

Date: 20Jan2021

From: Michael Parks  
4490 Red Forest Rd.  
Monument, CO 80132

To: Planning & Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Regarding: Red Rock Ranch Opposition to Rezoning

As a 20+ year resident of Red Rock Ranch, I am writing to object to JZ's Land Development application to rezone two parcels (33 acres & 29 acres) adjacent to Highway 105 /Red Rocks Ranch Road.

The Developer's proposal to rezone from 5 acres to half acre lots, RR5 down to RR.05 and combine the two parcels so setbacks wouldn't be required, would create a high-density development on ½ acre lots and 5 homes on 2.5 acre lots.

Some of my issues are:

- Zoning is not compatible with the surrounding area (proposed half-acre lots incompatible with existing 1 to 5 acre lots).
  - We love our community, and this proposal will deeply change it for the worse.
- We have 3 children in district 38 schools.
  - The schools are at capacity, making for a high teach student ratio. Adding students decreases the quality of our and all other students
  - increase demand on fire/police. Just a few years ago the community approved a bond issue to help offset the lack of fire/police services. This will only aggravate the shortfall
- Traffic issues on Highway 105 will worsen, such as:
  - increasing volume added to semi-trucks and Denver commuters avoiding 1-25 gap, narrow shoulders/right-of-way and installed utilities, hilltop intersection RRR Road/105.
- Increased traffic and congestion will be adversely affected especially at the turn to Red Rocks Ranch Road.
- Dangerous 45-degree entry point for the subdivision onto Red Rock Ranch Road
- We lose natural prairieland, which is happening at a rapid pace in our community
- This proposal would damage or even destroy the wetlands and streambed in the Monument Creek system
- Additional water demand on an aquifer that is not keeping up with demand. Recently we have gone with reduced or without water.