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Sent: Monday, November 11, 2024 12:07 PM
To: PCD Hearings
Subject: Monument Ridge East

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Good morning,

I am a resident of unincorporated El Paso County, directly adjacent to the proposed Monument Ridge East development. I will not be able to attend the county meeting on 11/21, but would like to dial in remotely if at all possible.

I would like to express my strong opposition to the rezoning application for Monument Ridge East. Both the Monument town council and Douglas County have officially opposed this rezoning application because it is not fitting with either Monument/Woodmoor or the hundreds of acres of green space that is directly adjacent in Douglas County.

The property is currently zoned for 0.5 - 1.0 acre lots, which we checked before purchasing our house which overlooks this area. A high density development neither fits with North Woodmoor, which is all minimum 0.5 acre lots, nor the surrounding area which is all open green space.

Additionally, the traffic impacts to this area would be disastrous on Monument Hill, especially during inclement weather. This area is well-traveled by families and students taking their kids to nearby Palmer Ridge High School, Lewis Palmer Elementary School, and Lewis Palmer Middle School (the latter of which is at near capacity and is the only middle school for all of the tri-lakes area).

The Tri-Lakes area is not set up for additional high density housing. El Paso County shows that there are numerous areas already zoned for high density housing, and that existing high density buildings are half empty. Not only is the Monument Ridge East proposal not fitting with Monument's master plan, but a rezoning would be against El Paso County's directive to rezone when there are already undeveloped areas zoned for the specific purpose.

Please listen to the residents of this area and deny the rezoning application for Monument Ridge East. Please allow Monument and unincorporated El Paso county to maintain the beauty of its current planning, and respect the voice of the residents in this immediate area.

Respectfully,

-Grace Foy