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## REZONE, FINAL PLAT & SITE PLAN

### PROJECT NARRATIVE

SEPTEMBER 2024

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**OWNER:**

**TRIVIEW METROPOLITAN DISTRICT**

**JIM MCGRADY**

16055 OLD FOREST POINT, SUITE 302  
MONUMENT, CO 80132

JMCGRADY@TRIVIEWMETRO.COM

(719) 488-6868

**APPLICANT:**

**TRIVIEW METROPOLITAN DISTRICT**

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**CONSULTANT:**

**N.E.S. INC**

**EMMA TROLLER**

619 N. CASCADE AVE, SUITE 200  
COLORADO SPRINGS, CO 80903

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### SITE DETAILS

**ADDRESS:** 16131 ST LAWRENCE WAY, MONUMENT, CO 80132

**TSN:** 6130200007, 6130200008, 6130101046

**ACREAGE:** REZONE: 1.1 ACRES FROM PUD TO P; FINAL PLAT: 26.8 ACRES; SITE PLAN: 2.47 ACRES

**CURRENT ZONING:** P/PUD

**CURRENT USE:** PUBLIC WATER STORAGE FACILITY & VACANT

### REQUEST

N.E.S. Inc. on behalf of Triview Metropolitan District requests approval of the following applications:

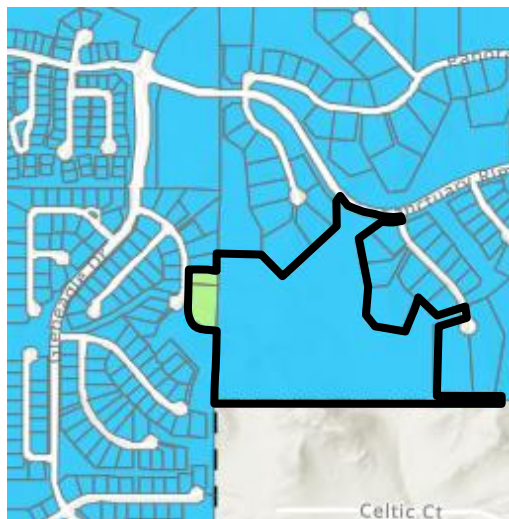
1. A Rezone of 1.1 acres from PUD (Planned Unit Development) to P (Public), so that all of Lot 1 will be a single zoning district.
2. A Final Plat including the subdivision of the 25.5-acre Tract C of Sanctuary Point Filing No 8, to be divided into Tract A of the Triview Utilities Subdivision (24.4 acres) and Lot 1, which will combine the remaining 1.1 acres of the former Tract C with TSNs 6130200007 and 6130200008 into one parcel totaling 2.47 acres.
3. A Site Plan for Lot 1 of the Triview Utilities Subdivision, comprising one proposed 1.5 MG water storage tank and one existing 1.5 MG water storage tank with associated existing facilities buildings.

## LOCATION

The Triview Promontory Pointe Water Tank site is located at the cul-de-sac at the terminus of St. Lawrence Way off of Gleneagle Drive within the Promontory Pointe neighborhood. The site is surrounded by PUD-zoned, detached single-family residential properties in a growing residential area, with lot sizes ranging from approximately 0.25-acre to 15 acres. It is approximately 0.5 miles north of East Baptist Road and approximately 1.75 miles east of I-25.

