

Monument Board of Trustees, Feb. 1

Village at Jackson Creek development goes back to the Planning Commission

By Allison Robenstein

During the Monument Board of Trustees' regular meeting on Feb. 1, two water-related requests were approved. A land ordinance involving the Village at Jackson Creek was denied and sent back to the Planning Commission, which also had denied it.

Land use ordinances

The first of two land ordinances before the board was a review of the preliminary planned development site plan and rezone for the Village at Jackson Creek. During its Oct. 5 meeting, the BOT approved the service plan for the Jackson Creek Metropolitan District (JCMD) which includes the village. This district is divided into seven sub-districts. These are:

- District 1—Owner's tract.
- District 2—Monument Marketplace North, an 11.8-acre parcel approved in 2019. See <https://ocn.me/v19n8.htm#mbot>.
- Districts 3, 4, 5—The Village at Jackson Creek, mixed uses for residential and commercial.
- District 6—PCD-zoned parcel north of Jackson Creek Parkway.
- District 7—PCD/Planned Industrial Development (PID) zoned parcel.

The 47-acre village subdistrict is north of Walmart and sits between I-25 on the west and Jackson Creek Parkway to the east. The land is Regency Park PID, so the developer asked the zoning to be changed to Planned Development (PD). Intended to be a mixed-use development with shops and homes intermingled, the goal is the promotion of a work, live, play attitude. Grocery, retail shops, restaurants, offices, and hotels would be allowed in the newly zoned district.

It will be accessed by the future westward expansion of Harness and Cloverleaf Roads. The land is owned by Jackson Creek Land Co. being developed by Creekside Developers Inc.

According to the traffic impact study, this subdistrict alone would generate 11,270 vehicle trips on the average weekday, which may eventually warrant signals at Harness and Cloverleaf Roads where they intersect Jackson Creek Parkway. Trustee Jim Romanello asked if the board could force the hand of Triview Metropolitan District and cause a signal to go in sooner, but this question wasn't answered.

The Monument Planning Commission (MPC) board denied the request 5-1, citing the lack of adherence to Monument's Comprehensive Plan, the residential density as compared to the open space allotments, and aesthetics mentioned specifically as detriments. Building height was also an issue with

the commissioners, although the development is within the town's limitations. The PID zoning allows for 90-foot building heights.

The accompanying staff report contradicted many of the commissioners' complaints, noting the development met the requirements for the comprehensive plan, subdivision, and zoning ordinances.

Brett Behnke, representing Creekside Developers Inc., said three-story walk-up apartments, an amphitheater, and civic space will provide a look and feel of the mixed-use intentions. The developer was influenced by similar areas around Colorado, including Festival Park in Castle Rock, Salana and Copperleaf apartments. Behnke said they hope to entice small businesses, such as the small format grocery Tony's Meat Market in Castle Pines Village.

In response to the Planning Commission's issues, Behnke said:

- The PID zoning has been in place long before the Comprehensive Plan was created. Changing the zoning to allow for a mixed-use residential and commercial development rather than an industrial park will add to the small town feel of the town.
- The applicant is willing to decrease the residential density to no more than 20 dwelling units per acre.
- The developer is willing to make concessions for the building heights. Any building that is located less than 600 feet of I-25 could be a maximum height of 75 feet. Any building more than 600 feet from the highway could have a maximum height of 50 feet.

Planner Debbie Flynn said the BOT has four options: approve, approve with conditions, send it back to the PC, or deny with valid, legal reasons. Mayor Pro Tem Kelly Elliott asked why the MPC didn't approve with conditions but noted since there are many new planning commissioners perhaps they didn't know they were able to do so. Flynn said several commissioners told her after the fact they would have voted to approve if the building heights were lowered and the residential density was decreased.

Trustee Ron Stephens said, "I'm uncomfortable with circumventing the Planning Commission. I personally would like to send it back to the MPC for their approval, to make sure they are comfortable." He said he values MPC's input greatly and would not support the ordinance until it approves it.

Although Trustee Laurie Clark made a motion to approve the ordinance with the changes the developer

made public, there was no second. When Stephens motioned for the board to send the request back to the MPC, it was approved 6-1 with Clark voting against.

Mayor Don Wilson made it clear the BOT is happy to work with MPC with ordinance changes.

The next land decision was for Gleneagle Dental, a 3,186-square-foot, single-story office. It will be built on Lot 13 of the Monument Ridge commercial subdivision south of Fairfield Inn and Suites by Marriot which sits in Lot 11 and southwest of the future Monument Ridge Apartments in Lot 10. The dental office will be accessed using the full movement approach via Struthers Road or the right-in-only and three-quarter movement entrance via Baptist Road.

Dr. Michael Wonnacott DDS will move his current practice at 15455 Gleneagle Drive to this location. The MPC heard the request at its Jan. 13 meeting and approved it unanimously. See <https://www.ocn.me/v21n2.htm#mpc>.

No one from the public spoke nor did the board ask any questions. It was unanimously approved.

Water-related resolutions approved

Public Works Director Tom Tharnish presented two water-related requests to the board. Last summer, Well 3 required emergency repairs. The tank had severe corrosion and welded pipe seams were failing. A new replacement well will be drilled near the existing one. The \$1.28 million project was approved as one of many paid for with the \$22 million bond the town sold in 2020. See www.ocn.me/v20n10.htm#mbot.

Lytle Water Solutions LLC will perform design and engineering work at a cost of \$35,340. The existing well's power supply and discharge line will need to be relocated and connected to the new sections of pipe. The technical

specifications created through this process will be used to bid for well drilling contractors.

Trustee Ron Stephens asked Tharnish to explain more about the drilling process, asking, "What kind of design is involved in drilling a hole?" Tharnish said because of geology stratification, such as sandy soil, gravel, rocky areas, the engineers record then design for each type of soil.

Trustee Jamy Unruh and Clark voted with no without giving reasons.

The request passed 5-2.

The second project involves the water tank. Originally, Tharnish thought the existing 1-million-gallon tank could be fixed, but that doesn't seem to be the case. Instead, the town will build a replacement water tank at the same site or near the old one atop Monument Hill.

Because of land constraints, the old tank would need to be demolished and a new tank put in its place. However, recent developments show the town may be able to purchase a piece of land adjacent to the existing land and begin working on the new tank now.

Nine engineering firms received the request for proposal and three responded. Later this spring, Tharnish will ask the board to approve a contract for building a new tank and destroying the old one. This portion of the project will cost \$119,780.

Resident Mike Ferguson, whose family owns land near the current water tank, said he hopes the town will continue the existing friendly relationship with the family as the new tank gets installed.

Mayor Pro Tem Kelly Elliott said, "why anyone wouldn't approve these is beyond me." Trustee Laurie Clark did just that, but the request passed 6-1.

The board entered into executive session at 8:04 p.m. pursuant to C.R.S. 24-6-402(4)(e) regarding the purchase

Your Tri-Lakes Area Lender!



HomeTown[®]

LENDERS



Erica Boatman

Mortgage Loan Officer

Are you looking to purchase or refinance your home? Now is the time! Rates are low.

Call or text me at 719-663-4530

erica.boatman@htlenders.com

NMLS #1467348 • State MLO ID: 100519345

Thank you for voting Bethesda among the best!

BEST Retirement Community
BEST Philanthropic Business



BETHESDA GARDENS MONUMENT
a Bethesda Senior Living Community

55 Beacon Lite Road, Monument, CO 80132
719.247.4400 • BethesdaGardensMonument.com