

MONUMENT JUNCTION PHASE ONE PRELIMINARY/FINAL PUD PLAN

PROJECT NARRATIVE

SEPTEMBER 2021, REVISED JANUARY 2022

LOCATION

Monument Junction is situated either side of Jackson Creek Parkway, south of its intersection with State Highway 105 (SH 105), which abuts the northern boundary. The property has a total area of 83.977 acres; 44.140 acres west of Jackson Creek Parkway and 39.837 acres (Phase One) to the east. Interstate 25 (I-25) is situated to the west of the site, with the off-ramp onto SH 105 forming the western boundary. To the northeast of the Phase One area is a neighborhood commercial center, to the south of which is a townhome development and a church. The Village Center at Woodmoor residential subdivision lies to the southeast. Adjacent to the southern boundary are single-family detached dwellings in El Paso County, with the Lewis Palmer High School beyond. On the west of Jackson Creek Parkway is the remainder of the undeveloped Monument Junction parcel, with vacant land and the YMCA to the south. Downtown Monument is located less than a mile to the west of the property.

MAP 1: MONUMENT JUNCTION SITE LOCATION



PROJECT CONTEXT

REQUEST: Classic Homes requests approval of a Preliminary/Final PUD Site Plan for Phase One of Monument Junction, which is the 39.837 acres east of Jackson Creek Parkway. The proposed development will comprise a mix of residential densities for a total of 204 new homes.

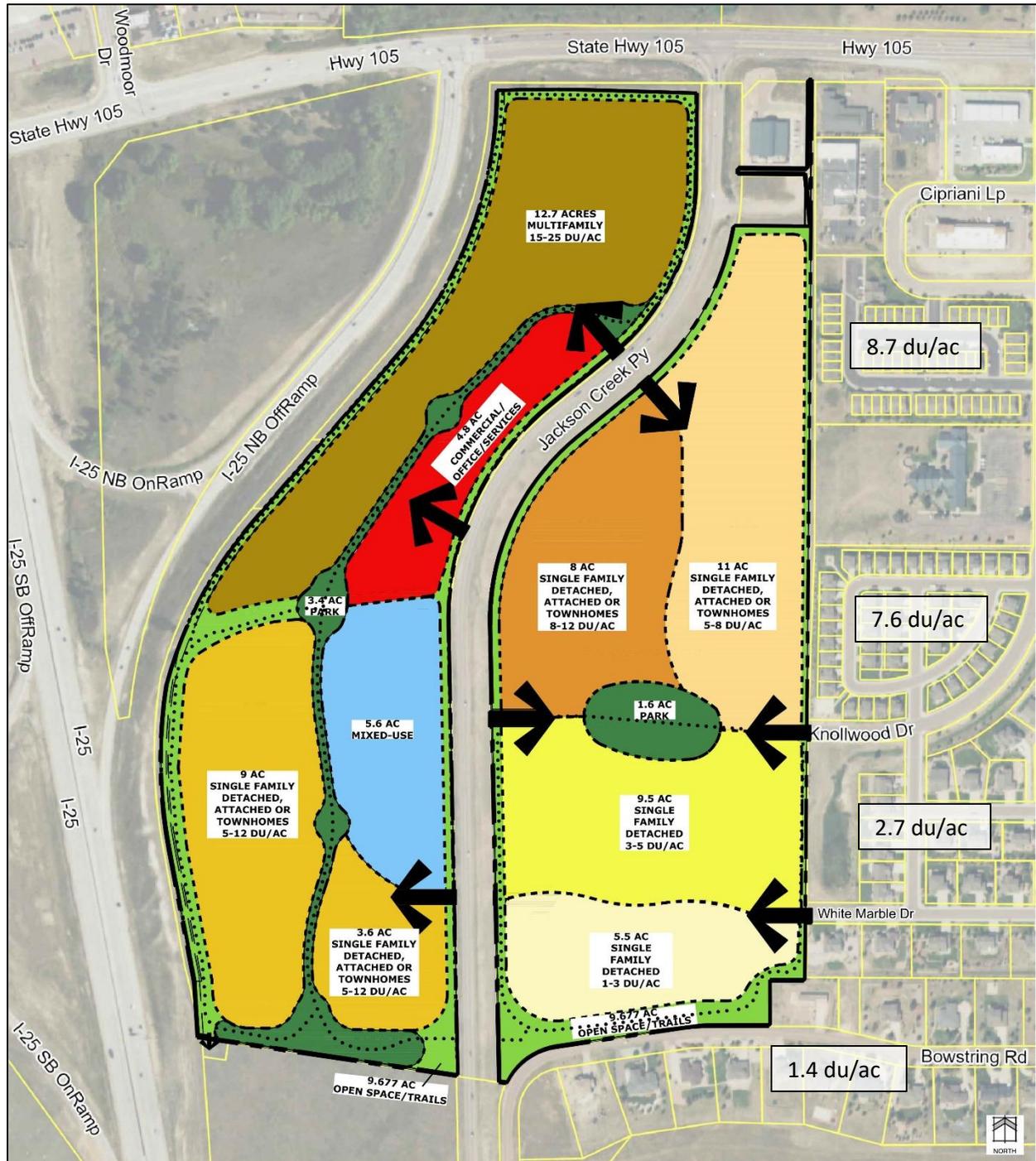
CURRENT ZONING: A PD Zoning and Sketch PD Plan for the property were approved on June 15, 2020 (project was previously named The Village and has been renamed Monument Junction). It should be noted that the PD Zoning and Sketch PD Plan was approved under the former Municipal Code as a PD (Planned Development) zone. The Town has since adopted a new Land Development Code (LDC) and the nomenclature for the zoning has changed from PD to PUD (Planned Unit Development).

