



**TOWN OF MONUMENT
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, JUNE 10, 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 - May 13, 2026
- 3. New Business**
- 4. Hearing Items**
 - a. Public Hearing — Request for the Approval of the Major Amendment of Falcon Commerce Center Planned Unit Development Phase 2 (*Jenna Gorney*)
 - b. Public Hearing — Request for the Approval of the Santa Fe Meadows Final Planned Unit Development Plan (*Jenna Gorney*)
- 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 May 13th, 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 Vice-Chair Corey Petersen Commissioner Valerie Baumer Commissioner Donna Hatch Commissioner John Parr Commissioner Martin Trujillo	Rey Medina, Planner Jenna Gorney, Senior Planner
ATTENDED REMOTELY:	
ABSENT:	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of April 8th, 2026, Planning Commission Meeting.
Commissioner Egley motioned to approve the minutes; Commissioner Trujillo seconded; passed 6-0.

3. New Business

- a. Initial Report – Regulation of Data Centers in the Town of Monument, *Jenna Gorney, Senior Planner.*
 - i. Commissioner Parr – Prior experience working construction and having worked on a data center in the past, shares that they require an extreme increase in power to operate.
 - ii. Commissioner Trujillo – Explains his view of infrastructure for a data center not being in place. Staff provides more information about the details of a moratorium on receiving data center applications. Trujillo explains a concern for service providers providing will serve letters without public input. Staff explains that we are in agreement with this concern and the goal is to put guard rails in place before reaching the point of receiving applications for data centers.
 - iii. Commissioner Hatch – What is the timeline for taking actions to move forward? Staff explains that they have not received full input or completed their research into data centers. With direction from the Planning Commission and Town Council, Staff can move quickly to write code or spend more time researching data centers with very careful planning.
 - iv. Staff and commissioner Trujillo discuss the quarterly priorities of the Planning Department and where data centers measure in that priority list.
 - v. Commissioner Baumer – Expresses favor for further research and shares her research on data centers. Draws a comparison on water usage for a large data center in a community like Monument, sharing that granting a data center to this community could deplete our groundwater supply quickly. The return on investment to the community doesn't appear to be adequate.

- vi. Chair Egley – looks for clarity on what staff is looking for in this initial conversation. Staff confirms that they are looking for directions on research vs action.
- vii. Commissioner Petersen – is curious about why communities in the Denver metro area are considering moratoriums on data centers.
- viii. Commissioner Parr – explains that after the initial water is taken into the facility there is no further drain on the water system.
- ix. Chair Egley – concerned over the county approving a data center just outside of Town limits, but the one prevention measure being that the county does not provide a will serve on electrical service.

4. Hearing/Meeting Items

- a. Public Hearing was open and closed with members of the public present.
- b. Staff Presentation: Rezone of the Beacon Lite Road Water Tank Site, *Jenna Gorney, Senior Planner*.
- c. Public Comments: N/A
- d. Commissioner Comments:
 - i. Commissioner Hatch – Requests clarity on the road portion of the annexation making the road part of our public right of way. Further details of road maintenance and responsibilities are discussed.
 - ii. Commissioner Trujillo – concerned over this rezoning being a catalyst for future development of the existing property or adjacent properties. Staff explains that this rezone is intended to meet state requirements of zoning the annexed property and providing a zoning category aligned with the existing use as a public infrastructure for water services.
- e. Commissioner Hatch made a motion:
 - i. Motion: “I make a motion to recommend approval the rezoning of the Beacon Lite Road Water Tank Site to the Public zoning district.”
- f. Commissioner Petersen seconded the motion; motion passed (6-0).

5. **Adjournment:** Commissioner Trujillo, seconded by Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 6:55 pm.

Next Planning Commission Meeting: June 10th, 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.



STAFF REPORT

TO: Planning Commission
FROM: Jenna Gorney, Senior Planner
DATE: June 10, 2026
SUBJECT: Case No: 2026-002-FPUD
Request for the Approval of the Major PUD Amendment of Falcon Commerce Center Phase 2 [Public Hearing]
Santa Fe Meadows Final PUD Plan. [Public Hearing]

Applicant's Information.

Elite Properties of America LLC.
2138 Flying Horse Club Drive
Colorado Springs, CO 80921

Owner's Information:

Tom Blunk
c/o Forest Lakes, LLC.
1123 Emerson Street Ste. 204
Evanston IL, 60201

Property Location.

South end of Terrazzo Drive
Area D Falcon Commerce Center Ph 2 Preliminary PUD
Lot 205
Property Schedule No. 7136004006

Property Size.

42.66 acres

Comprehensive Plan Designation.

The subject property is designated a mix of Light Industrial (LI) and Pars, Trails and Open Space (PR), by the Town's Comprehensive Plan, adopted 2017.

Zoning Designation.

PUD – Falcon Commerce Center Phase 2
([Resolution No. 56-2022](#))

Surrounding Property Information.

North – Falcon Commerce Center Area F – Open Space
West – Monument Water Treatment Facility
East – CDOT, I-25 Corridor
South – United States Air Force Academy

Executive Summary.

The Applicant, Elite Properties of America LLC, is requesting approval of the Major PUD Amendment for Falcon Commerce Center Phase 2 and Final PUD Plan for Santa Fe Meadows.

The proposed Major Amendment to the Falcon Commerce Center Phase 2 Preliminary PUD modifies the permitted use framework for Area D to allow both detached and attached single-family residential uses instead of the previously approved multifamily residential use. This amendment is necessary based on a density reduction of more than twenty (20) percent for the area and due to a desire to use a mix of housing products besides just multi-family. Approval of the amendment will facilitate the Santa Fe Meadows Final PUD project and represents a strategic shift toward lower-density, for-sale housing within the Falcon Commerce Center. The amendment does not alter the established development framework but instead enables flexibility in housing types while maintaining consistency with the approved PUD structure.

The Santa Fe Meadows Final PUD Plan proposes development of a 205-lot residential community on approximately 42.67 acres, consisting of 135 single-family detached homes and 70 townhomes. This plan represents a substantial reduction in density, approximately 59% fewer units than previously permitted, and results in lower traffic generation and reduced overall intensity while maintaining compliance with applicable zoning and development standards. The project incorporates a mix of housing products, integrated parks and open space, and trail linkages to the regional Santa Fe Trail system. Supported by existing infrastructure and designed in accordance with Town standards, the Final PUD Plan is consistent with the approved Preliminary PUD, meets all required review criteria, and provides a compatible residential component within the broader mixed-use Falcon Commerce Center.

Each request will be considered separately based on relevant review criteria and forwarded to Town Council for Consideration with a recommendation from Planning Commission.

Each parcel within the Falcon Commerce Center development is required to obtain Final Plat and Final PUD approval ([Sec. 18.03.460](#)) prior to the issuance of land development and building permits.

Public Notice.

Pursuant to [Chapter 18 - Land Development Code, Section 18.01.260.D and Table 1.2](#), which requires Public Notice be posted on the property and mailed to property owners with 500 feet of the property at least fifteen (15) days prior to any public hearing for a land use change, The Applicant has complied with aforementioned notice requirements. A copy of the public notice is included with this report as Attachments 7 & 8.

Code References.

The current applications include a Major PUD Plan Amendment and a Final PUD Plan for Santa Fe Meadows subdivision.

The Major Amendment to Falcon Commerce Center Phase 2 proposes a 59% decrease in density from 500 multifamily units to 205 units consisting of 135 detached single-family units, and 70 attached single-family townhomes.

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Pursuant to [LDC section 18.03.470](#), the reduction of density in excess of 20 percent as well as a proposal to change the dwelling type from multifamily to single-family attached and detached requires a Major PUD Amendment. As such the applicant is presenting the Amendment to the Preliminary Plan concurrently with the Final PUD Plan.

Pursuant to [LDC Section 18.03.460](#) – Final PUD Plan, the Santa Fe Meadows Plan is substantially consistent with the proposed amended Preliminary PUD by providing a compatible residential component within the broader mixed-use Falcon Commerce Center as, the Land Use Chart for the Preliminary PUD proposed the option of residential uses for this space. Other uses permitted for Area D included Civic, Industrial, Institutional and Warehouse Distribution.

Project Details.

The Final PUD Plan is developed across 42.65 acres in area D of the Falcon Commerce Center Phase 2 PUD. The plan is proposed in two filings dividing the project east to west at roughly the middle. The project is located at the south end of the Falcon Commerce Center development, at the southern end of Terrazzo Drive.

The project proposes a main entrance to the development via Terrazzo Drive turning into Santa Fe Meadows Drive.

One hundred and thirty-five (135) single-family detached lots are proposed, ranging in width from fifty (50) to sixty (60) feet and one hundred and twenty (120) feet in depth. Single family detached lots are designed west of Terrazzo Drive and the seventy (70) single family attached units are designed on the east, with lots ranging in width from twenty (20) to twenty-seven (27) feet and having lot depths of ninety (90) to one hundred (100) feet. All units include garage access options and fully parkable driveways.

