



**TOWN OF MONUMENT
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, FEBRUARY 11, 2026 – 6:00 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road, Monument, Colorado 80132
[Participate In-Person or Via Microsoft Teams](#)

- 1. Call to Order, Pledge of Allegiance, Roll Call**
- 2. Approval of Minutes**
 - a. Meeting Minutes - January 14, 2026
- 3. New Business**
 - a. Introduction: **Conexus Lot 1 Development**
- 4. Hearing Items**
- 5. Public Comments For Items Not on the Agenda** *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*
- 6. Reports, Communications and Announcements**
- 7. Adjournment**



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday January 14th, 2026

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Egley called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Ray Egley Commissioner Donna Hatch Commissioner John Parr Commissioner Martin Trujillo Commissioner Valerie Baumer	Rey Medina, Planner I Dan Ungerleider, Planning Director
ATTENDED REMOTELY:	
ABSENT: Vice-Chair Corey Petersen	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of December 10th, 2025, Planning Commission Meeting.
Commissioner Hatch motioned to approve the minutes; Commissioner Trujillo seconded; passed 5-0.

3. Hearing/Meeting Items

- a) N/A

4. Other Topics:

- a. Planning Commission/Town Council Workshop with Town Engineer.

5. Adjournment: Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 6:02 pm.

Next Planning Commission Meeting: February 11th, 2026.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project application submitted to the Town of Monument is reviewed fully by the Planning Department Staff prior to placement on the agenda of the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.



MEMORANDUM

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: February 11, 2026
SUBJECT: Introduction: Conexus Lot 1 Development

The applicant, N.E.S., is requesting the opportunity to present conceptual plans for the proposed development of Lot 1 within the Conexus property. This evening's presentation is intended to introduce the Commission to the preliminary site layout, development concept, and overall vision for the project.

The applicant is seeking early feedback, including any questions, concerns, or suggestions from the Commission, prior to submitting a complete application to the Town. Formal submittal of the proposal is currently anticipated on March 1, 2026.

Lot 1 is located west of the newly reconfigured Old Denver Road. As currently envisioned the 19.1 acre site would include 354 residential units, along with associated amenities such as a clubhouse building, fitness center, and pool. The conceptual plans presented this evening are intended to illustrate how the site may be developed within the parameters of the existing zoning and broader Conexus framework.

At this time, no formal review has been conducted by Town staff, as the materials presented are conceptual in nature and a development application has not yet been submitted.

This agenda item is informational only and does not require formal action by the Commission. Its purpose is to facilitate early dialogue and support the refinement of the project prior to formal review.

Following this evening's presentation, the applicants will review and consider the feedback received and incorporate applicable comments and recommendations as they prepare and submit a formal application for review by the Town.



CONEXUS

CONEXUS Lot 1

Team Introductions



Mark Foster, VP of Development | HILLPOINTE LLC



Eric Chekal | SCHUCK-CHAPMAN



Mitch Zimmermann | KIMLEY-HORN



Andrea Barlow, Principal | N.E.S. INC.

WHO WE ARE

HILLPOINTE IS THE #1 DEVELOPER OF WORKFORCE HOUSING IN THE UNITED STATES

Hillpointe is a fully integrated real estate development and investment management firm **creating essential workforce housing** in the Southeastern United States.

HILLPOINTE MISSION

Hillpointe exists to **deliver critically needed attainable housing supply** to uplift residents who are profoundly burdened by the affordability crisis in America today.



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Landscape
Architecture
Urban Design

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OUR RESIDENTS WHO WE DO IT FOR

Essential workers comprise the missing middle—earning too much to qualify for subsidized housing and too little to comfortably afford newly built luxury product.



THE “MISSING
MIDDLE”



ESSENTIAL
WORKERS



THE
“DOERS”



THE
WORKFORCE



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WE'RE BUILDING WHAT ESSENTIAL WORKERS NEED.



**TWO-BEDROOM
THREE-STORY
GARDEN-STYLE
WALK-UPS**



**CLASS-A
APARTMENTS
WITH LUXURY
AMENITIES AT AN
ATTAINABLE COST**



**WORKFORCE
HOUSING
(80-120% AMI)**



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POINTE GRAND

APARTMENT HOMES

SIMPLER. SMARTER. GRANDER.

POINTE GRAND COMMUNITIES INCLUDE LUXURY AMENITIES.

- ✓ Dog park and pet spa
- ✓ 24-hour fitness center
- ✓ Resort-style pool with private cabanas
- ✓ 1G fiber internet
- ✓ Quartz countertops
- ✓ Stainless steel appliances
- ✓ Digital locks
- ✓ Clubhouse with leasing office, co-working space, and coffee bar
- ✓ Energy-efficient LED lighting and appliances
- ✓ Private patios
- ✓ Grilling areas
- ✓ Pickleball courts

