

Monument Planning Commission, Oct. 9

# Commission raises concerns about ultimate use for Jackson Creek North

By Janet Sellers  
The Oct. 9 Monument Planning Commission meeting began

with roll call, with all but commissioner Greg Collins present in person. Collins was present

online. Discussions focused on the rezoning of 574 N. Washington St. and the preliminary

and final plat for Jackson Creek North. The commission unanimously approved the rezoning of the property on North Washington Street to align with the comprehensive plan for single-family detached housing. However, concerns were raised regarding the adequacy of the right-of-way for future road improvements and the potential impact on downstream water flow for Jackson Creek North. Insights from the meeting regarding Jackson Creek North included an analysis based on the Review and Approval Criteria established in section 18.02.260.C of the town's regulations, alongside discussions and concerns raised during the meeting. The proposed Final Plat for the vacant property does not satisfactorily meet the criteria outlined in the town's section 18.02.260.C, the commissioners said.

Key areas of concern included the lack of established ultimate use, inadequate service capacity provisions, insufficient information on cost-sharing for improvements, and limited consideration of natural hazards and conservation. Future developments will require more comprehensive planning to address these deficiencies and ensure compliance with town regulations.

The commissioners engaged in extensive discussions about the implications of zoning changes, including considerations for mixed-use development. Topics included residential height limits, storm-water management, and the legality of zoning across hundreds of acres in future developments in the area as well. The commission decided to continue the public hearing to seek legal advice, planning to reconvene in a Nov. 13 meeting

with the town attorney present.

Amid the discussions, the commissioners said the proposed Final Plat for Jackson Creek North did not establish the ultimate use of the property and did not demonstrate compliance with the Comprehensive Plan, Parks, Trails, and Open Space Plan, or other plans adopted by the town. This non-conformance raised concerns regarding the alignment of the proposed development with the town's long-term goals and vision.

The property is currently vacant and undeveloped, and the proposed Final Plat does not sufficiently address how it will ensure compatibility with adjacent properties, commissioners said. This lack of assessment could lead to future conflicts as development progresses. The proposed Final Plat creates a single lot, lacking insight into future development patterns. Additionally, it does not adequately address the impact on light, air, parks, open spaces, and other public uses, contrary to the expectations set forth in the Review and Approval Criteria.

Due to the absence of development plans, the proposed Final Plat cannot confirm the provision of adequate, safe, and efficient public improvements, utilities, and community facilities, the commissioners said. Ensuring sufficient service capacity is critical, and its absence poses significant concerns for future development.

It also does not provide the necessary development details to establish the property owner's responsibility for on-site and offsite community improvements and facilities, failing to meet the requirements regarding cost-sharing for infrastructure improvements, the commissioners said.

While the proposed Final Plat addresses some natural hazards by dedicating an easement for wetland drainage and creating two tracts for open space and detention, it does not sufficiently cover protections against other natural hazards, such as fire, flood, or geological risks, the commissioners said. In addition to wetland drainage and open space tracts, the proposed Final Plat provides limited opportunities for the preservation and conservation of significant vegetation stands, which does not align fully with the requirements for natural conservation.

Although the proposed Jackson Creek North Final Plat adheres to technical requirements of form and content, it lacks adequate information to verify compliance with local, county, state, and federal regulations, the commissioners said. This lack of detail raised questions about the viability of development plans.

Future development on this property will necessitate the submission of a Site Plan, which must comply with the underlying zoning designation and development review criteria established in the Land Development Code. Additional modifications to the Final Plat may be required based on the forthcoming development plan and relevant codes and ordinances.

The meeting concluded with discussions on potential updates to the development code.

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The Planning Commission usually meets on the second Wednesday of each month. It will revisit the discussion on the Jackson Creek North plat at the next meeting on Nov. 13, with the town attorney present to address legalities. For further information on Planning Commission meetings, please visit [www.townofmonument.org/263/planning-commission-board-of-adjustment](http://www.townofmonument.org/263/planning-commission-board-of-adjustment) or contact 719-884-8028.

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**Monument Hill Kiwanis Club**  
presents the  
**18th Annual North Pole at Tri-Lakes Arts and Crafts Fair**

**WHEN:** Saturday, December 7th, 9 am - 4 pm  
**WHERE:** Grace Best Education Center, 66 Jefferson Street  
In Historic Monument, across from St. Peter Catholic Church

**The "COOKIE WALK" Returns**

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Same weekend as Monument Small Town Christmas and Tree Lighting

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Admission is **FREE** with a new or used sporting goods donation to **4KidzSports**.

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