

**CONEXUS BUSINESS PARK PHASE 3:
PRELIMINARY/FINAL PD SITE PLAN AND FINAL PLAT**

PROJECT NARRATIVE

JUNE 2021

REQUEST

Bow River Capital Partners requests approval of a Preliminary/Final PD Site Plan and Final Plat for Conexus Business Park Phase 3, for use as a warehousing/distribution/flex center on 92.18 acres.

LOCATION

The property is situated south of downtown Monument and south of the intersection of Interstate 25 and Highway 105/2nd Street. The property lies between Old Denver Road and the Interstate, with the Trails End neighborhood situated to the west of Old Denver Road. The property is bordered to the south by Teachout Creek and to the north by Dirty Woman Creek. The regional Santa Fe Trail runs along the western boundary between the site and Old Denver Road.



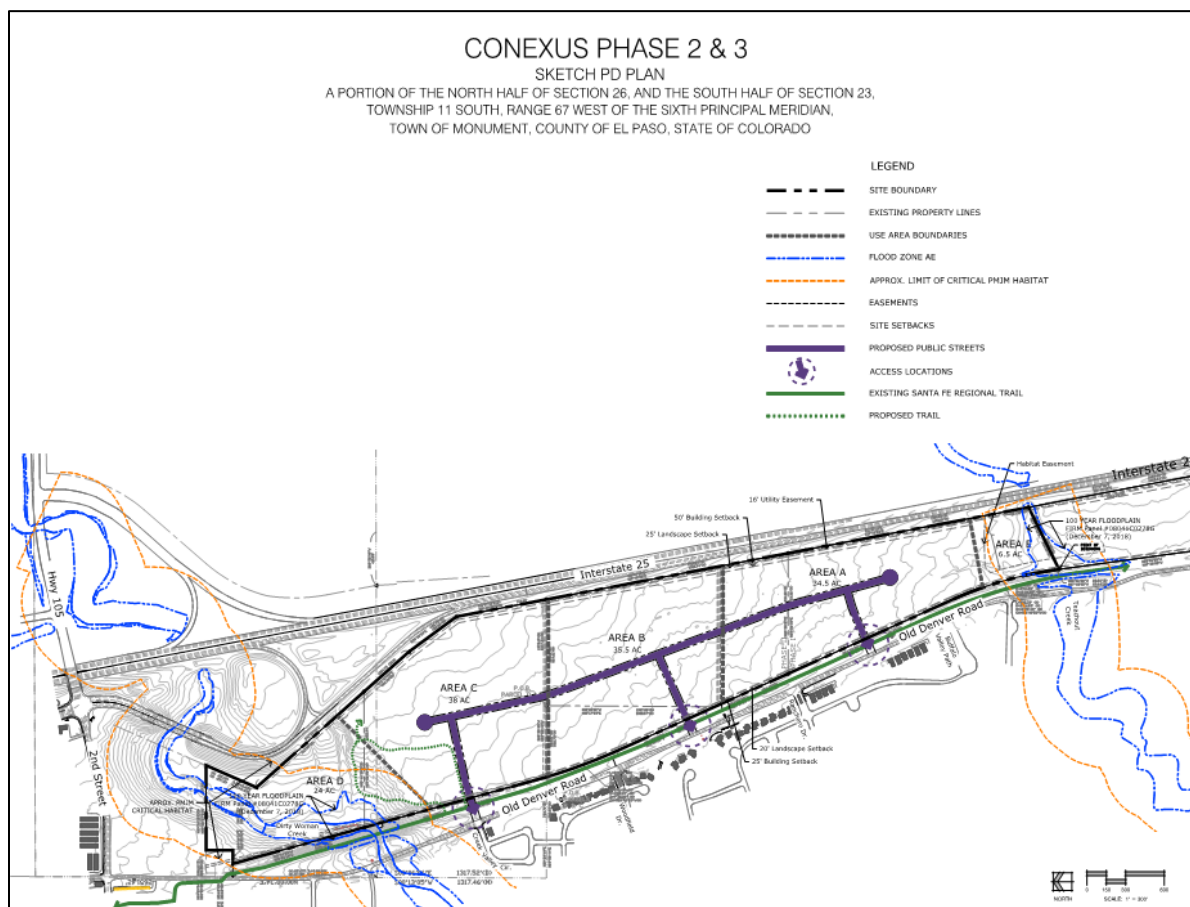
ZONING

Conexus Phases 2 & 3 was rezoned from Regency Park PID (Planned Industrial Development) to Planned Development (PD) on September 8, 2020. The PD zoning and accompanying Sketch PD Plan approval for Conexus Phase 2 & 3 is memorialized in Town of Monument Ordinance 20-2020.