The approved Sketch PD Plan identifies residential uses on the east side of Jackson Creek Parkway. The 5.5-acre section along the south property boundary is approved for single-family residential lots at a density of 1-3 dwellings per acre. The 9.5-acre section north of this is approved for single-family residential lots at a density of 3-5 dwellings per acre. An 11-acre area located in the northeastern section of the property, adjacent to the eastern property boundary, is approved for single-family detached, attached or townhomes with a density of 5-8 dwelling units per acre. An 8-acre area located in the northwestern section of Phase One, adjacent to Jackson Creek Parkway, is also approved for single-family detached, attached or townhomes with a density of 8-12 dwelling units per acre. The purpose of these density transitions was to provide compatibility with the existing half-acre lots in the County to the south and the progressively higher density residential areas in the Town of Monument to the east. In total, these density areas would allow up to a maximum of 248 dwelling units.

The approved Sketch PD Plan includes a centrally located 1.6-acre park to provide open space and recreational amenities for the proposed new residents and a trail around the southern part of Phase One. The calculation of parks land for the Sketch PD Plan was based upon the former LDC ratio of 2.69 persons per dwelling unit (new LDC assumes 3.04 persons per dwelling unit). In addition to the density transition, an approximately 70-foot wide strip is included on the approved Sketch PD Plan along the south boundary to provide an additional setback to the half-acre County properties to the south and east. Landscaping setbacks were also included along Jackson Creek Parkway to provide screening and create an attractive vista along this arterial street.

Two access points were proposed off Jackson Creek Parkway to serve the east side of development. The Sketch PD Plan also included access points from the east off Knollwood Drive and White Marble Drive, with the intent that these connections would be circuitous, rather than direct, to limit the potential for cut through traffic in the adjacent neighborhoods to the east.

MAP 2: APPROVED SKETCH PD PLAN



PROJECT DESCRIPTION: Monument Junction Phase One comprises a mix of residential densities and includes 142 single-family detached lots and 62 single-family attached lots, for a total of 204 new homes. The total number of lots and the proposed densities are consistent with the approved Sketch PD Plan. The development also includes a 3-acre park, open space, and trails, which exceeds the 1.6-acre park proposed in the approved Sketch PD Plan.

The development is split into 3 phases as follows:

PHASE A:

- This phase includes the standard single-family lots in the southern portion of the site.
- The 12 lots on the southern end of the site are standard larger single family detached lots, with a minimum lot size of 8,000 sf and a density of 1.5 du/ac, which is within the 1- 3 du/ac range allowed in the Sketch PD Plan.
- Directly to the north are 46 smaller single-family detached lots, with a minimum lot size of 6,000 sf and a density of 4.2 du/ac, which is within the 3- 5 du/ac range allowed in the Sketch PD Plan.
- Phase A will include the construction of the proposed stormwater quality detention pond in the southwest corner of the site.
- 1.4 acres of the proposed 3-acre park will be included in Phase A, to include play equipment, other amenities, and trail connections.
- Phase A includes a 95-foot setback along the south boundary to the nearest lot, which exceeds the 70-foot setback proposed in the Sketch PD Plan.
- This phase includes the southern point of access onto Jackson Creek parkway.

