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BEACON LITE LLC. PROPERTY

PROPOSED ANNEXATION – PROJECT DEVELOPMENT NARRATIVE

1. Property Location

The property is located @ 19375 Beacon Lite Road and consist is 5.02AC (218,671 SF) bordered by the Town of Monument (TOM) to the south (Zoned LI), Interstate Highway 25 on the east, El Paso County to the north (Zoned I-2) and El Paso County and Beacon Lite Road to the west (Zoned RR-0.5).



Beacon Lite LLC, Property Vicinity Map

2. Property Description

The Property is in El Paso County, Zoned CC with access from the county road (Beacon Lite Rd) on the west and bound by Interstate 25 on the east with no access allowed to or from I-25. The southern boundary abuts the Town of Monument limits with the adjacent property zoned LI. The property has an existing one-story with a basement office building and residence along with a one-story maintenance building. The site has approximately 60' of topographic elevation from the northeast corner to the southwest corner with pockets of native pines and scrub oak. There is a large gently sloping grass area in the southwest corner and an existing railroad tie retaining wall wrapping the southeast corner and turning north about midway along the southern property line.



Beacon Lite LLC, Property - Southwest Corner looking east

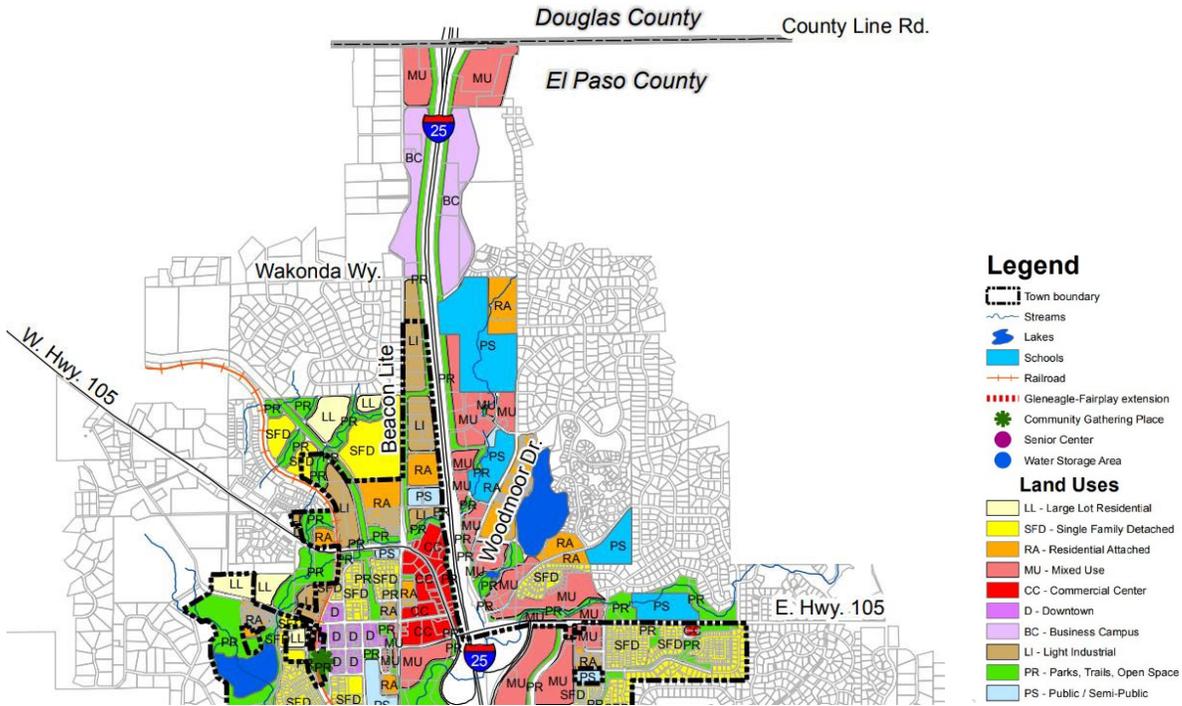


Beacon Lite LLC, Property - Northwest Corner looking southeast

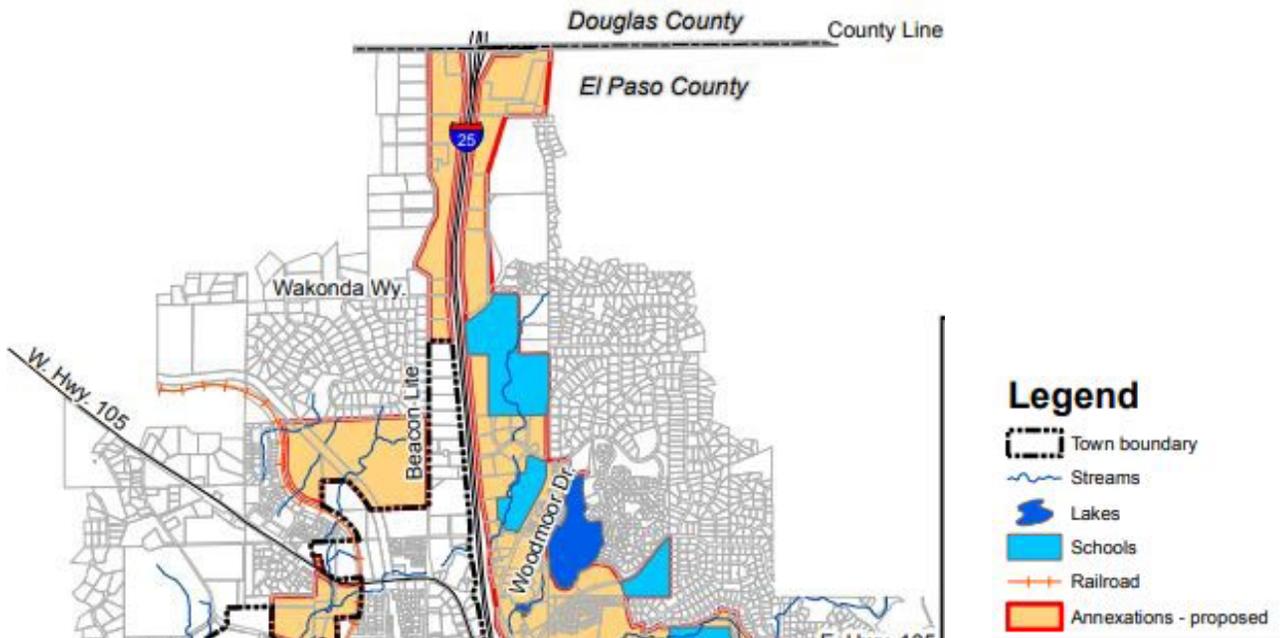
The new proposed buildings will provide electric load data per building to Mountain View Electric for all future electric service as the buildings come on line.

4. Monument Comprehensive Plan

Annexation of the Beacon Lite LLC property is recognized in the TOWN Future Land Use Map of 2017 and the Annexation Growth Area Map of 2022 as a logical expansion of the LI and BC zone districts along the Beacon Lite Rd/ I-25 corridor north of TOWN to County Line Rd.



Future Land Use 2017



Annexation Growth Area Map 2022

5. Light Industrial (LI) Zone District Concept Plan

18.03.250 - Scope and Intent

- A. The purpose of the Light Industrial zone district is to provide for areas for industrial uses which, by their nature, have minimal detrimental effect beyond the zone district in which they are located, and do not constitute a detriment to the public health or welfare by reason of smoke, radiation, noise, dust, odor, gas, glare, vibration, particulate matter, water pollution or the use of toxic and or hazardous chemicals.