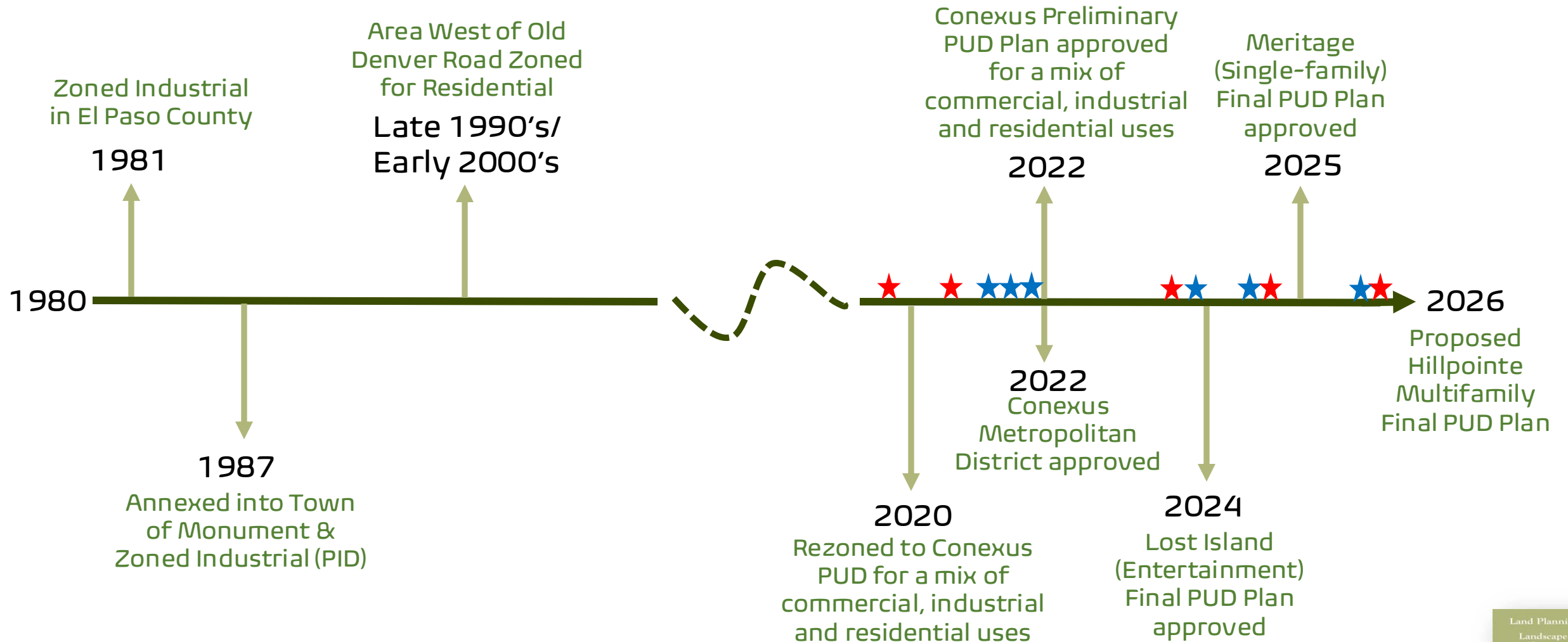


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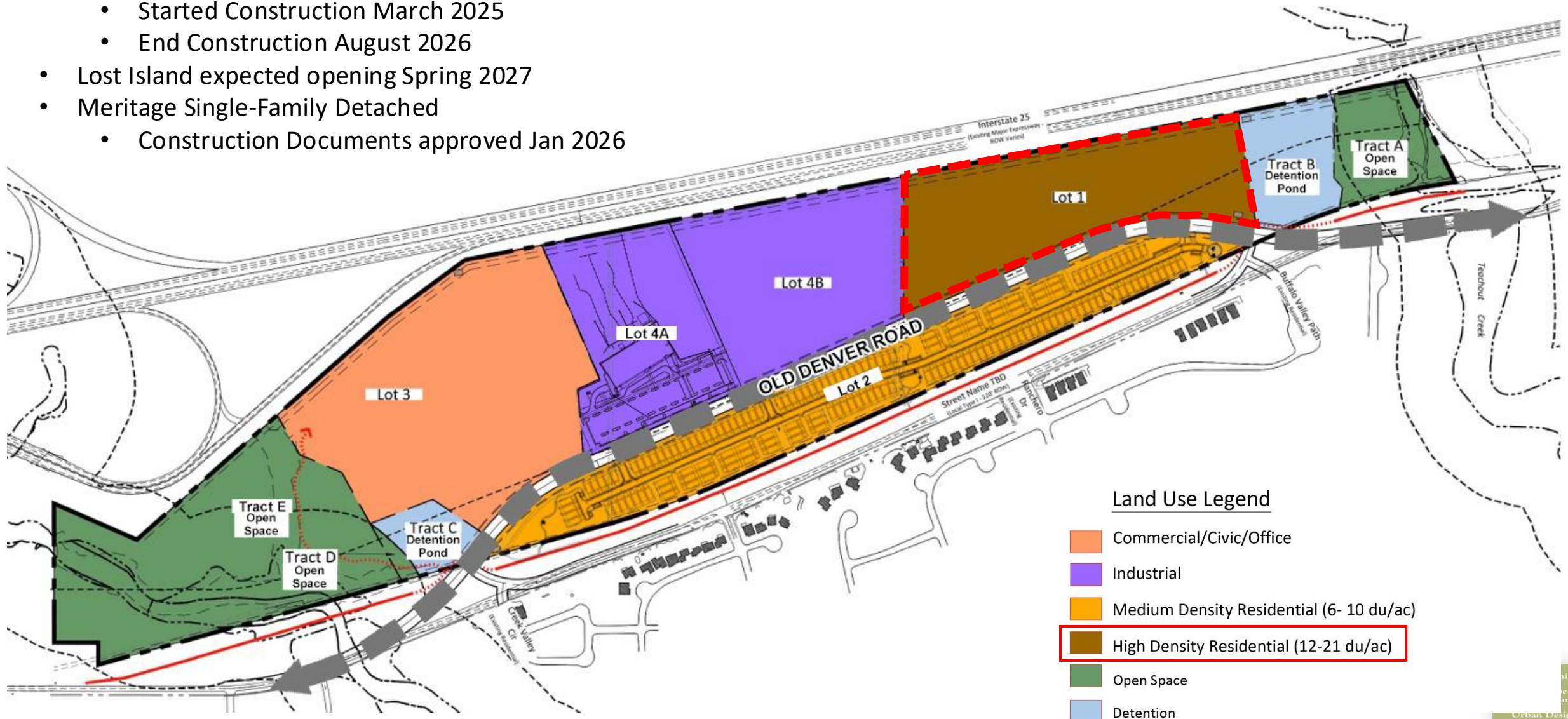
Conexus Property Zoning Timeline

- ★ Neighborhood Meetings
- ★ "Save Monument" Meetings



Conexus Phase 2 & 3 Preliminary PUD Plan

- Old Denver Rd. Realignment Construction Documents
 - Started Construction March 2025
 - End Construction August 2026
- Lost Island expected opening Spring 2027
- Meritage Single-Family Detached
 - Construction Documents approved Jan 2026



Land Use Legend

- Commercial/Civic/Office
- Industrial
- Medium Density Residential (6- 10 du/ac)
- High Density Residential (12-21 du/ac)
- Open Space
- Detention

Approved Conexus Phase 2 & 3 Preliminary PUD Plan

Land Use Chart:

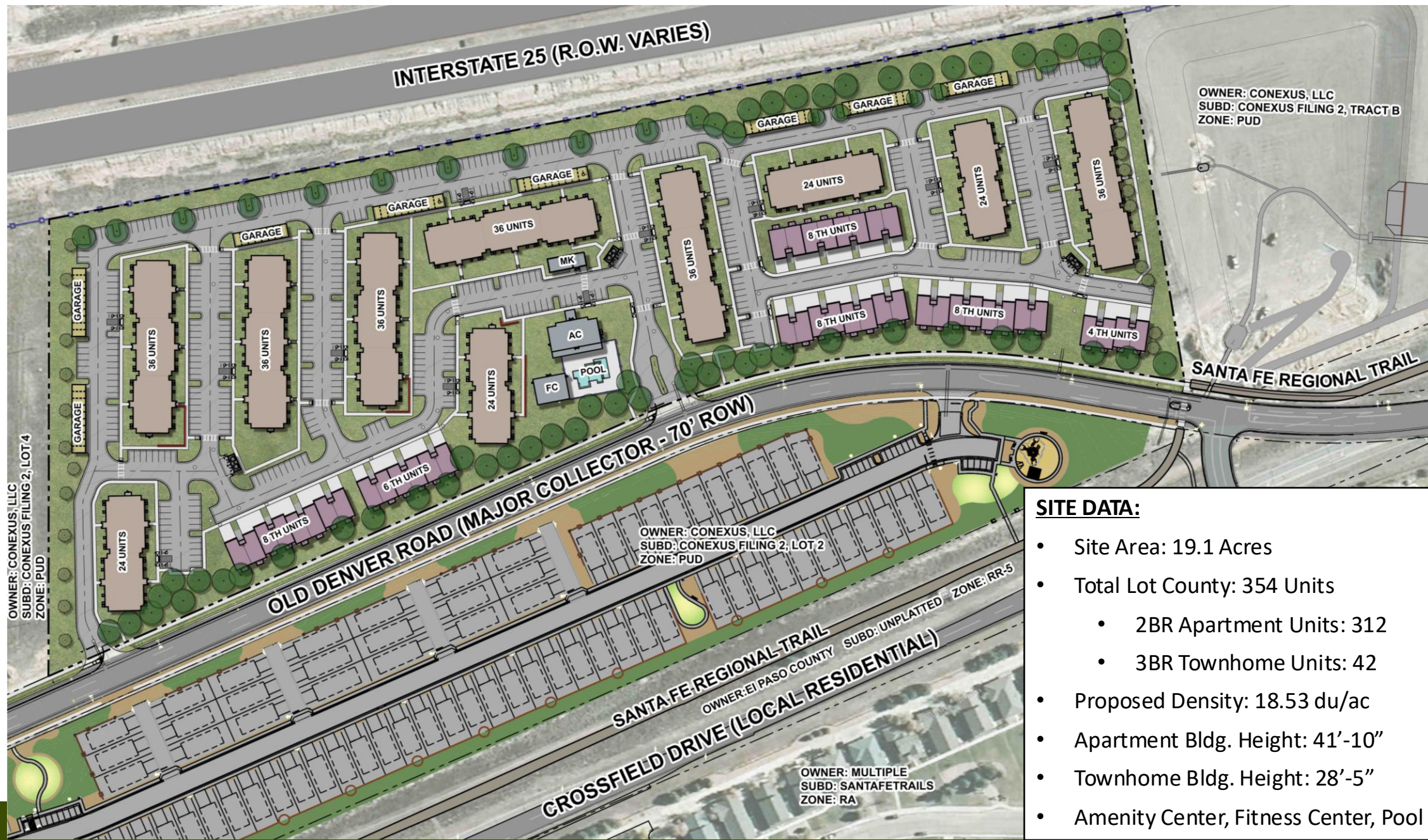
	ACREAGE	PRIMARY LAND USE TYPE/CATEGORY ¹	RESIDENTIAL UNITS	NON-RESIDENTIAL SQ.FT.	MAXIMUM HEIGHT ⁴
Lot 1	19.1	High Density Residential (12-20.89 du/ac)	399		75'
Lot 2	23.1	Medium Density Residential (6-10 du/ac)	232		50'
Lot 3	28.8	Commercial/Civic/Office ²		435,000	
		Hotel			75'
		Office			75'
		Retail			50'
Lot 4	30.9	Industrial ³		395,000	60'
Tract A	5.4	Open Space/Trails			
Tract B	5.5	Drainage/Detention			
Tract C	2.4	Drainage/Detention			
Tract D	0.4	Open Space/Park/Trails			
Tract E	23.8	Open Space/Park/Trails			
Right-of-Way	6.6	Right-of-Way			
TOTAL	146.0		631	830,000	