PHASE B:

- Phase B includes the northeastern side of the site where 79 higher density single-family detached homes are proposed. These units are arranged in packs of four (referred to as “4-Square”), with two units adjacent to the public street and two units behind.
- The minimum lot size is 3,200 sf and the density is 7.5 du/ac, which is within the 5- 8 du/ac range allowed in the Sketch PD Plan.
- This phase includes the northern point of access onto Jackson Creek parkway.

PHASE C:

- Phase C includes the northwestern portion of the site and proposes a combination of 62 single-family attached lots in a duplex style, interspersed with 5 smaller single-family detached lots.
- The minimum lot size for the attached product is 2,000 sf and 3,200 sf for the single-family detached lots. The density of this area is 6.5 du/ac, which is within the 8-12 du/ac range allowed in the Sketch PD Plan
- An extension to the Phase A park of 1.6 acres is included in this phase, with additional trails to provide connection to the park throughout the community.

ACCESS AND CIRCULATION: As note above, two points of access to the development are included off Jackson Creek Parkway to service the new development. The development will connect to Knollwood Drive to the east and as required by the Sketch PD Plan, the route from Knollwood to Jackson Creek Parkway is indirect to limit the potential for cut through traffic in the adjacent neighborhoods to the east. No vehicular access is proposed from White Marble Drive to the east as proposed on the Sketch PD Plan. A Traffic Impact Study (TIS) prepared by LSC Transportation Consultants is included with this submittal, which analyses the traffic generated by the Phase One Development and recommends off-site road improvements to support Phase One development traffic.

All streets within the development will be public streets and will be owned and maintained by the Town of Monument. The streets that will be constructed to the Town's Local Type II Residential cross-section, with 5' attached sidewalks and ramp curbs. The sidewalks are detached in certain locations adjacent to open space tracts.

DRAINAGE: The Drainage Report prepared by Classic Consulting Engineers and Surveyors analyses the stormwater runoff from the proposed development, having regard to historic flows from adjacent development. An approximately 2.3-acre full spectrum detention pond will be constructed in the southwest corner of the site that will collect all stormwater runoff from the development and release it at historic rates. The pond is designed for the 100-year flood event and includes water quality treatment before releasing into the public stormwater system in Jackson Creek Parkway. The Monument Junction Metropolitan District will own and maintain the on-site detention pond.

UTILITIES: Water and Wastewater Services will be provided by Woodmoor Water and Sanitation District. Gas service will be provided by Black Hills Energy and electric service will be provided by Mountain View Electric Association.

PARKS/OPEN SPACE: The Sketch PD Plan anticipated a 1.6-acre park on the east side of the Jackson Creek Parkway. A larger 3-acre park is now proposed in the middle of the development to serve as an amenity for the residents in Phase One. The park will include play equipment and other amenities such as benches, trash cans and dog waste disposal stations. The main park amenities will be constructed with Phase A, with an extension of the park and trails proposed in Phase C. There will be a trail network

that will provide a connective pedestrian system through the open space tracts within the development so that the neighborhoods are interconnected and can access the park. The trails will also provide connections to and integration with adjacent external neighborhoods. In addition to the centralized 3-acre park, an additional 4.4-acres of open space is provided throughout the development and 5,047 linear feet (0.95 miles) of trails. The Monument Junction Metropolitan District will own and maintain the park, open space, and trail tracts. This is a public entity and, therefore, all parks, opens space, and trails will be open to the public.

LANDSCAPING: Landscaping will be installed by the developer along Jackson Creek Parkway and in the park/open space/landscape tracts within the development. Entryway monument signage and landscaping will be included at the access points off Jackson Creek Parkway. This will provide screening for the residents and create an attractive appearance along the arterial street and throughout the development.

