

Monument Library within the new mixed-use area on the south end of the parcel. The office, library, coffee shop, retail, and "loft units" on the south end still would have been 45 feet high, the already approved maximum height. The 34 high-density residential units on the northwest part of the property still would have been 40 feet high, the already approved maximum height. The Planning Commission narrowly approved Hull's sketch plan amendment by a 3-2-1 vote. (www.ocn.me/v9n6.htm#monpc)

However, the Board of Trustees tabled the proposal

following a lengthy hearing on June 1, 2009. Concerns were expressed about right-of-way changes, having a hotel next to Grace Best, and the hotel's proposed height of 45 feet. The rest of the downtown B (business) zone had a height restriction of only 30 feet. (www.ocn.me/v9n7.htm#bot601)

During a long and contentious continuation hearing on July 6, 2009, several trustees raised new concerns about the proposed hotel. A motion to approve the site plan amendment failed by a 2-3 vote. (http://www.ocn.me/v9n8.htm#bot706)

New replat details

Kassawara first noted the project representatives for the proposed Beacon Lite Assisted Living Facility:

- Landowners Jamie and Mert Hull of Goldwest II LLC of Colorado Springs
- Applicants Don Gorsuch and Ronald Vaughn, principals of The Encore Partners of Denver
- Professional Engineer Chad Kuzback of Westworks

Engineering Inc. of Colorado Springs
The Hull lot that was proposed to be replatted is 3.7 acres, bounded by Adams Street to the west, First Street to the north, Beacon Lite Road to the East, and Lincoln Avenue to the south.

Vacant unused portions of rights-of-way for Adams Street, First Street, and Lincoln Avenue were proposed to be vacated. A portion of the Adams Street right-of-way was proposed to be dedicated to the town. The purpose of the vacations and dedication is to create adequate buffering and drainage on the site of the proposed facility.

Kassawara reported that none of the rights-of-way to be vacated are paved, used, or needed for current or future traffic circulation in the area.

The First Street right-of-way is blocked by D-38 property (Grace Best) to the west and the county's Santa Fe Trail to the east. The proposal calls for splitting this right-of-way down its centerline. The north half would be given to the homeowner at 108 Adams St. for additional landscaping and the south half would be given to Goldwest for the facility. The town would reserve a sidewalk and trail easement in the south half of the First Street right-of-way, which may be used in the future to connect the new end to Adams Street to the Santa Fe Trail.

The north 50 feet of 100-foot-wide east-west Lincoln Avenue right-of-way would be donated to Goldwest for the project. The south 50 feet would still be available for a future street if a requirement emerges.

The portion of Adams Street, a 30-foot alley right-of-way south of the home at 108 Adams St., has never been used as a street. The northern part of this non-street portion has been used as the east parking lot for Grace Best. The southern part has been used as part of a D-38 fenced running track that encroaches on the Hull property.

The facility would have 62 beds in 57 apartments. The memory care (dementia/Alzheimer's) wing would hold 13 of these apartments. Kassawara reported that the total water demand of the facility and its landscaping had been calculated to be 7.83 acre-feet per year, far less than the 18.75 acre-feet needed for Hull's first proposal. This calculation was based on a study of other Encore assisted living facilities in Wyoming and Utah.

For this proposal, Lytle determined that the water available to the property is now only 5.45 acre-feet per year rather than the 8 acre-feet deemed to be available for Hull's previous proposals, as noted above. The reason for the change was not reported or discussed by Kassawara. A state law states that this replat, if approved, cannot be recorded with the county until this 2.38 acre-feet "short-fall" issue is resolved.

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