

Representative Project:

**Town of Monument, CO
Land Development Code**

Plan Tools worked with MDBR, Cornerstone Geospatial Consulting and Russell + Mills Studios to update and consolidate the Town of Monument’s zoning, subdivision, sign and other land use regulations into a single unified development code.

In addition to substantive code updates and an efficient development review process, the Town desired “user-friendly” land use regulations.

Key document enhancements include:

- Using tables to consolidate text
- Including graphics to illustrate parking lot design, sign types and zoning definitions
- Creating appendices for sample development and license agreements, and checklists to detail submittal requirements per type of land use application

A zoning map was created to reflect the LDC’s new zoning districts, which are based on the Town comprehensive plan land use categories. A “Zoning Transition Program” was employed to remap the Town’s 4000+ properties to the new zoning districts. The ZTP provided procedures for public outreach, property owner notification, and the resolution of conflicts regarding the determination of new zoning districts.

The Monument Land Development Code and new Official Zoning Map (along with a web-based interactive version) were adopted in June 2021.