The Conexus Phases 2 & 3 Sketch PD Plan covered approximately 146 acres and identified 3 land use areas as well as areas for detention, open space, parks and trails. The 3 land use areas identified a range of permitted uses for the property, including commercial, office, civic, light industrial, multi-use, and residential. Warehouse/distribution facilities are included as part of the Light Industrial category.

The Sketch PD Plan identified three points of access off Old Denver Road, to be refined with the more detailed Preliminary/Final PD Site Plans to ensure acceptable intersection spacing, internal circulation, and site visibility.

Approved Conexus Phase 2 & 3 Sketch PD Plan



PROJECT DESCRIPTION

Conexus Phase 2 & 3 will create a development that focuses on warehousing, distribution, and flex uses that will provide for the distribution of goods and services to the region. The proposed use is allowed under the approved PD zoning and the Preliminary/Final PD Site Plan is consistent with the parameters identified on the approved Sketch PD Plan.

Development Configuration: The proposed development comprises six buildings ranging from 69,120 sf to 334,800 sf for a total of 1,076,940 sf of building areas on the site. The parking areas are located around the perimeter of each building and the loading areas have been internalized so they are not fronting either I-25 or Old Denver Road. Landscaping and berms along the eastern and western boundary will provide screening of the parking area and building and will enhance the appearance of the development. A 4.6-acre stormwater detention pond is located on the south side of the development and an additional pond is located in the center of the site. The southern section of the site is preserved as open space, consistent with the approved Sketch PD Plan.

Uses: Conexus Business Park Phase 3 proposes warehousing/distribution/flex as the principal land use of the development. This use is consistent with the uses permitted under the approved PD zoning and is consistent with the objectives of the Business Campus (BC) designation in the Comprehensive Plan.

Development Standards:

Building Height: The maximum height of the PD zone is 90 ft. The proposed maximum height for the warehousing/distribution center is 60 ft, a 33% reduction to the allowable building height.

Building Setbacks: A minimum 50 ft building setback from the Interstate is proposed and the minimum building setback from the west property line is 20 ft, consistent with the approved PD zoning standards. The actual setback from the western boundary adjacent to Old Denver Road varies between 88 ft to 158 ft. and on the eastern boundary adjacent to I-25 the buildings will be setback between 101 ft and 171 ft. This exceeds the required building setback by a minimum of 68 ft to the west and 51 ft to the east.

Landscape setbacks: A 25-foot landscape setback is proposed along I-25 and a 20-foot landscape setback is proposed along Old Denver Road, as required by the PD zoning. This landscape buffer, together with the approximately 80 ft Santa Fe trail parcel provides a total setback of 100 ft from Old Denver Road. Substantial landscape islands are included at both ends of each proposed building to provide screening of the buildings along the west and east boundaries. Parking is not allowed within the landscape setback.

Architecture and Design: The architecture and design of the proposed building includes varied architectural treatment and materials to create interest and relief to the building elevations. The varied articulation of the building creates the appearance of a series of individual units and breaks up the mass and bulk of the building. The architecture of the proposed buildings will be controlled by design guidelines that will include specific requirements relating to the exterior treatment of the buildings. It is anticipated the Design Guidelines will be administered by the Conexus Metropolitan District or an Owners Association. The buildings are a painted concrete tilt-up structure with anodized aluminum

storefront framing, gray tinted glass, and aluminum awnings. The rooftop mechanical equipment is screened by the building parapet. Trash enclosures and any outdoor storage will be screened.

