

## **WESTERN ENGINEERING CONSULTANTS,**

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**Inc LLC**

June 20, 2022

Town of Monument Planning Department  
645 Beacon Lite Road  
Monument, CO 80132-0325

### **RE: TRAILERS DIRECT EXPRESS REZONING AND SITE PLAN REVIEW NARRATIVE**

Town of Monument Planning Department:

Western Engineering Consultants Inc LLC (WEC) has prepared this narrative to summarize the Rezoning and Site Plan Review submittal for the Trailers Direct Express project.

Trailers Direct Express wishes to rezone from PUD to Light Industrial (LI) in order to bring a National Trailer Sales business to Monument Colorado. The subject property is located primarily in the West ½ of the West ½ of Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian, El Paso County, State of Colorado.

The site address is 18955 Beacon Lite Road, Monument, CO 80132, Lot 1 of ABC Landscaping Warehouse/ Outdoor Storage Filing 1.

The 5.02 acre property has been for the past several years a Landscape Business and storage yard that is a typical Industrial zone use (but allowed by site specific PUD standards). The current business has outgrown this location.

#### **PURPOSE / BACKGROUND**

Trailer Direct Express LLC (TDEX) proposes to purchase the property to continue with a similar use of outdoor storage – albeit new trailers vs. landscape equipment and materials. Their inventory on site will be solely new trailers and exceed \$2 million in value. Access is proposed to be regulated by the same methods as ABC Landscape – via an existing gate with keypad access.

Pursuant to direct conversations with staff – outdoor storage (new trailer inventory) is an industrial use and therefore the intent of the owners to re-zone from PUD to Light Industrial (LI).

The access will be paved with concrete from the edge of road to the gate and with asphalt from the gate to the ADA parking. The additional new trailers storage yard area and internal drives will be paved with asphalt millings or other acceptable pavement to the Fire District.

The proposed uses will not be detrimental to the public health, safety, or general welfare as similar uses exist throughout other entities in the nearby area. The proposed uses will be required to conform in all other respects to all applicable Town of Monument zoning regulations and standards.

Currently a newly built 5,280 sq. ft. building with an office exists and will be used in the same fashion as the outdoor storage of ABC Landscape materials. Concrete paving of the ADA parking location adjacent to the building and additional asphalt millings access/storage yard will be provided.

### ADJACENT USES

Developed PUD commercial lots lie south of the property. The property immediately north is vacant land zoned Commercial Center (CC) within the Town of Monument. I-25 off ramp lies to the east of the property boundary, and to the West is Beacon Lite Road Right of Way. Peak Equipment Sales exists just down the road and is a similar use (outdoor storage of equipment vs. new trailers for TDEX).

### RELATIONSHIP TO & IMPACT UPON ADJACENT USES

The proposed development of this property will be compatible with surrounding uses, see below the existing building as a reference (fig.1).



Fig. 1

In addition to the consistent current and future uses expected, this project proposes screening with the required number of trees per code (1 per 25 feet of required screening adjacent to the outdoor storage which equates to the entirety of the north and south property lines, equivalent to 56 trees whereas only 23 exist and TDEX proposes an addition 54). The proposed landscape design will turn this property into one of the most screened and vegetated properties within the Town of Monument. A complete existing vegetation inventory will be performed on Wednesday March 30, 2022.

Additionally, a 6 ft. chain link exists along the property boundaries and will be screened (add slats or replace open chain link) to provide an additional level of screening.

### COMPREHENSIVE PLAN

This site is shown as Light Industrial in the current Comprehensive Plan. See Fig. 2 on the next page.

This property was zoned PUD for the ABC Landscaping uses.

The proposal is to rezone to Light Industrial consistent with the Comprehensive Plan.

The specific use proposed by TDEX is virtually the same use as the ABC Landscape business only with more assessed value and retail sales value to the Town. The fact it relies on outdoor presentation is what drives this business to an Industrial Use by Town of Monument zoning definitions.