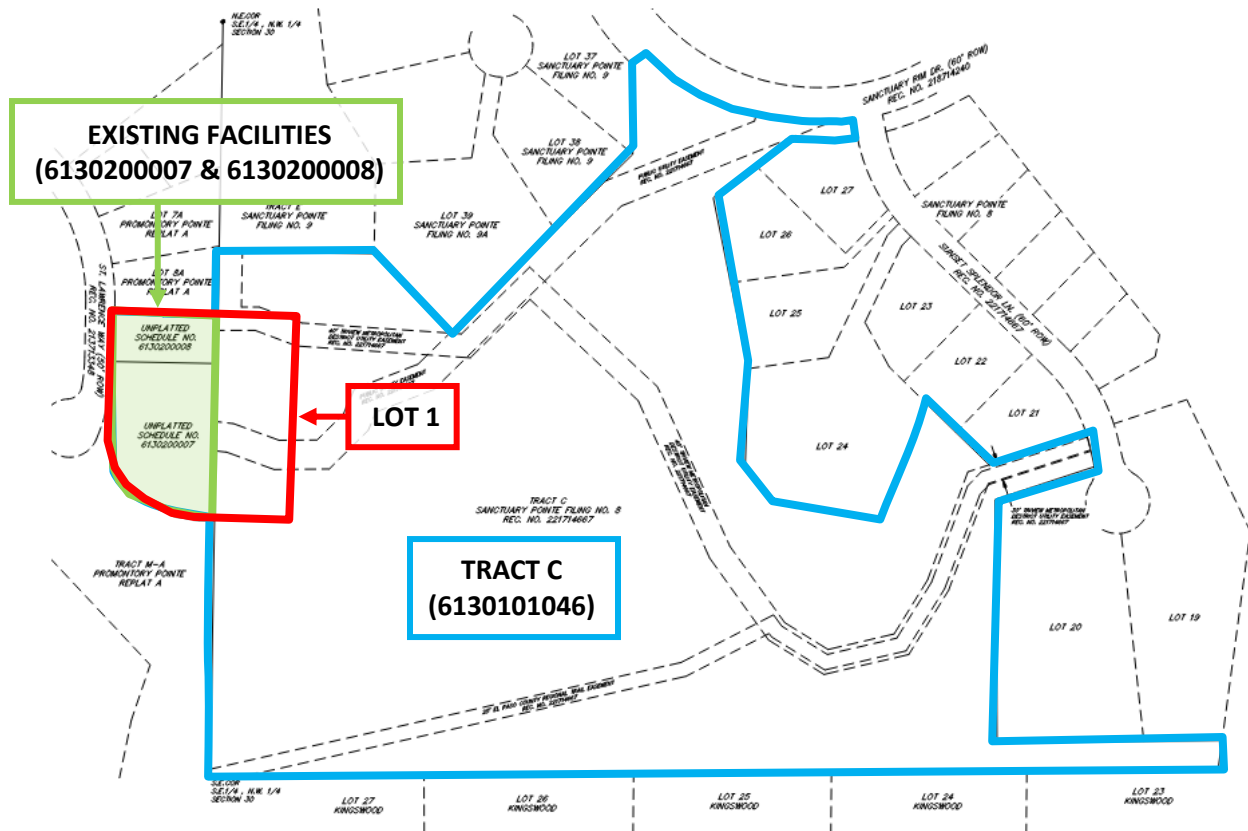


## EXISTING ZONING & CONDITIONS



The site comprises three parcels, which are zoned P: Public (6130200007 and 6130200008) and PUD: Planned Unit Development (6130101046). All surrounding development is zoned PUD. The purpose of the P zone is to provide for property devoted to public and quasi-public buildings and facilities, and thus has limited allowable uses including cemeteries, community and cultural facilities, public schools, open spaces and parks, and utility facilities, among others. In contrast, the PUD zone allows a wide range of residential, commercial, industrial, and recreational uses to permit diversification of the Town zoning plan without jeopardizing or reducing zoning standards.

The zoning standards for P-zoned properties do not have a minimum lot area, and the maximum lot coverage is 35%. There is a minimum 25-foot setback for front, side, and rear yards. The maximum building height is 35 feet for principal buildings and 25 feet for accessory buildings. PUD-zoned properties must establish design guidelines and zoning regulations which constitute the overall zoning and development plan for a property.