The cul-de-sac style southern termination point of Santa Fe Meadows Drive provides a circular connection back up to the north via Wayfinder Point. The overall circulation of the roads results in two cul-de-sac turn arounds together with five internal connection roads. All internal public streets serving the detached dwelling unit lots are standard residential 50-foot right-of-way widths allowing for on-street parking, and sidewalks on both sides while the local streets serving the townhome units are thirty (30) feet in width and do not permit on street parking. Additional parking throughout the development includes six strategically located parking pods for family, guests, or access to amenities in the development.

The development design includes internal sidewalk connections linking cul-de-sacs and rows of homes to adjacent streets and open spaces as well as providing attached sidewalks with streets. The proposal also includes two connections to the Santa Fe Trail on the south and west sides of the property. Coordination with El Paso County regarding construction and maintenance of those trail connections will be captured in a license agreement; executed copy of which will be collected and retained by the Town at the time of Construction Document submittal.

A bike route is incorporated throughout the development and will be clearly marked with pavement striping to provide directional guidance. Benches are strategically placed within landscaped areas and along trail corridors to support pedestrian use and connectivity. The plan also includes park and open

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space areas linked to the regional Santa Fe Trail via an internal sidewalk network, consistent with Land Development Code (LDC) [Section 18.02.330](#), which requires approximately 3.1 acres of parkland for the proposed 205 dwelling units.

The development exceeds this requirement by providing a total of 3.27 acres of formal recreational space, including a neighborhood park with playground equipment, turf areas, and shaded seating, along with a central open space featuring trails and gathering areas. In addition, 7.45 acres of informal open space are provided, including an interconnected trail system, an outdoor fitness area located in Tract B on the western portion of the site, and smaller pocket amenities distributed throughout the community.

While not considered as part of the current application request, the applicant 's narrative discusses [LDC Section 18.02.340](#) - Credit for Park and Open Space Dedication, and its allowance to credit of up to fifty (50) percent of the required land dedication where private open space is provided within a proposed subdivision. To qualify, the open space must be owned and maintained by the subdivision residents, a homeowners' association, or a special district for their mutual use and benefit. Granting such credit is subject to a determination by the Board of Trustees following determination that such request is in the public interest. This request will be evaluated in greater detail during the Final Plat review process.

The applicant's narrative also references a potential future Planned Unit Development (PUD) Amendment proposing to reallocate unused residential density from this development. Specifically, the applicant indicates a desire to convert the unused residential units into additional nonresidential floor area within Area B.

Under the approved Preliminary Plan, Area D (the location of the current Final PUD Plan) may be developed with either residential or nonresidential uses, but not both concurrently. Additionally, the Preliminary Plan establishes a maximum of 275,000 square feet of Civic, Commercial, Institutional, Medical, or Warehousing uses in Area B. According to the applicant's calculations, the proposed reallocation would result in an additional 121,446 square feet of nonresidential floor area be added in Area B, bringing the total to 396,446 square feet. However, the current application does not include details for this request outside of the written narrative. As such, potential impacts, including lot coverage, site design, traffic, and other relevant development standards have not been analyzed as part of this review.

The layout of the development meets the LDC standards, the Preliminary PUD requirements, and the Falcon Commerce Center Design Standards. The proposal meets the required twenty (20) foot setback from the Santa Fe Trail property on the west by providing a sixty (60) foot setback as measured by the closest lot. A minimum fifty (50) foot setback is maintained along the east where the development is adjacent to property owned by the Department of Transportation. A fifty (50) foot setback is maintained on the south as required by the Preliminary PUD for residential uses developed in Area D, and the setbacks for the individual lots are identified in the Lot Typical plans. Rear setbacks for the single-family detached lots are either 20-foot or 15-foot, depending on the lot size. Front setbacks are 15-foot to the

structure, with a 20-foot setback to the back of the sidewalk. The attached single-family units have varied front and rear setbacks as the units are staggered.

Dwellings range in height from twenty-nine (29) to thirty-two (32) feet with seventy (70) feet being the permitted maximum per the Preliminary PUD.

The lot coverage varies by lot type and, per the Preliminary PUD maximum coverage for residential uses is determined by the Final PUD. The proposed maximum lot coverage for the attached single-family units is 70% and for the single-family detached lots are either 45% for the standard-size lots or 50% for the smaller lots.

Dwelling orientation fronting the I-25 corridor right-of-way was thoughtfully designed by situating the sides of homes adjacent to that space as opposed to orienting the front or rear yard space toward the highway. Setback from the highway includes an open space area included in the Preliminary PUD but is not part of this Final PUD Plan. This additional open space provides a buffer between the highway and the dwelling units. Dwelling units are set back fifty (50) feet west of that open space area.

Architecture of the units includes an attractive mix of cohesive designs, each with varied roofline, pitches, and horizontal articulation. Materials include stucco, stone, brick, asphalt shingles, and classic lap siding. Overall design regulations for residential units in Falcon Commerce Center are dictated by the Covenants and Restrictions together with Design Guideline Standards recorded in 2021.

Each dwelling includes a fully parked lot which meets requirements of [LDC section 18.05.215](#). The proposed single-family detached units will have a 2-car garage and 2-car driveway. The Applicant's detached Cadence Collection has an option for a 1-car garage, but will also have a 20-foot driveway, which will meet the 2-space parking requirement. The townhomes are considered multiple-unit dwellings and will be either 2 or 3-bedroom. The requirement is 1 ½ spaces per two-bedroom dwelling unit and 2 spaces per three-bedroom dwelling unit. All townhomes have a 2-car garage and 20-foot driveway.

Landscaping.

The landscaping for Santa Fe Meadows provides a combination of formal parks, open space areas, and internal trail corridors distributed throughout the development to support both active recreation and connectivity. The plan includes 3.27 acres of formal park and open space, along with approximately 7.45 acres of additional open space, including trails, an outdoor fitness area, and smaller amenity areas between housing clusters. Landscaping utilizes primarily native and drought-tolerant plant species, with more formal plantings in park and activity areas and more naturalized vegetation along the site perimeter to transition to surrounding conditions. Turf areas are limited in non-functional spaces to reduce water use, consistent with applicable standards, and required landscape buffers are provided along development boundaries. Maintenance responsibility is shared between the metropolitan district, homeowners' association, and individual lot owners, ensuring consistent upkeep and long-term functionality of the landscape improvements.

Wildfire Hazard Analysis.

A Wildfire Hazard Analysis for the Falcon Commerce Center (FCC) property was prepared in 2020 as part of the original Environmental Assessment supporting the initial PUD zoning and Sketch PUD Plan submittals. At that time, the Colorado State Forest Service’s Wildfire Risk Assessment Portal (WRAP) classified the majority of the site as having a moderate fire intensity risk, with smaller areas of both low and high intensity. Since development has occurred within FCC, particularly north of Jackson Creek, conditions have shifted, with those areas now largely categorized as lowest intensity, along with some remaining areas of low and moderate risk. Under current WRAP mapping, the Santa Fe Meadows portion of the site is identified as having moderate wildfire intensity near the Jackson Creek corridor, transitioning to low intensity toward the southern portion of the property.

Environmental Assessment Report.

The applicant has also submitted the Environmental Assessment report, prepared by Bristlecone Ecology, dated April 2020 for the overall Falcon Commerce Center (Attachment 13.). The report evaluated categories of vegetation, aquatic resources, noxious weeds, wildfire, wildlife, federally listed T&E species, cultural resources, and toxic metals. The report concluded that development of the site will result in unavoidable disturbance to primarily foothill grassland vegetation and associated wildlife habitat. However, impacts are anticipated to be generally low to moderate due to the moderate quality of resources and the avoidance of higher-value areas such as the Jackson Creek riparian corridor. Wildlife impacts will primarily affect grassland species, while riparian areas may benefit from preservation and improved management. Federally listed species are not expected to be adversely impacted, wildfire risk is anticipated to decrease slightly with development, and no significant toxic material concerns were identified.

The report recommends avoiding impacts to the Jackson Creek corridor and protecting sensitive habitat areas. It also calls for pre-construction surveys for nesting birds and applying seasonal restrictions if nests are found. In addition, the applicant should implement the Noxious Weed Management Plan, complete a cultural resources survey, coordinate with the Town on historic features, and incorporate basic wildlife protection measures during construction.

Traffic Analysis Report.

The Applicant provided a Traffic Generation Analysis for the project (Attachment 10). The Report, prepared by SM Rocha, LLC, dated 3/23/2026, contemplated 205 dwelling units within Area D of the Falcon Commerce Center Preliminary PUD.

Based on the conclusions presented in the analysis, the previously approved traffic study for Falcon Commerce Center assumed development of 640 mid-rise multifamily dwelling units or 350,000 square feet of light industrial in the same development area which proposed considerably more than is what is planned with this development application.

