

MIDTOWN COLLECTION AT MONUMENT JUNCTION WEST PUD PLAN

PROJECT NARRATIVE

AUGUST 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 to the east. The Midtown Collection PUD comprises 21.7 acres on the south side of the western 44 acres of Monument Junction. Interstate 25 (I-25) is situated to the west of the site, with the off-ramp onto SH 105 forming most of the western boundary. To the north are proposed commercial and multifamily residential parcels within the overall Monument Junction community. To the east is Jackson Creek Parkway and proposed detached and attached single-family residential development at various densities that forms Phase One of Monument Junction. To the south is a vacant parcel zoned for commercial use, beyond which is the YMCA. Downtown Monument is located less than a mile to the west of the property.

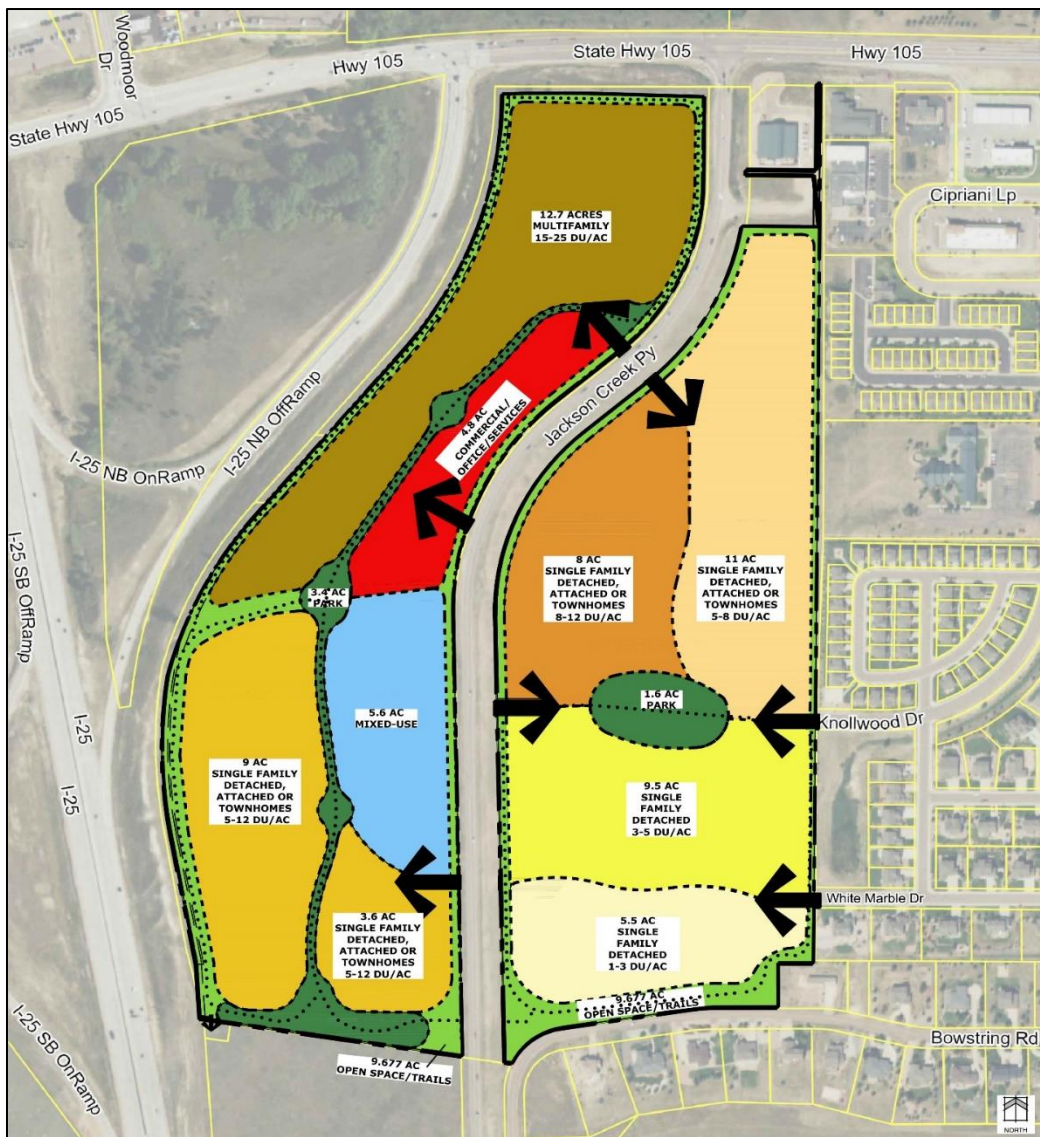
MONUMENT JUNCTION SITE LOCATION



