

Monument Planning Commission, Oct. 9

Site Plan Application and Final Plat for Jackson Creek North, Filing No. 2 approved

By Kate Pangelinan

One item was approved at the Oct. 9 Monument Planning Commission meeting: a Site Plan Application and Final Plat for Jackson Creek North, Filing No. 2. This proposal was considered by the Board of Trustees during the Oct. 21 meeting. See related Oct. 21 Monument Board of Trustees article on page 1.

Chairperson Michelle Glover and Commissioners Kenneth Kimple, Jeremy Lushnat, and Bill Lewis were absent from the meeting, which was led by Vice Chair John Dick.

A packet for the meeting can be located at <https://monumenttownco.documents-on-demand.com/>. Re-

corded MPC meetings can be found on YouTube at <https://www.youtube.com/channel/UCdFLo8UcqZfFdkio-5jT6GDA/videos>.

Jackson Creek North, Filing No. 2 is located directly east of the Jackson Creek Senior Living facility and north of Harness Road. It comprises about 26 acres and will include 85 residential lots. A 1.3-acre park site is included in this filing, which has been approved by the Triview Metropolitan District and will be maintained by the Triview, along with all included roadways and tracts.

Questions from the MPC included the location of the park tract, how sidewalks are arranged throughout the

development, and the future plans for surrounding roads. Public comments mainly focused on concerns about traffic, particularly surrounding school areas. A citizen also asked whether the Police Department had been notified about this project, and planner Jennifer Jones answered that the police were aware of all planning projects. Local agencies and schools are also alerted and offered the chance to comment.

When it came time to vote, Commissioner Steve King left a comment for the board: He understands that this project is consistent with adjacent

properties, but he would like a minimum lot size to be instated in the future, preferably featuring lots larger than some of the ones in this filing. Commissioner Chris Wilhelmi requested that the public's traffic concerns be relayed to the board. This item was approved unanimously, 5-0.

During the discussion of items not on the agenda, the same citizen who spoke about traffic concerns stated that consultants and developers are likely to think about how best to use the land and roadways for profit, but that it is the MPC's job to shape that property

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