

and reduced to about 8 acres in the second proposal.

Although the second Vision Development proposal returns about 70 acres of PRD-4, (parcel 41) east of Remington Hills back to the existing zoning of PRD-2, neither proposal changes the PRD-4 parcels 38 and 39, about 50 acres adjacent to the north side of Remington Hills, back to their original zone of PRD-2.

**Both proposals ask for industrial/commercial zone directly south of high school**

Both proposals would create both PID and PCD zones on about 18 acres (parcels 30 and 37) south of Lewis Palmer High School on the southeast corner of Higby and Jackson Creek Parkway. This is the only parcel that appears to have two designations, PID and PCD. With both designations, the developer can have either industrial, or commercial, or a combination.

The existing plan calls for residential PRD-10 in the same area.

**Blevins: "This is only 250 acres"**

Rick Blevins, representing Vision Development, said, "Looking at PRD-10, we are thinking of duplexes. Regency Park is 1,700 acres. This is only 250 acres.... We're not changing all of it." Blevins explained he was asking for a rezone of 250 acres to work with the new understanding that Higby Road would stay

in its existing location, and not curve south, as indicated on the current zoning map. Blevins said two areas are ready now to be submitted for a final plat: the existing PRD-6 and part of PRD-2. The existing PRD-6 is between Remington Hill and the electrical substation. Vision Development did not ask for any change to the multiple PID sections (5-15) already zoned industrial, located

west of I-25 and north of Baptist Road.

**Legal counsel: "The expectations when homeowners originally purchased home can also be considered"**

According to Monument's attorney Gary Shupp, a developer can come in and develop as it is

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