REQUEST: NES Inc. on behalf of Elite Properties of America, Inc. request approval of a PUD Plan for Midtown Collection at Monument Junction West. The PUD comprises 21.7 acres on the southwest portion of the Monument Junction Community. The PUD includes single family detached residential at a maximum density of 8 dwelling units per acre on approximately 16.9 acres of the site, and a 4.8-acre tract for a stormwater drainage facility combined with a community park.

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).

APPROVED SKETCH PD PLAN

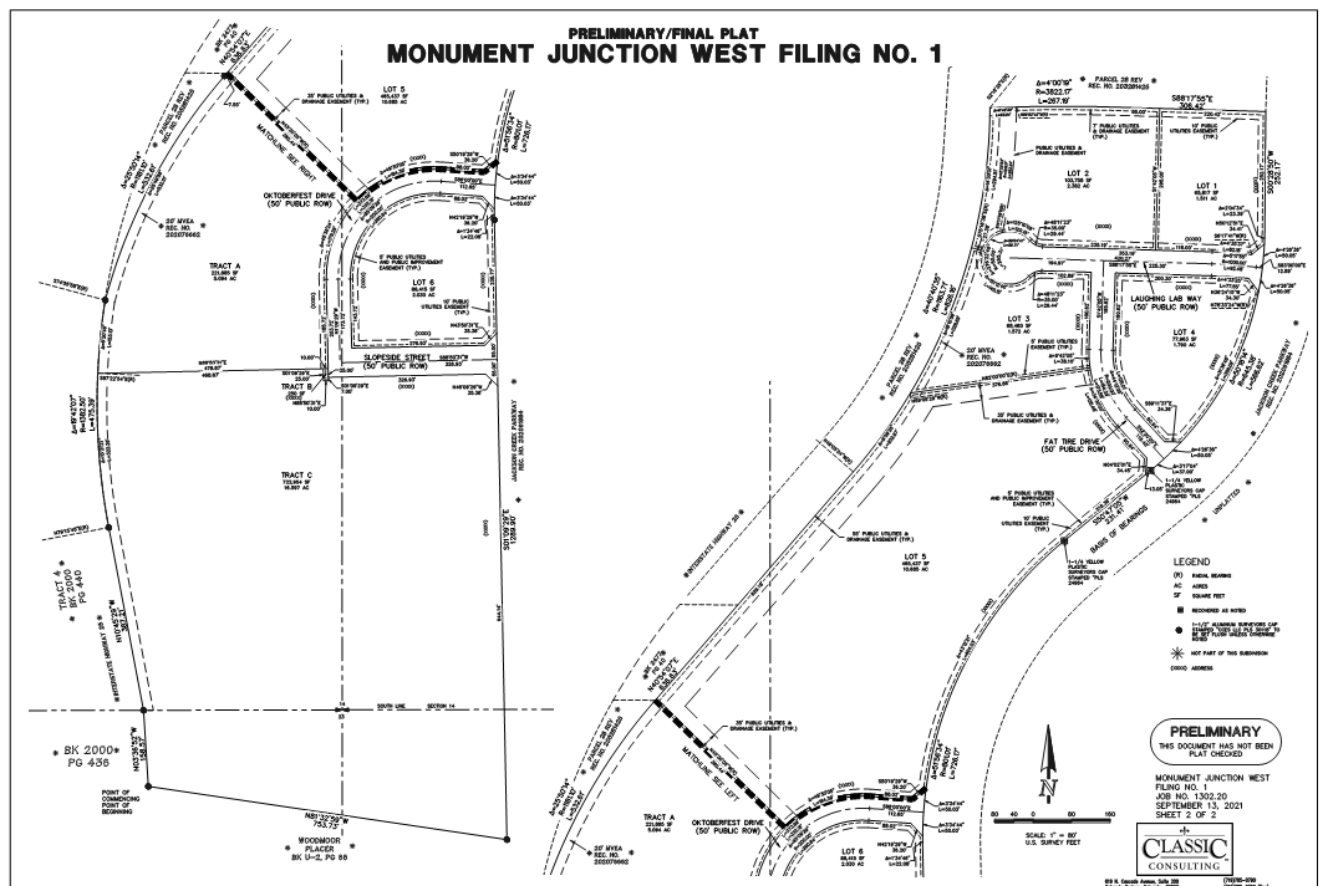


The approved Sketch PD Plan identifies residential uses at a density of 5-12 dwelling units per acre on the southern 12.6 acres of the western portion of Monument Junction. This would allow a maximum of 151 units on this section of the property. The Sketch PD Plan also identified a 3-acre linear park and trail system with small activity nodes. 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).

