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To: PCD Hearings
Subject: Monument Ridge East Hearing

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Members of the El Paso County Planning Board,

I am writing to formally express my opposition to the rezoning application for Monument Ridge East. Every member of the community that I have spoken to is deeply concerned about the impact that this will have on the Monument and North Woodmoor neighborhood areas, as indicated in the contentious community meeting hosted by the developer at The Barn several months ago.

The town of Monument previously rejected the developer's petition to annex into the town because the developer ignored the apprehension of the community and refused to make any changes that would help address any of the valid concerns. Additionally, Douglas County has formally opposed this rezoning as it will be in direct opposition to the hundreds of acres of open space that is immediately across the street from the proposed site.

We are not opposed to the development of this land - we understand that Colorado is continuing to grow and that development is needed. However, we are asking the El Paso Planning Board to continue to practice responsible development that is fitting with the area and balanced with the needs of the community. Before purchasing a home in this area, two years ago, we reviewed the zoning of what would become the Monument Ridge East area and we were prompted to purchase our home because the land was and currently remains zoned for 1 acre to 2 acre lots that are fitting with the houses in the surrounding area. Since the developer has come to Monument with their development plans and since the developer has refused to cooperate with the town, dozens of houses in the area have been listed for sale specifically in an attempt to get away from this area before the building of what many consider to be an inevitable high-density development. With the proximity of Douglas' county's open space in the north, the ranches due east near King's Ranch, and the large agricultural zoned plots in the west near Palmer Lake, this is a rural suburban area that is not fitting with the developer's high-density plan.

In the few years that we have lived in the Woodmoor/Monument area, we have seen significant growth within the town, including at the Jackson Creek area which has seen the development of several housing subdivisions as well as multiple high-density apartment buildings. These houses and apartments are still for sale or for rent, showcasing that the need for housing in this area is not at capacity or a critical need. Additionally, the increased density in our town, which only has one middle school and one small library is not keeping up with the growth of the area. The proposed area for rezoning is immediately east of Palmer Ridge High School, one of the two high schools in the area, which already sees significant

traffic during school hours and dangerous driving conditions in the winter due to the hazardous conditions of the Palmer Divide microclimate and the elevation of Monument Hill.

We urge the Board to hear the needs of the community and the voiced concerns of the immediate residents, the town of Monument, and Douglas County. We ask the Board to reject the developer's plan to rezone Monument Ridge East to high-density and to instead encourage development within the current zoning requirements which is ultimately more fitting to the area and more in-line with the community's wishes.

We appreciate your consideration.

Respectfully,

Michael Foy