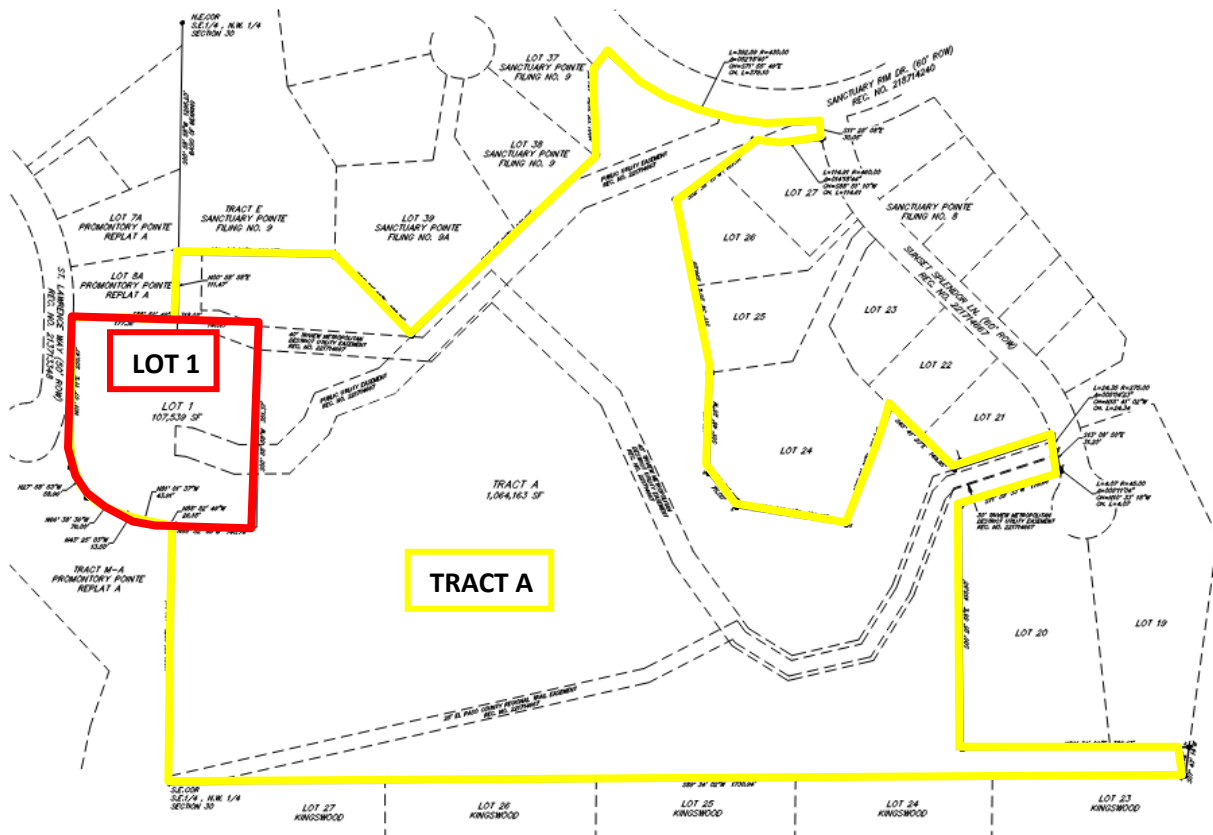


The Triview Promontory Pointe Water Tank existing facilities include a 1.5 MG water tank, a permanent water treatment facilities building, a temporary office building, two Conex containers, and parking for employees. The existing structures are located on two parcels (TSNs 6130200007 and 6130200008), which are owned by Triview and together total 1.3 acres. These parcels were annexed into the Town of Monument on January 18, 2022 per Ordinance 01-2022. Triview additionally owns TSN 6130101046, the 25.5-acre parcel immediately adjacent to the west. This parcel is vacant land that makes up Tract C of Sanctuary Point Filing No. 8, which was approved on January 27, 2021 and recorded at the El Paso County Clerk and Recorder under Instrument No. 221714667. In the recorded plat, the use of this tract is identified as Open Space, Pocket Park, Trails, Buffer, Landscaping, Public Utilities, and Drainage, which is consistent with the proposed use.