As such, the Traffic Generation Analysis concluded that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site access, nor at the intersection of Terrazzo Drive and W Baptist Drive, and is in compliance with the Falcon Commerce Center Traffic Impact Study.

Final Drainage Report.

The Applicant provided a Final Drainage Report for the project (Attachment 11.). The Report, prepared by Classic Consulting, dated May 2026, concludes that the stormwater drainage improvements have been prepared in accordance with all applicable master drainage studies and previous reports as well as the Colorado Springs Drainage Criteria Manuals. Site runoff, storm drains and appurtenances will not adversely affect the downstream and surrounding developments.

Runoff from the proposed Santa Fe Meadows filing 1 and 2 will be collected in a proposed public storm sewer system and routed to two proposed permanent public detention/storm quality facilities. A portion of the developed site drains across a grass buffer for water quality treatment. The treated runoff from these facilities is to be released into the natural and existing downstream drainage corridors.

Based on the current data and analysis included in the Applicant's May 2026 Report, Town Staff concur with this assessment.

REVIEW AGENCY COMMENTS

United States Air Force Academy.

The United States Air Force Academy (USAFA) reviewed the proposed Santa Fe Meadows development due to its proximity to the 3,300-acre Jacks Valley military training area and expressed concerns (Attachment 16) related to long-term land use compatibility, including noise impacts, operational safety, stormwater runoff, trespassing, and potential impacts to future military aviation activities. USAFA noted that military training activities within Jacks Valley include pyrotechnics, artillery simulations, helicopter operations, drone activity, and other intensive exercises that may generate noise, vibration, dust, and lighting impacts for future residents. Additional concerns were raised regarding increased stormwater runoff onto USAFA property and the potential for trespassing adjacent to the installation boundary.

In response to these concerns, the applicant has coordinated with USAFA and incorporated several mitigation measures into the proposed development. The applicant has agreed to record an aviation easement on the final plat and will also include a USAFA-reviewed disclosure note on the plat identifying potential military operational impacts. Additionally, military activity disclosures will be incorporated into homeowner covenants and future purchase agreements to ensure ongoing notice to property owners.

Additionally, USAFA provided to the applicant a Noise Report (Attachment 17.) dated November 2025 related to the Jacks Valley Training Area to assist the applicant in finalizing their Noise Analysis (Attachment 15.) required per the Preliminary PUD for residential use. That Noise Analysis for Santa Fe Meadows was based on:

- 1) Highways: I-25, which is located approximately 300 feet east of the townhomes.
- 2) Railroads located approximately 200 feet west of the single-family residences,
- 3) Airports: The U.S. Air Force's (USAF) Davis Field located approximately 4.5 miles south of the Project, where regular training activity takes place.

- 4) Military Installations: The USAF Jacks Valley Training Complex, located to the west, and the USAF Aardvark Auxiliary Airfield which is located to the south.

All conclusions of the analysis determined that no impact is expected to be significant, and no measures of mitigation were required.

Lastly, the applicant and USAFA discussed preferred language and placement for warning signage near the Santa Fe Trail to discourage trespassing and inform residents of nearby military operations.

Overall Geohazard Report

The applicant also submitted the overall Geohazard Report for Falcon Commerce Center that was prepared by CTL Thompson Incorporated, dated February 26, 2020. The geotechnical summary indicates that no major geologic hazards were identified that would prevent development of the site, although conditions such as expansive soils, shallow bedrock, and groundwater will need to be addressed through standard engineering design practices. Subsurface conditions consist primarily of sandy soils with some clay layers overlying sandstone and claystone bedrock. Groundwater was encountered across much of the site at varying depths, particularly in the southern portion, and levels are expected to fluctuate seasonally.

Town Engineer Review.

Town Engineer's review of the submittal documents culminated in approval of all technical plans together with a requirement to submit a geotechnical report with the submittal of the construction documents in order to address the presence of shallow groundwater in proximity to the proposed detention ponds. Such submittal requirement has been included in the draft approving ordinance as a condition of approval of the Final PUD Plan for Santa Fe Meadows.

Comprehensive Plan.

The development envelope for the Santa Fe Meadows Final PUD holds future land use designations of Parks, Trails, and Open Space (PR) on the periphery and Light Industrial (LI) on the interior. While the proposed development may not be directly in line with the Light Industrial future land use category, which would call for small-scale office, trades, light manufacturing, and warehouse activities, the proposal is consistent with the approved Falcon Commerce Center Preliminary PUD Plan which permitted residential uses in this area, and provide open space, landscaping, as well as two connection to the Santa Fe Trail at the perimeter of the development, thus meeting the intent of the PR designation.

ANALYSIS AND FINDINGS

Criteria for Review – 18.03.470 PUD Amendment

Pursuant to section 18.03.470 B of the Land Development Code, all amendments to a PUD which do not qualify as a minor amendment are considered major amendments and are subject to public hearing and public notice requirements.

Staff has evaluated the submitted application against these minor amendment criteria and provides the following analysis and determination regarding the extent to which the proposal complies with each standard. Staff evaluation has determined that the request cannot be categorized as a minor

amendment consistent with the below requirements and as such determined the proposal to be a major amendment for review by Planning Commission and consideration by Town Council.

The application has been determined to be a major PUD amendment due to evaluation of criteria #3, #7, and #8 below. Other criteria were found to not be applicable.

18.03.470 C. To qualify as a minor amendment, the application must meet all of the following criteria, if applicable:

3. Density. The density of any permitted use area shall not be increased administratively, except:

a. Where a density transfer between use areas involves no more than a twenty-percent increase in density in any use area, and

b. There is no change in dwelling type, e.g., single-family detached to multifamily.

The applicant proposes a dwelling change from multifamily units to single family units thus requiring the amendment to be reviewed as a major amendment and as an administrative approval of a minor amendment.

4. Building Location. The change(s), modification(s), or adjustment(s) shall not impact more than twenty (20) percent of any building footprint.

Not Applicable. No change proposed as structure location was not contemplated as part of the Preliminary PUD.

5. Setbacks. A decrease of the required setback when such decrease is no more than a ten-percent change to the originally approved setback is permitted (e.g., a ten-percent decrease of a setback of thirty (30) feet is three feet resulting in a new setback of twenty-seven (27) feet).

Not Applicable. Setbacks changes have not been proposed.

6. Minimum Lot Size. A decrease of the minimum lot size is allowed when such decrease is no more than a ten-percent change to the originally approved minimum lot size. (i.e., a ten-percent decrease of a ten thousand (10,000) square foot lot is one thousand (1,000) square feet resulting in a new minimum lot size of nine thousand (9,000) square feet). Reductions in minimum lot size may not result in an increase in the overall density approved as part of the final PUD.

Not addressed as part of the Preliminary PUD Plan thus not applicable.

7. Decreased Number of Dwelling Units. A decrease of the number of dwelling units in a use area of up to twenty (20) percent, with no change in dwelling type, is allowed.

The applicant proposes a 59% reduction in density from 500 multifamily units to 205 single family units.

8. Text Changes. Non-substantial changes to the text of an approved final PUD, as determined by the Director to add clarity, are allowed when such changes do not change standards or commitments.

While text changes are considered as part of the request, such changes are substantial in regards to planned density and dwelling type. As such shall be reviewed as a major amendment.

9. Street alignment. Minor changes to the alignment of an arterial or collector roadway as shown on a final PUD is allowed if warranted due to engineering considerations.

Not applicable. No street alignment has been proposed as part of the amendment.

10. Curb Cuts/Access Points. The location of curb cuts/access points may be adjusted through the administrative amendment process when minor in nature and if justified from an engineering perspective.

Not applicable. No change proposed.

11. Off-Street Parking. Changes affecting off-street parking spaces are allowed if the change does not result in more than a ten-percent increase or decrease to the required or approved number of parking spaces.

Not applicable. No change proposed.

12. Sidewalks, Pedestrian Trails and Bike Trails. Minor alignment and design changes to sidewalks and trails are allowed. Elimination of sidewalks and trails may not be approved administratively.

Not applicable. Requested amendment is not related.

13. Finished Grade and Drainage System. Changes to the proposed finished grade affecting less than ten (10) percent of the site and not resulting in significant changes to the site drainage system are allowed.

Not Applicable. Amendment requested not related.

14. Open Space Configuration. Minor changes in the configuration of open space areas, parks, and/or trails public or private are allowed. Reduction in the amount of open space, parks, and/or trails provided may not be approved administratively. Enlargements of planned open space areas, parks, and/or trails may, however, be considered administratively.

Not Applicable. Amendment requested not related.

15. Use Area Boundary. Use area boundaries may be adjusted when no more than ten (10) percent of the acreage of any planning area is affected, where density is not increased, where open space is not reduced, and where such does not involve an inclusion or exclusion of land from the overall PUD.

Not Applicable. Amendment requested not related.

16. Architectural Features and Treatments. The Director shall have the authority to determine if the minor amendment is in keeping with the intent and overall design of the approved PUD, and that it does not change approved development standards. Minor amendment requests can include, but are not limited to, changes in color, materials, and architectural treatments.