Access: The development will be served by three new access points off Old Denver Road. The access locations have been identified based upon adequate intersection spacing and alignment, and to ensure acceptable internal circulation and site visibility. The development will be served by a looping access road along I-25 that will connect to the three access points. As recommended by the traffic study for the Conexus Phase 2 & 3 Sketch PD Plan, the interim design will provide for southbound left turn lanes and northbound right-turn lanes at each access point on Old Denver Road. The Future ultimate design improvements to Old Denver Road are being analyzed by the Town of Monument and not part of this application. There is a recorded Memorandum of Understanding between El Paso County and Phoenix Bell Associates that permits up to six accesses across the Santa Fe Trail for their entire land ownership north of Baptist Road. Conexus Phase 1 utilized one of these crossings for its site access. The Santa Fe Park project proposes two additional access points off Old Denver Road that cross the trail. Conexus Phases 2 and 3 will use the three remaining agreed crossings of the trail. The trail crossing design will substantially match the already approved design for Conexus Phase 1.

Drainage: The property naturally drains from northeast to southwest and generally drains toward Old Denver Road and then south to Teachout Creek. Run-off from the Conexus Phase 2 & 3 development will be collected on site and conveyed to two full-spectrum detention ponds, which will include water quality treatment. The exact sizing and design of these facilities are addressed in the accompanying Drainage Report.

Open Space/Environment: The existing Teachout Creek drainage channel to the south of the property will be preserved for drainage and open space. This area also includes Preble's Meadow Jumping Mouse (PMJM) habitat and wetlands, which will be entirely preserved within the open space area. Impacts to wildlife and wetlands and the control of noxious weeds have been studied in the accompanying reports by Core Consultants.

Utilities: Water and Wastewater Services will be provided by Triview Metropolitan District. Gas service will be provided by Black Hills Energy and electric service will be provided by Mountain View Electric Association.

Ownership & Maintenance: The primary circulating road from the 3 proposed access points will be a public street and will be owned by the Town of Monument and maintained by Triview Metropolitan District. Triview Metropolitan District will own and maintain the on-site drainage systems and detention ponds. The open space tract to south will be owned and maintained by the Town of Monument. The landscape buffers, berms, internal landscaping, building exteriors and interiors, internal driveways and parking areas will be owned and maintained by the individual building owners, as each building will be on individually platted lots to allow for separate ownerships.

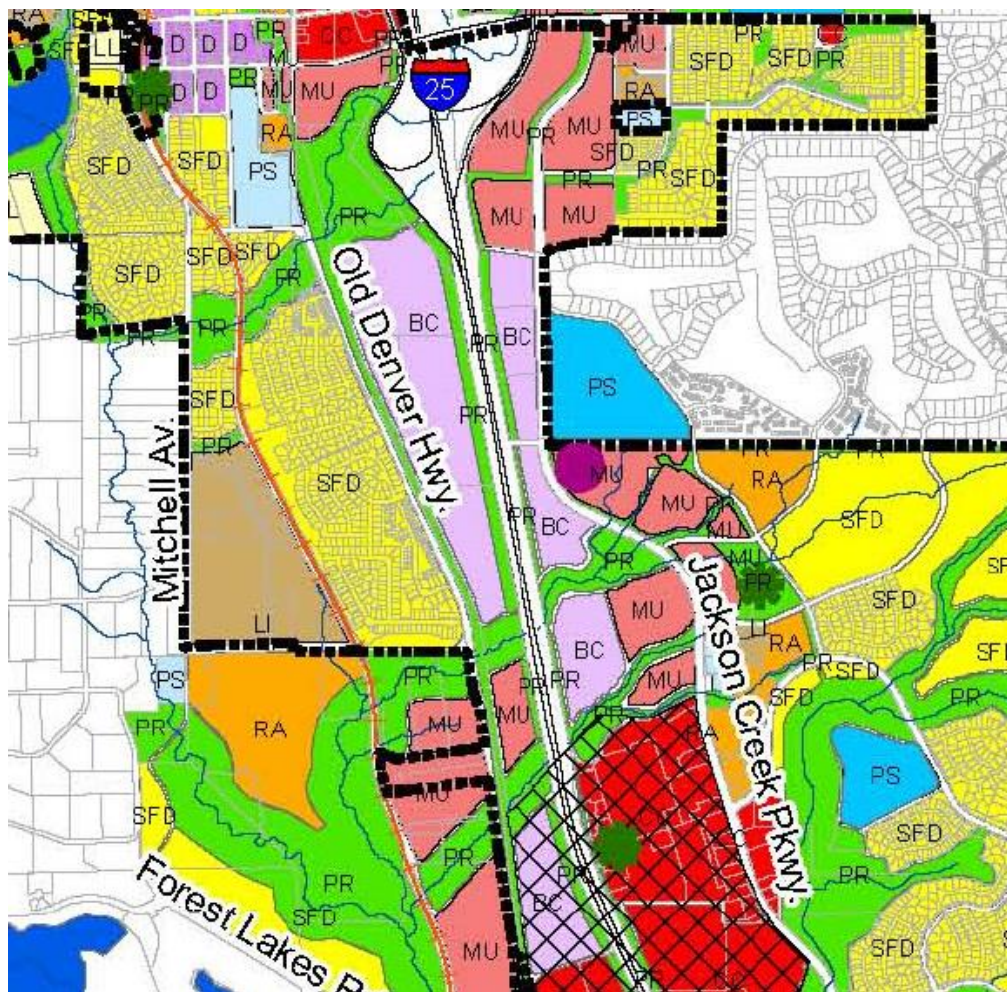
Final Plat: The Final Plat for Conexus 2 & 3 will subdivide the property into 6 lots, one for each building, with tracts for detention ponds and drainage/open space. The balance of 24 acres in Conexus will be platted separately in the future.

