

the property to the board, explaining the only request from the Planning Commission was to have the exterior decorative wall sconces turned off from dusk to dawn in agreement with the dark skies ordinance.

The board unanimously approved

this request.

#### Tasers to be replaced

Chief Sean Hemingway asked the board to approve \$12,300 to replace the Police Department's entire taser inventory to comply with Colorado Senate Bill 20-217.

The recently passed bill, also called "Enhance Law Enforcement Integrity," was signed in June by Gov. Jared Polis. Section 5 defines the use of physical force, requiring officers to use all forms of non-violent means to carry out their duties. This section takes effect Sept. 1.

The Monument Police Department owns six tasers, a non-violent form of arrest control, but all six are out of service. The board approved this request.

Allison Robenstein can be reached at [allisonrobenstein@ocn.me](mailto:allisonrobenstein@ocn.me)

*Monument Planning Commission, July 8 and 22*

## Commission recommends for approval project proposals including Falcon Commerce Center

*By Kate Pangelinan*

#### July 8 regular meeting

A new Monument Planning Commission (PC) member, Martin Trujillo, was sworn in by Town Manager Mike Foreman at the July 8 regular meeting. Chairman Melanie Strop and Co-Chairman Daniel Ours were present at the meeting, along with commissioners Bill Lewis, Chris Wilhelmi and Sean White. Planner Debbie Flynn presented the night's proposals.

Further information about all projects the PC discussed for both this meeting and the second special meeting on July 22 can be found in the meet-

ing packets located at [monumenttown-co.documents-on-demand.com](http://monumenttown-co.documents-on-demand.com). After another meeting has taken place and the minutes from the prior meeting have been approved by the PC, those minutes will also be posted on this site. As such, the July 8 minutes are already available for public review. These latest PC meetings, along with many older ones, can be found recorded on the Town of Monument's YouTube channel at [youtube.com/channel/UCdFL08Uc-qZfFdkio5JT6GDA](http://youtube.com/channel/UCdFL08Uc-qZfFdkio5JT6GDA).

#### Falcon Commerce Center Rezone and Sketch Plan

Some facts about the Falcon Com-

merce Center project:

- This land is required to be rezoned from Planned Industrial Park (PIP) to Planned Development (PD). This is because the PIP zoning from 1989 is no longer a recognized form of zoning in Monument. Regency Park's Planned Industrial Development and Planned Commercial Development zones combined are nearest to the zoning standards. The only change will be the addition of multi-family residential housing to the list of approved uses.
- The property is south of Baptist Road, west of I-25 and north of the Air Force Academy. It comprises 214 acres. The primary access is expected to be off Baptist Road via Terrazzo Drive. Visitors will also be able to enter from the west onto Woodcarver Road via Squadron Drive and through two points of access to the southern parcel of land. It has been proposed to add a second bridge over Jackson Creek paralleling the existent bridge in order to provide the access points. At some point during the development and the development of other properties in the area, a traffic signal will be warranted along Baptist Road and Terrazzo Drive.
- Sidewalks will be available for pedestrian use.
- The property is divided from A-D into separate areas, a map of which can be found in the packet online.
- The current rules state that no more than three vehicular crossings may be made across Santa Fe trail within the development. One crossing is being used to access the wastewater treatment facility,



**Above:** The proposed Falcon Commerce Center would lie on 160-plus acres west of I-25 and south of Baptist Road. It is to be considered by the Monument BOT Aug. 17. Map courtesy the Town of Monument.

which would allow for two others to serve the property.

- Andrea Barlow of NES was available to answer questions and provide further slides.
- A few questions were asked regarding the maximum building height of 100 feet. In regard to whether this could lead to issues with the Air Force Academy, it was answered that there would be a requirement to include notifications, but height itself shouldn't pose an issue. It was stated that although an allowance of 100 feet could conceivably lead to buildings reaching eight to nine stories, most apartments stop at four stories. When asked if these buildings could obstruct the view, Barlow stated that it's unlikely there would be such tall buildings on the property.
- The applicant is listed as NES Inc., and the property owner is Forest Lakes LLC.

Also:

- In regard to a rumor that a strip club might open south of Baptist Road, it was explained that adult entertainment services are not allowed by the code.
- There was a discussion about whether "the zoning code is out of compliance with the comprehensive plan" or "the comprehensive plan is out of compliance with the zoning code." The planners explained the currently approved process of vetting proposals.
- In the discussion period before the vote, Wilhelmi expressed that he was "not satisfied by the presentation." He would have liked to see what a 100-foot building would look like against the skyline and is frustrated to be operating under permitted uses that are "undefined" and under revision.
- There was a public comment question about traffic, after which it was explained that traffic will be assessed each time an applicant

Be Well. We'll Be Here.

1756 Lake Woodmoor Dr.  
Monument

514 S. Tejon St.  
Colorado Springs  
COMING SOON

## Experience the Difference

**JACKSON CREEK**  
SENIOR LIVING

16601 Jackson Creek Parkway, Monument, CO

**Familiar faces, stunning spaces.**

A kind, welcoming community with a neighborhood feel, plus personalized health services that put residents' safety first.

719-259-0448 | [JacksonCreekSeniorLiving.com](http://JacksonCreekSeniorLiving.com)

Independent Living | Assisted Living | Memory Care | Managed by WellAge