

## SANTA FE PARK: REZONE AND PRELIMINARY PD PLAN

### PROJECT NARRATIVE

JANUARY 2020

#### REQUEST

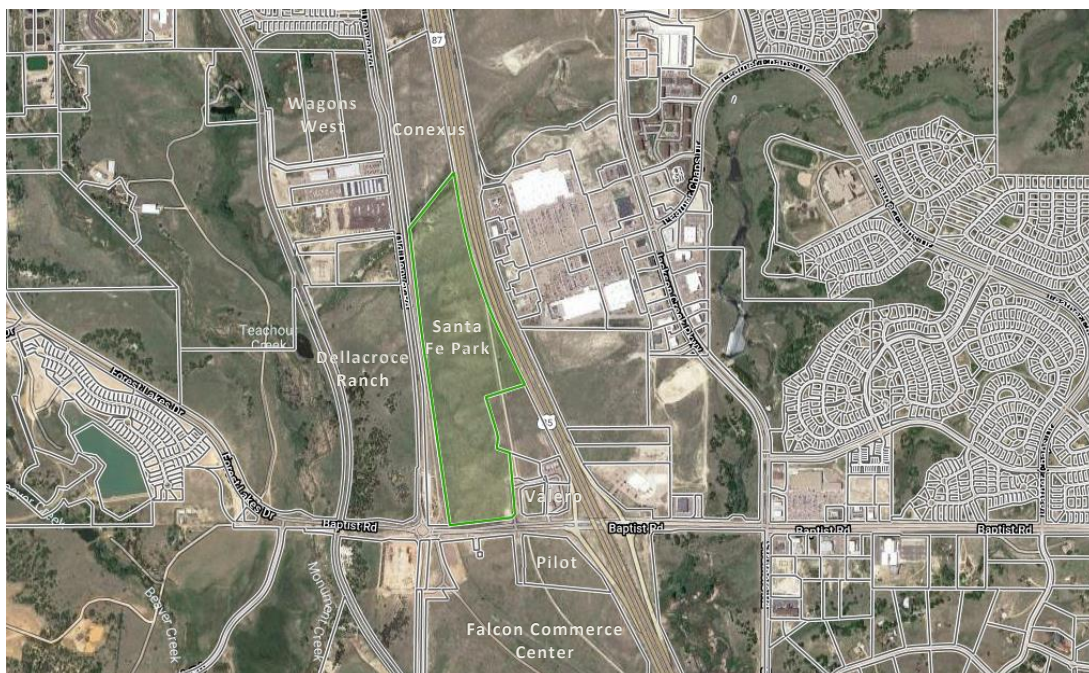
Phoenix Bell Associates, LLP requests approval of the following applications:

1. A Rezone of a 64-acre property (Tax ID: 7126002012) from Regency Park Planned Commercial Development (PCD) and Planned Industrial Development (PID) to Planned Development (PD).
2. A Preliminary PD Plan for Santa Fe Park for a mix of industrial, commercial, and other uses.

#### LOCATION

Santa Fe Park is an approximately 64-acre property situated west of Interstate 25, east of Old Denver Road and North of Baptist Road. The Santa Fe Regional Trail lies between the site and Old Denver Road. Teachout Creek abuts the sites northern boundary. To the north of the site is the approved Conexus project, which proposes a mix of industrial, business and civic uses. To the northwest is an existing industrial area within the Town of Monument that also includes Monument Ice Rinks.