Not Applicable. Amendment requested not related.

17. The Director shall not have the authority to approve plans which are changed, modified or adjusted in such a manner that they increase density beyond the limits noted in this subsection, decrease total dedication lands or open space, include additional land, add permitted uses, or repeal any specific conditions imposed on the plan by the Board of Trustees.

Not applicable. Density is proposed to be decreased, not increased.

Criteria for Review – 18.03.460 D. Final PUD Plans.

Pursuant to section 18.03.460 D of the Land Development Code Final PUD Plans are reviewed in accordance with the applicable approval criteria set forth in the Land Development Code. Staff has evaluated the submitted application against these criteria and provides the following analysis and determination regarding the extent to which the proposal complies with each standard.

1. The final PUD conforms to or is consistent with the Preliminary PUD

Subject to approval of the proposed Major PUD Amendment, the Final PUD Plans are consistent with and implement the approved Preliminary PUD Plan.

2. Circulation is 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 when 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 any private streets. All 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 proposed development provides an internal circulation network consisting of two cul-de-sac turnarounds connected by five internal streets, including a looped connection from the southern terminus of Santa Fe Meadows Drive to the north via Wayfinder Point, which enhances internal connectivity while maintaining a neighborhood-scale layout. Access to the subdivision is provided by a single point at Terrazzo Road, which has been designed with two travel lanes, a center turn lane, bike lanes, and curbs within a 50-foot paved section. This roadway configuration was reviewed and approved by the Monument Fire District, including replacement of the existing bridge with a culvert, and is designed to accommodate emergency access and evacuation needs.

Street design varies by housing type, with 50-foot public rights-of-way serving detached residential lots and providing on-street parking and sidewalks on both sides, while 30-foot-wide local streets serve townhomes without on-street parking. Additional parking

is provided through six strategically located parking pods throughout the site. Pedestrian circulation is supported by attached sidewalks and internal connections linking cul-de-sacs, homes, streets, and open spaces, along with two planned connections to the Santa Fe Trail on the south and west. Coordination with El Paso County for construction and maintenance of these trail connections will be formalized through a license agreement at the time of construction documents.

3. *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, the Parks, Trails, and Open Space Master Plan, and the Development Standards (Chapter 18.05 of this title)*

The proposed Final PUD Plan provides a comprehensive system of parks, open space, and trails that supports recreation, connectivity, and preservation of natural features consistent with the Comprehensive Plan and applicable standards. The development exceeds minimum parkland requirements by providing approximately 3.27 acres of formal park space, including a neighborhood park with amenities such as playground equipment, turf areas, and seating, in addition to 7.45 acres of informal open space that includes trail corridors, fitness areas, and distributed pocket amenities throughout the site. These open spaces are integrated with an internal sidewalk network and connect to the regional Santa Fe Trail via two access points, enhancing connectivity and convenience for residents. The design also preserves key natural features, including setbacks and open space buffering along the site perimeter and near the Jackson Creek corridor, which supports wildlife habitat, scenic views, and drainage functions, while providing meaningful density relief and alignment with the Town's Parks, Trails, and Open Space planning goals.

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

The Final PUD Plan provides a diverse range of housing types, styles, and densities that contribute to a balanced mixed-use environment within the broader Falcon Commerce Center. The development includes 70 attached townhomes in 3- and 4-unit buildings (approximately 1,255–1,640 square feet), along with 135 single-family detached homes across multiple product lines, including the Twenty-Five Collection (35' lots), Cadence Collection (40' lots), and Classic Collection (50' and 60' lots), offering a wide range of home sizes, bedroom configurations, and architectural styles. This mix of housing types introduces greater variety and flexibility compared to the previously approved multifamily-only development and represents a significant reduction in overall density. At the community level, the project integrates residential uses into an established framework of industrial, commercial, and civic uses, along with parks, open space, and

trail connections, thereby fulfilling the intent of encouraging varied development and a complementary mix of land uses

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

Privacy for individuals, families, and neighbors is appropriately provided through the site design, lot configuration, and building layout. The single-family detached lots include standard side setbacks and 15 to 20-foot rear setbacks, which provide separation between homes and usable private outdoor space. Townhomes are designed with front-facing entrances that either orient toward public streets or shared greenways, creating a balance of active frontage and semi-private communal space. Additionally, the use of varied lot sizes, staggered building setbacks, and internal open space areas helps reduce direct visual impacts between units, enhancing overall privacy while maintaining neighborhood connectivity.

6. *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 placement of identical or similar residential models on any two adjoining lots along a street is discouraged;*

Building design within the Final PUD Plan results in a high-quality and cohesive neighborhood character through varied architecture, thoughtful orientation, and consistent design standards. The development includes multiple housing products with a range of home sizes, elevations, rooflines, and materials such as stucco, stone, brick, siding, and asphalt shingles, creating visual diversity while maintaining an overall unified aesthetic. Townhomes and single-family units are oriented to activate streetscapes and greenways, with spacing and setbacks that provide both separation and visual interest. Units along the I-25 corridor are thoughtfully oriented with the side elevations facing the highway, rather than front or rear façades, which minimizes noise and visual impacts while maintaining neighborhood cohesion. Architectural controls, including Design Guidelines and review by an Architectural Control Committee, ensure variation in elevations and discourage repetition of identical models on adjacent lots, while also regulating exterior materials, colors, lighting, and accessory features to maintain compatibility throughout the development and with the surrounding area.

7. *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 must not create maintenance problems and shall be suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;*

The proposed landscaping design enhances the site and is compatible with the surrounding area through a balanced approach that integrates formal park areas, naturalized open space, and water-conscious planting. The plan incorporates a combination of landscaped parks, trail corridors, and smaller amenity areas that blend

into the surrounding natural environment, creating a cohesive “meadow” character. In particular, the open space area that is Jackson Creek between Santa Fe Meadows and development to the north creates a natural buffer that is complemented by an attractive entrance landscape treatment, which enhances views, provides a visual transition between land uses, and establishes a strong sense of arrival to the neighborhood. Plant materials consist of hearty native and drought-tolerant species, with more formal landscaping concentrated in active areas and transitioning to naturalized vegetation at the periphery. The landscape design incorporates a twenty-five foot landscape buffer planting along the east and west development boundaries as well as a fifty-foot planting buffer to the south to buffer the residential use from the activities of the Air Force Academy to the south. Overall, the landscaping design meets Town standards by providing an attractive, functional, and sustainable landscape that enhances neighborhood character while minimizing long-term water use and maintenance requirements.

8. Adequate off-street parking will be provided:

- a. Particularly for single-family residences in a PUD, 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.*

The Plan meets this criterion through coordinated driveway design, setbacks, and supplemental parking. All residential lots include garage options and fully parkable driveways with a minimum depth of 20 feet, measured from the back of sidewalk, ensuring vehicles do not block pedestrian pathways.

To supplement lot-level parking, the development provides six strategically located parking pods for guest and overflow parking, particularly in the townhome areas where on-street parking is limited.

Street design further supports adequate parking supply, with on-street parking permitted along public streets serving detached homes, while private streets serving townhomes prohibit on-street parking, making the inclusion of driveways and parking pods essential to maintaining adequate off-street capacity and preventing sidewalk obstruction.

9. The Town may increase or decrease the normally required number of off-street parking spaces:

Not applicable. The Town has not requested additional off street parking spaces for the dwelling units.

10. The final PUD 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 Final PUD Plan has been demonstrated to fit within the planned land use pattern of the surrounding area. The Santa Fe Meadows development is consistent with the Falcon Commerce Center Phase 2 Preliminary PUD, which anticipated a mix of commercial, industrial, civic, and residential uses, and introduces a lower-density residential

component that is compatible with and complementary to the broader mixed-use framework. The proposed reduction in density from previously anticipated multifamily or higher-intensity uses to 205 single-family units, results in significantly lower traffic generation, consistent with the traffic analysis findings that the development will not adversely impact the surrounding roadway network or intersection operations. Access is provided via the already constructed Terrazzo Drive extension, which was designed to accommodate higher-intensity uses and has capacity for the proposed development. Additionally, the site is served by existing and planned utility infrastructure, including water and wastewater service through Forest Lakes Metropolitan District, confirming that the project can be adequately supported within the established service systems.

Staff find the above criterion has been met.

Findings of Fact and Staff Recommendation.

After reviewing the Falcon Commerce Center Phase 2 Preliminary PUD Major Amendment, the following finding of fact has been made:

1. The request does not adversely affect the quality or overall development vision for Area D specifically or the overall Falcon Commerce Phase 2 PUD. The amendment decreases residential density and modifies the housing mix from multifamily to single-family units, thereby reducing anticipated traffic demand and supporting market-responsive housing opportunities within Monument. Staff therefore recommends approval of the request.