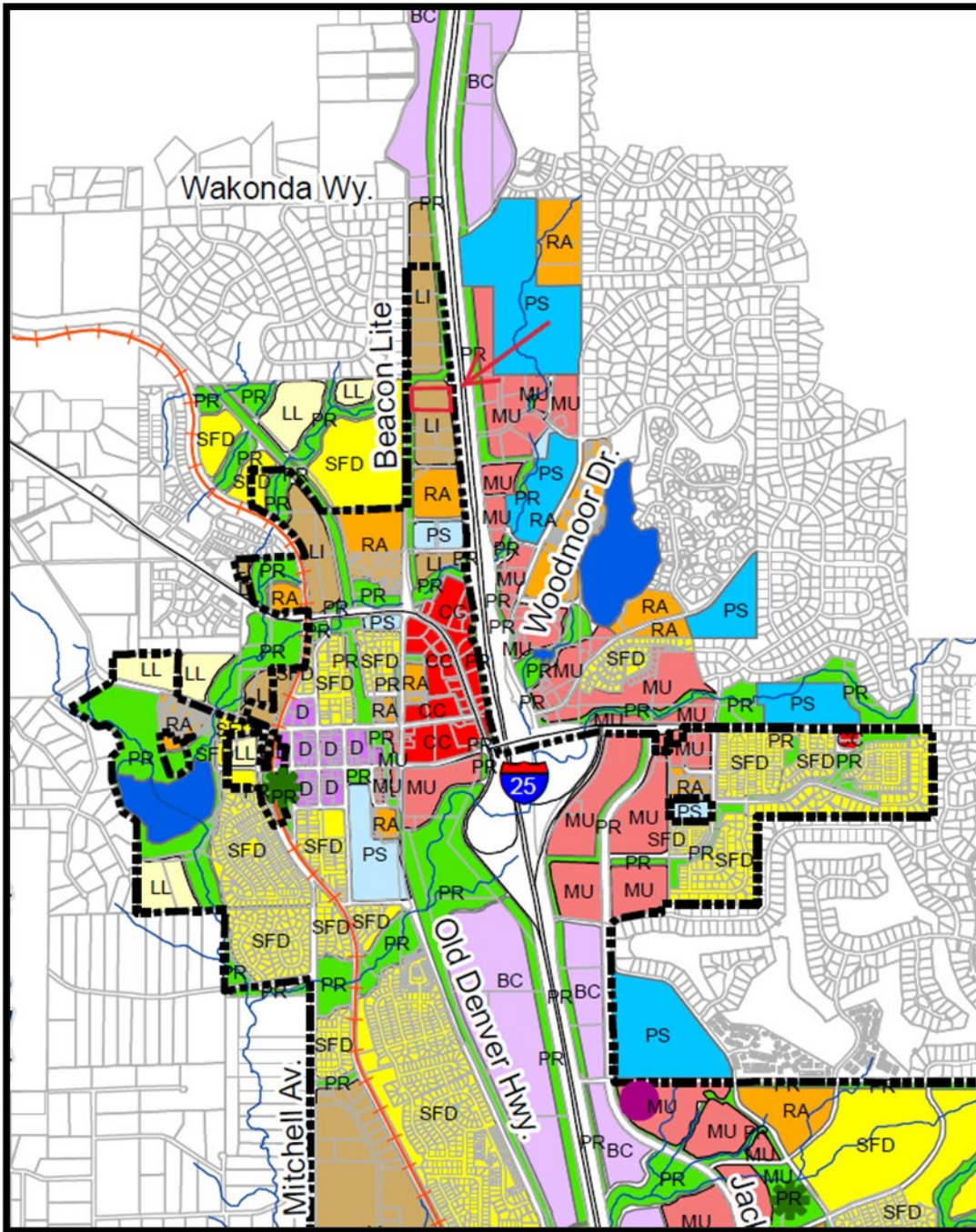


Fig. 2 Town of Monument Comprehensive Plan

## SITE LAYOUT

The property was previously platted as Lot 1 of the ABC Landscaping Warehouse/Outdoor Storage Filing. Lot 1 is currently zoned PUD and is proposed to be re-zoned to Light Industrial (LI). The current property access is from Beacon Lite Road and no changes to said access are proposed, see Fig 3 below:

### Proposed Site Plan

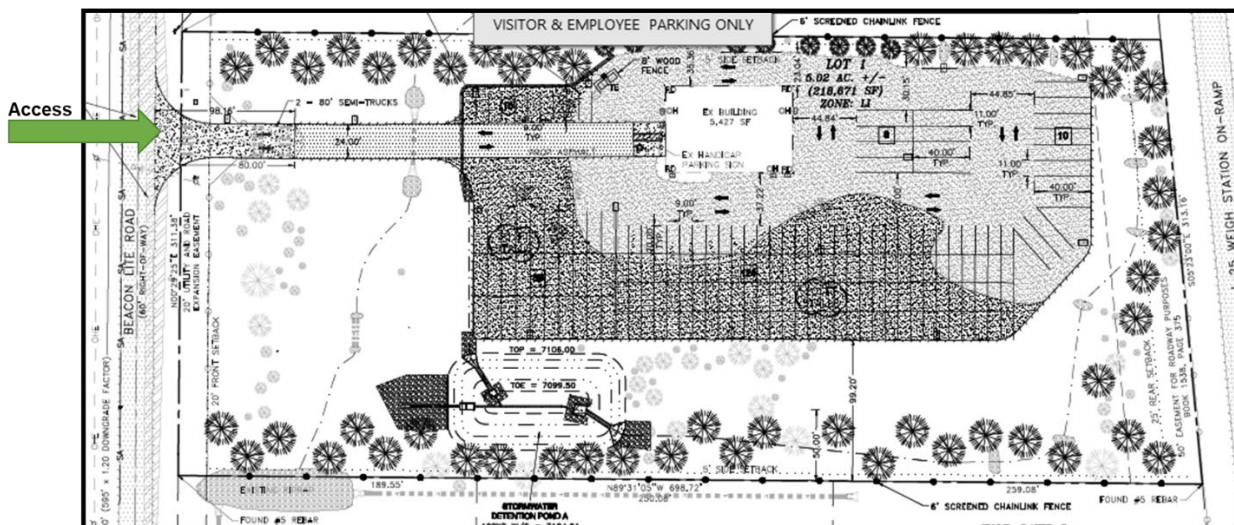


Fig. 3

## SITE PLAN

The criteria for review per Town of Monument Land Development Code Section 18.03.150 is as follows:

1. The site plan is generally consistent with the Comprehensive Plan and other relevant Town goals and policies;  
The site plan is consistent with the Comprehensive Plan and the proposed development is compatible with the character of surrounding land uses.
2. The site plan is generally consistent with any previously approved subdivision plat;  
The proposed TDEX site plan is very consistent with the previously approved ABC Landscaping site plan and plat.
3. The site plan complies with all applicable development and design standards set forth in this title;  
The proposed TDEX site plan meets all Town of Monument Codes and Standards.
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 proposed TDEX site plan is compatible with surrounding existing and proposed uses (Peak Equipment Rentals, Tri-Lakes Collision, and XL3 Rigging).
5. Any significant adverse impacts reasonably anticipated to result from the proposed development will be mitigated or offset to the maximum extent reasonably practicable.  
Little to no adverse impacts are expected per the requested and completed Traffic Impact Analysis, Environmental Assessment, and Wetland Assessment reports.

**LOT COVERAGE DATA TABLE**

Below is the Lot Distribution Table, the proposed parking and building coverage amounts to 25.82% which is below the allowed maximum of 40% for Light Industrial lots.

LOT DATA TABLE				
DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	218,859 SF	5.02	100 %	100 %
<b>EXISTING BUILDINGS</b>	<b>5,427 SF</b>	<b>0.12</b>		<b>2.48 %</b>
EXISTING CONCRETE	440 SF	0.01	0.20 %	
EXISTING CONCRETE TO BE REMOVED	440 SF	0.01	0.20 %	
PROPOSED CONCRETE	2,881 SF	0.07		1.32 %
<b>TOTAL CONCRETE</b>	<b>2,881 SF</b>	<b>0.07</b>		<b>1.32 %</b>
EXISTING ASPHALT MILLINGS	50,645 SF	1.16	23.14 %	
EXISTING MILLINGS TO BE REMOVED	10,246 SF	0.24	4.68 %	
PROP ASPHALT / ASPHALT MILLINGS	38,042 SF	0.87		17.38 %
<b>TOTAL ASPHALT</b>	<b>78,441 SF</b>	<b>1.80</b>		<b>35.84 %</b>
EXISTING LANDSCAPE AREA	162,347 SF	3.73	74.18 %	
PROPOSED LANDSCAPE AREA	<b>132,110 SF</b>	<b>3.03</b>		<b>60.36 %</b>
<b>LOT COVERAGE</b>			<b>25.82 %</b>	<b>39.64 %</b>

**ZONING, USE, PHASING, and UTILITY DISTRICTS**

The following summarizes the proposed specifics:

Zoning currently zoned:	PUD now, rezone to Light Industrial
Type & # of structures to be built	None, proposed use existing
Water source:	Town Water runs along Beacon Lite Road
Sewer Provider:	Monument Sanitation District
Gas & Electricity:	The property currently has electric service.
Fire Protection:	Tri-Lakes Monument Fire Protection

We have enclosed the existing Utility Plan for reference.

**DRAINAGE**

The drainage of the site has been designed to conform with Town of Monument criteria – meeting historical runoff quantities and patterns.

**GEOLOGICAL HAZARDS**

No geologic hazards or environmental conditions/ concerns are known to exist on the property. A complete geotechnical study was previously prepared for ABC Landscaping.

**TRAFFIC**

In accordance with Town Standards a Traffic Impact Analysis has been completed. The traffic impact to Beacon Lite Road is expected to generate 28 trips on an average weekday.

**CLOSING**

Based on the initial review by Town of Monument staff we are eager to complete the Rezoning and Site Plan review approval for the Trailers Direct Express Project and have Public Hearings scheduled.

The desired schedule is to achieve approvals and begin operations within the 90-120 days.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC  
Chadwin F. Cox, P.E.  
Senior Project Manager

Encl. Complete Rezoning and Site Plan Review attachments.