

El Paso County Projects:

- **P2214 - Caliber at Woodmoor Multi-family RM 30 Rezone – Resubmittal**
 - July 13, 2022 The Garrett Companies c/o Heath Kennedy resubmitted the application to rezone **P2214 - Caliber at Woodmoor Multi-family RM 30 Rezone – Resubmittal** with this request description:
 - “ REZONE 15.2 AC FROM THE CC DISTRICT TO THE RM-30 DISTRICT LOCATED AT THE WEST AND NORTHWEST TERMINUS SIDES OF BASE CAMP ROAD.
 - THE INTENDED LAND USE WILL BE MULTIFAMILY (APARTMENTS) WITH A MAXIMUM DENSITY OF 30 DU/AC”
 - County contact:
 - Matthew Fitzsimmons (El Paso County Planning)
 - matthewfitzsimmons@elpasoso.com
 - 719-520-6442
 - [EDARP link:](#)
 - <https://epcdevplanreview.com/Public/ProjectDetails/186095>
 - Still no scheduled hearings.

Town of Monument Projects:

- **Annexation of Monument Ridge East and West hearing pushed to the November 9, 2022 Planning Commission hearing, 6:00 p.m.**
 - This action was on the agenda for the Monument Town Planning Commission October 12, 2022
 - Due to large attendance and lengthy discussion pertaining to the Monument Junction West Lot 5 Prelim/Final PUD, the Annexation of Monument Ridge East and West hearing has been pushed to the November 9, 2022 Monument Town Planning Commission meeting. This will be the time for you to attend and express your discontent or support for the project.
- **Monument Junction West Prelim/Final PUD Lot 5 denied by Monument Planning Commission**
 - There was standing room only at the Planning Commission meeting plus approximately 30 people online watching.
 - **Due to public comments and Planning Commissioner concerns of not meeting Town of Monument codes, it was voted to Deny this project.**
 - “because it fails to meet the following criteria from the Town of Monument’s Land Development Code: 18.03.450 – Preliminary PUD plan. D. Criteria for review.
 - The preliminary PUD must adequately address the following criteria in a manner consistent with the general public interest, health, safety, and welfare:
 - 5. 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.
 - 7. An appropriate relationship exists between use areas, both internal and surrounding, with adequate buffer areas provided if warranted.

- 13. The plan is consistent with Town's Comprehensive Plan.
 - Town's 2017 Comprehensive Plan,
 - Page 33 of 64, Chapter 4: FUTURE LAND USE AND ANNEXATION PLAN Last Paragraph in bold print "As new development proposals are submitted; it is critically important to maintain a balance between residential and non-residential uses to maintain the overall fiscal health of the community. Non-residential uses have a property taxation rate of 29% and the added benefit of potential sales tax and real property tax revenue versus 7.96% property tax rate for residential."
 - Page 42 of 64 at MIXED USE (MU) (which includes Planned unit developments) TYPES: * A mixture of non-residential and residential development that provides convenience goods, services, and employment opportunities for area residents *Mixed use (note this includes PUD) development should promote work, live, and play, with residential use being subordinate to the non-residential uses"
 - **This project will still be heard by the Monument Board of Trustees meeting Monday October 17, 2022, 6:30 p.m.. Denial by the Planning Commission does not mean the Trustees will deny the project,**
- Information about Town of Monument Projects including agendas/minutes for Monument Trustees and Planning Commission meetings can be found at the Town of Monuments "Documents on Demand" site: <https://monumenttownco.documents-on-demand.com/>