Two access points were proposed off Jackson Creek Parkway to serve the southwest side of development. The location of these access points has been refined and the plan now proposes three access points to align with future access points approved to the east and to allow appropriate intersection separation. The additional Oktober fest Drive access is limited to a right-in/right-out only.

The Monument Junction West Filing No.1 Final Plat was approved by the Board of Trustees in February 2022. This subdivided the entire west side of the property into six lots for future commercial and multifamily residential development per the approved Sketch PD Plan and three tract: Tract A for public utilities, public drainage and public park, Tract B as an ownership parcel, Tract C for future single-family residential development per the approved Sketch PD Plan. This Final Plat also dedicated the public right-of-way for proposed access roads to the west.

RECORDED FINAL PLAT FOR MONUMENT JUNCTION WEST FILING NO. 1



PROJECT DESCRIPTION: The Midtown Collection at Monument Junction West PUD comprises 129 single-family lots, one tract for a centralized stormwater detention facility and a neighborhood park, both of which serve the broader community, and other tracts that provide open space, pedestrian access and circulation for the Midtown community. The proposed density is 6 dwelling units per acre gross, and 8 dwelling units per acre net of the detention/park tract. This is consistent with the 5-12 dwelling units per acre indicated on the approved Sketch PD Plan.

A Plat for Midtown Collection at Monument Junction has been submitted concurrently with the PUD Plan. This replats Tracts A, B and C into 129 single-family lots, with one 4.8-acre tract for public utilities, public drainage and public park, and tracts for open space, pedestrian access and private streets.

ACCESS AND CIRCULATION: Three points of access are proposed off Jackson Creek Parkway to serve the proposed development. These access points have been located to align with future intersections approved to the east and to allow appropriate intersection separation. Oktoberfest Drive and Slopeside Street have already been platted and dedicated to the Town with Monument Junction West Filing No.1 Final Plat. Broken Compass Drive provides an additional public street access to the south side of the Midtown development.

The Traffic Impact Study (TIS) prepared by LSC Transportation Consultants in relation to Monument Junction Phase One PUD on the east side of Jackson Creek Parkway was a comprehensive TIS for the entire Monument Junction development. The TIS recommends a phased series of road improvements, to include improvements to the intersection of Jackson Creek Parkway and SH 105 to improve turning movements, the widening and improvement of the north section of Jackson Creek Parkway, and the addition of auxiliary turn lanes for each of the access points off Jackson Creek Parkway. The site access improvements will be built to the ultimate condition, pending the future widening of Jackson Creek Parkway being pursued by the Town of Monument.

Slopeside Street and Broken Compass Drive provide the primary public street access within the Midtown development. These streets will be owned and maintained by the Town of Monument and constructed to the Town's Local Type II Residential cross-section, with 5' attached sidewalks. The individual lots will all have driveway access off private residential access roads. These access roads will provide vehicular lot access only and no sidewalks are proposed. The private streets will be owned and maintained by the Monument Junction Metropolitan District.

Pedestrian access to the lots will be via sidewalks through the open space tracts at the front of the lot. These in turn will be connected to the sidewalks along the public streets to provide pedestrian connectivity through the site. It is also proposed to provide a 5' concrete trail around the perimeter of the development that will connect to trails proposed to the north, and with a future extension to the south, as depicted on the Sketch Plan. The Monument Junction Metropolitan District will own and maintain the trails.

