

# **NEPCO Membership Meeting**

**Saturday – Sept 10th, 2022**

**10:00 AM**

**Woodmoor Barn**



Monument Ridge West  
Annexation/Rezone  
possible configuration

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## LEGEND



-  Analysis Location
-  150 Duplexes
-  60 Single Family Lots
-  200 Apartments
-  350 Apartments
-  87K SF Retail

<https://monumenttownco.documents-on-demand.com/Document/84faf4ce-3d13-ed11-a386-000c29a59557/Monument%20Ridge%20TIA.pdf>



### ***Annexation of Monument Ridge East and West***

Data current as of 9/7/2022

- **Per Town of Monument Planning : Dates for hearings are:**
- **Planning Commission October 12, 2022**
- **Board of Trustees – November 7, 2022**
- **Comments: [planning@tomgov.org](mailto:planning@tomgov.org)**
- **Link to the town of Monument Document repository**
- **<https://monumenttownco.documents-on-demand.com/>**

***Annexation of Monument Ridge East and West***

- Proposal submitted to the Town of Monument
  - For annexation of area South of County Line Rd on both West and East side of I-25
    - West side is east of Beacon Lite Rd, South of County Line Rd
    - East side is east of Monument Hill Rd to Misty Acres Subdivision, South to near Palmer Ridge High School
- Currently would be zoned RA (Residential Attached) if the annexation is successful
- Plat is not in the Town of Monument's Document repository along with the annexation documents.
- There is a Traffic impact analysis in the repository showing proposed densities.

### *Monument Ridge East*

- Initial Zoning of property with annexation (RA - Residential Attached)
- 70.01 Acres SE of Interstate 25 & County Line Rd
- Engineering group is Whitehead Engineering, LLC, Hot Springs, AR
- Owner is shown as Monument Ridge West LLC (Maria Larson, contact), Colorado Springs, CO

### Monument Ridge East

#### RESIDENTIAL ATTACHED (RA)

##### TYPES:

- Patio homes, duplexes, townhouses, garden apartments

##### LOCATIONS:

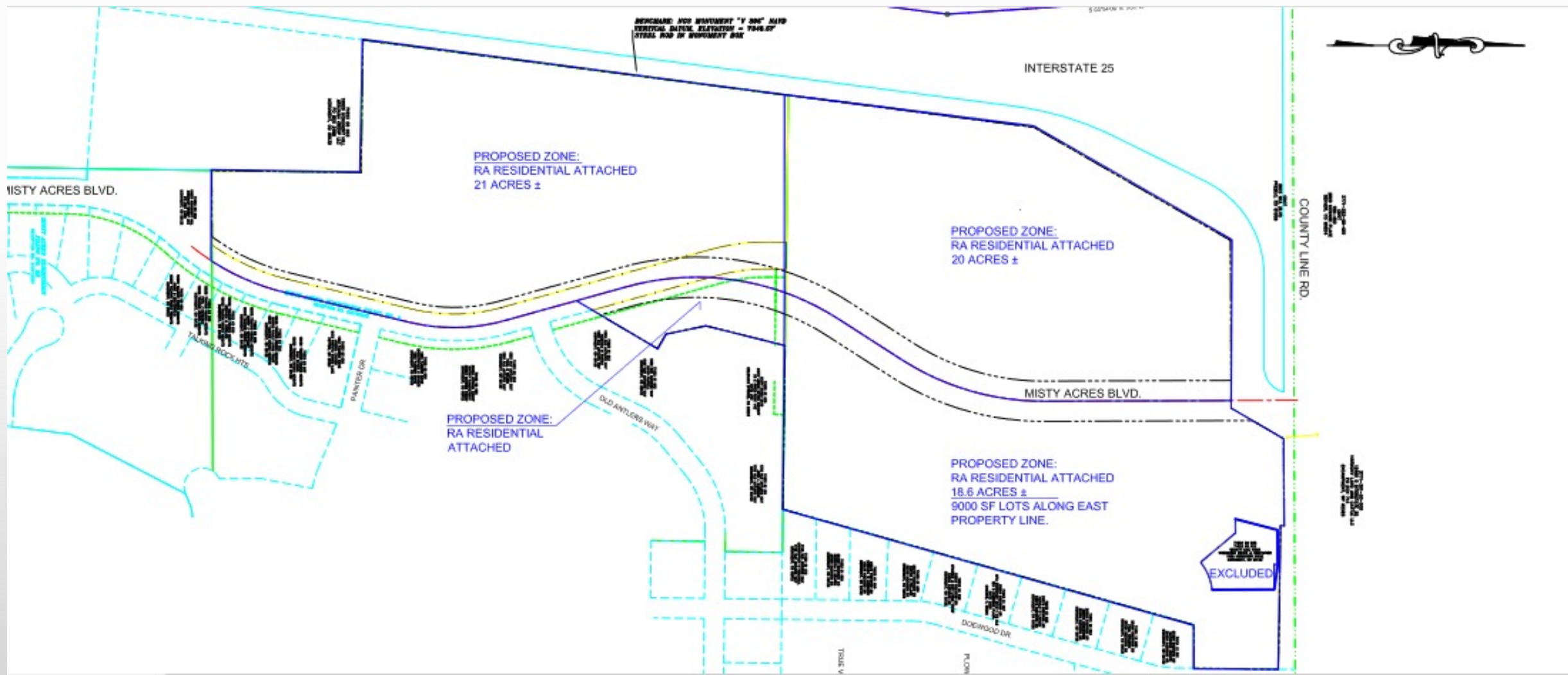
- Adjacent to existing attached housing
- Encourage in areas that are adjacent to large scale non-residential development as a transition between non-residential uses and single family neighborhoods
- Adjacent to school sites and employment centers
- The existing manufactured housing neighborhood



