

Kylie Bagley

From: Meggan Herington
Sent: Monday, December 9, 2024 12:24 PM
To: Kylie Bagley
Subject: FW: Monument Ridge East



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Sent: Monday, December 9, 2024 12:23 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Fw: Monument Ridge East

Holly Williams

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Subject: Monument Ridge East

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To the El Paso County Commissioners,

I am urging you to vote no to the Monument Ridge East Rezoning that is coming across your desk on December 12. Specifically, I am respectfully urging you to vote no on the RM12 rezoning and the subsequent preliminary plan.

I was in virtual attendance at the county planning board meeting on November 21 and participated in the meeting in its entirety. The RM12 rezoning was met with a tie at the board meeting, though one board member was absent. As stressed by several board members and people in the community, the high density rezoning is not fitting with the area and would overwhelm the northern most corner of El Paso county which already sees major traffic incidents during inclement weather. While the RM6 is not my favorite either, I understand the reason for it. I am very concerned with the idea that a frontage road to the interstate would be closed and all of that traffic would be routed through the new neighborhood.

This rezoning is opposed by the Town of Monument, Douglas County, many local area residents, and Misty Acre's Metropolitan District. Additionally, there are major concerns from the Colorado Parks and Wildlife department, CDOT, US Fish and Wildlife, and the Monument Fire District. They made recommendations but the developer has only agreed to meet requirements so nothing that the wildlife department recommends will be required of the developer/builders. This is very concerning.

This substantial growth does not meet the planning requirements or capabilities of this area, and would directly cause safety concerns for both people and wildlife. It also does not fall in line with the character of the immediate area as mentioned by several on the planning board in their vote of "nay" to the high density housing and to the overall plan.

The RM12 rezone is specifically detrimental to the North Woodmoor community which has been bullied by the landowner and his representative, Vertex Consulting Services, for many months. During the county planning board meeting, Craig Dorsey, the owner of Vertex Consulting Services, made a number of false claims and spoke for hours in an attempt to overwhelm and filibuster the 100 neighbors (plus everyone streaming in from all different channels/methods online) in attendance who had to wait over 3 hours before being able to speak. His hyperbolic, threatening behavior and fabricated statements, both at the planning board meeting and at the community meeting, do not speak for a man with integrity. His attempts to threaten and scare people into submission included that it could be a strip club. As Steve King mentioned in that meeting when he stood up to speak, there is no strip club there now, nor will there likely be in the future, because there is no demand for it in that location.

The county planning staff, as well as the county planning board, made a number of comments that a PUD would have been a better plan and was recommended to the developer (which he chose not to do) to allow for neighborhood input and a more specific plan; something that the landowner and Vertex Consulting Services refuse to allow and completely rejected despite the Town of Monument's initial attempts to compromise with less high density housing. There were also concerns from the planning board expressing how this is the gateway to El Paso County and they would have liked to see something more creative here that as people drive into the first part of our County they see something brilliant and not a bunch of high density homes. Additionally there was concern from the planning board about the traffic study that was done. The traffic study representative stood up and mentioned that they did not do the study during the end of school but rather during rush hour. I drive Monument Hill Road by Palmer Ridge HS multiple times a week and during the after school dismissal it is a nightmare, which is before rush hour. The traffic study also ignored the actual entrance to Palmer Ridge HS which is directly accessed from Monument Hill Road and is in the traffic study "yellow bubble" where the study should have been completed but they ignored it. Presumably because they knew it would not be favorable to their development plan.

I know that the planning board is providing you a "recommend" 5-3 vote from that meeting. However, it was a 4-4 vote (no recommendation) for the high density housing so it doesn't even make sense to recommend a plan that has high density housing when there is no recommendation for the high density piece of the plan.

We respectfully ask that you do not reward Vertex Consulting Services' questionable and unprofessional behavior, and listen to the community's well-documented desires for the area. Please vote no and deny the RM12 rezoning application at Monument Ridge East. Please help lead our county in a way that is beneficial to its current residents, many of whom have lived here their entire lives, and presents it in a good light to those coming to visit and who will see the north end as their first impression.

I understand the need for development, but proper development that fits the character of the surrounding area is what is appropriate for this area.

Warm regards,

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