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. Tract A is a 4.8-acre tract that will serve dual purpose as a stormwater detention pond and a park. The pond will collect all stormwater runoff from the entirety of the Monument Junction West development and will release into CDOT right-of-way at less than historic rates. The pond is designed for the 100-year flood event and is full-spectrum pond providing both detention and water quality treatment. 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 3-acre linear park and trail system with small activity nodes for the west side of Jackson Creek Parkway. The current plan is for a larger centralized park in Tract A that can accommodate a ball field, play area and other park amenities. The intent of the linear park with activity nodes will be replicated with the open “greenways” that provide pedestrian connectivity through the Motown development. Within these greenways there will be smaller open space areas with more limited amenities. It is also proposed to provide a 5’ concrete trail around the perimeter of the development that will connect to trails proposed to the north and with a future extension to the south, as depicted on the Sketch Plan. 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). 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, along the public streets 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. Details of site landscaping and entryway monument signage will be included in future Site Plans.

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

Section 18.03.450.B.2 of the Town of Monument’s Land Development Code states that the PUD Plan must adequately address the following criteria in a manner consistent with the general public interest, health, safety and welfare:

- a. **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 park is proposed in Tract A that can accommodate a ball field, play area and other park amenities. This park is centrally located in the Monument Junction West area and will serve the entire Monument Junction community. The open “greenways” through the Midtown residential area will provide a linear park configuration that will provide open vistas and pedestrian connectivity through the Midtown development. Within these greenways there will be smaller open space pockets that will provide visual relief and more limited amenities such as benches and gathering areas. There are no existing natural resources on the property that warrant preservation.

- b. **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);**

A park is proposed in Tract A that can accommodate a ball field, play area and other park amenities. This park is centrally located in the Monument Junction West area and will serve the entire Monument Junction community. The open “greenways” through the Midtown residential area will provide a linear park configuration that will provide open vistas and pedestrian connectivity through the Midtown development. Within these greenways there will be smaller open space pockets that will provide visual relief and more limited amenities such as benches and gathering areas. There are no existing natural resources on the property that warrant preservation.

- c. **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.

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- d. 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;**

Pedestrian access to the lots will be via sidewalks through the open space tracts at the front of the lot. These in turn will be connected to the sidewalks along the public streets to provide pedestrian connectivity through the site.

It is also proposed to provide a 5' concrete trail around the perimeter of the development that will connect to trails proposed to the north and with a future extension to the south, as depicted on the Sketch Plan. The Monument Junction Metropolitan District will own and maintain the trails.

- e. 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 there is a need for 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 proposed Midtown Collection adds to the variety in residential density, type, lot size and price point proposed in the overall Monument Junction community and will provide a more attainable housing option to serve the growing area workforce, new homeowners or those down-sizing from larger single-family detached residences.

- f. A variety of development and housing types, styles and densities, are proposed;**

The proposed Midtown Collection adds to the variety in residential density, type, lot size and price point proposed in the overall Monument Junction community and 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 smaller lot size of the Midtown Collection will provide a more attainable housing alternative to serve the growing area workforce, new homeowners or those down-sizing from larger single-family detached residences.

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

The proposed Midtown Collection PUD does not abut any existing residential areas. Appropriate buffers are included within the PUD to screen noise and activities from I-25 to the west, Jackson Creek Parkway to the east and the vacant future commercial parcel to the south. Landscape buffer planting will be identified on the future Site Plan. The proposed park/pond in Tract A will provide a buffer to the proposed multifamily residential and commercial in the northern portion of Monument Junction West.

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- h. 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;**

Three points of access are proposed off Jackson Creek Parkway to serve the proposed development. These access points have been located to align with future intersections approved to the east and to allow appropriate intersection separation.

Slopeside Street and Broken Compass Drive provide the primary public street access within the Midtown development. These streets will be owned and maintained by the Town of Monument and constructed to the Town's Local Type II Residential cross-section, with 5' attached sidewalks. The individual lots will all have driveway access off private residential access roads. These access roads will provide vehicular lot access only and no sidewalks are proposed. The private streets will be owned and maintained by the Monument Junction Metropolitan District.

- i. 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;**

No phasing is proposed.

- j. 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.

- k. 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.

I. 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;

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%. 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 north edge of the PUD area that will be captured in the proposed detention pond in Tract A. 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.

m. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area; and

The Midtown Collection PUD is part of the overall Monument Junction PUD zone which has been planned as a comprehensive community with complementary and compatible uses that reflect the mixed-use designation of the property in the Comprehensive Plan. The uses on the west side of Jackson Creek Parkway are intended to be more intense than the east side of Jackson Creek Parkway to provide an internal transition from the existing single-family residential to the east and I-25 to the west. The Midtown Collection PUD therefore fits in with the land use pattern anticipated for Monument Junction and is compatible with the character of the surrounding area.