After reviewing the Santa Fe Meadows Final PUD Plan, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.03.460 D of the Land Development Code. Therefore, Staff recommends approval of the request with the conditions as set forth in the recommended motion.

Recommended Motion/Action.

Motion 1) Forward a recommendation of approval/denial to the Town Council for the Falcon Commerce Center Phase 2 Preliminary PUD Major Amendment, supported by the attached and linked documents and by the finding of fact as listed in the staff report.

Motion 2) Forward a recommendation of approval/denial to the Town Council for the Santa Fe Meadows Final PUD Plan, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, supported by the attached and linked documents and by the finding of fact as listed in the staff report and with the following condition(s) of approval

- 1) Approval of the Final PUD Plan for Santa Fe Meadows is contingent upon Town Council approval of the proposed Major PUD Amendment for Falcon Commerce Center Phase 2 Preliminary PUD.
- 2) Submittal of the Final Plat application materials for the Santa Fe Meadows Final PUD shall include a geotechnical report in order to address the presence of shallow groundwater in proximity to the proposed detention ponds.

Approval History.

1. Falcon Commerce Rezone from Planned Industrial Park (PIP) to PD and PD Sketch Plan was approved on August 17, 2020, via Ordinance 16-2020 [\[link\]](#).
2. Falcon Commerce Center received approval for a Preliminary PD Site Plan for Phase 1 on October 5, 2020, via Ordinance 24-2020 and was later recorded on March 9, 2021 [\[link\]](#).
3. Falcon Commerce Center received approval for a Preliminary PUD Plan for Phase 2 on July 18, 2022, via Resolution 56-2022 that was recorded on August 16, 2022 [\[link\]](#).
4. Falcon Commerce Center received approval for the Alpine Buick Final Plat and Final PUD Plan within Phase 2 via Ordinance 09-2026 on May 4, 2026 [\[link\]](#).

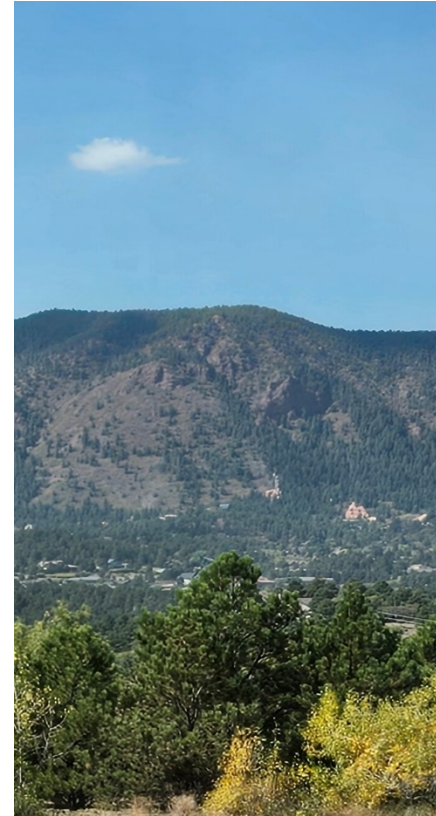
Attachments Referenced and Additional Links.

1. Staff Presentation
2. Applicant Narrative [\[link\]](#)
3. Falcon Commerce Center Preliminary PUD Amendment (Clouded) [\[link\]](#)
4. Falcon Commerce Center Preliminary PUD Plan (Recorded) [\[link\]](#)
5. Santa Fe Meadows Final PUD Plan [\[link\]](#)
6. Maps [\[link\]](#)
7. Mailing Affidavit [\[link\]](#)
8. Posting Affidavit [\[link\]](#)
9. Town Engineer Recommendation of Approval, dated May 19, 2026 [\[link\]](#)
10. Traffic Generation Analysis, prepared by SM Rocha LLC. dated March 23, 2026 [\[link\]](#)
11. Final Drainage Report, prepared by Classic Consulting, dated May 2026 [\[link\]](#)
12. Alta Survey, prepared by Edward -James Surveyng Inc., dated 3/5/2026 [\[link\]](#)
13. FCC Overall Environmental Assessment Report, prepared by Bristlecone Ecology, dated April 2020 [\[link\]](#)
14. FCC Overall Geohazard Report, prepared by CTL Thompson Inc., dated February 26, 2020 [\[link\]](#)
15. Noise Analysis, prepared by Hankard Environmental, dated April 28, 2026 [\[link\]](#)
16. USAFA Review Comments [\[link\]](#)
17. USAFA Valley Noise Report [\[link\]](#)

Santa Few Meadows Major PUD Amendment & Final PUD Plan

Staff Presentation

Planning Commission Meeting – 6/10/2026



INTRODUCTION

The applicant, Elite Properties of America LLC, requests approval of a Major Planned Unit Development (PUD) Amendment for Falcon Commerce Center Phase 2 and a Final PUD Plan for Santa Fe Meadows.

The amendment revises Area D to allow both detached and attached single-family uses instead of multifamily, and a density reduction of 59% representing a shift toward a mix of for-sale housing. This change maintains the overall PUD framework while increasing flexibility and supporting lower-density development.

The Santa Fe Meadows Final PUD Plan proposes a 205-lot residential community on 42.67 acres, including 135 single-family homes and 70.



PUBLIC HEARING NOTICE



**Santa Fe Meadows
Major PUD Amendment &
Final PUD Plan**
File Number: 26MON-SPUD00001
File Number: 26MON-PUDA00002

AFFIDAVIT – MAILING

Final PUD Amendment & Final PUD Plan

I, Andrea Roman, (print name) as the owner authorized agent, (check one) for the property located at property schedule number(s) 7136004006, in the Town of Monument, El Paso County, Colorado do hereby attest that I reviewed the records of the El Paso County Assessor on the day of May 26, 2026, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed Final PUD Plan for Karl Malone Powersports, giving notice of forthcoming public hearings for Planning Commission on **June 10, 2026** and Town Council on **July 6, 2026** in compliance with Town Code Section 18.01.260-Public notice requirements., F. Mailed notice, on May 26, 2026, which is at least 15 days prior to the date of the hearings.

Signed: AR
Print Name: Andrea Roman
Owner/Authorized Agent (circle one)
State of, Colorado
County of: El Paso County

Sworn and subscribed to before me, a Notary Public, by Andrea Roman, this 26th day of May, 2026, who is either personally known to me or who has produced _____ as identification.

My Commission Expires: September 15, 2026

Notary Public for the State of Colorado, County of El Paso

Print Name: Gwendolyn Dowd Egbert G.D. Egbert

GWENDOLYN DOWD EGBERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 19854016548
MY COMMISSION EXPIRES SEPTEMBER 15, 2026



**Santa Fe Meadows
Major PUD Amendment &
Final PUD Plan**
File Number: 26MON-SPUD00001
File Number: 26MON-PUDA00002

**AFFIDAVIT – POSTED NOTICE
Major PUD Amendment & Final PUD Plan**

I, ANDREW NETTER, (print name) as the owner authorized agent, (check one) for the property located at property schedule number 7136004006, in the Town of Monument, El Paso County, Colorado do hereby attest that I installed, ONE sign along Terrazzo Drive, facing out to traffic, in compliance with Town Code Section 18.01.260-Public notice requirements., E. Posted Notice. On 05/22/2026 (month/day), 2026, which is at least 15 days prior to the public hearing, scheduled for **Planning Commission on June 10, 2026**, and **Town Council on July 6, 2026**, for the proposed development application: **Santa Fe Meadows, Major PUD Amendment & Final PUD.**

Signed: A-2H
Print Name: ANDREW NETTER
Owner/Authorized Agent (circle one)
State of, COLORADO
County of: EL PASO

Sworn and subscribed to before me, a Notary Public, by Andrew Netter, this 22nd day of May, 2026, who is either personally known to me or who has produced _____ as identification.

My Commission Expires: September 15, 2026

Notary Public for the State of Colorado, County of El Paso

Print Name: Gwendolyn D. Egbert G.D. Egbert

GWENDOLYN DOWD EGBERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 19854016548
MY COMMISSION EXPIRES SEPTEMBER 15, 2026



CODE REFERENCES

- **Major PUD Plan Amendment**
- **Final PUD Plan for Santa Fe Meadows subdivision.**

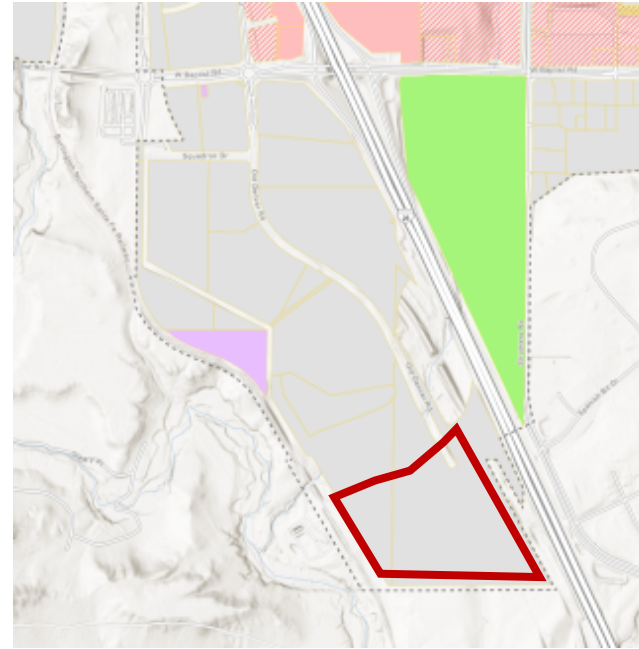
Pursuant to [LDC section 18.03.470](#), the reduction of density in excess of 20 percent as well as a proposal to change the dwelling type of the development from multifamily to single family attached and detached requires a Major PUD Amendment. As such the applicant is presenting the Amendment to the Preliminary Plan concurrently with the Final PUD Plan.

