

Pointe project, according to presentations from Planner Debbie Flynn and Andrea Barlow of NES Inc., along with the meeting packet and discussions during the meeting:

- The area involved is 5.11 acres, within Phase 1 of the Sanctuary Pointe development.
- Originally, a church was expected to be built on this property. Now, though, the diocese no longer intends to build this church. Since there won't be one large building there anymore, the developers want to increase the property's density capacity from 600 units to 612 units, allowing for 12 more houses. These 12 houses would be built in a cul-de-sac off of Sanctuary Rim Drive.
- This proposal has been presented to the public multiple times, first in January 2021 when 15 houses were being suggested by the developers, and then in February 2021. The project has been tweaked somewhat to address citizens' concerns. Full details can be found online, but some examples include adding a trail between Lot 8 and Lot 9 and adjusting lot size to better match the surrounding area.
- Barlow listed previously established citizen concerns about this proposal, including loss of trees, increased traffic, and the possibility that houses will be too dense in the area, and explained why the applicant disagrees with these assessments.
- The applicant is listed as "NES Inc." in the packet, and the property owner is listed as "Elite Properties of America Inc."

There were multiple speakers during the designated Public Comment period. Citizens came representing their neighborhood, each intending to speak on a different subject. Some of their listed points included concerns about the trees, housing density, and possible accidents around the property entrance, as well as expressions of love for their community. It was suggested that seven or eight homes in this area might be considered "reasonable." The PC was encouraged not to recommend this project for approval as it currently stands. It was also noted that Classic Homes wouldn't give a

price for buying the property, but that a nearby neighborhood may be interested in purchasing it.

Following discussion, the PC approved the project for recommendation to the BOT 4-1, with Trujillo voting against.

**Wolf Business Park, Lot 2  
Filing No. 2 – Final PD  
Site Plan**

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

- This is a 1.39-acre property located at 2168 Wolf Court.
- The goal is to build a 12,500-square-foot building meant for office/warehouse use, plus a "fenced outdoor storage yard, required parking, lighting and landscaping."
- The same fencing used

for the Tri-Lakes Collision development is expected to be used here.

- The space isn't being constructed with any particular business in mind; the thought is that if the facilities are built, someone will come for them.
- Lisa Peters and Robert Green were present to answer questions about this development.
- The applicant is listed as "Hammers Construction" in the packet, and the property owner is listed as "David Wolf."

No citizens spoke during the Public Comment period. The project was approved for recommendation unanimously, 5-0.

**Monument Dental Clinic  
Final PD Site Plan**

Some facts about this project, according to Flynn's

presentation, the meeting packet, and discussions during the meeting:

- This development is expected to feature a 3,290-square-foot dental clinic, renderings of which can be found online, along with "required parking, lighting, and landscaping."
- The site size is 0.78 acres located at 745 W. Baptist Road, on Lot 3 of Monument Ridge.
- Darendia Marvin attended the meeting to answer any questions.
- This is a new dental care facility, not a relocation of an existing practice.
- The applicant is listed as "WMG Development" in the packet, and the property owner is listed as "WMG Development LLC."

This project was approved for recommendation to the

BOT unanimously, 5-0, following another uneventful Public Comment session.

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For the time being, the public will be able to attend PC meetings through Webex software. Citizens are also afforded the option of calling in to listen to meetings, and if alternate accommodations are needed, the town website states, "Individuals without the ability to participate by phone or computer may contact Drew Anderson at [danderson@tomgov.org](mailto:danderson@tomgov.org) or 719-396-0842." Further information: <http://www.townofmonument.org/meetings/>. The next PC meeting is expected to be held on May 12.

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