- B. The Applicant will be following up with a formal Site Plan/ Zone Change submittal that will rezone the current El Paso County CC zoning to comply with the TOWN Light Industrial (LI) zoning.

18.03.150- Site Plan

D. Criteria for review. The Town staff shall consider the following criteria in reviewing a site plan application:

- 1. The site plan is generally consistent with the Comprehensive Plan and other relevant Town goals and policies;

Specific goals and policies will be reviewed and appropriated to comply with the TOM Comprehensive and Future Annexation of the Beacon Lite Road corridor north of the TOWN.

- 2. The site plan is generally consistent with any previously approved subdivision plat;

No previously approved subdivision plat has been submitted or reviewed. The site plan is consistent with the TOM future zoning and growth for the Beacon Lite Road corridor north of TOWN.

- 3. The site plan complies with all applicable development and design standards set forth in this title;

The site plan has been created to comply with the development and design standards for LI zone district and other standards set forth in the Monument Land Development Code. Mini warehouse/self-storage and business or professional offices are permitted uses in the LI zone. The Drill Building is a contractor's shop that is also a permitted use under LI zoning. The existing Office/ Residence will remain and be used as an office and caretakers residence for the storage buildings.

- 4. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses; and

The property as set forth in this submittal package is in conformance with the Town of Monument's master plan. Upon being annexed into the town limits, the property will undergo the process of re-zoning. Currently it is zoned as CC (Commercial Community). It will be re-zoned to LI (Light Industrial), creating a continuation of the LI zoning area from the property to the south.

- 5. Any significant adverse impacts reasonably anticipated to result from the proposed development will be mitigated or offset to the maximum extent reasonably practicable.

Noted. Significant adverse impacts are not anticipated from the proposed development. Should significant adverse impacts occur, they will be mitigated or offset as reasonably practicable. Great care is being taken to provide a development that is sensitive to the natural land configuration. The two proposed office buildings have a footprint size similar to the adjoining residential neighborhood homes. These office buildings, which will be set back from the roadway, are tucked into the existing sloping site and located amongst the mature trees so that minimal land and vegetative disturbance occurs