The TIS recommends a phased series of road improvements, to include improvements to the intersection of Jackson Creek Parkway and SH 105 to improve turning movements, the widening and improvement of the north section of Jackson Creek Parkway, and the addition of auxiliary turn lanes for each of the access points off Jackson Creek Parkway. The site access improvements will be built

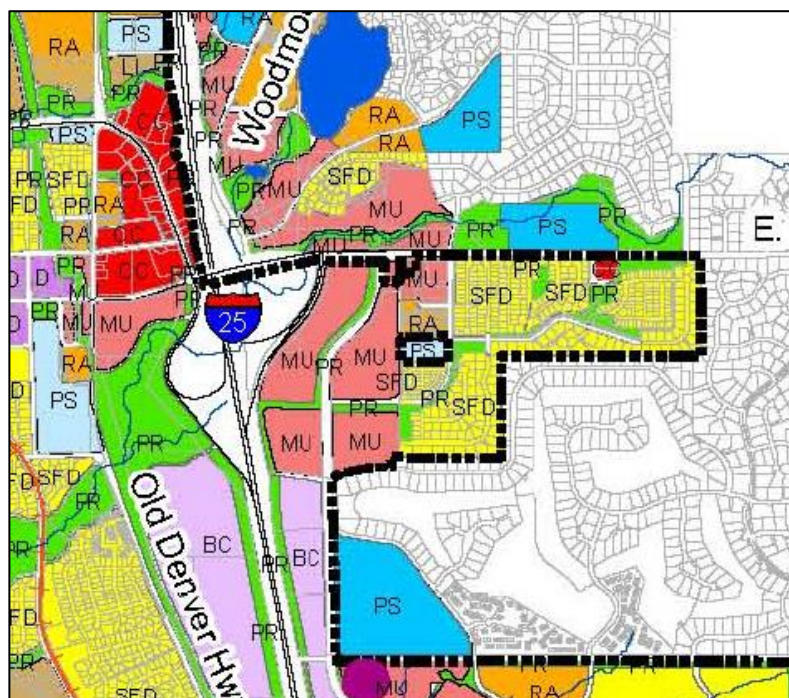
to the ultimate condition, pending the future widening Jackson Creek Parkway being pursued by the Town of Monument.

All utilities services are available to the site. A full spectrum detention pond will be constructed in tract A and will collect all stormwater runoff for the Monument Junction West area and will release it at less than historic rates.

n. 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.” The Midtown Collection PUD is part of the overall Monument Junction PUD zone which is a planned development that will include a diverse mix of residential, commercial, and service uses, as well as parks and trails, consistent with the mixed-use designation of the property in the Comprehensive Plan.

EXTRACT FROM FUTURE LAND USE MAP



Source: Town of Monument Comprehensive Plan 2017

The Comprehensive Plan acknowledges that there is a need for 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 proposed Midtown Collection adds to the variety in residential density, type, lot size and price point proposed in the overall Monument Junction community and will provide a more attainable housing option to serve the growing area workforce, new homeowners or those down-sizing from larger single-family detached residences.

The proposed Midtown Collection at Monument Junction West 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 PUD Plan to ensure that open vistas area included in the development of the site. The landscape setback adjacent to Jackson Creek Parkway and I-25 will also enhance the outward appearance of the development.

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

The proposed Midtown Collection adds to the variety in residential density, type, lot size and price point proposed in the overall Monument Junction community and 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 smaller lot size of the Midtown Collection will provide a more attainable housing alternative to serve the growing area workforce, new homeowners or those down-sizing from larger 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 proposed residential lots, parks, open space and trails, together with the commercial uses proposed on the northern portion of Monument Junction West, 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 ball field, a play area, and other park amenities. 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 rest of the Monument Junction West area.

SUMMARY

The proposed Midtown Collection at Monument Junction West PUD Plan is consistent with the approved Sketch PD Plan and conforms with the policies and goals of the 2017 Comprehensive Plan. The proposed residential density and lot size, as well as the parks, open space and trails are complementary and compatible with the overall Monument Junction community and surrounding area and is consistent with site's Mixed-Use designation on the Future Land Use Map. The PUD Plan meets all the criteria in Section 18.03.450.B.2 of the Town's Municipal Code in a manner consistent with the general public interest, health, safety and welfare of the Town's existing future residents.