

animals. The hospital hopes to break ground at this new location in February.

Both amendments were approved unanimously and will soon be voted on by the Board of Trustees.

The meeting adjourned at 7:05 p.m.

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The next meeting is scheduled for 6:30 p.m. Jan. 7 in Monument Town Hall, 645 Beacon Lite Rd. Meetings are

normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.org/meetings/>

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Monument Planning Commission, Dec. 17

# Single-family homes might replace patio homes in Vista Ridge plan

By Lisa Hatfield

On Dec. 17, the Monument Planning Commission recommended the land use amendments needed to allow Vista Ridge, Village Center at Woodmoor Filing 3, to be built with single-family homes instead of the previously ap-

proved patio homes. The commissioners also voted unanimously to recommend that the town annex two parcels contiguous with Lake of the Rockies development. The Monument Board of Trustees will vote on these recommendations at future board meetings.

The absences of Commissioner Kathy Spence and Alternate Commissioner Melissa Wood were excused.

### New plans for Vista Ridge recommended

The Planning Commission recommended three items be forwarded to the Board of Trustees for approval so that Vista Ridge could be built as 75 single-family detached homes instead of the originally approved 104 patio homes. The Village Center at Woodmoor Filing No. 3 is east of Knollwood Boulevard and south of State Highway 105 in the northeast corner of what used to be known as the Wahlborg property.

The commissioners unanimously recommended the application for approval of a Major Amendment to the Zoning and Land Use Final PD Site Plan and the Final PD Site Plan for Village Center Filing 3A. Both were determined to be in conformance with the PD site plan review and approval criteria.

However, the vote was 5-1 to recommend the Approval of a Replat of Village Center Filing No. 3. Commissioner David Gwisdalla dissented, citing concerns about 5-foot side lot setbacks being too small and creating a crowded look to the neighborhood. "Ten feet from my wall (would be) someone else's home. That doesn't seem like enough space," Gwisdalla said. "I don't want Monument to become a sea of homes side by side."

Director of Development Services Tom Kassawara noted that the town's comprehensive plan includes a principle to "provide a wider array of land use types to meet the changing needs and ensure the fiscal sustainability of the community." A reasonably affordable residential component is provided in Village Center, Kassawara said.

Developer WED LLC would build a 2-acre park in Vista Ridge in exchange for the return of a 1-acre parcel the property owners had given to the town when a senior living housing development was proposed for that 1-acre lot.

The Village Center Metropolitan District manager has agreed that the metro district will take over management of the park, including watering of turf areas, when the park is completed and the metro district accepts it. An escrow agreement will be executed between WED and the town to ensure that the required public improvements, including tree plantings, are done within a reasonable period.

Kyle Campbell of Classic Consulting Engineers and Surveyors LLC said his firm has reanalyzed the drainage infrastructure for this site. It has been modified to bring it into compliance and add additional storage volume. The metro district will maintain the drainage features such as retention ponds, Campbell said.

All public rights-of-way would be dedicated to the Town of Monument, but maintenance such as snow plowing, road repairs, and trimming weeds would be done by the metro district, Kassawara said.

Commissioner Jim Fitzpatrick, who lives in Village Center, was concerned about traffic safety at the intersection of Knollwood Boulevard and Highway 105, especially at times when Monument Academy parental drop-off/pick-up carpool traffic blocks the center lane of Highway 105. Kassawara said he would conduct a traffic



**Above:** The Planning Commission recommended approval for Vista Ridge at Village Center to be re-platted for 75 single-family detached homes instead of the previously planned 104 patio homes. This site is east of Knollwood Boulevard and south of State Highway 105. Kyle Campbell of Classic Consulting Engineers and Surveyors LLC, shown here, said his firm has reanalyzed the drainage infrastructure for this site, and modifications have been made to bring it into compliance and add additional storage volume. Photo by Lisa Hatfield.

study in January and submit the results to the county to see if the intersection should be upgraded.

### Annexation of parcels requested

Landowner Jerry Biggs of BK-Lor LLC has submitted an annexation petition to the town to annex two small parcels adjacent to his larger Lake of the Rockies parcel and zone the properties Planned Development. The two properties totaling 3.57 acres are located directly east and west of the Lake of the Rockies property, which is already in the town. The annexation would facilitate the development of the larger Lake of the Rockies parcel in the future, according to the staff report.

Principal Planner Mike Pesicka said the westernmost 0.47-acre parcel is undeveloped and was deeded to the property owner as part of a land swap with the town of Monument related to upgrades to the spillway for Monument Lake many years ago. This parcel would be dedicated to the town as open space, Pesicka said.

The second parcel, which is 3.10 acres, extends south from Second Street along Mitchell Avenue and was previously owned by the railroad. It would be deeded to the town as right-of-way for Mitchell Avenue.

Both parcels meet state annexation contiguity requirements and were determined to be in conformance with the state annexation review and approval criteria.

The Palmer Lake Sanitation District board intends to serve the properties and has the capacity to do so but will not include the parcels in their service area until civil construction drawings of the site are submitted by the applicant for district review and approval.

The meeting adjourned at 8:36 p.m.

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The next Planning Commission meeting is scheduled for Jan. 8 at 6:30 p.m. in Monument Town Hall. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or [www.townofmonument.org/meetings/](http://www.townofmonument.org/meetings/)

Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

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