## PROJECT DESCRIPTION

Triview Metropolitan District proposes to construct an additional 1.5 MG water tank and associated berm for vehicular access at its existing facility. Construction of the tank will require a final plat, rezone, and site plan as described below.

**FINAL PLAT:** Approximately 26.8 acres will be replatted as part of this project. The project will subdivide the 25.5-acre TSN 6130101046 (Tract C of Sanctuary Pointe Filing No. 8) into Tract A of the Triview Utilities Subdivision, which will total 24.4 acres. The remaining 1.1 acres will subsequently be joined with TSNs 6130200007 and 6130200008 into a single lot known as Lot 1 of the Triview Utilities Subdivision. Lot 1 will total 2.47 acres and will encompass all of Triview’s operations, maintaining consistency with the approved use of Tract C.



**REZONE:** The 1.1 acres of the former Tract C of Sanctuary Pointe Filing No. 8 that are not included in the new Tract A of the Triview Utilities Subdivision will be rezoned to P, so that the entirety of Lot 1 is zoned P. The 2.47-acre P-zoned Lot 1 will reflect both the existing and future intended uses of this parcel, which encompasses all of Triview’s water storage and treatment facilities. The 24.4-acre Tract A of the Triview Utilities Subdivision will not be rezoned and will remain PUD. The proposed rezone is consistent with the Town of Monument’s Code of Ordinances, which outlines evaluation criteria the Planning

Commission and Board of Trustees may consider in the case of rezoning applications. These criteria are described below, under Project Justification.

**SITE PLAN:** Development will occur only on the 2.47-acre Lot 1. The proposed water tank will be located in the southeast corner of the lot, adjacent to the existing water tank. A berm will be constructed along the eastern edge of the existing water treatment plant in order to provide vehicular access from the parking lot to the proposed tank. More than 100,000 square feet at the entrance of the site will be landscaped to improve the visual condition of the site along St. Lawrence Way. This will also include the replacement of the existing screen fence with a 6-foot tall precast concrete screen wall. See Visual Simulation and Landscape Plan for details.

**DEVELOPMENT STANDARDS:** The existing buildings on the site comply with the development standards of zone P. The proposed water tank will also comply with these standards.

- **Building Height:** The height of the proposed water tank is 33.89', which will match the height of the existing water tank and is less than the current zoning allowance of 35 feet.
- **Lot Coverage:** Development will occur exclusively on Lot 1, which is 2.47 acres. The overall building floor area for existing and proposed structures is 18,015 square feet, or .41 acres. This equates to an overall lot coverage of 17%, which is less than the current zoning allowance of 35%.
- **Building Setbacks:** The siting of the proposed water tank will be more than 25 feet from any property line, which meets the requirements of the zone.

**VISUAL IMPACT:** The proposed water tank will be set back into the site and will be constructed to match the height of the existing water tank in order to minimize visual impact. The Visual Simulation prepared by DB Ink Visual Art on August 7, 2024 illustrates the existing and future conditions of the site from various viewpoints. The proposed tank will be visible from St. Lawrence Way directly west of the site facing the entrance, but is otherwise largely shielded from view by topography, the existing structures, and landscaping.

**OPERATIONS & MAINTENANCE:** The water treatment facility is currently accessed by employees between the hours of approximately 7:00am and 3:00pm, seven days per week. The gate that provides access to the site driveway off of St Lawrence Street is locked outside of these business hours. These operations will not be impacted by the construction of the new water tank. However, in the near future, Triview will relocate its main headquarters to another site. At this time, the project site will be accessed once per day on a daily basis solely for the purpose of performing facility checks. Triview will maintain ownership and maintenance of the site.

**ACCESS AND CIRCULATION:** The site will be accessed via its existing driveway, which fronts on St. Lawrence Way and restricts access via a gate. This paved driveway is the main point of access to the site and leads directly to the existing employee parking, Conex containers, office trailer, and water treatment building. There is additionally a gravel access road on TSN 6130101046, which connects to Sanctuary Rim Drive.