1. Subject to the Permitted Uses within each land use category per the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.
2. High Density Residential (12-20.89 du/ac) is an allowed use in the Commercial/Civic/Office zone at a per acre land transfer ratio of 10,000 sq.ft. of non-residential to 20 residential units.
3. Within Lot 4 the maximum size of any individual building shall be 175,000 square feet.
4. Subject to the Building Height definition in the Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.

Conexus Phase 2 & 3 Entitlement History

Event	Planning Commission		Board of Trustees/ Town Council		Importance of Entitlement Event
	Date	Vote	Date	Vote	
Master Sketch PUD Plan	8.12.20	4-1	9.8.20	7-0	Rezoned the 146-Acre property from all industrial (PID to a mix of uses (PUD) with a Sketch Plan identifying the proposed range of uses)
Master Preliminary PUD Plan	2.9.22	7-0	2.22.22	7-0	Added further clarification to the proposed range of uses and introduced specific development and design standards
Conexus Metropolitan District No. 1 and No. 2	N/A	N/A	2.22.22	7-0	Public Improvement funding vehicle to allow for the rezoning and development of the property
Master Subdivision Plat - Conexus Filing No. 2	6.8.22	6-0	7.5.22	6-0	Created 4 Lots with varying uses and a new major collector to take traffic off local roads, consistent with the approved Preliminary PUD Plan
Conexus Filing No. 3 Replat (Converting Lot 4 into two Lots)	5.8.24	6-0	6.3.24	7-0	Subdivided Conexus Lot 4 to allow a lot size for the family entertainment use
Final PUD for Lost Island II (Lot 1 Filing No.3)	5.8.24	6-0	6.3.24	7-0	Approved family entertainment use instead of industrial
Lot 2 Filing No.2 Sketch Plan for Meritage	2.12.25	7-0	N/A	N/A	Provided transparency to PC as the project was kicking off. Sketch Plan required due to replatting request
Filing No. 4 Final Plat (aka Lot 2 of Filing No. 2)	11.12.25	7-0	12.15.25	7-0	Subdivided Lot 2 of Filing 2 into 158 Lots and 16 Tracts
Filing No. 4 Final PUD Plan (Meritage Single-Family)	11.12.25	7-0	12.15.25	7-0	Approval of a single-family detached residential development at 6.8 DU/Acre; less than the allowed 10 DU/Acre

Conexus Lot 1 Site Plan



OWNER: CONEXUS, LLC
SUBD: CONEXUS FILING 2, TRACT B
ZONE: PUD

OWNER: CONEXUS, LLC
SUBD: CONEXUS FILING 2, LOT 4
ZONE: PUD

OWNER: CONEXUS, LLC
SUBD: CONEXUS FILING 2, LOT 2
ZONE: PUD

OWNER: EL PASO COUNTY
SUBD: UNPLATTED
ZONE: RR-5

OWNER: MULTIPLE
SUBD: SANTAFETRAILS
ZONE: RA

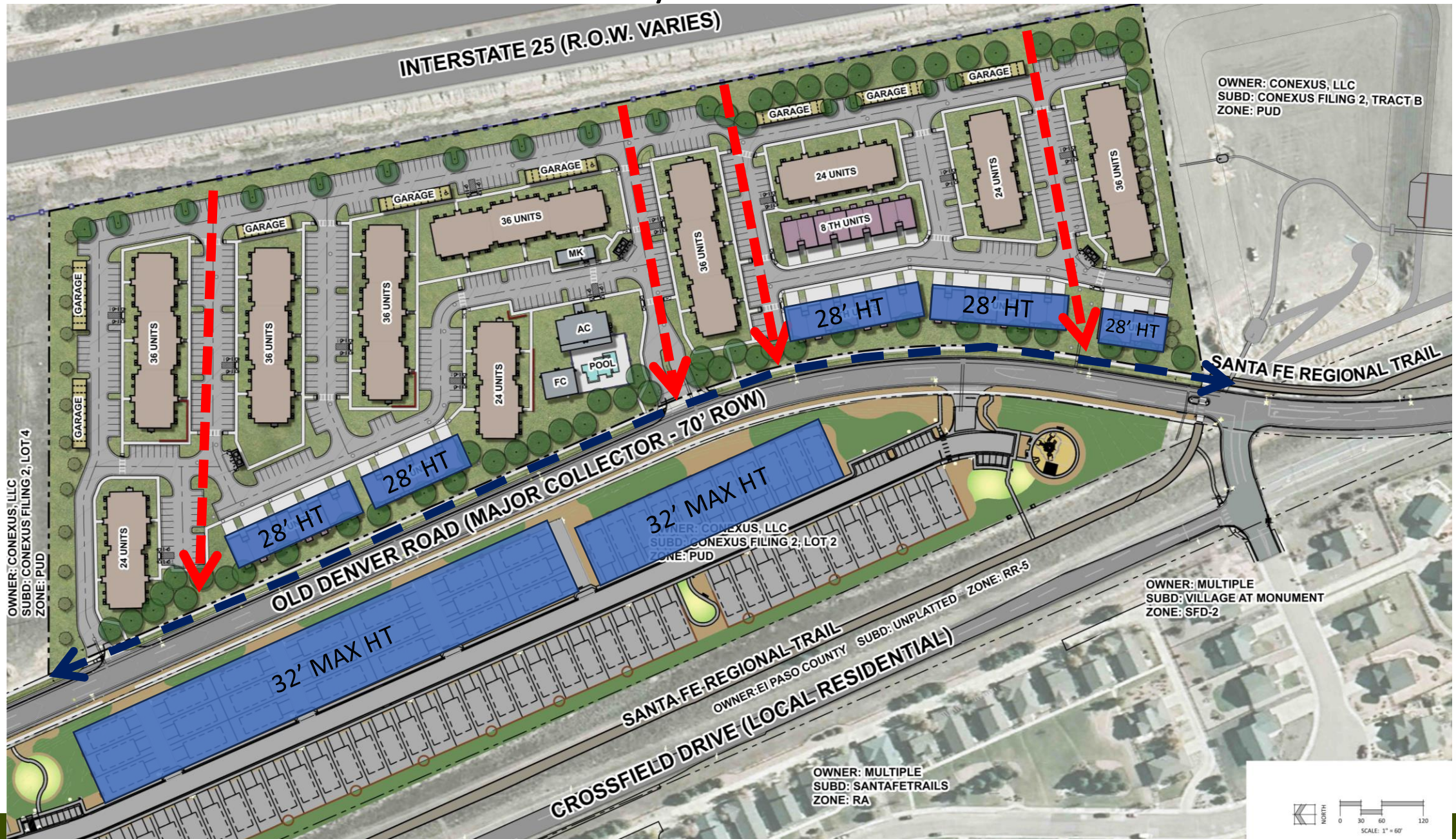
SITE DATA:

