

Monument (Cont. from p1)

dealing with proposed rezoning for the area from Higby Road to Leather Chaps Drive and from Jackson Creek Parkway to an area east of the current Remington Hill neighborhood. The trustees approved the revised Sixth Amendment unanimously.

Planning Director Mike Pesicka said the newly approved Sixth Amendment will keep Higby Road in its current alignment, consolidate commercial multi-use and multi-family parcels closer to Jackson Creek Parkway and Higby Road, and change one portion of an area currently zoned PRD-2 to PRD-4 (planned residential developments of two and four units per acre, respectively). It will include more multi-use zoning (PMD) and commercial (PCD) areas along Jackson Creek Parkway and it will move one PCD and some PRD-10 areas closer to Jackson Creek Parkway. The northwest corner of the development at Jackson Creek Parkway and Higby Road, south of Lewis-Palmer High School, is now zoned PCD for commercial development.

A county trail connection is planned for somewhere in this Sixth Amendment, but its exact location has yet to be determined with the county. A large area of existing open space that parallels Jackson Creek will remain and is reflected on the amendment. This area is protected Preble's mouse habitat that cannot be developed, Pesicka said.

The planned multi-use

(PMD) zoning in parcels 31, 32, and 35 along Jackson Creek Parkway will allow a mix of uses similar to zoning from the existing The Vistas apartments south to include a medical office building and the new Goodwill retail store. PMD allows for residential densities up to 20 units per acres, but it can also include retail, office, and service uses, and it will be up to the discretion of the de-

veloper to decide how to develop those parcels, Pesicka said. "We put in what fits and what market demands.... I'm pretty sure it's not going to be all '20 units,'" Blevins said March 16.

At the March 3 neighborhood meeting, Remington Hill residents were concerned that there was no sketch plan showing proposed locations of new parks, widths of buffer areas and

sidewalks along Bowstring Road south of Higby Road, and landscaping plans. They were especially worried because it is anticipated that Bowstring will become

a traffic route busy with pedestrians, bicycles, and cars accessing Lewis-Palmer High School and Bear Creek Elementary School. That part of Bowstring Road will

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