

Monument Planning Commission, Aug. 12

Commission approves plans for Woodmen Valley Chapel, Conexus Business Park Phases 2 and 3; trail options discussed

By Kate Pangelinan

Chairman Melanie Strop was present at the Aug. 12 Planning Commission (PC) meeting, joined by Commissioners Sean White, Bill Lewis, Steve King, and Joshua Thomas. While the meeting's agenda mentioned the possibility of voting for a replacement chairman, that vote did not take place. The agenda for the PC's Sept. 9 meeting lists a scheduled vote for the new chairman and co-chair instead.

Melanie Strop will soon be moving out of town limits and will be stepping away from her role on the Planning Commission.

Planning Director Larry Manning has returned to the Monument Planning Department, and he was welcomed back enthusiastically. Planner Debbie Flynn presented the proposals at this Aug. 12 meeting.

Further information about all projects the PC discussed can be found in the meeting packets located at monu-

menttownco.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. This latest PC meeting, along with many older ones, can be found recorded on the Town of Monument's YouTube channel at youtube.com/channel/UCdFL08UcqZfFdkio-5jT6GDA.

Woodmen Valley Chapel, Monument Campus Final PD Site Plan

Some facts about this project:

- Highway I-25 is located to the east, with Old Denver Road to the west, and undeveloped land to the north and south. This property comprises Lot 1 of Conexus Business Park Filing No. 1. The site size is 5.45 acres.
- The chapel itself is expected to be 29,694 square feet and three stories tall. It will not feature any sep-

arately licensed school or child-care. A playground is anticipated.

- To reach the property, parishioners will travel down Old Denver Road onto Wagon Bow Way, and then into the site via two access points. This is expected to involve one of the six allowable crossings of Santa Fe Trail, according to a deal the landowner made with El Paso County in 2008.
- To address traffic concerns regarding Sunday morning services, there will be volunteer traffic monitors/flaggers within the site, and Monument police will help direct traffic at Old Denver Road/Wagon Bow Way.
- The anticipated 642 assembly seats would ordinarily require 161 parking spaces, but the Woodmen Valley Chapel wanted to provide more for people during such occasions as holiday services and congressional overlap between meeting times. 394 parking spaces are expected. Landscaping will involve one tree per 10 parking spaces.
- There are drainage wells to the north and south of the property.
- Woodmen Valley Chapel currently has five campuses: Heights, Monument, Rockrimmon, Southwest, and Ark Valley.
- The applicant is listed as Matrix Design Group in the meeting packet, and the property owner is Woodmen Valley Chapel.

Other PC discussions included the possible amount of generated traffic given the ice rink across the street from this property, as well as whether it would be possible to reroute the Santa Fe Trail to the east side of the property along I-25 as opposed to the crossing.

Note: This is the first discussion about possibly diverting the trail to the east side of the property or trying to do a land trade with the county to reduce the number of times the trail must cross driveways out of business complexes.

In the end, the project was approved for recommendation to the Board of Trustees unanimously, with the condition that the applicant con-

sider accommodating rerouting of the Santa Fe Trail from the property's west side to the east side if that deal can be struck between the county and the town.

Conexus Business Park Phase 2 and 3 Rezone and Sketch PD Plan

Some facts about this project:

- The property is located southeast of downtown Monument and southwest of the intersection of I-25 and Highway 105/Second Street. It comprises 146 acres and involves the remaining portions of the Conexus Business Park. The rezone from Regency Park Planned Industrial Development to Planned Development is required. See www.ocn.me/v18n2.htm#mpc
- There will be a maximum building height of 90 feet allowed on this property, as well as a 50-foot minimum distance from I-25 and a 25-foot minimum distance from Old Denver Road.
- The Sketch PD Plan is a conceptual plan rather than a more specific design for what will be built on the property. Phasing to fill out the property will take place from south to north and involve "a mix of commercial, civic, office, light industrial, multi-use, residential high and medium density, open space, park, trails, drainage, and right-of-way," according to project planner Debbie Flynn's presentation.
- There is expected to be a trail to connect this development to the regional Santa Fe Trail and an informal park area.
- This property is expected to involve some of the six allowable access points along Old Denver Road crossing Santa Fe Trail. Those crossings are: Conexus Phase 1, one trail crossing; Santa Fe Park, two trail crossings; Conexus Phase 2 and 3, three trail crossings.
- New southbound left-turn lanes and northbound right-turn lanes are expected at each access point on Old Denver Road.
- The applicant is listed as Schuck Communities c/o NES Inc. in the meeting packet, and the property owner is Phoenix Bell Associates. Andrea Barlow of NES was present to explain the project and answer questions.

The PC's discussion included concern about how the possibility of residential uses in this property could affect traffic, as well as a question about where things currently stand in regard to widening or expanding Old Denver Road. There are no current plans in regard to Old Denver Road, as that is something Monument town staff expects to look into as the project progresses. The applicant is aware of the conversations concerning Santa Fe Trail and expressed willingness to participate in an agreed-upon solution.

It was suggested that it could be good to assemble the options for Santa Fe Trail, including possible alternate trails or paths. Santa Fe Trail was acknowledged by the PC as a "cherished" resource for the town.

There were multiple public comments pertaining to this proposal. A



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