

Miranda Benson

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**From:** chris campbell <crc11007@gmail.com>  
**Sent:** Sunday, November 17, 2024 9:23 AM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East agenda item 5.E.

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To whom it may concern,

I am writing in reference to the proposed high-density housing development near the intersection of Misty Acres Blvd and Old Antlers Way, referred to the Monument Ridge East development.

This style of housing development simply does not fit in to the design of the area: larger homes, larger and spacious lots with a rural feel, natural landscaping with large pine trees that Monument and Woodmoor is known for. This area at the top of Monument Hill (the majestic Palmer Divide) is the gateway to the expansive and scenic Greenland region. The beautiful pine trees at the top of Monument Hill would be removed and the ground leveled for high-density houses.

The recently improved overpass interchange at County Line Road and Interstate 25 at mile marker 163 still only uses stop signs as traffic control devices for all intersections, including the intersection at County Line Road and Monument Hill Road. This intersection in particular would be the primary access for this proposed development, and it is simply not designed to safely handle the amount of increased car traffic the development would bring. With its proximity to Palmer Ridge High School, the traffic during pickup and dropoff times is already congested and dangerous.

Speaking of schools, can the the small Lewis Palmer school district 38 really sustain another influx of students? The district converted its second middle school to an elementary school years ago to try to handle an influx of children back then. The district has not been able to afford to build new elementary and middle schools to handle the population growth, so we are still using 5 elementary schools feeding ONE middle school, which then feeds 2 high schools. It does not make sense. My daughter currently attends Lewis Palmer Middle School, and the overcrowding is obviously apparent. High-density housing with hundreds more families and school-age children is not the answer.

As a community, we are struggling to maintain our identity as a quiet and peaceful retreat from the bustling cities of Castle Rock and north Colorado Springs/Northgate. Urban development is rampant and out of control in those areas. As Colorado Springs natives, it has been hard to watch the unchecked growth destroy what we remember as a nice place to grow up and live. With this proposed housing development, and the recently announced possibility of a Bucee's mega-gas station being built directly west of this development at the southwest corner of County Line Road and Interstate 25, we are at a crossroads. Please help our community keep our identity. We, as neighbors, are not ready for this sudden and shocking transformation.

Thank you for your time and consideration, we in the Woodmoor and Misty Acres communities appreciate it.

Sincerely,  
Chris and Shannon Campbell  
1355 Old Antlers Way  
Monument, CO