As required by [LDC Section 18.03.460](#) – Final PUD Plan, the Santa Fe Meadows Final PUD Plan is substantially consistent with the proposed Amended Preliminary PUD by providing a compatible residential component within the broader mixed-use Falcon Commerce Center as, the Land Use Chart for the Preliminary PUD proposed the option of residential uses for this space. Other uses permitted for Area D included Civic, Industrial, Institutional and Warehouse Distribution.









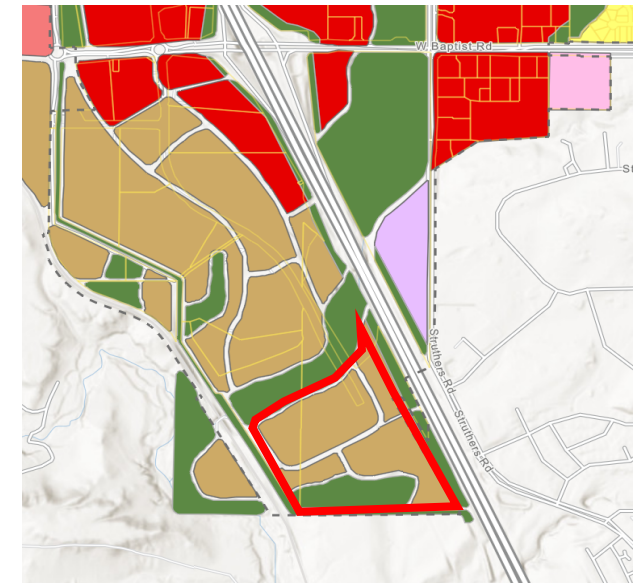
SURROUNDING ZONING LOCATION, LAND USE

- **North** – Falcon Commerce Center Final PUD – Phase 2 – Area F (Open Space)
- **South** – United States Air Force Academy (USAFA)
- **East** – CDOT Open Space, Interstate 25
- **West** – Monument Water Treatment Center



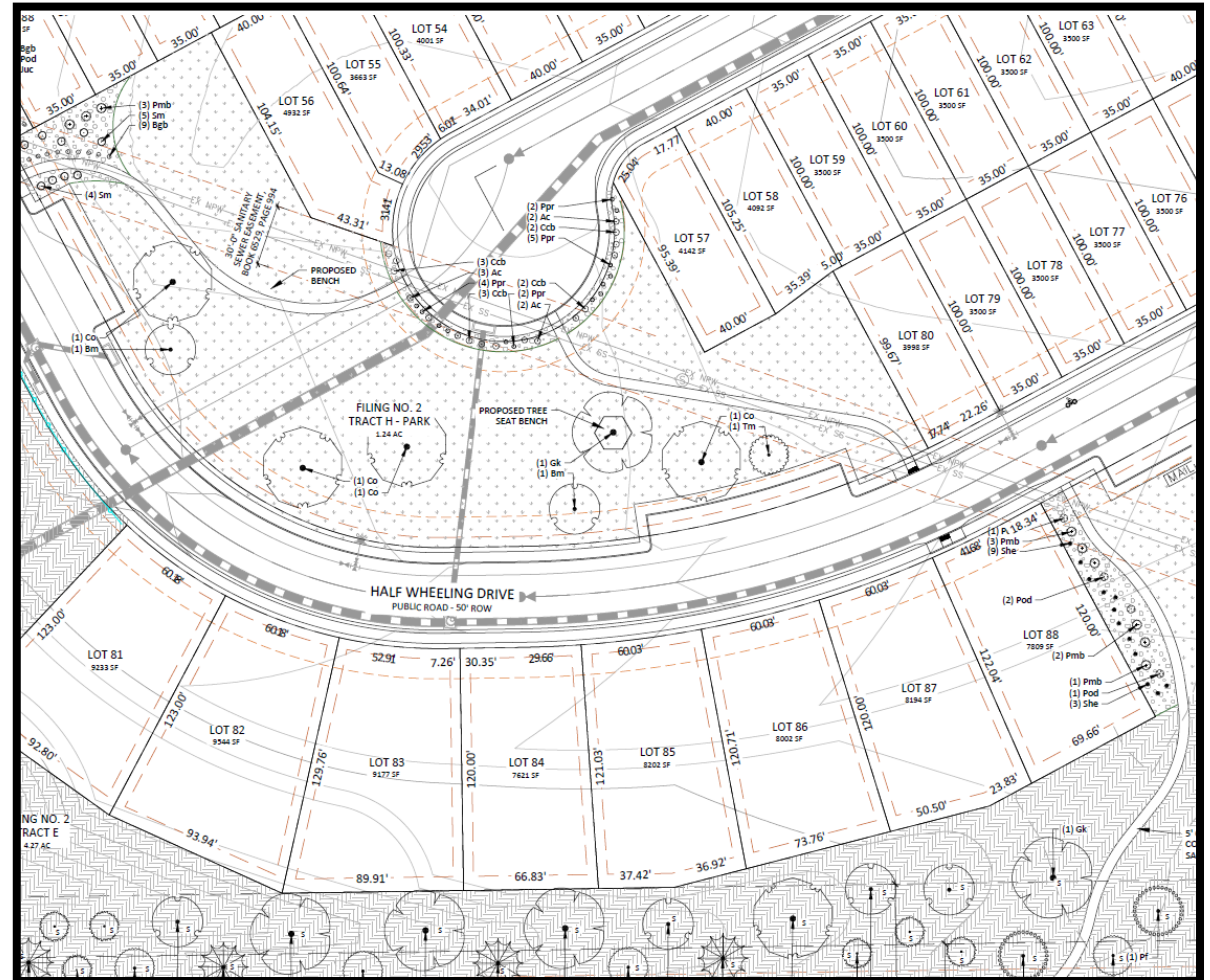
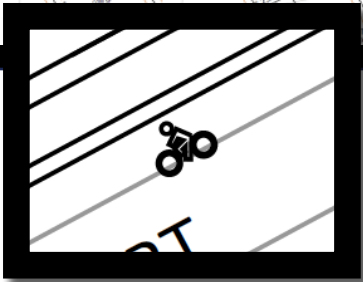
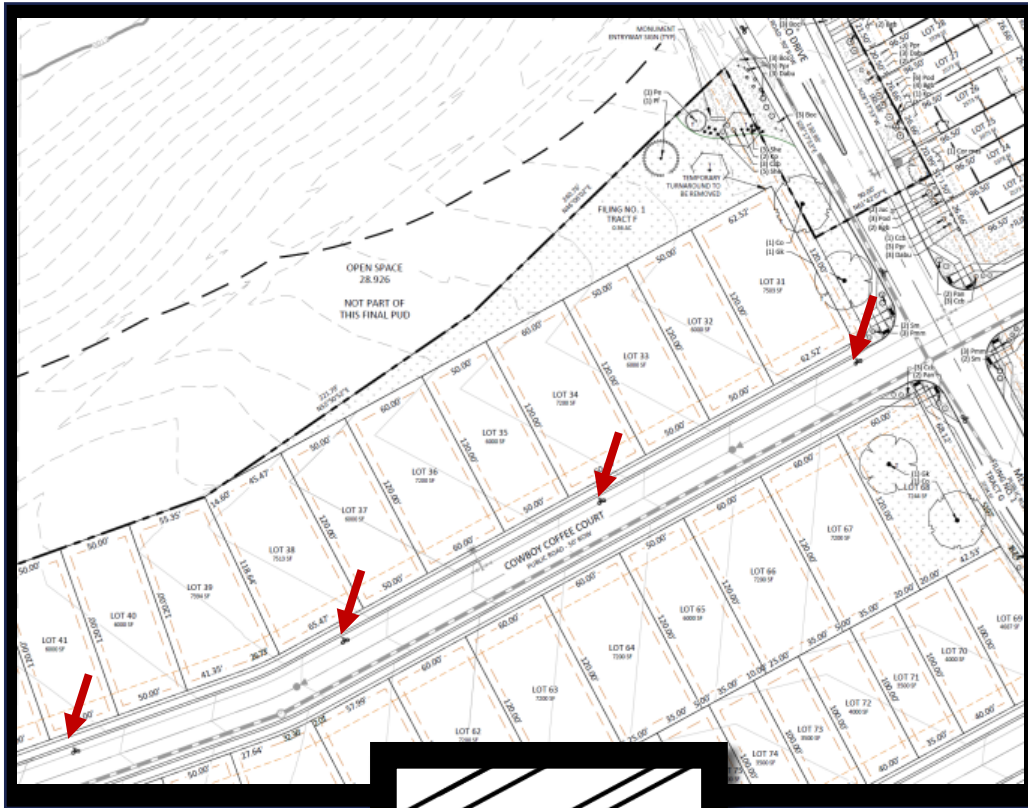
2017 Future Land Use Plan