Homeowners will be responsible for installing and maintaining lot landscaping in Phase A. The Developer will install the lot landscaping in Phases 2 and 3 and the landscaping will be maintained by the homeowner. All lot landscaping is subject to Architectural Control Committee (ACC) approval and must meet the Town of Monument's Landscape Ordinance. The Monument Junction Metropolitan District will own and maintain all landscaping outside the individual lots, entry monument signs, the perimeter walls and fences, and any retaining walls.

DESIGN GUIDELINES: An Architectural Control Committee (ACC) will be formed for Monument Junction to review and approve each single-family detached or attached home for compliance with the Design Guidelines established for Monument Junction. The Design Guidelines will address home placement on the lot including lot design, building architecture, and proposed landscaping.

PROJECT JUSTIFICATION

PRELIMINARY PUD PLAN REVIEW CRITERIA:

Section 18.03.450.D of the Town of Monument's newly adopted Land Development Code states that the Preliminary PUD Plan must adequately address the following criteria in a manner consistent with the general public interest, health, safety and welfare:

- 1. Quality and functionality of open space and parks are appropriate to the site in terms of recreation, views, public access and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas, and riparian and drainage areas in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan;**

A 3-acre park is proposed in the middle of the development to serve as an amenity for the residents in Phase One. The park will include play equipment and other amenities such as benches, trash cans

and dog waste disposal stations. There will be a trail network that will provide a connective pedestrian system through the open space tracts within the development so that the neighborhoods are interconnected and can access the park. The trails will also provide connections to and integration with adjacent external neighborhoods. A total of 7.4-acres of park and open space is provided throughout the development and 5,047 linear feet (0.95 miles) of trails.

2. Parks and open space dedications, or fees in lieu of dedication, are consistent with the requirements of Article 3 of Chapter 18.02 (Subdivision);

The calculation of parks land for the Sketch PD Plan was based upon the former LDC ratio of 2.69 persons per dwelling unit (new LDC assumes 3.04 persons per dwelling unit), which would generate a parkland dedication requirement of 2.7 acres of parkland for the proposed 204 residential lots. Chapter 18.02.340 allows for credit for parkland dedication where private open space for park and recreational purposes is provided in a proposed subdivision and such space is to be privately owned and maintained by a special district for the mutual use and benefit of the residents. Up to 50% of the land dedication requirements may be credited against the requirements, provided the Board of Trustees finds that it is in the public interest to do so and provided that:

- the open space, park or recreational purpose is perpetually protected and maintained by enforceable instruments
- the proposed land area is reasonably usable for park and recreation purposes
- the facilities proposed for the land area are in substantial accordance with the provisions of this regulation and are approved by the Board
- the facilities proposed conform to and/or complement the Town Comprehensive Plan and Parks, Trails, and Open Space Master Plan.

The Town may also grant up to 100 percent credit toward the requirements for parkland dedication of parks, open space, and/or trails to a metropolitan or special district provided that the park and trail shall be open for use by the public in perpetuity, and the Town has determined that the entity has adequate funding and the ability to maintain the same.

The proposed park meets these requirements as it is 3 acres and there is a combined total of 7.4-acres of park and open space provided throughout the development and 5,047 linear feet (0.95 miles) of trails. The park will include recreational facilities that will include play equipment and other amenities such as benches, trash cans and dog waste disposal stations. There will be a trail network that will provide a connective pedestrian system through the open space tracts within the development so that the neighborhoods are interconnected and can access the park. The trails will also provide connections to and integration with adjacent external neighborhoods and both park and trails will be available for public use. The Monument Junction Metropolitan District will own

and maintain the park, open space, and trail tracts. This will ensure public use is preserved in perpetuity and the District has adequate funding for the construction and maintenance of the park, open space and trails.

3. School land dedications, or fees in lieu of dedication, are consistent with the requirements of Article 3 of Chapter 18.02 (Subdivision);

Per previous correspondence from School District 38 during the Sketch PD Plan process, fees in lieu of school land dedication are preferred to land dedication.

4. The trail system provides adequate internal circulation and makes appropriate external connections to schools, parks, employment centers, and transit; and trails conform to the Comprehensive Plan and Parks, Trails, and Open Space Master Plan;

There will be a trail network comprising 5,047 linear feet (0.95 miles) of trails that will provide a connective pedestrian system through the open space tracts within the development so that the neighborhoods are interconnected and can access the park. The trails will also provide connections to and integration with adjacent external neighborhoods.