MAP 1: SITE LOCATION



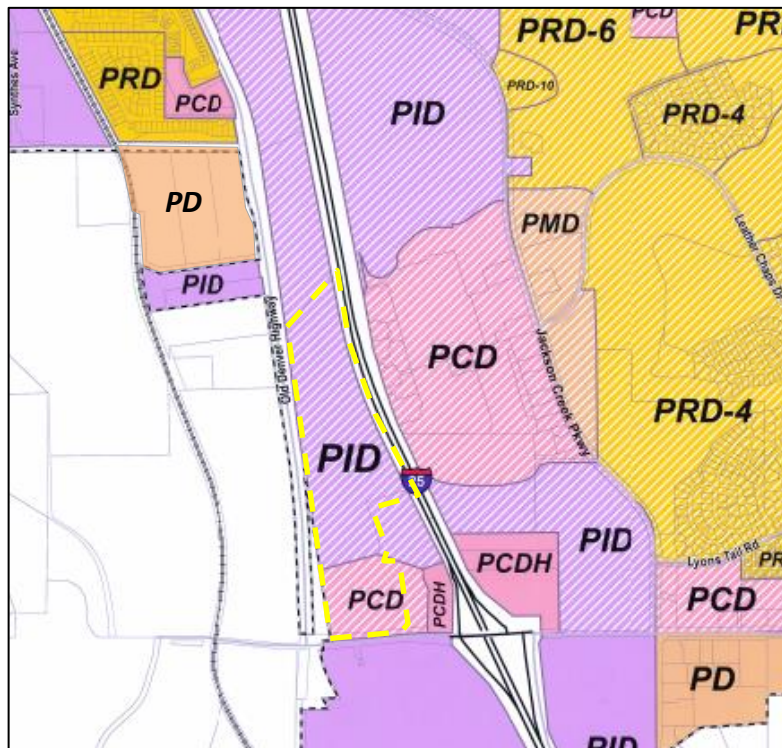
To the southeast of the site is an existing Valero (formerly Diamond Shamrock) gas station/truck stop. A recently constructed Pilot gas station/truck stop is located on the south side of Baptist Road. A 213-acre vacant parcel on the south side of Baptist Road, referred to as Falcon Commerce Center, is zoned in the Town of Monument for commercial/industrial development. The vacant parcel of land to the west of Old Denver Road is part of the larger 700-acre Dellacroce Ranch. This lies within El Paso County and is zoned A-35 for agricultural use.

The nearest residential development to the site is a new town home/duplex community called Wagon's West, which is approximately 900 feet from the northern boundary of the site, on the west side of Old Denver Road.

## CURRENT ZONING

The proposed rezoning to Planned Development (PD) is requested in the context of Section 17.40.050 of the Municipal Code, which indicates that any property subject to a previously approved PD (which includes PCD and PID), that has not been platted and for which a certificate of occupancy has not been issued, shall be rezoned (via a major PD amendment) to PD at no cost to the applicant. Approximately 50 acres of the 64-acre property is part of a larger area between Old Denver Road and I-25 that is zoned under the Regency Park PID (Planned Industrial Development) zone. The remaining 14 acres on the south end of the property is currently zoned Regency Park Planned Commercial Development (PCD).

MAP 2: EXTRACT FROM TOWN OF MONUMENT ZONING MAP





The PCD and PID zones currently permit a wide range of commercial, office, industrial, manufacturing, storage, and warehousing uses, as well as many medical, recreational, and civic uses. Any use is allowed as an accessory use provided it is incidental to and under the same ownership as the principal permitted use.

The current zoning standards for building height for both the PCD and PID zones differ depending on the location within Regency Park. Santa Fe Park lies within the area “south of the open space trail connecting the Santa Fe Trail and Struthers Road and west of Struthers Road”, where the maximum building height for the PCD areas is 100 feet and 90 feet for the PID areas.

The minimum building setbacks are the same for both zones and require a 50-foot setback from I-25, a 25-foot setback from an arterial road, 20-foot from a collector road, and 15-foot from a local road. Side and rear setbacks are to be determined with the final site plan submittal. Maximum lot coverage is 35% for the PCD zone and 40% for the PID zone.

