

be designated a "minor collector," in contrast to Jackson Creek Parkway, which is a "minor arterial."

Residents were also concerned about pedestrian

safety because if snowplows plowed the width of the road, the snow covers the current sidewalk on the east side of Bowstring Road since it is so close to the curb; resident Michelle Glover said the snowplows do not plow the whole width of Bowstring now.

Pesicka explained that these specifics will not be determined until the Preliminary/Final PD Site Plan and Preliminary/Final Platting phases. Other subdivisions in Monument do have to submit sketch plans earlier in the process, but since Regency Park was annexed separately, its municipal code requirements do not require sketch plans from developers at the zoning phase. When projects reach the preliminary/final PD Site plan and plat phases, they must be reviewed in public meetings at the Monument Planning Commission and then the Monument Board of Trustees, and this is when residents can provide input about specifics.

The "master plan" for Regency Park is the Regency Park Development Rezoning Plan, Pesicka explained. Trustees John Howe and Jeff Smith and Pesicka also mentioned that the town will be working this year on updating its overall comprehensive plan and will be asking for citizen input to help future residents and developers know what the concerns are ahead of time. See www.townofmonument.org for meeting information.

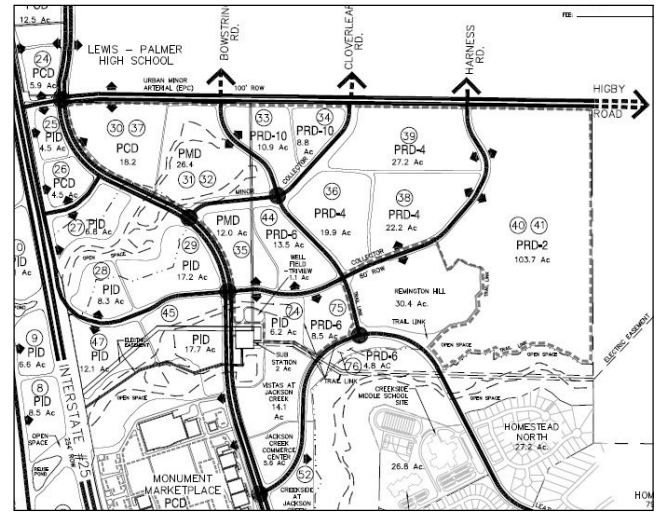
To summarize the newly adopted Feb. 26 Amendment 6 zoning and densities (compared with previous Amendment 5 zoning):

- PRD-2 – Planned Residential two units per acre, 82 acres, 164 dwelling units (previously 100 acres, 200 units)
- PRD-4 – Planned Residential four units per acre, 55 acres, 221 units (previously 9 acres, 38 units)
- PRD-6 – Planned Residential six units per acre, 17 acres, 105 units (previously 38 acres, 232 units)
- PRD-10 – Planned Residential 10 units per acre, 15 acres, 157 units (previously 42 acres, 420 units)
- PMD – Planned Multi-use, 30 acres, 614 units (the Fifth Amendment did not include this category)
- PCD – Planned Commercial, 24 acres, n/a units (previously 18 acres, n/a units)

The Sixth Amendment will allow up to 1,263 dwelling units if all the PMD areas are developed as residential, but these areas might also be developed as offices or retail space. This density is in contrast to the 890 units zoned previously in the Fifth Amendment and the 1,348 dwelling units in the Jan. 27 Amendment 6 proposal that was not approved.

Blevins explained that he "does not see the market supporting PRD-2 million-dollar homes" in Jackson Creek, "as much as some people would like to see it happen." He said PRD-2 is "two units per acre, but not really half-acre lots," and that PRD-2 requires 75-foot road frontage.

Triview Metropolitan District will provide water and waste water utility services to the amended area pursuant



Above: On March 16, the trustees approved this Feb. 26 version of the Sixth Amendment to the Regency Park Development and Rezoning Plan, which includes land from Higby Road south to Leather Chaps Drive, and from Jackson Creek Parkway to east of Remington Hill. *Map courtesy of Town of Monument.*

to the Intergovernmental Agreement with the Town of Monument. Water and water rights have been provided by the applicant pursuant to that certain Water Agreement by and between Triview, The Town of Monument and Jackson Creek Land Co., the staff report noted.

Trustees Kelly Elliot, Jeff Bornstein, and Jeff Smith asked the staff, the developer, and the residents if they felt that the process to reach this point had worked and if there was "closure."

The residents of Remington Hill "agreed to disagree" on the lack of a sketch plan and saw no need for future meetings since they learned that the developer was not required to address those issues until later. Glover said, "This proposal is an acceptable compromise at this time... We will be here for every Planning Commission and every time" this area is discussed at public meetings for every plat as they come up, she said. A total of three residents, all representing Remington Hill, spoke and thanked the town and the developer for listening to their comments and suggestions.

Pesicka said there was equal time for both the developer and the neighborhood to give input. Blevins said, "Tonight will be the fifth time we have met..." but that the neighborhood meeting was a good way to deal with their concerns.

NEPCO representative Louise Link spoke about future concerns regarding density, transportation, and water issues in this region and said, "We need a regional idea about master plan for transportation and water instead of a patch, patch, patch thing, which is where we are now." She invited all northern El Paso County residents to the May 9 NEPCO meeting at 10 a.m. at Monument Town Hall where Kip Peterson, general manager of Donala Water and Sanitation District will speak.

The board had several options to consider for a motion. It could have:

- Approved the application presented at the Feb. 2, board meeting with or without conditions.
- Approved the plan with the suggested changes made by the citizens.
- Approved the plan dated Feb. 26 with or without conditions.
- Denied the application and the existing Regency Park Fifth Amendment would then remain in place.
- Continued the application to another meeting.

The motion approving Sixth Amendment to the Regency Park Development and Rezoning Plan dated Feb. 26 was approved unanimously.

Bulk water station update and counterpoint
In a scheduled agenda item, residents of Trails End subdivision showed a video illustrating the noise and traffic generated by up to seven trucks an hour filling their tanks at the bulk fill water station owned by the town at the

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