A fence surrounds the operational area of the site, which includes the structures and the existing water tank. The fence will be expanded to encompass the proposed water tank once it is constructed.

**TRAFFIC & UTILITIES:** The new water tank will be incorporated within the existing operations of the site and will not generate additional traffic or require additional utilities. Therefore, neither a traffic letter/memo nor commitment letters are required.

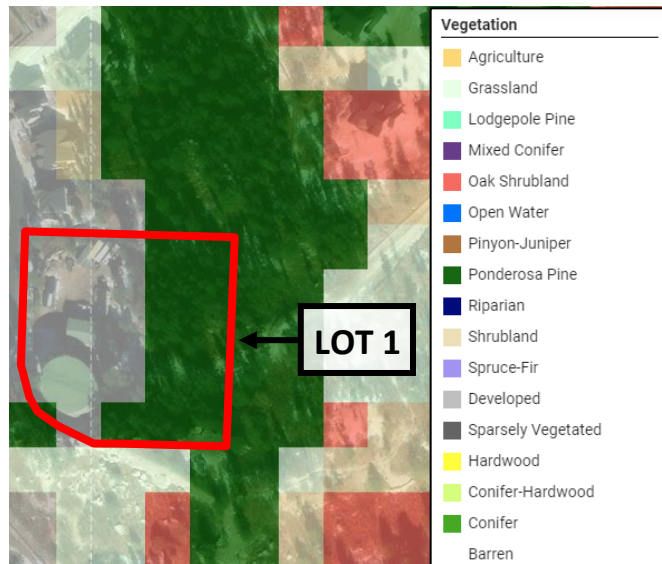
**DRAINAGE:** The site is built into a naturally occurring steep cut slope on the east and south sides of the site and includes previously graded, relatively flat areas where the existing structures and tank are located. A perimeter swale will be constructed on the south side of the new water tank to drain toward the north side of the tank. A wall drain board with a tank underdrain will be installed to remove water from the backfill areas around the perimeter of the tank.

**FLOODPLAIN:** This site is not within a designated F.E.M.A. Floodplain as determined by Flood Insurance Rate Map number 08041C0279G, effective December 7, 2018.

**WETLANDS:** The National Wetlands Inventory indicates there are no wetlands on the site.

**WILDLIFE:** According to the Colorado Parks and Wildlife Species Activity Mapper, the site is within the overall range for black bear, elk, mountain lion, mule deer, Preble’s Meadow jumping mouse, white-tailed deer, and wild turkey. The El Paso County GIS site does not identify the site as within Preble’s meadow jumping mouse occupied range. The site is outside the extent of the Town of Monument’s Preble’s Meadow Jumping Mouse habitat map.

**VEGETATION/WILDFIRE RISK:** The Colorado State Forest Service Wildfire Risk Assessment Portal identifies the vegetation on the property as primarily Developed. TSN 6130101046, which is currently 25.56 acres and will be subdivided as part of this project, is primarily made up of Ponderosa Pine, Oak Shrubland, Grassland, and Shrubland. Only Developed and Ponderosa Pine vegetation cover will be located on the site post-subdivision. The State Forest Service also indicates that the wildfire burn probability for this site is low to moderate, with a moderate to high fire intensity scale due to the ponderosa pine coverage and timber litter.