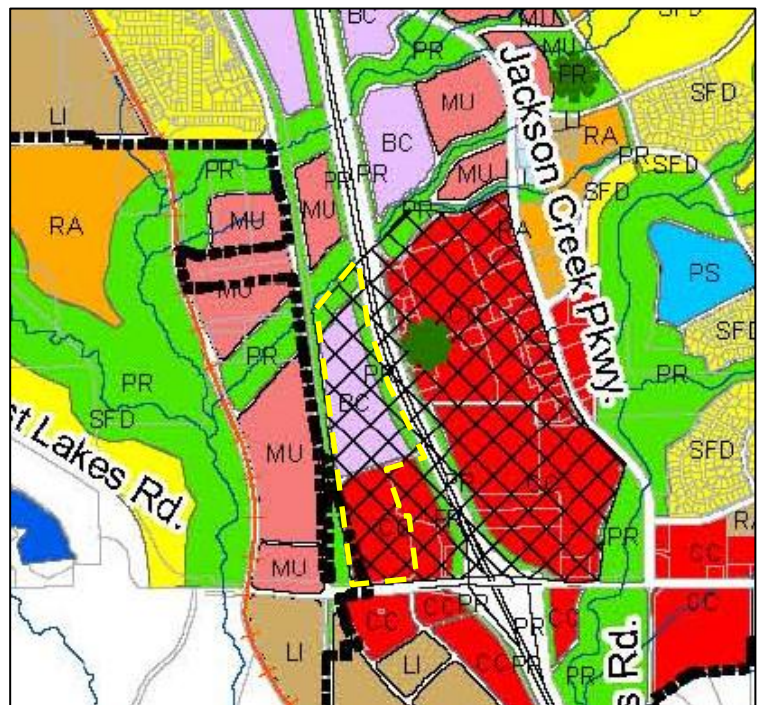
The zoning criteria for the PID zone includes limitations on the external effects of uses such as emissions and noise, storage of hazardous materials and waste, the enclosure of uses, and screening of outdoor storage and rooftop equipment. The PID zone also allows the construction of metal buildings, provided such buildings are restricted by protective covenants that include specific requirements regarding the exterior treatment of such buildings and that these covenants are controlled by an architectural control committee or other committee established pursuant to said covenants for the purpose of improvement review.

## TOWN OF MONUMENT COMPREHENSIVE PLAN 2017

The Future Land Use Map in the Comprehensive Plan identifies the site as Commercial Centers (CC) in the southern third of the property and Business Campus (BC) in the northern two-thirds of the property, with a parks, recreation and trails (PR) designation along the northern boundary and adjacent to I-25.

The Plan notes that the CC land use is likely to generate a high number of vehicle trips and promotes uses that provide goods and services for the region and traveling public, entertainment complexes, lodging and meeting facilities, and large specialty retail establishments. The Plan encourages a site design that provides a transition from heavily traveled main thoroughfares to residential neighborhoods using landscaped buffers, trees, and berms.

MAP 3: EXTRACT FROM FUTURE LAND USE MAP



The BC designation encourages mixed-use business parks that allows for office, research and development, commercial accommodations, and educational facilities. Manufacturing, assembly, and fabrication uses are acceptable if activities are contained within a structure and screened from the street and from the I-25 corridor. The BU land use category is intended to provide an alternative to the I-25 PID areas, with a mix of businesses that thrive in a ‘campus’ like atmosphere.

The Comprehensive Plan also identifies a need for more affordable housing alternatives for new homeowners or those transitioning out of single-family detached residences

## PROJECT DESCRIPTION

The Town’s objectives for the subject property have progressed over time from purely commercial and industrial use, for which it is currently zoned, to a more mixed-use and business campus type environment. One consistent theme is that any development on the site should recognize its visible location between I-25 and Old Denver Road and present an attractive project that is has good architecture and is well landscaped and screened where needed.

This application to rezone the property to PD seeks to integrate these objectives to create a development that introduces a range of complimentary uses that will provide improved commercial, industrial, business and service opportunities to the Town. At the same time, the goal is to retain as much of the flexibility provided by the current zoning in terms of uses and development standards, while seeking to further the objectives of the recently approved Comprehensive Plan to provide a more cohesive and attractive development.

**Uses:** The project proposes to continue with the currently permitted mix of commercial, office, industrial, manufacturing, storage, and warehousing uses, as well as many medical, recreational, and civic uses. Consistent with the current spilt between the PCD and PID zoning on the site, the plan proposes to concentrate the more commercially focused uses on the southern end of the property adjacent to Baptist Road. On the remainder of the site, a broader mix of commercial, industrial, and other complimentary uses are proposed. This plan also introduces the option of a residential element to the site as part of a “multi-use” building, which is defined as a combination of commercial, office, or light industrial with multifamily residential. This mix of uses will diversify the primarily industrial uses allowed in the existing Regency Park PID Zone and create more consistency with the objectives of the Business Campus designation in the Comprehensive Plan.

