

Kelly Hills

From: Matthew Fitzsimmons
Sent: Thursday, September 1, 2022 1:53 PM
To: 'Scheri N'
Subject: P2214: North EPC apartment development s

Scheri,

Thank you for your letter.

I will include this letter in with the other stakeholders' letters for this project. All of the letters will be included with the staff report for this application.

Best, Matthew



Matthew Fitzsimmons
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<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Friday, 8:00 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Scheri N <scheri.nagaraj@gmail.com>
Sent: Friday, August 26, 2022 10:15 AM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: North EPC apartment development s

Good morning,

I'm writing this email because our neighborhoods are concerned about the potential rezoning of commercial lands to residential attached at the location west of Palmer Ridge High School and south of county line road both sides of i25.

First, Monument needs the commercial space to bring in businesses and drive the economy. If all commercial land is changed to accommodate apartments, we have no chance of bringing in those businesses.

I am hearing the water districts saying we have plenty of water, but what is being ignored is the fact that many homeowners who are on wells are having issues with their water supply. Our water districts are digging deeper wells, but homeowners shouldn't have to bare the burden of district's higher water demand by forfeiting their water supply. That applies greatly to the ranchers that are disappearing in Northern EPC.

Are the traffic studies considering all times and conditions? Morning and afternoon to evening traffic around Palmer Ridge is already heavy with long lines of cars trying to exit/enter 105 and County Line. And we appreciate all the great work that has been completed on the county line I25 exit, but the surrounding roads are not equipped to handle large amounts of traffic. Will monument hill road and county line road be widened to allow for the increase in traffic and will stop signs be added to accommodate the side traffic?

I'm not against growth. I'm not against people moving to northern EPC, but I do expect there to be thoughtful decisions about rezoning requests. The infrastructure cannot support a blanket approval for all development demands.

Thank you for your time and consideration .

Scheri Nagaraj
719-278-3823