

the commission's chairman.

- Two new members were sworn into the MPC: Ray Egely and Tony Peck.
- It was announced that this was the last MPC meeting Meggan Herington will attend. Her

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final day as planning director will be April 5, as she will be leaving Monument.

**Monument Junction Phase One Preliminary/Final PUD plan**

Some facts about the Monument Junction Phase One Preliminary/Final PUD proposal, as detailed in the meeting packet available online, which was presented by Planner II Debbie Flynn during the meeting:

- This project is planned to be "a mix of 204 residential homes on 39.837 acres of land," north of Highway 105. The entire Monument Junction property is composed of 83.977 acres,

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with 44.140 of those acres belonging to Phase Two. Phase One and Phase Two are located on the east and west of Jackson Creek Parkway respectively.

- Phase One will feature 142 single-family detached lots and 62 single-family attached lots, as well as a 3-acre public park. It is stated that "There will be a trail network that will provide a connective pedestrian system through the open space tracts within the development so that the neighborhoods are interconnected and can access the park." Construction of Phase One will be conducted in three phases—A, B, and C—the details of which can be found thoroughly explained in the meeting packet.
- Considering a Traffic Impact Study (TIS) done to assess what area traffic may be like in 2040, the meeting packet states that "The TIS concluded that the roadway improvements associated with Monument Junction (east and west side of Jackson Creek Parkway) were auxiliary turn lanes, traffic control, required connection to Knollwood Drive, and Jackson Creek Parkway improvements." The timeline and details of future improvements to Jackson Creek Parkway are still being determined. Please see the meeting packet for a map and further details.
- The applicant for this project is listed as "Classic Homes" in said packet, and the property owner is listed as "Elite Properties of America, Inc." Andrea Barlow of NES Inc. was present at the meeting representing the project, as well as the president of Classic Homes, Joe Loidolt.

There were no Public Comment questions related to this proposal, but some of the commissioner questions included topics such as:

- Parking and traffic safety
- Crosswalks and bicycle lanes
- A possible timeline for construction, including construction of the expected park
- Landscaping

In the end, a vote to approve this proposal for recommendation to the Board of Trustees passed

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