

November 18, 2024

**PCDHearings@ElPasoCO.com**

El Paso County Planning Commission

I am writing to strongly oppose the current proposed development of Monument Ridge East. Development of the area is fine, but it should be less dense with more single-family homes on larger lots.

This area is also the gateway to El Paso County. Do we really want people to drive through the beautiful thousands of acres of open space in Douglas County to then hit County Line Road and see an immense and dense housing development right at the border? I don't believe this is the way we want to welcome people to El Paso County.

Douglas County planners have stated that they don't agree with the density of this area.



Department of Community Development

[www.douglas.co.us](http://www.douglas.co.us)

**Project Name:** Monument Ridge East, Rezoning (RM12)

**Project Number:** P245 / RE2024-031

**Date Received:** 03/25/2024

**Jurisdiction:** El Paso County

**Due Date:** 04/15/2024

**Addressing Comments:**

No Comments

**Engineering Comments:**

No Comments

**Planner Comments:**

As mentioned previously, Douglas County Planning has concerns with isolated urban-level multifamily development adjacent to rural and open space areas. The proposed zoning would allow approximately 500 multifamily dwellings in an area that is better suited to less intense development such as the proposed adjacent suburban residential zoning. While the narrative states the need for multifamily development in El Paso County, it does not discuss the appropriateness of this isolated location relative to services and facilities for the approximately 1,000 future residents. Such density is better suited to municipalities that provide public services and facilities within a reasonable distance.

As others have already asked, please take the following into consideration:

- Wildlife
- Water
- Infrastructure
- Traffic
- Weather patterns on the Palmer Divide
- Evacuation in case of a fire

Please don't allow this development to occur as it is currently proposed.

Thank you,

Nolene Metzger

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