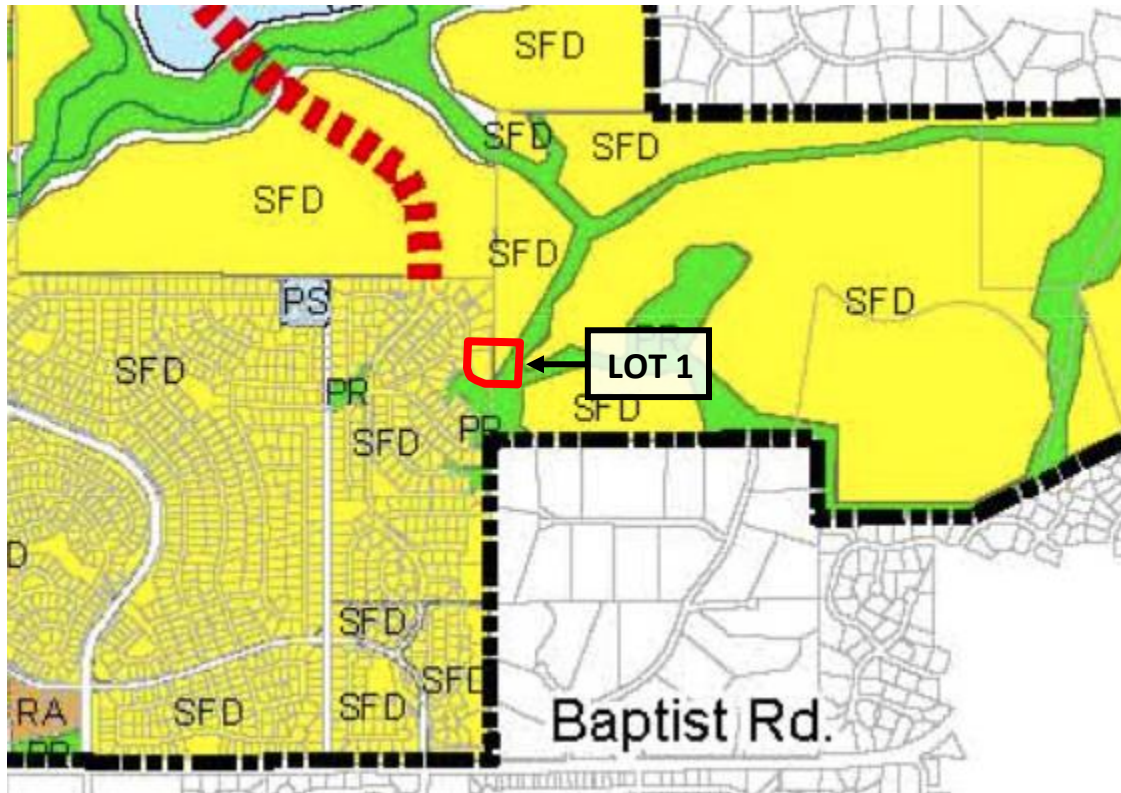


#### RELATIONSHIP TO THE TOWN OF MONUMENT 2017 COMPREHENSIVE PLAN

The site straddles the Promontory Pointe subdivision, which was annexed into the Town of Monument in 2006, and the Sanctuary Pointe Subdivision, which was annexed in 2008. The 2016 Existing Land Use Map identifies the site as Residential – Lower Density and Vacant.

The Future Land Use Plan identifies the site as a mix of SFD (Single Family Detached) and PR (Parks, Trails, and Open Space). The SFD land use includes one dwelling unit for a single household on a lot, and is located only where a proposed development can be served with existing Town, Special District, or

Metro Districts that provide water and sewer services. PR land use includes parks, public recreation facilities, trails, playgrounds, plazas, drainageways and floodplains, open space, and resource areas including water supply basins, among others. The site supports these uses by providing water services to the existing and proposed surrounding residential uses and by subdividing a portion of Tract C of Sanctuary Point Filing No. 8 in order to preserve its natural features.



Additionally, despite these designations, the site has existed as a water storage and treatment facility since the 1980s and is more accurately represented by the PS (Public/Semi-Public) land use. This land use includes water and sewage facilities located near the population and uses to be served by the facilities.

The construction of an additional water tank on the existing, visually shielded site concentrates like uses, provides additional capacity for the growing residential area, and allows the neighborhood to maintain its residential character. This is consistent with the Land Use Intent of the Town of Monument 2017 Comprehensive Plan, which states, “The community seeks to grow in a manner that maintains a healthy balance between residential and non-residential development. Preservation of the area’s natural assets and connectivity between local destinations and neighborhoods is paramount to maintaining the desired sense of place.” The project specifically addresses the Comprehensive Plan’s water and sewer goals by ensuring there is adequate water capacity to serve current as well as future Town residents and businesses.