5. The project provides a benefit to the Town such as increasing the variety of development to fill a need and/or provide amenities for the benefit of the Town residents;

The Comprehensive Plan acknowledges that residential-attached use is an important component of the overall land use mix for the Town, as it provides a mix of housing options to serve the growing area workforce and a more affordable housing alternative for new homeowners or those transitioning out of single-family detached residences. The variety in residential density, type, lot size and price point proposed in the Monument Junction Phase One development will provide an affordable housing option to serve the growing area workforce, new homeowners or those down-sizing from single-family detached residences.

The proposed park, trails and open space provided throughout the development will be available for public use. The Monument Junction Metropolitan District will own and maintain the park and open space tracts which will ensure public use is preserved in perpetuity.

6. A variety of development and housing types, styles and densities, are proposed;

The variety in residential density, type, lot size and price point proposed in the Monument Junction Phase One development will expand the housing options in Monument. In particular, there are insufficient housing options in the Town of Monument to meet growing workforce demand. The proposed mix of density and lot size, particularly the smaller lot product, will provide a more affordable housing alternative to serve the growing area workforce, new homeowners or those down-sizing from single-family detached residences.

7. An appropriate relationship exists between use areas, both internal and surrounding, with adequate buffer areas provided if warranted;

The different residential density zones proposed in Monument Junction Phase One have been located with consideration to providing an appropriate transition from the existing uses and densities to the south and east of the site. The lower density single-family residential is sited in the southeast portion of the site adjacent to the half-acre County lots. The higher density single-family detached product (4-square) is situated adjacent to the northeast boundary, where it is comparable to the adjacent smaller lot detached residential (3,000 sf lots), attached-residential and neighborhood commercial center. It also provides a transition to the commercial uses and higher density residential proposed in future phases of Monument Junction on the west side of Jackson Creek Parkway.

A setback is provided along the south boundary to provide enhanced transition to the half-acre County properties to the south and east, in addition to the lower residential density proposed in this location. The nearest lot boundary is 95 feet from the south boundary.

Landscaping will be installed by the developer along Jackson Creek Parkway and in the park/open space/landscape tracts within the development. This will provide screening for the residents and create an attractive appearance along the arterial street and throughout the development.

8. The circulation system provides adequate capacity, connectivity, and accessibility;

Two points of access to the development are included off Jackson Creek Parkway to service the new development. The development will connect to Knollwood Drive to the east and as required by the Sketch PD Plan, the route from Knollwood to Jackson Creek Parkway is indirect to limit the potential for cut through traffic in the adjacent neighborhoods to the east. No vehicular access is proposed from White Marble Drive to the east as proposed on the Sketch PD Plan. A Traffic Impact Study (TIS) prepared by LSC Transportation Consultants is included with this submittal which analysis the traffic generated by the Phase One Development. The TIS concludes that the only off-site improvements required to support the Phase One development traffic are southbound left turn lanes on Jackson Creek parkway at the two site entrances.

9. The phasing plan, if any, is appropriate, minimizes unnecessary or premature grading or removal of vegetation, provides access to collector roads, for utility extensions, and adequately addresses other fiscal concerns of the Town;

The project will be developed in three phases, starting at the south end. The first phase will include the detention pond and the formal part of the park. There is no vegetation or topography of significance on the site that would be impacted by grading. Utilities will be extended from the south for the first phase.

10. Water and sewer utility service is physically feasible and economically capable of being connected to the Town system, unless such connection requirement is specifically waived by the Town and there is adequate capacity to serve the development, including that the water supply meets Town standards;

The site is located within the Woodmoor Water and Sanitation District service area and will be connected to their water and sanitary sewer system. A Will Serve letter is included with the submittal. Utilities will be extended from the south.

11. Other required utilities are available, as demonstrated by willing-to-serve letters from all relevant utility providers;

MVEA will provide electric service and Black Hills Energy will provide natural gas service. Will Serve letters are included with the submittal.