-  BC - Business Campus
-  CC - Community Commercial
-  D - Downtown
-  LI - Light Industrial/Warehouse
-  LL - Large Lot Residential
-  MU - Mixed Use
-  PR - Parks, Trails, Open Space
-  PS - Public/Quasi-public/Utility
-  RA - Residential Attached
-  SFD - Single Family Dwellings
-  PS - (School) Public/Quasi-public/Utility



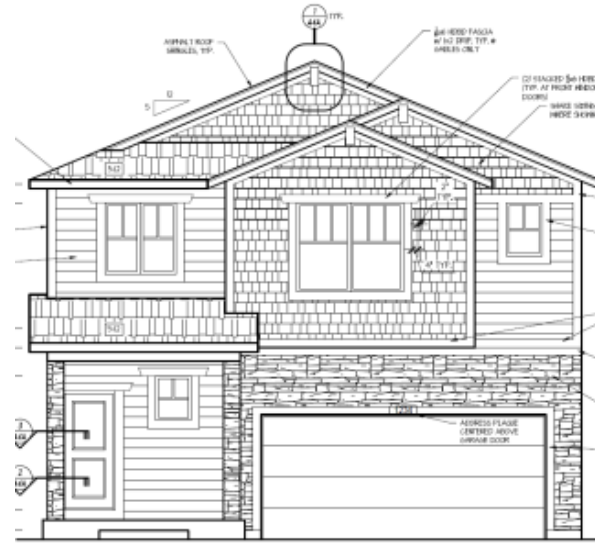
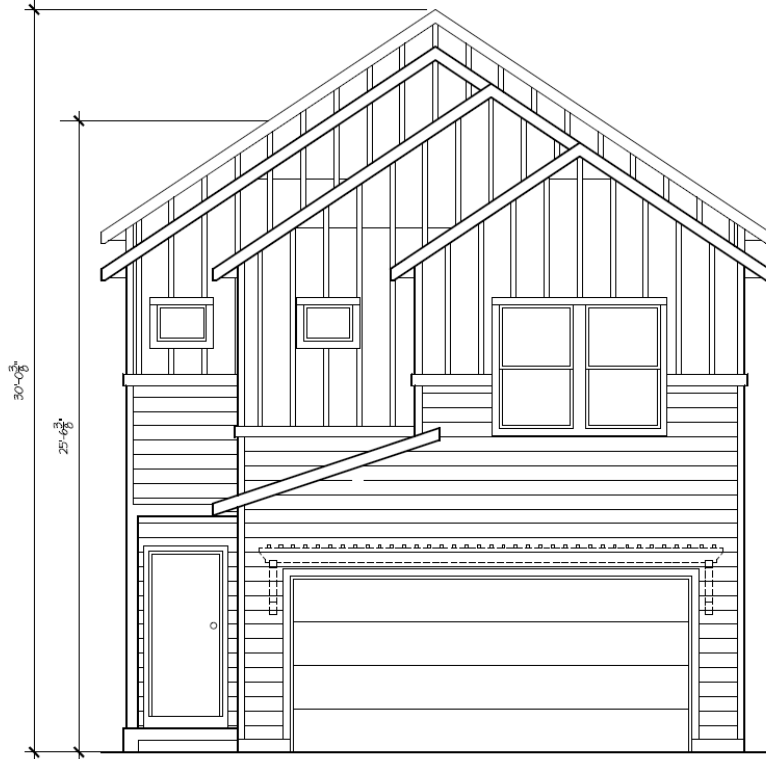
PROJECT DETAILS

Bike Route and Park Lands



PROJECT DETAILS

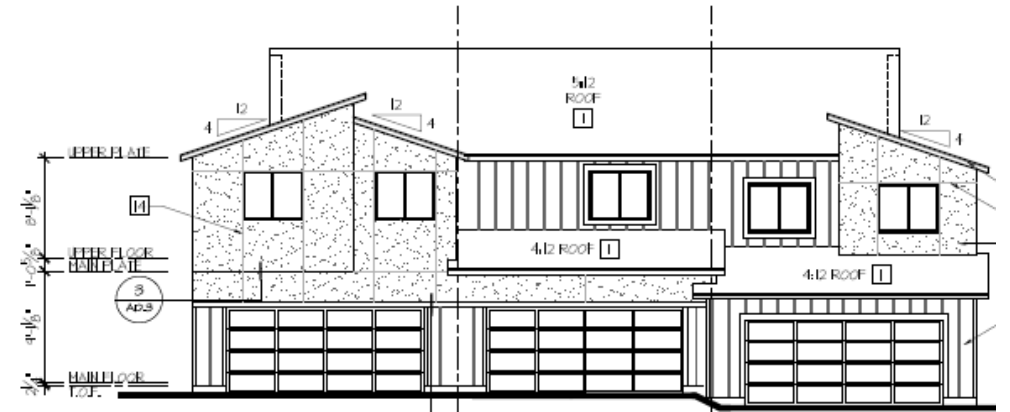
Layout and Architecture



(A) ELEVATION
Front Elevation
SCALE: 1/4" = 1'-0"



ADDRESS PLAGE
CENTERED ABOVE
GARAGE DOOR
2x4 COSSAR BRK
ALONG SIDES OF
GARAGE



3 **Rear Elevation**
SCALE: 1/4" = 1'-0" (22x30) 1/8" = 1'-0" (14x17)

