

ber 2017 Planning Commission meeting would be on the opposite side of Old Denver Road.

To begin the discussion, Planner Jennifer Jones explained a series of misconceptions and rumors to the assembled citizenry. She noted that, contrary to what might have been understood:

- Plans for the property have not been completely decided.
- The property has been zoned for industrial development (PID) since its annexation in 1987.
- The phrase “Business Park/Light Industrial” does not refer to factories or junk yards.

Jones said the goal of this rezoning is to turn the property from a Planned Industrial Development zone to a Planned Development (PD) zone. This would allow the applicant—Schuck Communities Inc., represented at this meeting by Andrea Barlow of NES—to customize the development. A PD zoning allows for the developer to submit a list of establishment category choices, tailoring a more precise vision of the project.

Barlow provided the applicant’s list of permitted uses for this development, reducing the number of uses greatly as compared to the current list under PID zoning. The list featured:

- Eating establishments, with no drive-through restaurants
- Industrial supply
- Recreational uses
- Kennels (as an accessory to a different establishment)
- Kiosk/mobile (food trucks were provided as a potential example)
- Light industrial and manufacturing, with a 50,000-foot limit, outside storage, and all noise and emissions confined to a building
- Personal/social services (which would mean something akin to a gym or spa)
- Offices
- Retail or commercial facilities, with a 2,000-square-foot maximum for a single use
- Research facilities
- Warehouses and wholesale
- Conditional utility lines

Barlow noted that the current PID zoning list of uses includes options like bottling and food processing, feed stores and lumber yards, which would not be included in the new PD zoning.

Barlow described other specific parameters established to tailor the business park’s development, and details about required landscaping and screening.

A traffic study was conducted, taking the neighboring Wagons West development into account. All roadways and intersections are expected to continue operating at acceptable/existing levels of service, Barlow said. New turn lanes would be

built soon to accomplish these proposed projects, including a northbound right-turn lane and a southbound left-turn lane. Improvements would be needed by the year 2040.

A point of contention for this business park development has been the road that will be built across the Santa Fe Trail to reach the property. However, Jones noted that El Paso County controls this trail, so the Town of Monument doesn’t actually have a say in what happens to it. The property intended for the business park development is “landlocked,” so this road cutting across the trail is needed to reach Old Denver Road. Barlow explained the Memorandum of Understanding between the county and Phoenix Bell Associates LLP regarding the crossing of Santa Fe Trail. Six total access points are permitted to run across the trail between Second Street and Baptist Road.

Commissioner Glover requested more detail on the definitions of potential busi-

ness categories and permitted uses. She opined that the town code can be vague when it comes to definitions, and items listed among the permitted uses could be interpreted in varying ways. Glover sug-

gested the town do more work up front defining terms to prevent future misunderstandings and so the citizenry can more easily provide meaningful input toward Monument’s future.

During public comment, citizen concerns included issues such as traffic, plots of land lying empty without businesses filling them, and the safety of using the Santa Fe Trail once a road is built across

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