12. The plan design and density are sensitive to the site's major environmental characteristics including topography, geology, flood plains, view sheds, scenic features, wildlife habitat and vegetation; and

A Site Inventory and Visual Analysis was included with the Sketch PD Plan. The site is relatively flat with some gentle slopes, not exceeding 5%. The property generally drains to the southwest. There is little in the way of vegetation on the property. The site was previously cultivated, which stripped away most of the native prairie shortgrass, although some scattered patches remain. The cultivated areas were then replanted with non-native grasses. A few scattered small pine trees are present across the central and southern part of the site, but neither the species nor the size of the trees is significant.

There is an existing drainage channel along the south boundary of the property stemming from the detention pond in the adjacent subdivision to the east. This drainage will not be impacted by the development and the existing flows will not be collected in the on-site detention pond. There is minimal riparian vegetation associated with this drainageway.

The Geologic Hazard Study prepared by Entech Engineering, Inc. for the Sketch PD Plan identifies areas of expansive soils, loose and collapsible soils, and areas of shallow groundwater. None of these conditions are unusual in the region and mitigation measures are detailed in the report.

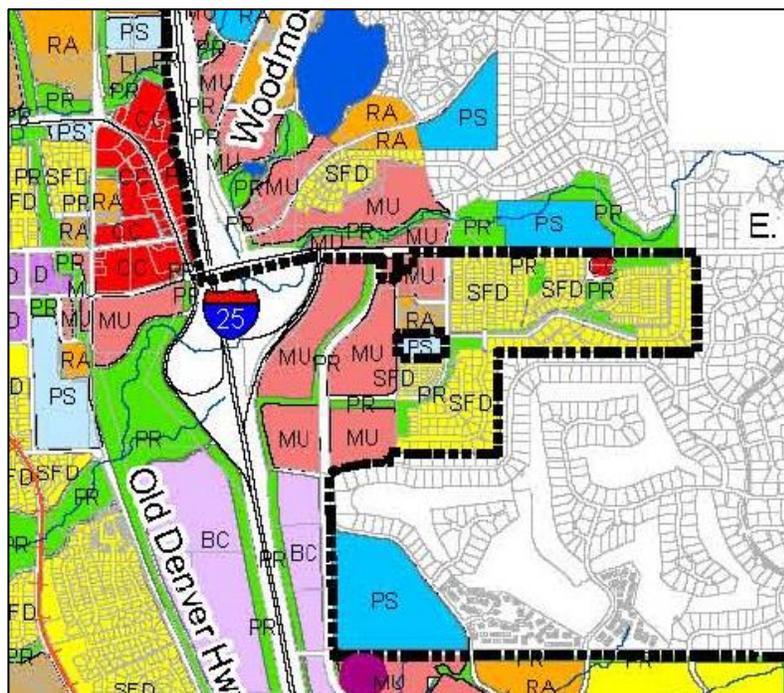
No significant wildlife habitats are identified on the site. Colorado State Forest Service Wildfire Risk Assessment Portal shows site as having a low at-risk rating for wildfires.

In summary, the property has no significant environmental constraints or resources, and the minor constraints identified can be readily overcome with appropriate site preparation and engineering design solutions.

13. The plan is consistent with Town's Comprehensive Plan.

The Future Land Use Map in the 2017 Comprehensive Plan identifies the site as Mixed Use, which is defined as “a mixture of non-residential and residential development that provides convenience goods, services, and employment opportunities for area residents.” Monument Junction will include a diverse mix of residential, commercial, and service uses, as well as parks and trails. This integrated range of land uses will provide internal transitions between uses and will accommodate easy access to goods and services by foot or by car, consistent with the Mixed-Use area attributes described in Comprehensive Plan.

MAP 3: EXTRACT FROM FUTURE LAND USE MAP



Source: Town of Monument Comprehensive Plan 2017

Phase One only includes the residential component of the overall Monument Junction development and includes a mix of single-family detached and residential-attached homes at differing densities. The Comprehensive Plan acknowledges that residential-attached use is an important component of the overall land use mix for the Town, as it provides a mix of housing options to serve the growing area workforce and a more affordable housing alternative for new homeowners or those transitioning out of single-family detached residences.

