

cause he lives directly across Black Forest Road from Flying Horse North.

The application went on to be heard at the BOCC land use meeting on Nov. 15. See BOCC article on page 1.

Monument Hill Road property rezoning withdrawn

At the Nov. 17 meeting, the commissioners were due to hear a rezoning application by Greater Europe Mission for its 15.2-acre property at the northeast intersection of Monument Hill Road and Deer Creek Road. The request was to rezone the parcel from CC (commer-

cial community) to RM-30 (residential, multi-dwelling). However, the application was withdrawn indefinitely when it was reached on the agenda. No explanation was given. The applicant had intended to develop 264 multi-family units in 21 buildings on the site.

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The El Paso County Planning Commission normally meets the first Thursday and, if required, the third Thursday of each month, at the Regional Development Center, 2880 International Circle, Colo. Springs. Meetings are live-

MONUMENT (Cont. from 1)

for health insurance, down from a 10% increase the year earlier. The fund balance currently sits at \$1.24 million for 2023. After Hirjoi detailed a spreadsheet with more specific numbers, Mayor Don Wilson considered the workshop concluded. Trustee Jim Romanello expressed that he “really appreciated the consensus among the trustees” and Trustee Mitch LaKind added, “I’m glad the numbers are up.”

Monument Ridge West and East annexations

The BOT discussed Resolution No. 81-2022: A Resolution Setting Forth Findings of Fact Regarding the Proposed Annexation of a Parcel of Land to the Town of Monument Known as Monument Ridge West and Monument Ridge East. The board voted to continue the discussion later by a vote of 7-0.

The original hearing before the Board of Trustees on Sept. 19, 2022, established that the proposed area is eligible for annexation. Nov. 7 was set for public hearing to further consider the annexation agreement. Interim Town Attorney Joseph Rivera explained that Monument Ridge West and East desired annexation into the town and the town staff approved. The annexation needs to proceed to the town Planning Commission to work out more details. Deny or continue were the two options left for the board after community input and proper public notification.

Interim Planner Shawn Snow gave the presentation for annexations. Site locations include west of I-25 (91 acres) and east of I-25 (71 acres). The West site

includes a “flag-pole” section that begins about where Eighth Street meets I-25 just south of Monument Meadows Mobile Home Park. The statute required a “community of interest” between the property’s planned use and the town. El Paso County currently has this property zoned primarily for commercial use. The applicant proposes a zoning designation of Residential Attached (RA) for the majority of the site—a land use that allows for a mix of housing options, including single-family and multi-family housing—with a height limit of 35 feet. A smaller parcel at the southwest corner of I-25 and Palmer Divide Road is envisioned as Commercial Center (CC) zoning. Staff concluded that the proposed project meets all requirements and addresses all criteria.

Several neighbors of the proposed annexations expressed concern. Paul Strange said he submitted a letter of protest signed by all neighbors of the annexation. Ken Kimple spoke against the annexation for what he claimed to be too many uncertainties of the community impact of the proposal. He said the developer wanted annexation to “make it easier to push through the town rather than the county.” Steve King expressed that the rezoning is not compatible with the topography. “Anyone who walks the lot would agree that this should be large-lot residential.” He also called for rezoning to be put off for an additional 90 days after annexation to bring in more community input. (Both Kimple and King were elected to the BOT on Nov. 8.)

Other concerns included too many

streamed on the El Paso County News & Information Channel at [www.elpasoco.com/news-information-channel](http://www.elpasoco.com/news-information-channel). Information is available at <https://planningdevelopment.elpasoco.com> and by calling 719-520-6300.

Helen Walklett can be reached at [helenwalklett@ocn.me](mailto:helenwalklett@ocn.me).



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