

Marcella Maes

From: denise gard <dgard24@yahoo.com>
Sent: Tuesday, August 16, 2022 5:21 PM
To: PCD Hearings
Subject: Hearing regarding the Rezoning of Terra Ridge North

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My name is Denise Gard. My phone number is **719-229-5061**. I reside at 6835 Monty Pl Colorado Springs, CO 80908 with my mother Diana Gard. Our property is adjacent to the property being discussed at the meeting for Terra Ridge North.

We would like to participate remotely and plan on watching the live hearing remotely as well. We have four questions/concerns regarding the rezoning of the property. I have listed them below:

Our concerns:

1. There is only one proposed way in and one way out of the subdivision. The land being used to create the road is narrow and will be considered a small lane at best. Decreasing the acreage size from 5 acres to 2.5 will increase the number of houses and the number of drivers. If there are 15 homes placed in the area and the average home has at least two and more likely three vehicles, then roughly 45 vehicles will be traveling on the small lane. What about fire safety? If there were a grass fire in this area (which is very likely given our climate) how will these families escape using only one narrow lane?
2. Are they planning on taking our land to widen the proposed lane into a road to accommodate the extra traffic? We are very much against this. **We love our property and have resided and paid taxes here for over thirty years.**
3. The proposed "lane" to access this property is also in close proximity to Terra Ridge and Monty Place roads. There has been an increase in accidents due to increased traffic caused by Flying Horse North. This lane will increase the number of accidents and cause dangerous road conditions. We request that a traffic study be completed before any decision is made.
4. The smaller lot size will impact water usage. Will each lot have a septic and well? Or will water and sewage be provided by the City of Colorado Springs? If Colorado Springs is unable to provide water and sewage, then they should not be allowed to cut the land into smaller lots. 15 wells versus seven may not seem like a huge difference, but it is during a drought. The smaller lots will use more water than any of our five acre lots because they will plant grass that requires constant watering. We, the residents who reside in Whispering Hills Estates, do not use non-native vegetation. We do not water our prairie grass and only need to mow two-three times per summer. But these new houses on their smaller lots will impact the environment in a negative way due to their extreme water use and lack of understanding regarding Colorado's drought.

We recommend that the board vote **No** to rezoning Terra Ridge North.

Thank you for your consideration.

Sincerely,

Denise and Diana Gard