

to planning@tomgov.org.

Monument Industrial Park Final Plat

Some facts about the Monument Industrial Park, according to Planner Debbie Flynn's presentation, the meeting packet, and discussions during the meeting:

- The site contains roughly

11 acres. Lot 1 is 9.616 acres, and the remaining 1.379 acres, Lot 2, feature a detention pond. This property is located at 15707 Terrazzo Drive, north of the Valero gas station.

- Most of the land is zoned for Planned Industrial Development (PID),

except for a bit to the south which is zoned for Planned Commercial Development (PCD).

- There are two access roads into this property: Terrazzo Drive, the primary access, and La Campana Drive, the secondary access.
- A warehouse/distribution center is expected to be built on this land, and then divided into separate spaces for rent.
- Andrea Barlow of NES Inc. and Curtis Gibson attended this meeting representing the project.
- The applicant is listed as "Monument Industrial, LLC (Curtis Gibson)" in the packet, and the property owner is listed as "Triview 77 LP (Nate Miller)."

No citizens spoke about this project during the designated Public Comment period, although one attendee noted that he was present and interested in talking about the second agenda item. There was some PC discussion before a motion was presented. It was noted that the 3D renderings provided for this project were helpful, allowing PC members to visualize the designs. In answer to a question about how this development would "add to the natural features of Monument," it was stated that this project would preserve views of the mountains. It is also not expected to reach the maximum height allowable for the zoning.

A question was also raised about how this project may relate to the potential Santa Fe Trail relocation, after which it was explained that this property isn't close to the Santa Fe Trail at all. Any changes involving the Santa Fe Trail are still being deliberated by El Paso County.

In the end, a motion to recommend the Monument Industrial Park Final Plat for approval passed unanimously,

7-0.

Elite Cranes Shop/Office/Storage—Rezone and Preliminary/Final PD Site Plan

Some facts about this project, according to Planner Debbie Flynn's presentation, the meeting packet, and discussions during the meeting:

- This property is located at 940 Synthes Ave. and covers two acres.
- Once completed, this project is expected to feature a shop/office/storage area for the Elite Cranes company, a business that rents out construction cranes. The shop itself will be 5,000 square feet and will be surrounded by a chain-link fence, which will in turn be screened by trees on the east side.
- The area is required to undergo a zone change from PID to Planned Development (PD).
- Elite Cranes is expected to operate 10 hours a day, five days a week. There will be four to six employees. This property is not meant for retail purposes, so customer traffic is not anticipated.
- The applicant is listed in the packet as "Elite Cranes LLC (Sam and Stacie Lowry)," and the property owner is listed as "Villani Partnership LLP (Rocco Villani)."

During the designated Public Comment period, questions raised included what kind of tree coverage would be provided to screen the east side of the building, as well as what sort of potential light pollution would be generated by the development.

Some points explained by the applicant:

- If a crane boom is visible in the air on this property, it will be because something is being unloaded from a truck or maintenance is being performed

on the cranes. This is not expected to happen every day; the cranes usually travel to job sites in a folded-up position.

- The hope is that people passing by will only see trees from the east side of the property. The applicant is expecting to plant the biggest trees possible.
- The business is also not anticipated to be loud, especially in comparison to the nearby train.

A motion to recommend the Elite Frames Final PD Site Plan for approval to the Board of Trustees passed unanimously, 6-0, with Wilhelmi abstaining.

Village at Jackson Creek Preliminary PD Site Plan and Rezone

Some facts about this project, according to Planner Debbie Flynn's presentation, the meeting packet, and discussions during the meeting:

- On Feb. 1, the BOT voted to send this project back to the PC so the PC could consider changes the applicant made to the plans. The PC voted to deny approval for previously presented plans, and the applicant took steps to address its concerns.
- Brett Behnke spoke again, representing Creekside Developers and answering questions about the project.
- Again, the Village at Jackson Creek is expected to be a "live/work/play" community, featuring multi-family housing, restaurants, retail, and other gathering spaces.
- The area would be rezoned from PID to Mixed Use development.
- To address PC concerns, the applicant has revised the previous proposal of 32 housing units per acre to 20 units per acre. The maximum building height has also been adjusted from 90 feet to 75 feet for any buildings within 600 feet of I-25, and then 50 feet for any buildings more than 600 feet from I-25. Behnke compared this to other projects in the area, which allow for buildings climbing up to 90 or 100 feet.
- The applicant is listed in the packet as "Creekside Developers, Inc. (Brett Behnke)," and the property owner is "Jackson Creek Land Company, LLC (Rob Oldach)."

No citizens spoke during the designated Public Comment period.

As for PC discussion and questions, here are some of the points raised:

- Senior living and apartment plans were discussed.
- Final PD site plans are expected to come before the PC before any new businesses move into the site and before anything is built. The applicant is not yet aware which businesses might move into



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