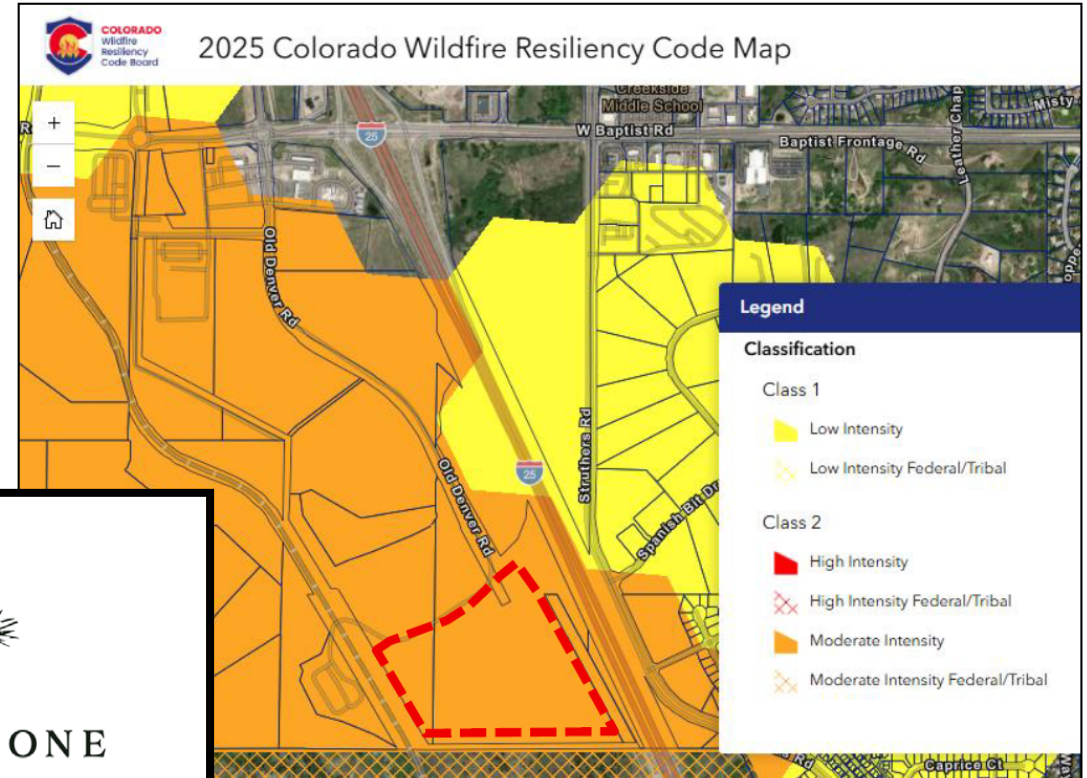
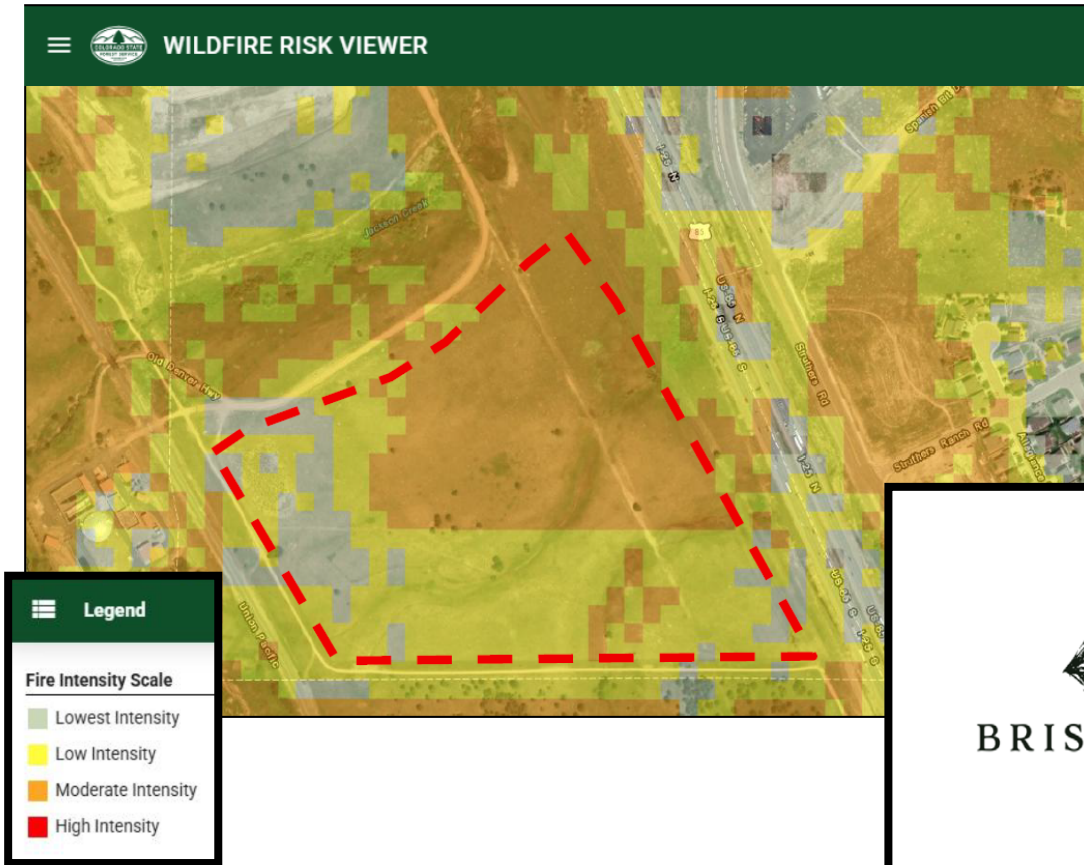


1 **Front Elevation**
SCALE: 1/4" = 1'-0" (22x30) 1/8" = 1'-0" (14x17)



PROJECT DETAILS

Landscaping, Wildfire, Environmental Assessment



PROJECT DETAILS

Traffic Analysis

Previously Approved Traffic Impact Study
for Falcon Commerce Center

- Assumed 640 dwelling units
or
- 350,000 sf of light industrial

SM Rocha LLC. 3/23/2026

- 205 dwelling units for area D
- site-generated traffic is expected to create no negative impact to traffic operations

Final Drainage Report

Classic Consulting May 2026

Conclusions

- stormwater drainage improvements have been prepared in accordance with all applicable master drainage studies and previous reports as well as the Colorado Springs Drainage Criteria Manuals



PROJECT DETAILS

Review Agency Comments - USAFA



April 28, 2026

Steven G. Schlosser
Vice President / Project Manager
Classic Homes
2138 Flying Horse Club Drive
Colorado Springs, Colorado 80921

Re: Results of Noise Analysis for the Santa Fe Meadows Project

Steven,

Per your request, Hankard Environmental conducted an analysis of noise for the Santa Fe Meadows residential project (Project) in the town of Monument in El Paso County, Colorado. The Project, which is anticipated to include approximately 70 townhome units and 137 single-family residences, is proposed on approximately 43 acres of vacant land situated between Interstate 25 (I-25) and the Colorado Joint Line railroad, as shown in Figure 1.

The purpose of this analysis is to assess the compatibility of developing residential units at this site given the presence of noise from traffic on I-25, rail traffic on the Colorado Joint Line, as well as that from aircraft operations at the Air Force Academy, weapons firing and training activities at the United States Air Force Jacks Valley Training Complex and Aardvark Auxiliary Airfield, both of which are part of the Air Force Academy.

As part of our noise analysis, Hankard Environmental conducted noise measurements on April 16 and April 17, 2026 during a training event at the United States Air Force Jacks Valley Training Complex. The survey's primary purpose was to measure noise from military activities, but noise levels from the highway and trains were also measured.

Compatibility of residential land use in the presence of noise from these sources is assessed herein according to the El Paso County Land Development Code. The following provides a description of the applicable noise standards, the noise level prediction methodology employed, the results of the analysis, and a comparison to the applicable noise standards.

APPLICABLE NOISE STANDARDS

El Paso County Land Development Code (LDC) Section 8.4.2(B)(2)(b) *Environmental Considerations for Noise Hazards for Roadway and Railroad Mitigation* requires an assessment of the feasibility of providing noise mitigation measures where noise from traffic, railroad, airport, or military installations is present. The following noise sources were considered in this analysis:

- Highways: I-25, which is located approximately 300 feet east of the townhomes.
- Railroads: The Colorado Joint Line, which is located approximately 200 feet west of the single-family residences and carries regular northbound and southbound rail traffic.

COLORADO • WISCONSIN
CO phone (303) 666-0617 • www.hankardinc.com • WI phone (608) 345-1445

Noise Report

for Jacks Valley Training Area at the

United States Air Force Academy,
Colorado

Prepared For:

10th Civil Engineer Squadron



November 2025



PROJECT DETAILS

Overall Geohazard Report



Town Engineer Review

Town Engineer's review of the submittal documents culminated in approval of all technical plans together with a requirement to submit a geotechnical report with the submittal of the construction documents in order to address the presence of shallow groundwater in proximity to the proposed detention ponds. Such submittal requirement has been included in the draft approving ordinance as a condition of approval of the Final PUD Plan for Santa Fe Meadows.



CRITERIA FOR REVIEW - PUD Amendment §18.03.470

3. *Density. The density of any permitted use area shall not be increased administratively, except:*
- a. *Where a density transfer between use areas involves no more than a twenty-percent increase in density in any use area, and*
 - b. *There is no change in dwelling type, e.g., single-family detached to multifamily.*

The applicant proposes a dwelling change from multifamily units to single family units thus requiring the amendment to be reviewed as a major amendment and as an administrative approval of a minor amendment.

7. *Decreased Number of Dwelling Units. A decrease of the number of dwelling units in a use area of up to twenty (20) percent, with no change in dwelling type, is allowed.*

The applicant proposes a 59% reduction in density from 500 multifamily units to 205 single family units.

8. *Text Changes. Non-substantial changes to the text of an approved final PUD, as determined by the Director to add clarity, are allowed when such changes do not change standards or commitments.*

While text changes are considered as part of the request, such changes are substantial in regard to planned density and dwelling type. As such shall be reviewed as a major amendment.



CRITERIA FOR REVIEW – Final PUD Plan §18.03.460

- 1. The final PUD is consistent with the Preliminary PUD*
- 2. Circulation is designed for the type of traffic generated, and emergency access.*
- 3. Functional parks, open space, and connectivity*
- 4. A variety of development and housing types and styles is proposed.*
- 5. Privacy for individuals, families and neighbors is provided*
- 6. Building design results in a quality architectural design*
- 7. The landscaping is a quality design that enhances the site.*
- 8. Adequate off-street parking will be provided.*
- 9. The Town may increase or decrease off-street parking spaces*
- 10. The final PUD has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.*



RECOMMENDED MOTION/ACTION

Motion 1) Forward a recommendation of approval/denial to the Town Council for the Falcon Commerce Center Phase 2 Preliminary PUD Major Amendment, supported by the attached and linked documents and by the finding of fact as listed in the staff report.

Motion 2) Forward a recommendation of approval/denial to the Town Council for the Santa Fe Meadows Final PUD Plan, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, supported by the attached and linked documents and by the finding of fact as listed in the staff report and with the following condition(s) of approval

1) Approval of the Final PUD Plan for Santa Fe Meadows is contingent upon Town Council approval of the proposed Major PUD Amendment for Falcon Commerce Center Phase 2 Preliminary PUD.

2) Submittal of the Final Plat application materials for the Santa Fe Meadows Final PUD shall include a geotechnical report in order to address the presence of shallow groundwater in proximity to the proposed detention ponds.