In this context, the permitted uses for this Preliminary PD Site Plan are as follows:

- A. Commercial Zone:
  - a. Commercial use types
  - b. Civic use types
  - c. Recreation use types
  - d. Office use types
  - e. Light industrial use types:
    - i. Warehouse “mini storage”
    - ii. Excluding distribution center
  - f. Multi-use\*

- g. Miscellaneous use types:
    - i. Communication / Broadcasting studios and services
    - ii. Utilities
    - iii. Parking structures
    - iv. Transit Facilities
  - B. Commercial and Industrial Zones:
    - a. All uses listed in Commercial Zone above
    - b. Industrial use types
      - i. Including distribution center
- \*Multi-use: combined commercial, office, or light industrial with multifamily residential

### **Development Standards:**

**Building Height:** It is proposed to include the more conservative 90-foot maximum building height for the PID area across the entire property, consistent with the current zoning allowances.

**Lot Coverage:** As the option for commercial uses is being expanded into the currently zoned PID area, the maximum lot coverage of 40% as allowed in the current PID zone is to be applied across the entire development.

**Building Setbacks:** A minimum 50-foot building setback from the Interstate and a 25-foot setback from Old Denver Road is proposed, consistent with the current zoning allowances. The proposed internal collectors will have a 20-foot setback requirement. Parking is permitted within the building setbacks.

**Landscape setbacks:** A 25-foot setback is proposed along I-25 and Baptist Road, and 20-foot setback adjacent to Old Denver Road, which is separated from the site by the Santa Fe Trail corridor. Parking is not allowed within the landscape setback.

**Access:** The development will be served by the existing access off Baptist Road. The road name Terrazzo Drive will be used as a continuation of the new street serving the Pilot facility to the south. Terrazzo Drive will form the spine road through the development and it is proposed to add a dual left-turn lane from Terrazzo Drive onto Baptist Road. In addition, two new access points are proposed off Old Denver Road. The southern of the two access roads, La Campana Drive, will be combined with the current northern access to the adjacent trailhead parking area. The northern of the two access points, Baja Drive, will provide improved access to the northern portion of the property. New southbound left turn lanes are proposed on Old Denver Road at both of these access points.

**Santa Fe Trail Crossings:** Both the access points off Old Denver Road will cross the Santa Fe Trail. An agreement was entered into on January 14<sup>th</sup> 2008 between El Paso County and Phoenix Bell Associates LLP, the owners of the subject site and the current/original owners of the majority of the land west of I-25, east of Old Denver Road, between Baptist Road and SH 105. At that time Phoenix Bell Associates LLP dedicated land to the County for the Baptist Road /I-25 Interchange improvements and additional land for the Santa Fe trailhead on Baptist Road. In exchange the County agreed to grant up to six access points to the entire parcel via crossings over the Santa Fe Trail. The cost of constructing and maintaining the crossings, including any signage and signalization, shall be paid by the developer and completed in accordance with County standards and specifications.

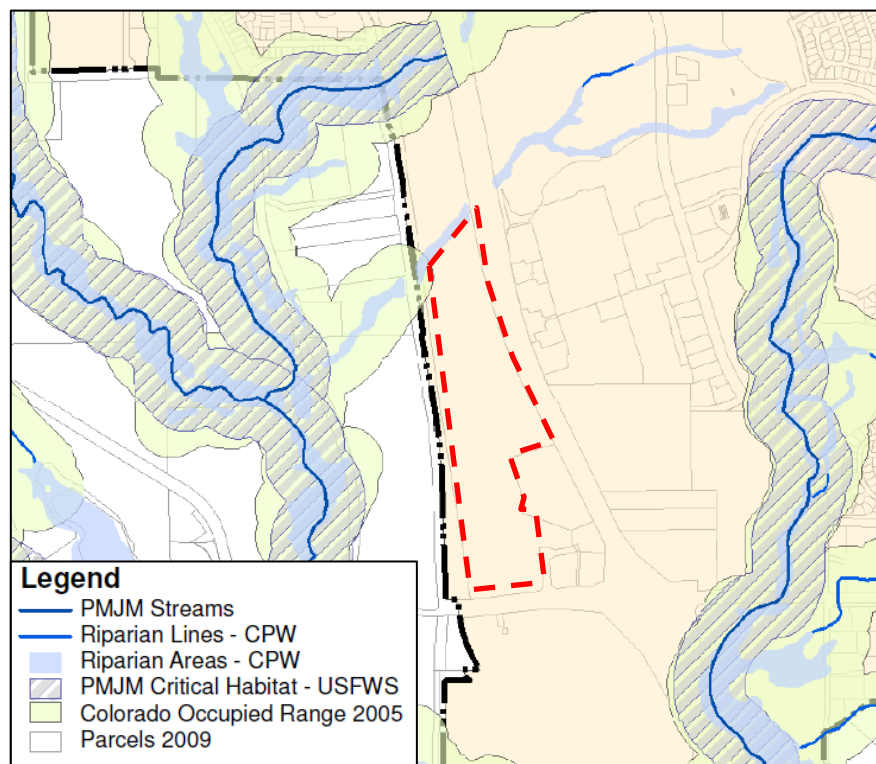
The location of the two access points on Old Denver Road and associated trail crossings has been reviewed and agreed in principle by El Paso County Parks Department. The proposed treatment of the