- Site Area: 19.1 Acres
- Total Lot County: 354 Units
 - 2BR Apartment Units: 312
 - 3BR Townhome Units: 42
- Proposed Density: 18.53 du/ac
- Apartment Bldg. Height: 41'-10"
- Townhome Bldg. Height: 28'-5"
- Amenity Center, Fitness Center, Pool Area

Design Standards Comparison Chart

Standards	Approved Conexus Phase 2 & 3 Preliminary PUD Plan	Proposed Conexus Lot 1 Final PUD Plan
Permitted Uses for Lot 1	High-Density Residential	2BR Multi-Family Apartment and 3BR Townhome Units
Density Range	12-20.89 DU/AC	18.53 DU/AC
Maximum Units	399	354
Maximum Height	75'	3-Story Apartment Bldg: 41'-10" 2-Story Townhome Unit: 28'-5"
Building Setbacks:		
I-25	50'	50'
Old Denver Road	25'	25'
Internal	0'	Min. 20'
Parking	Per Town's Requirements: 1.5 spaces per 2BR dwelling unit and 2.0 spaces per 3BR dwelling unit. Total Parking Required: 552 spaces	Apts: 486 Surface & 80 Garage Spaces Townhomes: 2 driveway & 2 garage per unit Total Parking Provided: 734 spaces
Open Space	27.5 acres of parks/open space is provided in Tracts A, D and E of the overall Conexus development. To be dedicated to the Town to satisfy park land dedication requirements for the entire Conexus development.	On-site amenities include amenity center, fitness center, and pool area with outdoor kitchen. Additional amenities may include fenced dog park(s), pickle ball court(s), functional turf areas.

Conexus Lot 1 Site Plan Analysis



Density Transitions

- APPROVED DENSITY: 12 - 20.89 DU/ AC
- PROPOSED DENSITY: 18.53 DU/ ACE
- APPROVED TOTAL UNITS: 399
- PROPOSED TOTAL UNITS: 354



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Apartment Building Rendering



Townhome Unit Rendering



Townhome Unit Rendering



Amenity Center Rendering



Fitness Center Rendering



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Community Outreach

January 13, 2026

- Met with three members of Save Monument

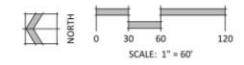
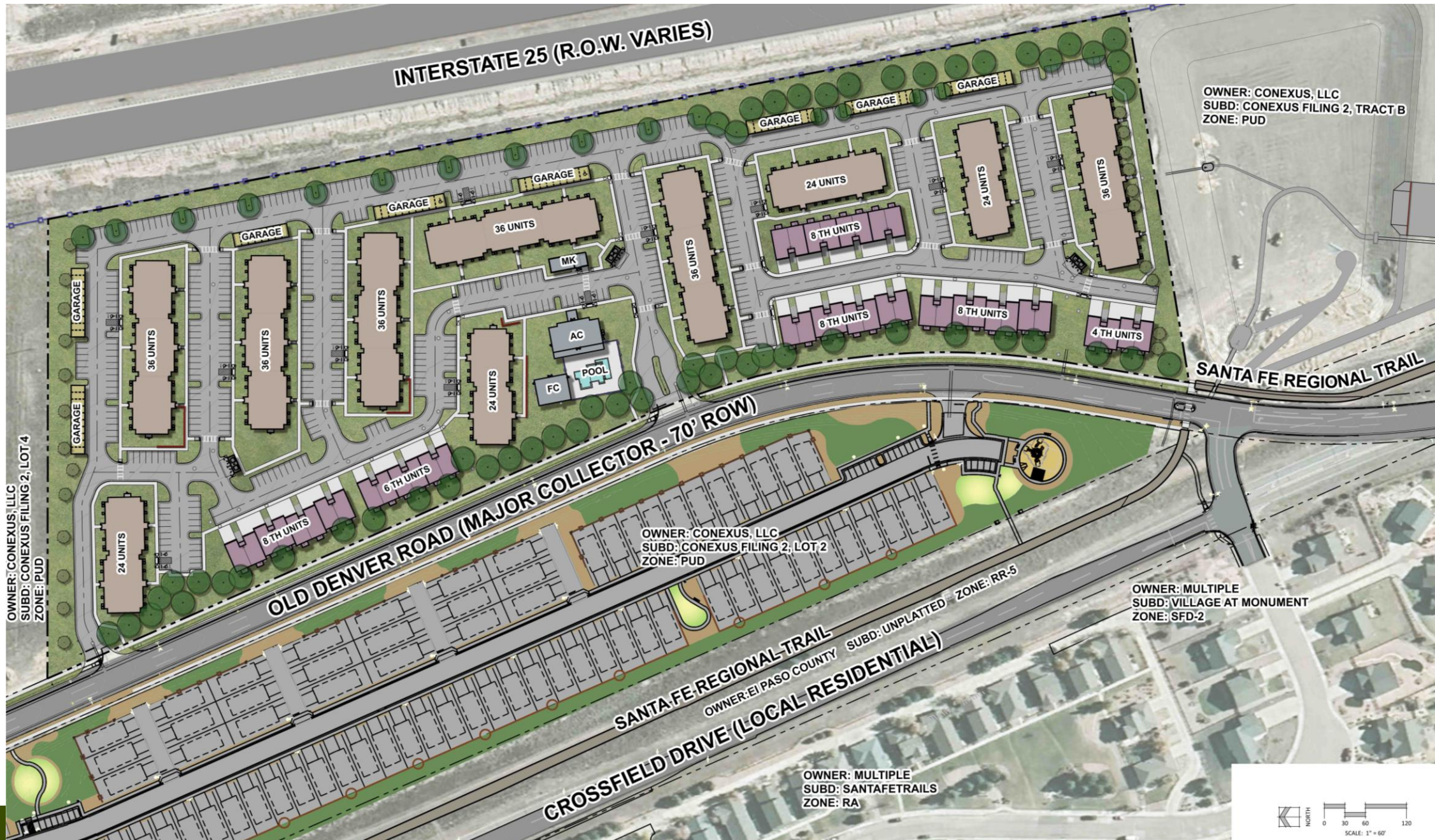
January 20, 2026

- Hosted neighborhood meeting with 13 attendees
- Main questions centered around:
 - Old Denver Road access and construction
 - Impacts of traffic to Old Denver Road
 - Timing of development for this parcel
 - On-site amenities to be included for the residents

Hillpointe Project Next Steps

- Submittal to the Conexus Design Review Committee- Mid February
- Initial Submittal to Town of Monument- Late February
- Q4 2026 – Anticipated Town Approvals & Construction Kickoff
- Q2 2028 – Grand Opening

Questions?