## **PROJECT JUSTIFICATION**

The final plat, rezone, and site development plan address the evaluation criteria established in the Town of Monument's Municipal code as follows:

### **FINAL PLAT CRITERIA (18.02.260.C)**

- 1. The plat conforms with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time;**

The plat conforms with the Town's Comprehensive Plan as described above. The Plat also conforms with the Town's Parks, Trails, and Open Space Plan by preserving and protecting views and by providing a landscape development buffer. The project complies with Visual Resource Policies VR-1 and VR-3 by protecting and preserving the character of the natural landscape and by protecting the environmental and visual quality of surface waters, parks, historic properties, and monuments.

- 2. The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community;**

The plat will subdivide one parcel (6130101046, known as Tract C of Sanctuary Pointe Filing No. 8) to separate 1.1 acres that will be combined with parcels 6130200007 and 6130200008 (which total 1.3 acres) as one parcel totaling 2.47 acres, which will be known as Lot 1. The new lot lines will encompass the existing developed properties and the proposed water tank. The new water tank will be largely shielded from view on St. Lawrence Way and is consistent with the use of Tract C as identified on the Sanctuary Pointe Filing No. 8 Final Plat, which specifically includes Public Utilities.

- 3. The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;**

The purpose of the project is to construct a new water tank and to encompass all existing buildings within one parcel, known as Lot 1. As a public utilities project, Lot 1 will not provide parks, open space, or other publicly accessible areas. The front of Lot 1, which is located on St Lawrence Way, will be redesigned to shift the fence line back toward the interior of the site and improve streetside landscaping.

- 4. The plat design provides for adequate access to all lots and tracts proposed in the subdivision;**

The existing and proposed facilities will be encompassed within one single parcel, known as Lot 1. All structures will be accessible via the existing driveway that fronts on St Lawrence Way, as well as the access road that connect to Sanctuary Rim Drive.



**5. Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision;**

Utilities and public improvements have already been made to the site. This project proposes the construction of a new water tank that will not increase traffic or utility needs.

**6. A sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with the applicable district's water standards.**

The replat of this site will not generate additional water needs. A finding of water sufficiency has already been granted for the buildings and structures previously approved and constructed at the site.

**7. The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities.**

Public improvements are not required as part of this project.

**8. The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets;**

The plat design and construction of the water tank will include necessary thinning and targeted removal of some of the existing trees and underbrush, reducing the fire risk at the site. A perimeter swale will be constructed on the south side of the tank and a wall drain board with a tank underdrain will be installed to remove water from the backfill areas around the perimeter of the tank. Sandstone boulders at the ground surface above the tank backslope cut will be evaluated for rockfall potential and stabilized or removed to mitigate rockfall hazards. The site is not within a floodplain.

**9. The plat conforms to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations;**

The plat meets all applicable provisions of the aforementioned codes and regulations, including the design standards of the P: Public zone within the Town of Monument Municipal Code.

- 10. The plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument;**

The project team has conducted survey work and a site walkthrough to ensure the new water tank will be constructed in an area that requires the least amount of earth-moving. The site is surrounded by rocky outcroppings on the south, which will be preserved. The undeveloped portion of the site on which the new tank will be located is minimally visible from public streets.

- 11. The plat design provides for the preservation and conservation of significant stands of vegetation; and**

Existing trees will be preserved to the extent possible. Existing trees to be removed and to remain are designated on the grading plans.

- 12. The final plat is generally consistent with the preliminary plat, as applicable.**

There is no preliminary plat associated with this project. The project is consistent with the uses of Tract C as identified on the Sanctuary Pointe Filing No. 8 Final Plat, approved January 27<sup>th</sup>, 2021.

