

MONUMENT JUNCTION WEST FILING NO. 1

PROJECT NARRATIVE

OCTOBER 2021

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 to the east. Monument Junction West Filing No. 1 comprises the 44.140 acres west of Jackson Creek Parkway. Interstate 25 (I-25) is situated to the west of the site, with the off-ramp onto SH 105 forming the western boundary. Jackson Creek Parkway forms the eastern boundary of the Monument Junction West Filing No. 1 area. Directly to the north is undeveloped land owned by Colorado Department of Transportation. Commercial development is situated to the northwest and northeast. Vacant land and the YMCA are located to the south. On the east side of Jackson Creek Parkway is the remainder of the undeveloped Monument Junction parcel, which is currently being processed through the Town for residential development.

MAP 1: MONUMENT JUNCTION SITE LOCATION



PROJECT CONTEXT

REQUEST: Classic Homes requests approval of a Final Plat for Monument Junction West Filing No. 1, which is the 44.140 acres west of Jackson Creek Parkway. The Final Plat will subdivide the property into five lots and three tracts for future development.

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 Plan identifies a mix of uses on the west side of Jackson Creek Parkway, as follows:

- 12.6 acres of single-family detached/attached or townhomes at a density of 5-12 du/ac
- 12.7 acres of multifamily residential at a density of 15-25 du/ac
- 4.8 acres of commercial/office/services
- 5.6 acres of mixed-use (commercial/office/services and/or residential)
- 3.4 acres of linear park
- 9.3 acres of open space/trails/buffers

Three access points were proposed off Jackson Creek Parkway to serve the west side of development.

PROJECT DESCRIPTION

The Final Plat for Monument Junction West Filing No. 1 will subdivide the property into five lots and three tracts for uses consistent with the range of commercial, office, service, and residential uses anticipated in the approved Sketch Plan. Tract A will accommodate a detention pond and park. Tract B is a small 250 sf parcel for the Metropolitan District Director's parcel. The 16.59-acre Tract C on the south side of the parcel is proposed for future development.

ACCESS: The plat includes public right-of way dedication to serve the initial phases of development in Lots 1-6. This provides four points of access onto Jackson Creek Parkway. The northern and southern most access points will be full movement intersections, with the northern access proposed as a signalized intersection. The intervening two access points will be right-in/right-out only. All streets within the development will be public streets and will be owned and maintained by the Town of Monument. All lots will be accessed of a public street.

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. A full spectrum detention pond will be constructed within Tract A, which is designed for

the 100-year flood event and includes water quality treatment before releasing into the public stormwater system in I-25. 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 Plan anticipated a 3.4-acre linear park and 9.3 acres of open space/trails/buffers. These will be included with future PUD Plans for development. The Monument Junction Metropolitan District will own and maintain the park, open space, and trail tracts.

PROJECT JUSTIFICATION

FINAL PLAT REVIEW CRITERIA:

Section 18.02.260.C of the Town of Monument's newly adopted Land Development Code states that the Final Plat must comply with the following review and approval criteria.

1. The plat conforms with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time;

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." The Final Plat for Monument Junction West Filing No. 1 includes lots for a variety of commercial, office, service and residential uses, consistent with the Mixed Use classification. 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.

The Final Plat for Monument Junction West Filing No. 1 also conforms to the following policies of the 2017 Comprehensive Plan:

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

The variety of commercial, office, service and residential uses proposed will help to meet the changing needs of the Monument community. The proposed residential use 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 commercial and housing development 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 Final Plat for Monument Junction West Filing No. 1 will enable the development of a mix of complementary land uses that provides a balance of live, work, and play environments

The 3.4-acre linear park and 9.3 acres of open space/trails/buffers identified in the Sketch Plan will be included with future PUD Plans for development. The Monument Junction Metropolitan District will own and maintain the park, open space, and trail tracts. This will satisfy the Town's Parks, Trails, and Open Space Plan policies.

2. The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community;

The proposed development and associated lot pattern are compatible with the surrounding area and the proposed mix of uses will provide a transition from the primarily residential neighborhoods to the east with the Interstate to the West and commercial development to the northwest and northeast.

3. The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;

The lots provide ample space for light, air, and parks, open space, and other places for public use will be incorporated into future PUD Plans for development.

4. The plat design provides for adequate access to all lots and tracts proposed in the subdivision;

All lots will be accessed off a public street, which will be owned and maintained by the Town of Monument.

5. Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision;

- a. **A sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with the applicable district's water standards.**

Water and Wastewater Services will be provided by Woodmoor Water and Sanitation District.

- b. **The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities.**

The developer will be paying their fair share toward the widening of Jackson Creek Parkway as well as installing road improvements to facilitate the initial phases of development. The developer will also be responsible for extending all utility services to the site.

6. The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets;

There is no floodplain on the site. There are no geologic hazards or soils conditions on the site that would prevent development. The site is in an area of low wildfire risk. All lots will have access to public streets so will have adequate access for fire protection services. A full spectrum detention pond will be constructed within Tract A, which is designed for the 100-year flood event and includes water quality treatment before releasing into the public stormwater system in I-25.

7. The plat conforms to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations;

The Plat conforms to all relevant regulations and statutory provisions.

8. The plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument;

The site does not include any such features that warrant preservation.

9. The plat design provides for the preservation and conservation of significant stands of vegetation; and

There are no significant stands of vegetation that would be impacted by the plat design. The site has been farmed in the past which has resulted in the removal of most vegetation on the site.

10. The final plat is generally consistent with the preliminary plat, as applicable.

The two are combined for this submittal.

SUMMARY

The Final Plat for Monument Junction West Filing No. 1 is consistent with the approved Sketch Plan and conforms to the policies and goals of the 2017 Comprehensive Plan. The Final Plat complies with the review and approval criteria set out in Section 18.02.260.C of the Town of Monument's Land Development Code.