##### ATTRIBUTES AND CHARACTERISTICS:

- Provide a mix of housing options to serve the growing area workforce
- Provide a more affordable housing alternative for new homeowners or those transitioning out of single family detached residences
- Provide adequate off street parking
- Climate appropriate landscaping and integrated common areas that connect to a developing trail and sidewalk system and community parks
- Screened maintenance, waste, equipment, and storage areas

## *Monument Ridge East*





### *Monument Ridge West*

- Initial Zoning of property with annexation (RA – Residential Attached, CC – Commercial Center)
- 25.2 Acres SW of Interstate 25 & County Line Rd
- Engineering group is Whitehead Engineering, LLC, Hot Springs, AR
- Owner is shown as Monument Ridge West LLC (Maria Larson, contact), Colorado Springs, CO



## Monument Ridge West

### COMMERCIAL CENTERS (CC)

#### TYPES :

- Uses that provide goods and services for the region and traveling public
- Entertainment complexes including theaters and indoor recreation
- Lodging and meeting facilities
- Large specialty retail establishments that people will drive distances to shop
- This type of development generates a high number of vehicle trips and can serve the residents of the area as well as the traveling public



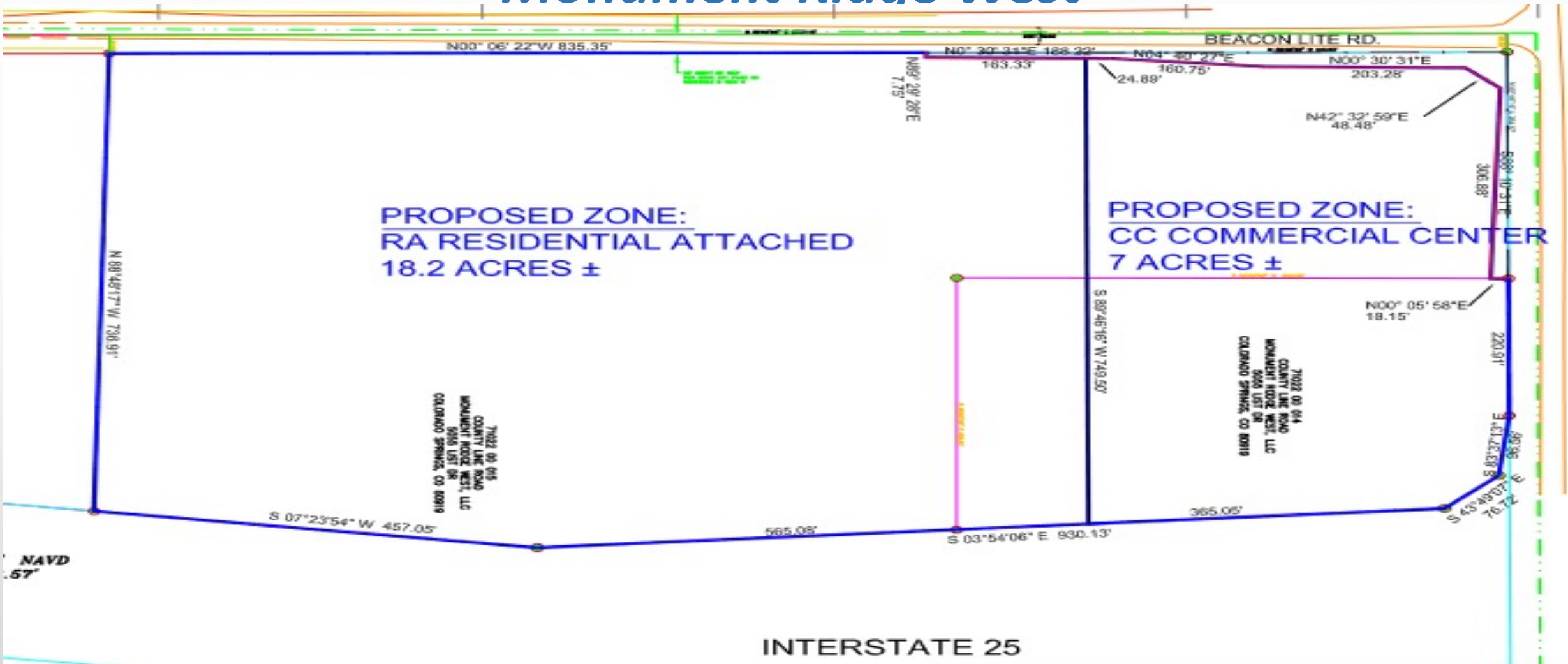
#### LOCATIONS:

- Along Highway 105 east of I-25
- Monument Marketplace area
- I-25 and Baptist Road interchange
- All major sales tax generating retail centers should be located within the Town limits

#### ATTRIBUTES AND CHARACTERISTICS:

- Well-planned attractive clusters or nodes of commercial development that complement each other
- Spacing between developments and structures is of a dimension or so screened with plant materials that the scale of the complex complements the adjacent uses and character desired by the citizens of Monument
- Controlled access onto collector streets by limiting curb cuts and clustering development

### Monument Ridge West



### What to watch for in the future on this project

- Property would have to be rezoned to Planned Use Development (PUD) to allow the density in the Traffic Impact Analysis
- Currently the Town or Monument planning department is experiencing a high degree of turn over
  - Annexation proposal is moving forward
  - If Annexation successful applicant must submit a plat and PUD zoning request.
- The Town of Monument Planning department isn't acknowledging the Traffic Impact analysis until the Plat is submitted



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