crossing point for the Santa Fe Trail is consistent with the trail crossing approved by El Paso County Parks Department for the Conexus development to the north.

**Natural Features/Drainage:** The property is relatively flat with a gentle slope toward the southwest corner of the site, at grades of approximately 2-5 %. A stormwater detention facility will be located in the southwest corner of the property to serve the entire development. The only natural feature on the property is the Teachout Creek channel adjacent to the northern boundary, which will be contained within a 4-acre open space/drainage tract. The northern half of this channel is included in an open space/drainage tract as part of the Conexus development to the north. Together these tracts will retain the riparian environment of this natural drainage feature.

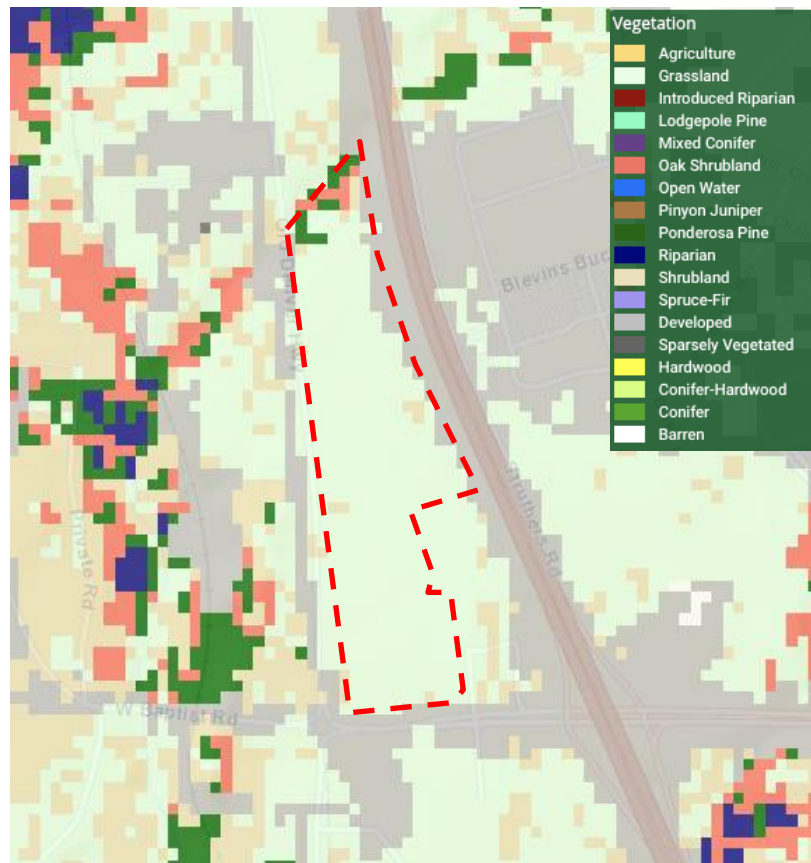
**Wildlife:** The Monument area is known for Preble's Meadow Jumping Mouse habitat but the Town's habitat map indicates that there is no US Fish & Wildlife designated critical habitat on this property. The Colorado Occupied Range as studied in 2005 touches the northwest corner of the site, but this is within the open space/drainage tract adjacent to Teachout Creek. There are no other known protected species on the property.

MAP 4: EXTRACT FROM PREBLE'S MEADOW JUMPING MOUSE HABITAT MAP



**Vegetation/Wildfire Risk:** The vegetation on the property is primarily native grassland with a few scattered shrubs. The Colorado State Forest Service Wildfire Risk Assessment Portal confirms the predominant vegetation is grassland with scattered shrubs and trees in the creek corridor. The Wildfire risk for this site is moderate but with a low fire intensity scale due to low growth vegetation.

