

**MONUMENT (Cont. from page 1)**

assistance with obtaining federal Community Development Block Grants, and tentatively decided not to become a member of the proposed Pikes Peak Regional Drainage Authority.

BK-LOR proposed approval of 156 home lots as well as several dedicated platted tracts for open space, two interior parks, and additional right-of-way for Mitchell Avenue turn lanes, as well as a large tract dedication of protected Preble's mouse habitat below the Monument Lake dam to the town for additional trails.

The Board of Trustees donated an acre-foot of town water rights to BK-LOR at no charge to make up for the lack of sufficient water under the 60.5-acre parcel for all 156 houses.

Details of the three proposals are available for reference in the June 2 BOT meeting board packet at: <http://monumenttownco.minutesondemand.com/> by clicking on the "Board of Trustees" then "BOT Packets" and "2014" drop-down buttons in turn.

**2006 sketch plan features**

The Board of Trustees unanimously approved a BK-LOR sketch plan to change the Lake of the Rockies parcel from a campground to a single-family home planned development on April 3, 2006 with no conditions. No citizen spoke in opposition to the conceptual sketch plan during the open portion of this public hearing.

During the 2006 negotiations between BK-LOR and the town staff prior

to the sketch plan hearing, the number of homes was reduced from the initially proposed figure of 196 to 163. Dwelling unit densities along the south perimeter of the parcel were reduced to more closely match the existing housing densities in West Oak Ridge to the south and the various developments to the east across the railroad tracks. The density in the north end of the sketch plan remained unchanged at five to six dwelling units per acre.

A sketch plan typically only specifies general locations within the development for houses, parks, and open space with none of the specific information regarding roads, infrastructure, lots, or tracts that is clearly specified in a plat and site plan. See [www.ocn.me/v6n5.htm#0403](http://www.ocn.me/v6n5.htm#0403) for details of the approved 2006 sketch plan.

**Rezone approved**

Since that sketch plan was approved and the campground infrastructure was removed, the parcel has been used primarily for livestock grazing to avoid undeveloped residential property taxes. The parcel was also the site for the Charlie Daniels concert on Aug. 31.

Tom Kassawara, director of Development Services, stated that the parcel's existing planned commercial development (PCD) zoning for the previous campground use is now obsolete. The still-existing planned industrial development (PID) and planned heavy industrial development (PHID) designations in the town code are also obsolete. All three categories are superseded, when a parcel is rezoned, by the very general planned development (PD) zone designation. Each new PD development has its own specific unique set of allowed uses, restrictions/limitations, and exclusions that are individually negotiated with the landowner and developer by Kassawara prior to presentation to the Planning Commission and Board of Trustees.

Kassawara reported that the requested PD zoning designation for the Lake of the Rockies project would allow for uses including, but not limited to:

- Single-family dwellings and accessory buildings.
- In-home daycare (subject to state licensing requirements).
- Foster family care (subject to state licensing requirements).
- Public and quasi-public recreation facilities including parks and playgrounds.
- Trails and bike paths, and their accessory structures.
- Essential permitted services.

Kassawara also noted that on Jan. 21, the Board of Trustees approved an annexation

and rezone to PD for two small BK-LOR county parcels that are adjacent to the proposed Lake of the Rockies development. Parcel A is a thin 0.47-acre sliver that lies along the western boundary of the large already annexed parcel. The middle of this narrow strip is adjacent to the east side of the Monument Lake Dam.

Parcel B is a 3.10-acre strip adjacent to the west side of the railroad tracks that extends south of the intersection of Mitchell Avenue and the access road to Monument Lake. It was previously owned by the railroad and will be deeded by BK-LOR to the town as right-of-way for Mitchell Avenue.

Previously, this separate annexation and rezone was unanimously recommended for approval by the Monument Planning Commission during its Dec. 17 public hearing. See [ocn.me/v14n1.htm#monpc1217](http://ocn.me/v14n1.htm#monpc1217) for more details.

See [www.ocn.me/v14n2.htm#bot0121](http://www.ocn.me/v14n2.htm#bot0121)

for more details regarding the Jan. 21 BOT annexation and rezone approval.

Kassawara stated how that the rezone request conformed to the various principles and policies for mixed use development in the Town of Monument comprehensive plan, the town code, and the town's future land use map. He proposed no conditions of approval for the rezone application. Siebert gave additional details regarding the rezone from the landowner's perspective and answered board questions.

There were no public comments for or against the proposed rezone during the open portion of this public rezone hearing.

The Planning Commission unanimously recommended approval of the rezone on May 14 with no conditions.

The board unanimously approved changing the original planned commercial development (PCD) zoning to PD zoning.

**Plat approved**

Some of the specific proposed plat items noted by the staff and Siebert were:

- Residential lots—30.1 acres (49.7 percent)
- Tracts for open space, buffers, and parks—20.3 acres (33.5 percent)
- Right-of-way—10.154 acres (16.8 percent)
- Parks—2.34 acres
- Open space, common area, and trails—over 18 acres
- Tract E, which is 14.191 acres, will be dedicated to the Town of Monument for open space, hiking, and walking
- Tract K, which is 1.77 acres, will be dedicated to the Lake of the Rockies Homeowners Association (HOA) to



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