PROJECT JUSTIFICATION

A. Consistency with the Monument Comprehensive Plan

The Future Land Use Map in the 2017 Comprehensive Plan identifies the site as BC (Business Campus), with PR (Parks and Recreation, Open Space, Open Lands, Trails) along the drainageways to the north and south. The preserved open spaces to the south of the site is consistent with the PR designation on the Future Land Use Map.

The Plan indicates that Business Campus areas are located adjacent to the I-25 corridor and with easy access to the interstate or other transportation modes. These areas are intended to accommodate mixed-use business parks where manufacturing, assembly, and fabrication should be allowed if all activities are contained within a structure and screened from view from the street and from the I-25 corridor. The stated objective of the BC designation is to provide tax base and jobs while reducing traffic and commuting distances. The proposed warehouse/distribution center will be contained within structures and loading areas will be screened from I-25 and Old Denver Road.



Source: Town of Monument Comprehensive Plan 2017

The proposed warehouse/distribution/flex center will also meet the following policies and objectives of the 2017 Comprehensive Plan:

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

The Conexus Phase 1, 2 and 3 developments include a mix of land uses that will provide a wider array of development options to meet the changing needs of the community consistent generally with the overall objectives of the Business Campus designation on the Future Land Use Map and the proposed warehouse/distribution/flex center will contribute to that mix of uses and is an allowed use in the approved PD zone.

Opportunity ED-C. Continue to promote Monument as the business, shopping, service, employment, and activity hub for the Tri-Lakes region.

The proposed warehouse/distribution center will be part of a mix of uses on the Conexus Phase 1, 2 and 3 properties combined and will further the objective of promoting Monument as the activity hub for the Tri-Lakes region.

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

The subject site is a property that has been zoned for heavy industrial development since the 1980's and remains undeveloped. The proposed warehouse/distribution/flex center constitutes infill development within the Town's established boundaries and is close to the downtown core.

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

The proposed warehouse/distribution/flex center is located on Old Denver Road, which is a designated as a major arterial and has easy access to the Hwy 105 and Baptist Road interchanges on I-25.

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.

The proposed warehouse/distribution/flex center will further this goal as it is part of the multi-use employment center that is emerging between I-25 and Old Denver Road and is located in an area designated as a Business Campus on the Future Land Use Plan.

