

Miranda Benson

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**From:** Michael Schmidt <bull.f16@gmail.com>  
**Sent:** Thursday, November 21, 2024 10:29 AM  
**To:** PCD Hearings  
**Cc:** Becky Schmidt  
**Subject:** Monument Ridge East Rezoning and Preliminary Plan

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Good morning,

I am writing to voice my opposition to the proposed rezoning as well as the preliminary plan of the Monument Ridge East. These are items P246, P245, and SP241 on the 21 November Planning Commission meeting.

Unfortunately, while I was physically present for the meeting, I had to leave early for a medical appointment. Therefore, I'm writing to express what I would have said in person.

My opposition is based primarily on the fundamental change to the tenor, character, and natural beauty of the area. This is in direct conflict with the county master plan.

As I live very close to the proposed development, my daily life would be directly impacted both while traveling to/from my house, as well as the enjoyment of life at my house.

Having retired from 25 years in the Air Force, we chose to move to the Woodmoor community specifically due to its quiet, natural setting, protected from the noise, traffic, light pollution, and dispersal of wildlife associated with high density developments such as proposed today.

While I'm aware of, and support development of more housing in and around such a growing county, I believe there are far better locations that do not violate the intent of the county master plan, nor do they change the essential character of the surrounding areas.

This particular location is one of the last natural settings, which provide sanctuary for extensive wildlife, as well as a noise and light buffer against I-25. Additionally, the choke point of Monument Hill and County Line Road would not support the additional traffic, most specifically with the winter weather.

My wife, Rebecca, and I urge your disapproval of the above measures.

Thank you,  
Michael and Rebecca Schmidt