**MAP 5: EXTRACT FROM COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PORTAL**



**Utilities:** The property is located within the Triview Metropolitan District service area and water and wastewater services will be provided by Triview. Electric service is provided by Mountain View Electric Association and gas service will be provided by Black Hills Energy. Some utilities have already been extended through this site northwards to serve the adjacent Conex development.

**Architecture and Design:** The architecture and design of all buildings and signs will require the review and approval of the Santa Fe Park Property Owner's Association Architectural Control Committee. The design of the proposed buildings will be controlled by protective covenants that will include specific requirements relating to the exterior treatment of the buildings as follows:

- All buildings shall include four-sided architecture.
- All rooftop mechanical equipment shall be screened with an opaque structure.
- All outdoor storage areas and trash enclosures will be screened with an opaque structure.
- Flexibility will be applied to ensure that there is variety in architecture and design between buildings.

**Ownership & Maintenance:** All streets within the proposed subdivision will be publicly owned and maintained. The Santa Fe Park Property Owners Association will be responsible for the ownership and maintenance of the drainage tracts, landscape buffers and the proposed detention facility. The Property

Owners Association will be responsible for the implementation of the Santa Fe Park Development and Design standards.

**Phasing:** Phase 1 of the project will be the construction of the streets, remaining utilities and the detention pond. The remainder of the development will proceed on a lot by lot basis, and each lot will have their own Final PD Site Plan.

## PROJECT JUSTIFICATION

The preliminary PD site plan, design guidelines, and PD zoning fully address the criteria set out in section 17.40.160.E of the Town's Municipal Code as follows:

- 1. Quality and functionality of open space reservations and parks are appropriate to the site in terms of recreation, views, density relief, convenience, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas, riparian areas, and drainage areas in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan and Town Subdivision Regulations (Title 16);**

The southern half of the Teachout Creek channel along the northern boundary of the site is retained within a 4-acre open space/drainage tract. The northern half of this channel is included in an open space/drainage tract as part of the Conexus development to the north. This retains the riparian environment of this natural drainage feature and any associated wildlife habitat. Landscape buffers are proposed along the periphery of the site.

- 2. 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;**

The site lies adjacent to the Santa Fe Trail with sidewalk access provided to the trail.

- 3. The fiscal impact of project has been addressed; the project is expected to have a positive fiscal impact or otherwise provide 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;**

Fiscal benefit to the Town will be derived from the development of this long vacant property with an integrated mix of commercial, office, industrial, manufacturing, storage, and warehousing uses, medical, recreational, and civic uses. This will enhance employment opportunities for Town residents and will expand the commercial tax base of the Town. The extension of utilities to serve the property will also facilitate the development of adjacent properties.

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

The Preliminary PD Site Plan for Santa Fe Park introduces the option of a residential element to the site as part of a "multi-use" building, which is defined as a combination of commercial, office, or



light industrial with multifamily residential. This type of residential adds to the mix of land uses for the development and is an appropriate form of residential housing type and density use for this location and context.

**5. Appropriate relationship exists between use areas, both internal and surrounding, with adequate buffer areas provided if warranted;**

The entirety of the property lying between Old Denver Road and I-25, from Baptist Road in the south to 2<sup>nd</sup> Street in the north, is currently zoned for industrial and commercial uses. The proposal is to continue to allow a broad mix of commercial, office, industrial, recreational, and civic uses consistent with the existing PID and PCD zoning but in a more cohesive manner that is compatible with the objectives of Commercial Centers and Business Campus land use designation in the 2017 Comprehensive Plan.

There will be a 50-foot landscape buffer along the I-25 frontage and buffer landscaping will be provided along the western boundary to provide a transition to the Santa Fe Trail. The 4-acre open space/drainage tract to the north of the property will buffer the proposed development from the Conexus development to the north.

The nearest residential development to the site is the new Wagon's West town home/duplex community, which is approximately 900 feet from the northern boundary of the site, on the west side of Old Denver Road. This is buffered by the intervening Conexus development.

**6. Circulation system provides adequate capacity, connectivity, and accessibility;**

The development will be served by the existing access off Baptist Road. Terrazzo Drive will form the spine road through the development and it is proposed to add a dual left-turn lane from Terrazzo onto Baptist Road. Two new access points are proposed off Old Denver Road with new southbound left turn lanes at both accesses.