The Comprehensive Plan also encourages residential-attached to locate adjacent to existing attached housing and adjacent to large scale non-residential development, as a transition between non-residential uses and single-family neighborhoods. The different residential density zones proposed in Monument Junction Phase One have been located with consideration to providing an appropriate

transition from the existing uses and densities to the south and east of the site. The lower density single-family residential is sited in the southeast portion of the site adjacent to the half-acre County lots. The higher density single-family detached product (4-square) is situated adjacent to the northeast boundary, where it is comparable to the adjacent smaller lot detached residential (3,000 sf lots), attached-residential and neighborhood commercial center. It also provides a transition to the commercial uses and higher density residential proposed in future phases of Monument Junction on the west side of Jackson Creek Parkway.

The proposed Phase One mixed density residential development will also meet the following policies and objectives of the 2017 Comprehensive Plan:

Policy LU-1: Encourage the use of sustainable development practices including site planning techniques and new technologies to ensure that views, vistas, dark skies, environmentally sensitive areas, and open lands are integrated into new developments.

Parks and open space corridors are incorporated into the Preliminary/Final PUD Plan to ensure that open vistas area included in the development of the site. The landscape setback adjacent to Jackson Creek Parkway will also enhance the outward appearance of the development. All residential units are 2-story, similar to adjacent developments.

Policy LU-3: Allow for a wider array of land use types to meet changing community needs.

The variety in residential density, type, lot size and price point proposed will expand the housing options in Monument. In particular, there are insufficient housing options in the Town of Monument to meet growing workforce demand. The proposed mix of density and lot size, particularly the smaller lot product, will provide a more affordable housing alternative to serve the growing area workforce, new homeowners or those down-sizing from single-family detached residences.

Policy LU-5: Promote infill development on vacant land, with attention to the vacant or underutilized land in and around the downtown core.

The proposed development of this vacant and under-utilized infill site, located less than a mile east of the downtown core of Monument, will diversify land use in the Town and provide much needed housing options.

Opportunity LU-A: With 2,389 gross acres of land available for development, the Future Land Use Plan provides an opportunity to move from single-use developments to a mix of complementary land uses. These uses can be developed into various activity nodes, thereby ensuring an appropriate balance of live, work, and play environments.

The Preliminary/Final PUD Plan identifies a variety of residential densities and lot sizes, as well as parks, open space and 5,047 linear feet (0.95 miles) of trails. This, together with the commercial uses proposed

on the west side of Monument Junction, provides a mix of complementary land uses that provides a balance of live, work, and play environments

Opportunity POS-A. Planned developments provide more amenities than traditional zoning in return for greater flexibility. This is typically in the form of parks, open space, and trails. When approving Planned Developments, look at ways to locate dedicated land and trails to connect with existing parks trails and useable open space.

The proposed development incorporates amenities in the form of a centralized park area that will include a play area, a looped trail and seating. This will connect to the remainder of the development through a network of interconnected trail/open space corridors. These trails and internal sidewalks will also provide non-motorized connectivity to adjacent developed areas and to the remainder of Monument Junction on the west side of Jackson Creek Parkway by directing pedestrians to signalized intersection.

FINAL PUD PLAN REVIEW CRITERIA:

Section 18.03.460.D of the Town of Monument's newly adopted Land Development Code states that the Final PUD Plan must adequately address the following criteria in a manner consistent with the general public interest, health, safety and welfare:

1. The final PUD conforms to or is consistent with the preliminary PUD;

The Preliminary and Final PUD Plans are being submitted concurrently as one plan set.

2. Circulation is designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework, such as a metropolitan or special district must be established for maintenance thereof for the life of any private streets. All streets shall be accessible by police and fire department and other emergency vehicles for emergency purposes, and to service vehicles such as trash trucks. Bicycle and pedestrian circulation and connections shall be provided;

Two points of access to the development are included off Jackson Creek Parkway to service the new development. The development will connect to Knollwood Drive to the east and as required by the Sketch PD Plan, the route from Knollwood to Jackson Creek Parkway is indirect to limit the potential for cut through traffic in the adjacent neighborhoods to the east. No vehicular access is proposed from White Marble Drive to the east as proposed on the Sketch PD Plan. A Traffic Impact Study (TIS) prepared by LSC Transportation Consultants is included with this submittal, which analyses the traffic generated by the Phase One Development and recommends off-site road improvements to support Phase One development traffic.