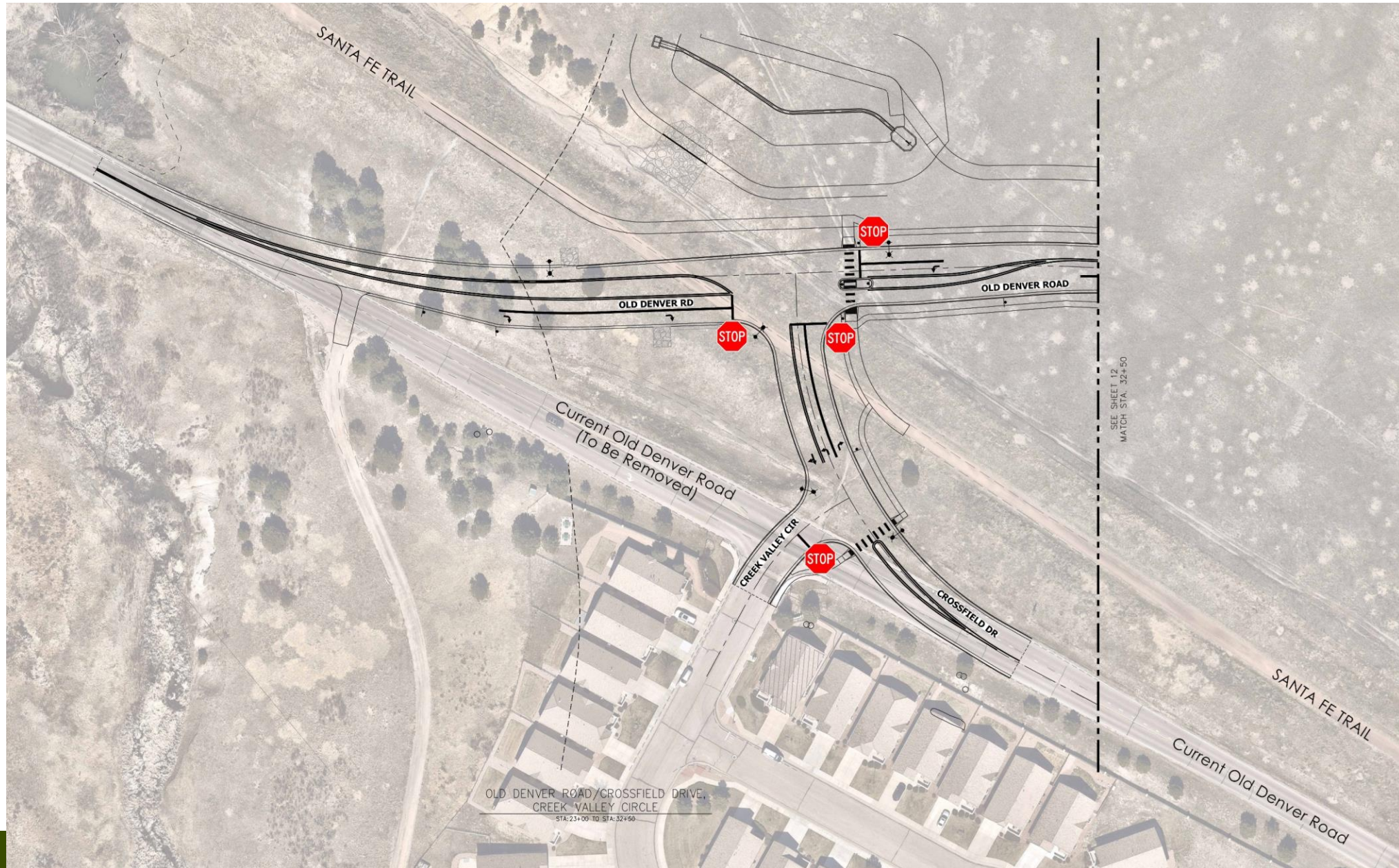


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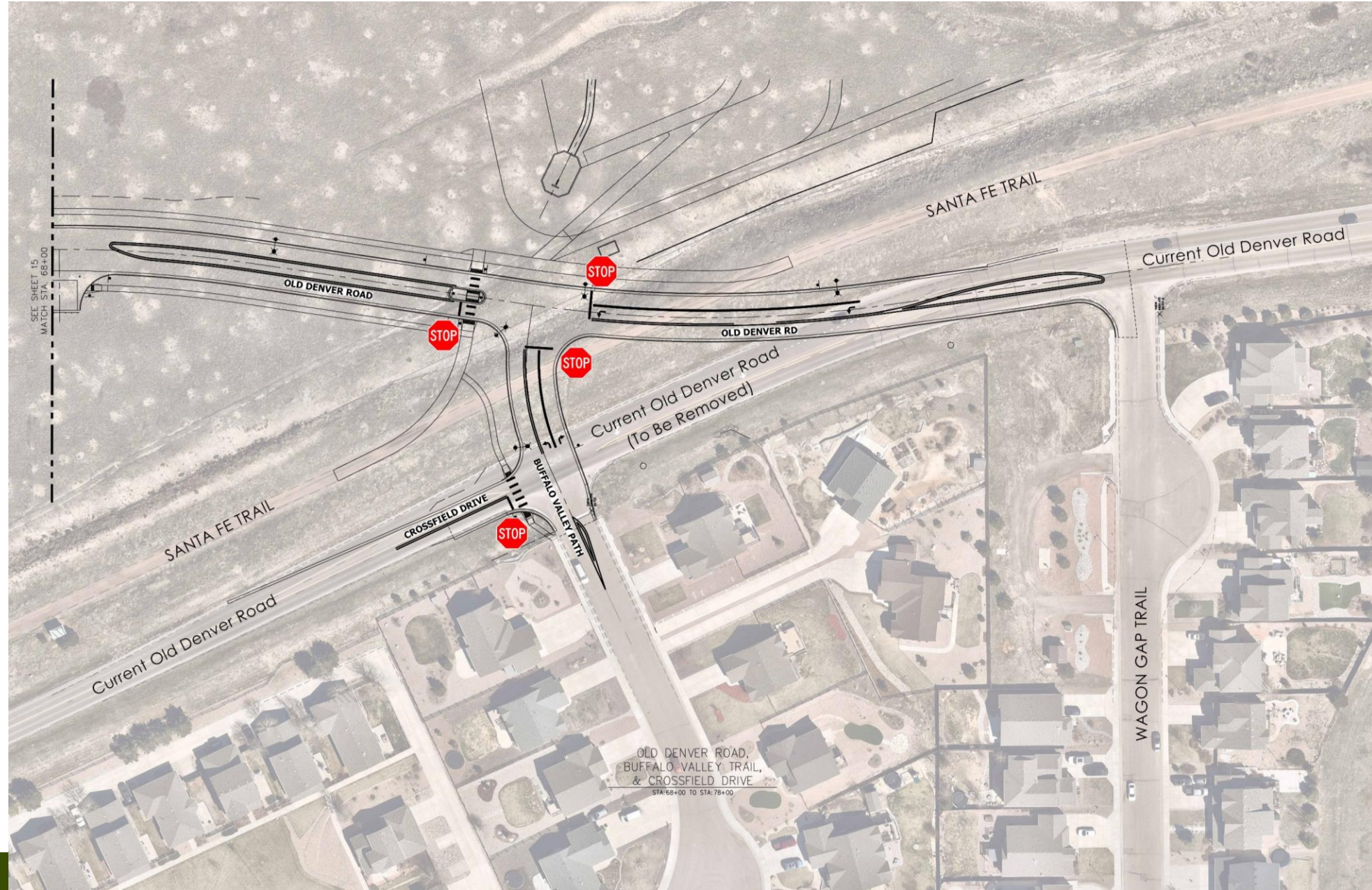