**7. Phasing plan is appropriate, minimizes unnecessary or premature grading, removal of vegetation and utility extensions and adequately addresses other fiscal concerns of the Town;**

Some utilities have already been extended through this site northwards to serve the adjacent Conexus development. Phase 1 of the project will be the construction of the streets, remaining utilities and the detention pond. The remainder of the development will proceed on a lot by lot basis, and each lot will have their own Final PD Site Plan.

**8. 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;**

This property is within the Triview Metropolitan District service area, water and wastewater services will be provided by Triview. Electric service is provided by Mountain View Electric Association and gas service will be provided by Black Hills Energy.

**9. Plan design and layout are innovative and creative, and the architecture will enhance the architectural character of the Town and/or contribute other benefits such as providing affordable housing;**

The architecture and design of all buildings and signs will require the review and approval of the Santa Fe Park Property Owner's Association Architectural Control Committee. The design of the proposed buildings will be controlled by protective covenants that will include specific requirements relating to the exterior treatment of the buildings as follows:

- All buildings shall include four-sided architecture.
- All rooftop mechanical equipment shall be screened with an opaque structure.
- All outdoor storage areas and trash enclosures will be screened with an opaque structure.
- Flexibility will be applied to ensure that there is variety in architecture and design between buildings.

The inclusion of the option for a residential element as part of a “multi-use” building could help to provide more affordable housing options in Monument, as recommended in the Comprehensive Plan.

**10. 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;**

The property is relatively flat with gentle slope toward the southwest corner of the site, at grades of approximately 2-5 %. The vegetation on the property is predominantly native grassland with scattered shrubs and trees in the creek corridor.

The only natural feature on the property is the Teachout Creek, adjacent to the northern boundary. This will be contained within a no-build tract to protect the creek from impacts of development and preserve the riparian corridor. The site is not within critical habitat for Preble's Meadow Jumping Mouse habitat and there are no other known protected species on the property.

**11. The plan is consistent with Town's Comprehensive Plan in effect at the time of application, and other relevant Town goals and policies;**

The proposed integrated mix of commercial, office, industrial, manufacturing, storage, and warehousing uses, medical, recreational, and civic uses is consistent with the objectives of the Commercial Centers and Business Campus land use designation in the 2017 Comprehensive Plan. The site's location adjacent to the intersection of I-25 and Baptist Road is the preferred location for uses that are likely to generate a high number of vehicle trips and provide goods and services for the region and traveling public. The proposed site development and design standards will provide a transition from heavily traveled main thoroughfares to residential neighborhoods through a cohesive approach to the site's development, landscaping and architecture.

The development of this vacant land within the Town with the range of commercial, office, industrial, manufacturing, storage, and warehousing uses, medical, recreational, and civic uses set forth on the Preliminary PD Site Plan will also meet the following policies and objectives of the 2017 Comprehensive Plan:

**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*

**Opportunity LU-E:** *Capitalize on the three I-25 interchanges for destination sales tax producing land uses.*

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

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

**Policy TR-1:** *Locate major traffic-generating land uses along designated arterials, with access from collectors.*

**Opportunity ED-A:** *The development of Monument as a regional trade center was a focus of the 2003 Comprehensive Plan and has been achieved. This Plan provides the opportunity to develop multi-use employment centers that can serve the growing Front Range population through the designation of the Business Campus and Mixed Use land use categories described in the Future Land Use Plan element.*

**12. A site plan improvement agreement (SPIA) shall be approved by staff and executed by the owners/applicant and the Town prior to recordation of a PD site plan.**

No SPIA is required.

## **SUMMARY**

The proposed rezoning of the subject property from Regency Park PCD and PID to PD and the accompanying Preliminary PD Site Plan for Santa Fe Park is consistent with the existing zoning while at the same time achieving the newer policies and goals for the Town as set forth in the 2017 Comprehensive Plan. The diverse mix of commercial, office, industrial, manufacturing, storage, and warehousing uses, medical, recreational, and civic uses is consistent with the objectives of the Commercial Centers and Business Campus land use designation and the option for including residential units as part of a multi-use building meets the affordable housing goals of the Plan. The Preliminary PD Site Plan meets all the criteria in Section 17.40.160 of the Municipal Code in a manner consistent with the general public interest, health, safety and welfare of the Town's existing and future residents.