B. Consistency with Code Review Criteria

As this is a Preliminary/Final PD Site Plan, the Final PD Site Plan review criteria are most relevant as they include more detailed site-specific analysis. Section 17.40.190 of the Town of Monument Municipal Code states that the Preliminary/Final PD Plan must adequately address the following criteria in a manner consistent with the general public interest, health, safety and welfare:

1. The final PD site plan conforms to or is consistent with the preliminary PD site plan.

They are one and the same in this case.

2. There is an appropriate relationship to the surrounding areas.

The entirety of the property lying between Old Denver Road and I-25, from Baptist Road in the south to 2nd Street in the north, has been zoned for heavy industrial use since the 1980's and recent rezoning's have changed these zones to a more mixed-use environment of lighter industrial/distribution/flex uses, commercial uses and civic uses. The proposed warehouse/distribution/flex center will continue the industrial land uses intended for this area and is allowed by the current zoning in a more unified manner and attractive setting that is compatible with the objectives of Business Campus land use designation in the 2017 Comprehensive Plan.

The proposed warehouse/distribution/flex use has been designed with consideration to surrounding land uses. The buildings are generally oriented east to west to minimize the massing appearance of the buildings when viewed from I-25 and the residential neighborhood to the west. The architecture of the buildings is of high quality and intended to provide articulation to provide relief to the building façade.

Although the minimum building setback requirement on the east boundary is 50 ft, the actual setback adjacent to I-25 is between 101 ft and 171 ft, which exceeds the required building setback by a minimum of 51 ft. The western boundary includes a 75 ft public utility easement, which dictates the setback requirements on this boundary. While the required building setback is 20 ft to the west, due to the easement requirements the actual setback adjacent to Old Denver Road varies between 88 ft to 158 ft, which exceeds the required building setback by a minimum of 68 ft.

A 25-foot landscape setback is proposed along I-25 and a 20-foot landscape setback is proposed along Old Denver Road, as required by the PD zoning. The proposed landscape buffers and berming, together with the approximately 80 ft Santa Fe trail parcel, provides a total setback of 100 ft from Old Denver Road. Substantial internal landscape islands are included at both ends of each proposed building to provide screening of the buildings, and the loading and parking areas.

3. Circulation in terms of an internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework, such as a metropolitan or special district must be established for maintenance thereof for the life of the

streets. The streets shall be accessible by police and fire department and other emergency vehicles for emergency purposes, and to service vehicles such as trash trucks. Bicycle and pedestrian circulation and connections shall be provided;

The development will be served by three new access points off Old Denver Road. The access locations have been identified based upon adequate intersection spacing and alignment, and to ensure acceptable internal circulation and site visibility. The development will be served by a looping access road along I-25 that will connect to the three access points. As recommended by the traffic study for the Conexus Phase 2 & 3 Sketch PD Plan, the interim design will provide southbound left turn lanes and northbound right-turn lanes at each access point on Old Denver Road. The ultimate design improvements to Old Denver Road are being analyzed by the Town of Monument and not part of this phase of Conexus. The primary circulating road from the 3 proposed access points will be a public street and will be owned by the Town of Monument and maintained by Triview Metropolitan District.

- 4. Functional parks, open space, and trails in terms of recreation, views, density relief, convenience, function, connectivity, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas and riparian and drainage areas are provided in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan and Town Subdivision Regulations (Title 16).**

The Conexus Phases 2 & 3 Sketch PD Plan proposes open space around the Dirty Woman Creek and Teachout Creek corridors and provides an internal trail connection to the Santa Fe Trail. The existing Teachout Creek drainage channel to the south of the property will be preserved for drainage and open space in this Preliminary/Final PD Site Plan and pedestrian connections are included to Santa Fe Trail, which is an appropriate provision in the context of the primarily non-residential use of the site.

- 5. A variety of development and housing types and styles, and densities are proposed. Mixed land use is encouraged;**

The proposed warehouse/distribution/flex center is part of the broader mixed-use development plan for Conexus Business Park. No residential use is proposed in this plan.

- 6. Privacy for individuals, families and neighbors is provided as appropriate;**

As noted above, adequate setbacks and landscape buffers and screening are provided to provide privacy for neighbors to the west. No residential use is proposed in this plan.