EXTRA SLIDES

Old Denver Road Realignment – North Intersection



Old Denver Road Realignment – South Intersection

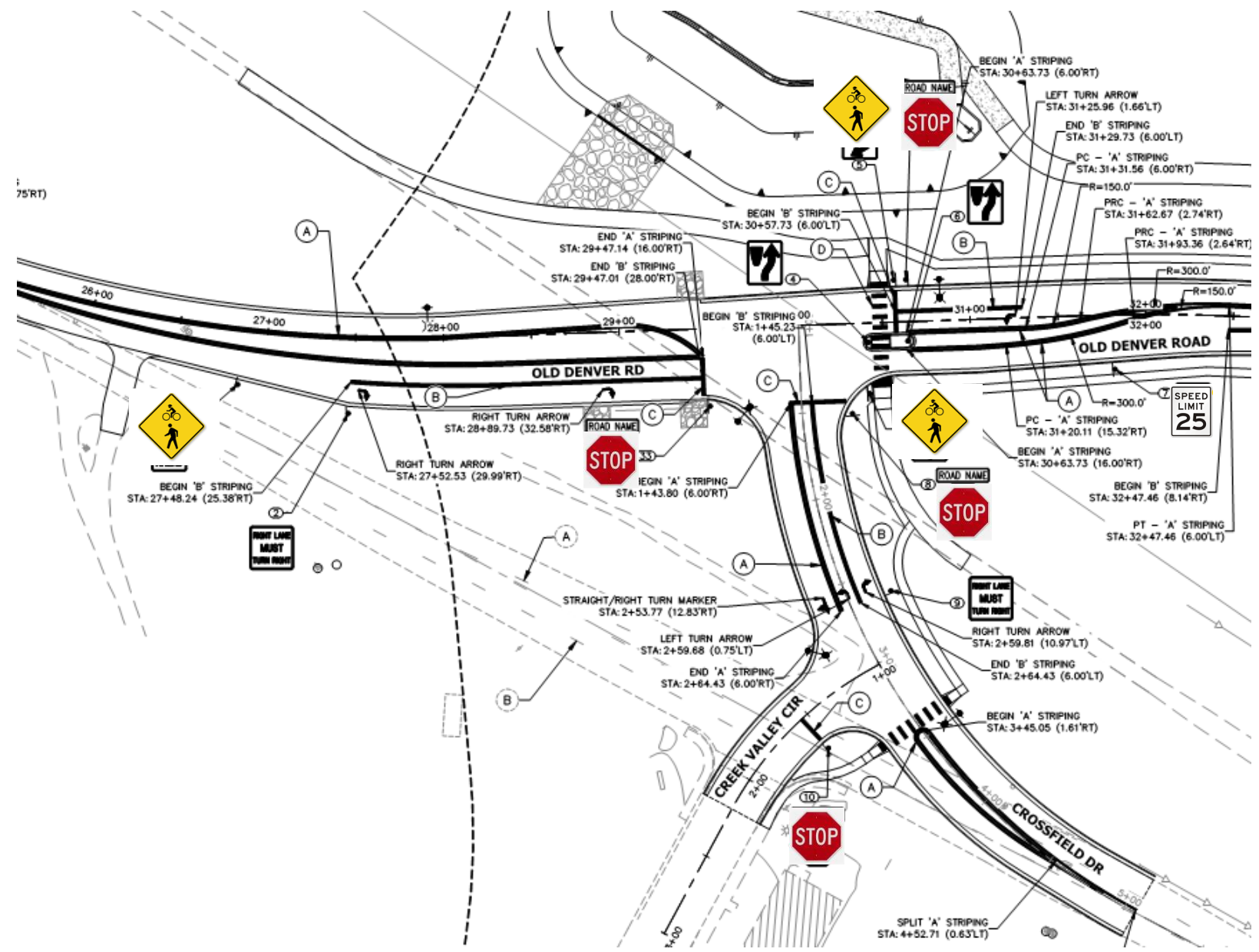




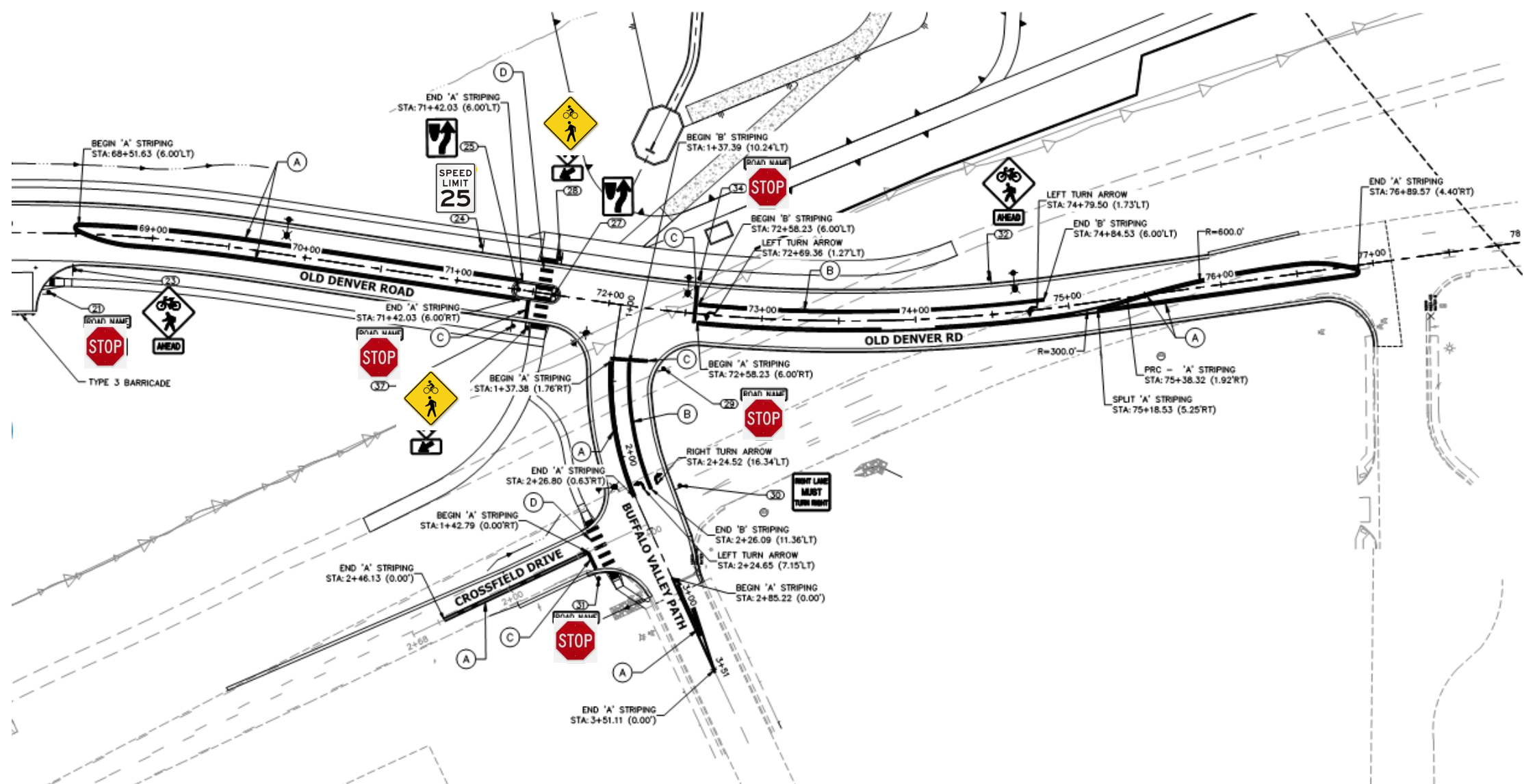
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Old Denver Rd. New Intersection Configuration

