

finds the lots small and would prefer to see bigger lots in the future. White noted that the Willow Springs project effectively balances affordable housing and open space, and that the density “does not merit disqualifying” this project.

There were no speakers during the designated public comment section.

Ours motioned to approve this proposal. The motion passed 5-1, with King voting against due to the “small” lot sizes. Thomas wanted to note on record that he hoped staff would look into density issues in regard to future developments.

This was followed by a short break, after which staffing changes in the town government were discussed. Two employees were “furloughed,” while three have had a temporary reduction in hours. Furloughed staff members are expected to return on Aug. 10.

Monument Ridge Filing No. 2 Final PD Site Plan

Monument Ridge Filing No. 2 comprises

3.42 acres east of Struthers Road and south of Baptist Road. The proposed project consists of four buildings totaling about 27,093 square feet. These buildings are intended for office and commercial use, specifically Medical Office, General Office, Retail, and Restaurant, potentially including a drive-through pickup in one of the establishments.

The buildings themselves are intended to be built with “stucco and stone veneer accented by a metal roof, heavy timber posts, and steel and aluminum accents, all in earth tone colors” as per the meeting packet. Four access points are planned, three to the north and one on the west, all on private roads associated with the Monument Ridge complex.

This project’s applicant is Ed Ellsworth with Ellsworth LLC, who attended the meeting to address planning commissioners’ questions.

Questions expressed by the planning commissioners focused on topics

such as the lighting, landscaping, and the property’s accessibility by pedestrians. During the citizen comment portion of the hearing, Ann Howe voiced concerns about the project’s effect on traffic on Baptist Road and Jackson Creek Parkway.

White moved to approve Monument Ridge Filing No. 2, with the following conditions. The first two were submitted by planning staff and presented in the staff report, and the third was developed during this PC meeting. The specific wording has been copied from the meeting minutes:

1. “The decorative wall sconces shown on the buildings be wired to be off from dusk to dawn.”
2. “An access permit be obtained from El Paso County, if required, prior to issuance of building permits.”
3. “The developer consider a building sconce that complies with the dark sky ordinance by shining the light downward on the facility so that the development can benefit from the positive esthetics of having light on the building at night.”

The motion passed unanimously, 5-0, with Commissioner Thomas having recused himself from voting due to businesses nearby the project.

Public comments

Ann Howe applauded the Planning Commission and staff for showing up to the virtual meeting but expressed concerns about plans for “the northern delivery and a lift station for sewage,” according to the meeting minutes. She stated that this issue should have been brought to the PC’s attention by the town manager. Howe also mentioned a developing regional water plan involving Triview and advised that more information be requested.

Strop expressed concerns that technical difficulties may have prevented members of the public from being heard through this virtual system that interfered with the planned three-minute time allotment. It was stated that when COVID-19 restrictions are lifted, the public will be invited back, and full statements can be made.

Reports and communications

Among other topics, Flynn noted that the Land Development code rewrite is expected to be completed in a year.

June 24 special meeting

Unfortunately, discussions during the

course of the June 24 PC meeting stream were often difficult to understand due to periods of silence or static. When an OCN representative alerted planning staff of this issue, we were sent a saved recording of the meeting that maintained the same audio glitches.

Chairman Melanie Strop and Vice Chair Daniel Ours were present at the meeting, along with Commissioners Chris Wilhelmi, Joshua Thomas, and Sean White.

Santa Fe Park Rezone and Preliminary PD Site Plan

The Santa Fe Park development is immediately west of I-25, east of Old Denver Road and south of the Conexus Business Center. The Santa Fe Regional Trail winds between the site and Old Denver Road. Santa Fe Park comprises 64.7 acres, about 50 of which are currently zoned for Planned Industrial Development (PID). The remaining 14 acres at the south end of the property are zoned for Planned Commercial Development (PCD).

Part of the applicant’s proposal at this meeting included rezoning the entire development to Planned Development (PD) instead. This would allow for a mix of commercial, industrial, and other uses. The development is intended to allow for a wider variety of land use, providing employment centers and services to residents and passersby. The south of the property has been set aside for primarily commercial development, in harmony with its current zoning, but there is anticipated to be some commercial development scattered throughout the rest of the property as well.

For a more detailed explanation of how this project is meant to serve Monument’s Comprehensive Plan, please see the meeting packet available through the town’s website.

This project’s property owner, Phoenix Bell Associates LLP, was represented by Andrea Barlow of NES Inc.

The maximum height of buildings under PD zoning would be 90 feet. External setbacks along I-25 would have a 50-foot minimum, with a 25-foot minimum imposed along Old Denver Road and Baptist Road. The maximum lot coverage for the development would be 40%.

The proposed phasing for this project would go as follows:

1. First, the focus will be on construction of the streets, remaining utilities, and detention ponds. The anticipated streets include Terrazzo Drive—expected to form the “spine road” through the development, with a dual left-turn lane onto Baptist Road—and two new access points off Old Denver Road: La Campana Drive (combined with the current northern access to an adjacent trailhead parking area) and Baja Drive (along the northern portion of this property). There will be new southbound left-turn lanes on Old Denver Road at both of these access points. La Campana Drive and Baja Drive are expected to cross Santa Fe Trail, allowable due to a prior agreement stating that up to six trail crossings will be permitted. All road-related costs will be paid for by the developers and completed in accordance with county standards.
2. The remainder of the development will proceed on a lot-to-lot basis, with each lot requiring its own Final PD Site Plan.

There was no public comment.

Commissioner White moved to approve this proposed rezone and Preliminary PD Site Plan with two conditions:

1. That the applicant consider giving pedestrians on Santa Fe Trail right of way at all crossings.

Mon. PC (cont. on 12)



What are you looking for?

- Support care- What would yours look like?
- How is your optimism?
- What is necessary?
- Whose health is more important?
- Spouse and Caregivers are not the same. Why?

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