All streets within the development will be public streets and will be owned and maintained by the Town of Monument. The streets that will be constructed to the Town's Local Type II Residential cross-section, with 5' attached sidewalks and ramp curbs. Trails and sidewalks are provided throughout the development to facilitate pedestrian and bicycle circulation.

- 3. Functional parks, open space, and trails in terms of recreation, views, density relief, convenience, function, connectivity, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas and riparian and drainage areas are provided in conformance with the Comprehensive Plan, the Parks, Trails, and Open Space Master Plan, and the Development Standards (Chapter 18.05 of this title);**

See Response to #1 of Preliminary Plan review criteria.

- 4. A variety of development and housing types and styles, and densities are proposed. Mixed land use is encouraged;**

See Response to #5 and #6 of Preliminary Plan review criteria.

- 5. Privacy for individuals, families and neighbors is provided as appropriate;**

All lots will have adequate private yard areas and perimeter fences will be installed to provide noise attenuation and screening from external effects.

- 6. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design that is compatible with the surrounding neighborhood. The placement of identical or similar residential models on any two adjoining lots along a street is discouraged;**

An Architectural Control Committee (ACC) will be formed for Monument Junction to review and approve each single-family detached or attached home for compliance with the Design Guidelines established for Monument Junction. The Design Guidelines will address home placement on the lot including lot design, building architecture, and proposed landscaping.

- 7. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. Entrance features are encouraged. The proposed landscaping must not create maintenance problems and shall be suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;**

Landscaping will be installed by the developer along Jackson Creek parkway and in the park/open space/landscape tracts within the development. Entryway monument signage and landscaping will be included at the access points off Jackson Creek Parkway. This will provide screening for the

residents and create an attractive appearance along the arterial street and throughout the development.

Homeowners will be responsible for installing and maintaining lot landscaping in Phase A. The Developer will install the lot landscaping in Phases 2 and 3 and the landscaping will be maintained by the homeowner. All lot landscaping is subject to ACC approval and must meet the Town of Monument's Landscape Ordinance. The Monument Junction Metropolitan District will own and maintain all landscaping outside the individual lots, entry monument signs, the perimeter walls and fences, and any retaining walls.

8. Adequate off-street parking will be provided:

- a. Particularly for single-family residences in a PUD, required front-yard setbacks should be established and driveways should be arranged so as to provide off-street parking therein without causing parked autos to block sidewalks.**

All lots will have a 2-car garage, except some of the home options in Phase 3 only have one-car garage. All will include driveways with a minimum of 20' length from the garage door to the back of sidewalk to allow adequate space for off-street parking.

- b. The Town may increase or decrease the normally required number of off-street parking spaces based on a consideration of the following factors:**

- i. The relationship of the proposed modifications to the stated purposes and intent of the PUD;**
- ii. Probable number of vehicles owned by residents;**
- iii. iii. Parking needs in non-residential areas;**
- iv. Varying time period of use, whenever joint use of common parking areas is proposed; and**
- v. Availability and use of alternative transportation methods.**

A parking reduction is not requested.

9. The final PUD has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area

The different residential density zones proposed in Monument Junction Phase One have been located with consideration to providing an appropriate transition from the existing uses and densities to the south and east of the site. It therefore fits in with the primarily residential land use pattern in the larger surrounding area to the south and east. The Phase One development will

provide a transition from these existing residential areas to the commercial uses and higher density residential proposed in future phases of Monument Junction on the west side of Jackson Creek Parkway.

The TIS recommends off-site road improvements to support Phase One development traffic. There are future plans to expand Jackson Creek Parkway but the need for this is not triggered by the Phase One development.

All utilities services are available to the site and will be extended from the south to the site.

A full spectrum detention pond will be constructed in the southwest corner of the site that will collect all stormwater runoff and release it at historic rates.

SUMMARY

The proposed Monument Junction Phase One Preliminary/Final PUD Plan is consistent with the approved Sketch PD Plan and continues to conform with the policies and goals of the 2017 Comprehensive Plan. The diverse mix of residential density, type, lot size, as well as parks and trails proposed on The Village Sketch PD Plan is consistent with site's Mixed Use on the Future Land Use Map. The Sketch PD Pan meets all the criteria in Section 17.40.140 of the Municipal Code in a manner consistent with the general public interest, health, safety and welfare of the Town's existing future residents