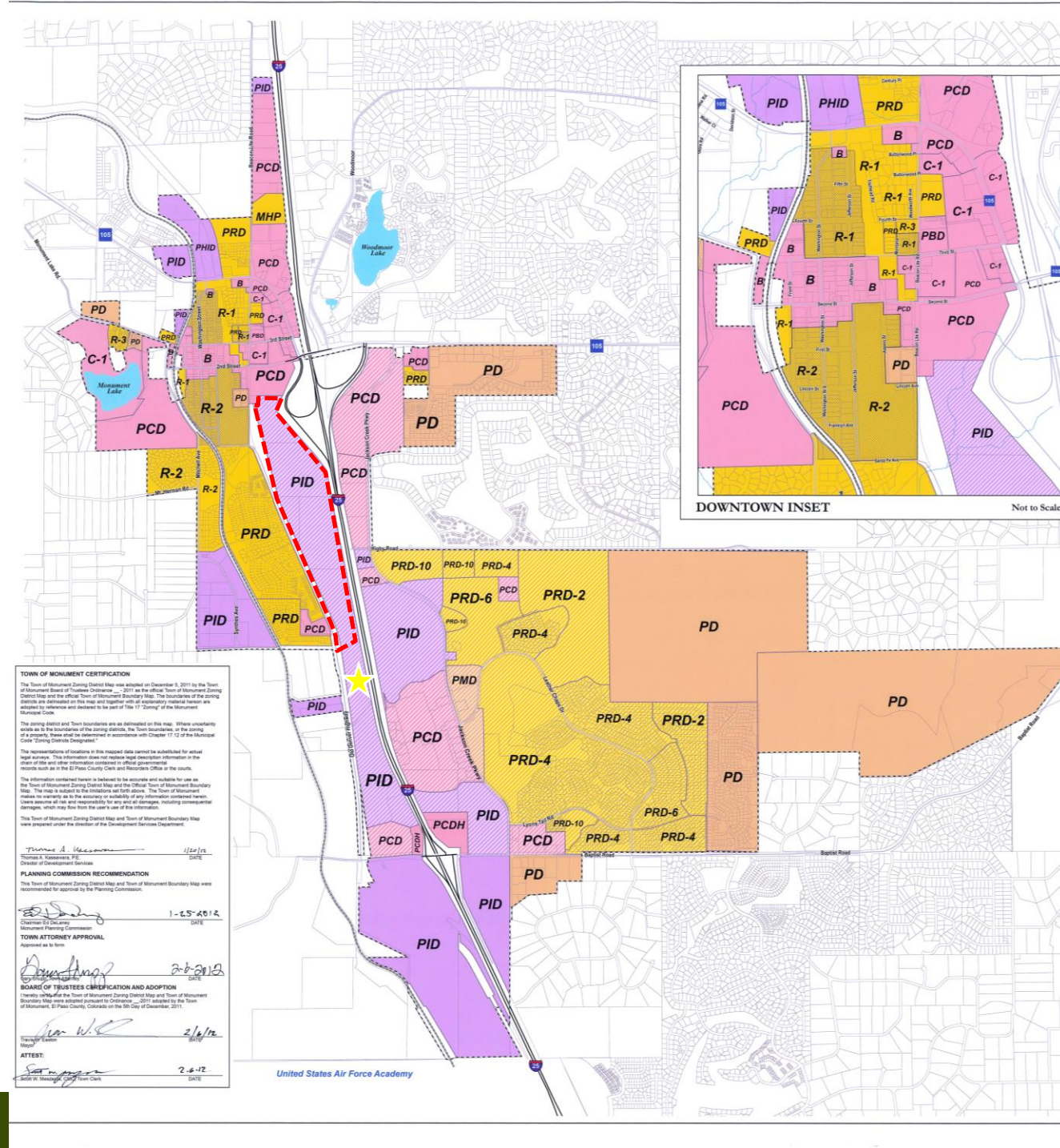


Old Denver Rd. New Intersection Configuration



Zoning History

- The area east of Old Denver Road and west of I-25 was originally zoned for Industrial use when the Gary Center and Melodie Estates Sketch Plan was approved by El Paso County in 1981.
- The property was annexed into the Town in 1987 as Regency Park.
- The annexation was accompanied by the Regency Park Sketch Plan which refined the original Sketch Plan designations.
- Town of Monument Ordinance 13-87 confirmed the PID Zoning and identified the permitted and conditional uses.
- The area continued to be zoned Regency Park PID on the Town of Monument Zoning Map until 2020.
- The area to the west of Old Denver Road (Trails End) was zoned for residential in the late 1990s/early 2000s



Conexus Lot 1 Traffic Impacts

- Inline with approved Preliminary PUD Traffic Impact Study (TIS)
- TIS assumed 399 units for this parcel
- Proposed project showing 45 less units
 - Approximate Reduction of 300 Vehicle Trips Per Day

