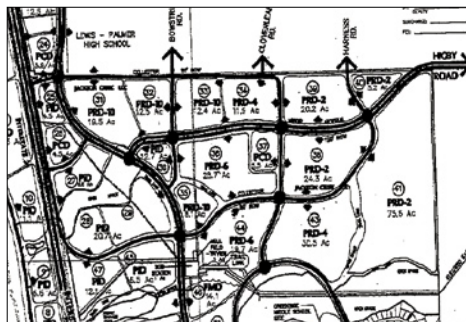
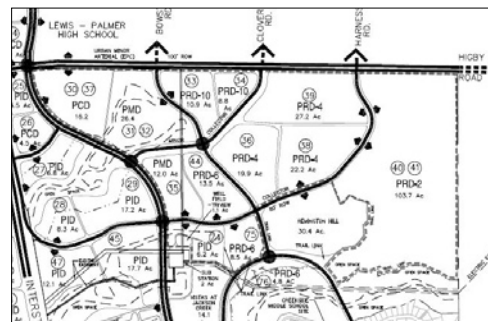


**Above:** The second proposal from Visions Development brought to the Feb. 2 Board of Trustees meeting shows higher-density parcels adjacent to Higby Road and Remington Hills. Directly south of Lewis-Palmer High School, at the southeast corner of Jackson Creek Parkway and Higby, seen at the top left corner, parcels 30 and 37 are Planned Commercial Development (PCD) and Planned Industrial Development (PID). Heading east on Higby, parcel 31 and 32 are Planned Multi-Use Development (PMD). Parcels 33 and 34 are PRD-10. To the north of Remington Hills is parcel 38, shown as PRD-4.



**Above:** The fifth amendment map shows lower-density parcels adjacent to Higby Road and Remington Hills. Directly south of Lewis-Palmer High School, at the southeast corner of Jackson Creek Parkway and Higby, seen at the top left corner, Parcel 31, 32 and 33 are PRD-10. Heading east on Higby, parcel 34 is PRD-4, and parcels 39 and 40 are PRD-2. To the north of Remington Hills is parcel 38, shown as PRD-2.

**Monument Feb. 2 (Cont. from page 1)**  
 Pamela Smith announced that Monument and Palmer Lake are expected to reach an



**Above:** Planning director Mike Pesicka posted this updated Feb. 26 proposed version of Amendment 6 and hosted a meeting with Remington Hills neighbors on March 3 to gather their input before the March 16 Board of Trustees meeting. Neighbors who attended that meeting were mostly supportive of this new proposal but had some questions about traffic planning and how much parks and open space would go into sections 44 and 75. Those questions cannot be resolved until the site plan phases in the future.

intergovernmental agreement concerning lake water, and the board decided to extend public comments on Vision Development's rezoning request to the Board of Trustees meeting on March 16.

**Pesicka shows two zoning proposals from Vision Development**

Planning Director Mike Pesicka showed the board the zone map from Vision Development's first request representing the 6th amendment, plus an updated map showing Vision's most recent rezoning request.

All Monument development and rezoning plan maps specify various types of zoning. Planned Residential Development zones (PRD-2, PRD-4, PRD-6, and PRD-10) represent the maximum number of dwelling units allowed per acre. Planned Multi-use Development (PMD) can have residential, commercial, retail offices and town houses. PID is industrial and PCD is commercial. Pesicka also presented the existing zone map and said section 17-43 of the town code lists the zoning development standards. All three maps and

the zoning code development standards should be available to the public.

**Citizens object to higher density rezone**

After receiving letters in the mail with information on the rezone request, citizens living in Remington Hills objected to the higher density rezoning at a neighborhood meeting held Nov. 20. They also objected to the rezone request at the January 15 Monument Planning Commission meeting. Remington Hills is located south of Higby Rd, east of Jackson Creek Parkway, on the north bend of Leather Chaps Drive.

The fifth amendment zoning shows an area of about 250 acres with the existing Remington Hills subdivision in the center, with parcels zoned PRD 2 to the north and east, PRD 6 to the west, and land designated for schools to the south. It is currently surrounded mostly by vacant land. Vision Development proposed an increased zone density in areas west, north, and east adjacent to Remington Hills in its initial Amendment 6 rezoning request.

Specifically, Visions Development was asking for about 93 acres to be rezoned from PRD-2 to of PRD-4 to the north and east of Remington Hills. Where PRD-6 zoning had been, west of Remington Hills, the developer proposed an even higher density zone of PMD.

After hearing objections at the Jan. 15 Planning Commission meeting, the developer created a second proposal.

**Developer asks for higher density around Higby Road, Jackson Creek Parkway, and Bowstring Road**

Pesicka explained the developer wants to move PRD-10 away from Jackson Creek Parkway toward Higby Road. A parcel around Jackson Creek (area 35) of about 12 acres that is currently PRD-10, now would become more dense with PMD zoning in both Vision proposals. Parcel 34, which is about 11 acres southwest of the intersection of Cloverleaf Road and Higby Road remained PRD-4 in the first Vision proposal, but is now changed to PRD-10

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