- 7. The adequacy, safety, separation, convenience, access to points of destination, and connectivity, and attractiveness of pedestrian and bicycle facilities;**

The site is located in close proximity to downtown Monument where a range of services are available, and the Santa Fe trail provides direct pedestrian and bicycle access to the town center. The development will include internal pedestrian connections to the Santa Fe Trail.

8. Building type in terms of appropriateness to density, site relationship and bulk;

The proposed buildings are appropriate in scale and density for the site. The development also creates an appropriate buffer and land use transition area between the intense I-25 traffic conditions and other less intensive land uses to the west. The buildings will not exceed 60 feet in height, whereas the maximum building height allowed in the PD zoning is 90 feet, a 33% reduction in the allowable building height. The buildings will occupy only 27% of the lot area, which is within the normal range for a light industrial land use type. For example, the Town's new code allows a maximum lot coverage of 40% in the Light Industrial Zone.

9. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design that is compatible with the surrounding neighborhood. The Town discourages the placement of identical or similar residential models on any two adjoining lots along a street;

The buildings are generally oriented east to west to minimize the massing appearance of the buildings when viewed from I-25 and the residential neighborhood to the west. The architecture of the buildings is of high quality and intended to provide articulation to provide relief to the building façade. The building is a painted concrete tilt-up structure with anodized aluminum storefront framing, gray tinted glass, and aluminum awnings. The rooftop mechanical equipment is screened by the building parapet. Trash enclosures and any outdoor storage will be screened.

10. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. Entrance features are encouraged. The proposed landscaping will not create maintenance problems and is suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;

A 25-foot landscape setback is proposed along I-25 and a 20-foot landscape setback is proposed along Old Denver Road, as required by the PD zoning. The proposed landscape buffers and berming, together with the approximately 80 ft Santa Fe trail parcel, provides a total setback of 100 ft from Old Denver Road. Substantial internal landscape islands are included at both ends of each proposed building to provide screening of the buildings, and the loading and parking areas.

11. Adequate off-street parking will be provided:

- a. **Particularly for single-family residences in a PD, required front-yard setbacks should be established and driveways should be arranged so as to provide off-street parking therein without causing parked autos to block sidewalks.**
- b. **The Town may increase or decrease the normally required number of off-street parking spaces based on a consideration of the following factors:**
 - i. **The relationship of the proposed modifications to the stated purposes and intent of this PD regulation,**
 - ii. **Probable number of vehicles owned by residents in the planned development,**
 - iii. **Parking needs in non-residential areas,**

- iv. **Varying time period of use, whenever joint use of common parking areas is proposed,**
- v. **Availability and use of alternative transportation methods.**

The parking provided on site is consistent with the new zoning code requirements of 1 space per employee, which have been revised to specifically address actual needs of the end user and limit the amount of excessive parking and pavement on the site.

12. The final PD site plan or preliminary/final PD site plan has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

The traffic report and drainage report analyze the project in the context of the capacity of the surrounding road and stormwater infrastructure and show that the existing infrastructure, with appropriate improvements as recommended, can properly handle the proposed development in the context of other planned development in the area. Water and Wastewater Services will be provided by Triview Metropolitan District, which has already delivered sewer and water service to the subject development and is the process of constructing an additional 16" water main across I-25 to complete system-wide water main looping, appropriate water pressure and services for the area. Gas service will be provided by Black Hills Energy and Electric service will be provided by Mountain View Electric Association. All utilities are currently located adjacent to the proposed development.

SUMMARY

The proposed Conexus Business Park Phase 3, comprising a warehouse/distribution/flex center, is consistent with the approved PD zoning and Sketch PD Plan for Conexus Phases 2 & 3. The Preliminary/Final PD Site Plan meets all the criteria in Section 17.40.190 of the Municipal Code in a manner consistent with the general public interest, health, safety and welfare of the Town's existing future residents.

The development will further the Comprehensive Plan goals of promoting Monument as the business, shopping, service, employment, and activity hub for the Tri-Lakes region; locating major traffic-generating land uses along designated arterials, and develop multi-use employment centers that can serve the growing Front Range population in the designated Business Campus land use category.