**REZONING CRITERIA (18.03.140.D)**

- 1. The compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning, including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics;**

The proposed rezoning will be consistent with the immediately adjacent P: Public zoning of the existing Triview facilities. The massing of the proposed water tank will be consistent with the existing water tank and will be largely shielded from view on adjacent streets and from nearby residential properties.

- 2. The impacts of the rezoning upon expected traffic generation and road safety, availability of on-site and off-site parking and the availability of adequate utility services and street access on the site;**

The rezoning will not generate any additional traffic, nor will it impact road safety, the availability of parking, or the availability of adequate utility services and street access on the site. The rezoning is requested in order to construct a new water tank on the site and

appropriately reflect the use of the property. No new employees or utility connections will be required to serve the tank.

- 3. That the land proposed for rezoning, or adjacent land, has changed or is changing to a degree such that it is in the public interest and consistent with the intent, purpose and provisions of this chapter to encourage different densities or uses within the land in question;**

The approximately 1.1 acres of Tract C of Sanctuary Point Filing No 8 that are proposed for rezoning were identified in the recorded plat as having uses that include Open Space, Pocket Park, Trails, Buffer, Landscaping, Public Utilities, and Drainage. The proposed rezoning of the small portion of this tract from PUD to P is consistent with the proposed use and will reflect the adjacent, existing P zoning of TSNs 6130200007 and 6130200008.

- 4. That the proposed rezoning is needed to provide land for a demonstrated community need or service and such rezoning will be consistent with the goals, objectives and policies contained within the Comprehensive Plan;**

The proposed rezoning is consistent with the goals, objectives, and policies contained within the Comprehensive Plan as described above. The rezoning will double the water storage capacity at the site, allowing Triview Metropolitan District to improve water service to the growing surrounding residential area.

- 5. That the existing zoning classification currently recorded on the Official Zoning Map is in error;**

N/A – The existing zoning classification currently recorded on the Official Zoning Map is not in error.

- 6. That the proposed rezoning is in conformance, or will bring the property into conformance, with the Comprehensive Plan goals, objectives and policies, and other related policies or plans for the area;**

The proposed rezoning is consistent with the goals, objectives, and policies contained within the Comprehensive Plan as described above.

- 7. That adequate infrastructure/facilities are available to serve the type of uses allowed by the change of zoning, or that the applicant will upgrade and provide such where non-existent or under capacity; and**

No additional infrastructure/facilities are required to serve the proposed water tank.

**8. The impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site.**

The rezoning to P: Public will reflect the existing use of the site as a property devoted to public and quasi-public buildings and facilities. The proposed water tank will supplement existing water storage capacity on-site and will not require additional utility services nor generate traffic.

**SITE PLAN CRITERIA (18.03.150.D)**

**1. The site plan is generally consistent with the Comprehensive Plan and other relevant Town goals and policies;**

The site plan is generally consistent with the Comprehensive Plan and other relevant Town goals and policies as described above.

**2. The site plan is generally consistent with any previously approved subdivision plat;**

There is no previously approved subdivision plat for the site.

**3. The site plan complies with all applicable development and design standards set forth in this title;**

The site plan and proposed development are compatible with all applicable development and design standards as described above. The use, height, setbacks, etc. of the proposed water tank are all consistent with the site's existing and proposed zoning.

**4. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses; and**

The proposed water tank will be constructed on and incorporated within the boundaries of a site zoned P: Public. The water tank will be consistent with existing uses on the site, which includes water storage and treatment. On-site landscaping will be improved as part of the project to improve shielding and compatibility with the surrounding residential neighborhood.

**5. Any significant adverse impacts reasonably anticipated to result from the proposed development will be mitigated or offset to the maximum extent reasonably practicable.**

There are no significant adverse impacts anticipated to result from the proposed development. The proposed water tank will be constructed on a previously developed site with an existing water tank and will generate no additional traffic. The proposed water tank has been sited to have the least possible visual impacts from public roadways, and existing vegetation will be preserved to the extent possible. The site's landscaping along St. Lawrence Way will be improved and updated to further shield the existing and proposed structures.