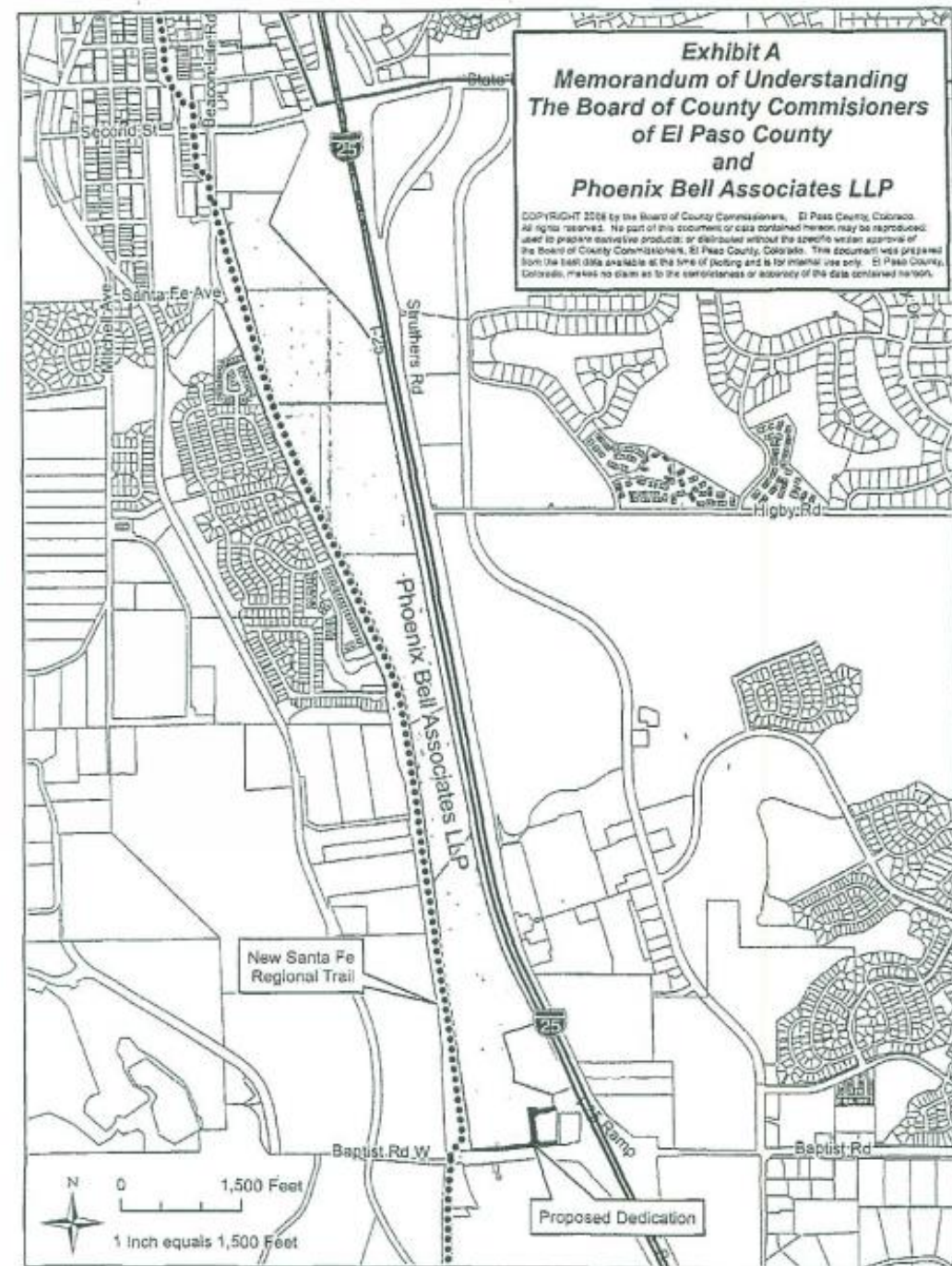
**Table 3
Trip Generation Estimate
CoNexus Business Park Phases 2 & 3**

Lot	Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated					Internal Trips Generated ⁽²⁾					External Trips Generated					Pass-By Trips ⁽³⁾	New External Trips Generated Average Weekday Traffic
				Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out	Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out	Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out	Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out		
1	220	Multifamily Housing (Low Rise)	399 DU ⁽⁴⁾	6.74	0.10	0.30	0.32	0.19	2,689	38	121	128	75	115	1	4	5	6	2,574	37	117	123	69	0%	2,574
2	215	Single Family Attached Housing	232 DU	7.20	0.15	0.33	0.32	0.25	1,670	35	77	75	57	72	0	2	3	5	1,598	35	75	72	52	0%	1,598
3	821	Shopping Plaza (40-150 KSF) ⁽⁵⁾	102 KSF ⁽⁶⁾	67.52	1.07	0.66	2.54	2.65	6,887	109	67	259	270	664	15	10	27	16	6,223	94	57	232	254	10%	5,601
	710	General Office Building	164 KSF	11.21	1.37	0.19	0.26	1.27	1,839	225	31	43	208	75	7	3	3	8	1,764	218	28	40	200	0%	1,764
	151	Mini-Storage	5.0 HSU ⁽⁷⁾	18.04	0.54	0.52	0.77	0.77	90	3	3	4	4	0	0	0	0	0	90	3	3	4	4	0%	90
4	312	Business Hotel	125 rooms	4.11	0.14	0.22	0.17	0.14	514	17	27	21	17	132	0	11	7	3	382	17	16	14	14	0%	382
	770	Business Park	395 KSF	12.43	1.07	0.19	0.32	0.92	4,911	423	75	127	362	201	13	6	7	14	4,710	410	69	120	348	0%	4,710
Total Trip Generation Estimate									18,600	850	401	657	993	1,259	36	36	52	52	17,341	814	365	605	941		16,719

Notes:
 (1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE)
 (2) See attached NCHRP 684 Internal Trip Capture Estimate Tool Sheets
 (3) Source: "Trip Generation Handbook - An ITE Proposed Recommended Practice, Third Edition September 2017" by ITE
 (4) DU = dwelling unit
 (5) NO Supermarket assumed for Shopping Plaza
 (6) KSF = one thousand square feet of floor space, DU = dwelling unit
 (7) HSU = Storage Units (100s)

Santa Fe Trail Crossings

- MOU dated January 14th 2008 between El Paso County and Phoenix Bell Associates LLP.
- Phoenix Bell deeded land to the County for Baptist Road/ I-25 Interchange improvements and additional land for the 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.
- 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.



Conexus Phase 2 & 3: Summary of changes in Project Parameters in response to Focus Group Comments

CONEXUS PHASES 2 & 3 : SUMMARY OF PROJECT PARAMETERS FOLLOWING DISCUSSION WITH FOCUS GROUP									
	TOTAL RESIDENTIAL UNITS	TOTAL NON-RESIDENTIAL FLOORSPACE	MAXIMUM INDUSTRIAL FLOORSPACE	MAXIMUM COMM/OFF/CIVIC FLOORSPACE	MAXIMUM INDUSTRIAL BUILDING SIZE	MAXIMUM HEIGHT			
						INDUSTRIAL	COMM/OFF/CIV	DENSITY RESIDENTIAL	DENSITY RESIDENTIAL
Approved Sketch Plan 9.8.20	465	1,000,000 sf	No limit; allowed in all areas		None	90'	90'	90'	90'
Preliminary Plan Submitted 11.19.21	788 ¹	1,000,000 sf	500,000 sf	500,000 sf ¹	None	90'	90'/60'	90'	60'
Revised Preliminary Plan presented to Focus Group 1.10.22	631	796,000 sf	470,000 sf	326,000 sf	190,000 sf	60'	75'/50'	75'	50'
Resubmitted Preliminary Plan 1.14.22	631	830,000 sf	395,000 sf	435,000 sf ²	175,000 sf	60'	75'/50'	75'	50'
Notes:									
1. Either/or 44 medium density residential units or 65,000 sf Comm/Off/Civic on lots 3 and 5									
2. High Density Residential added as an optional land use in Comm/Off/Civic lot up to maximum of 50%									