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Sent: Tuesday, April 20, 2021 4:51 PM

To: PLNWEB <PLNWEB@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; John Green <JohnGreen@elpasoco.com>

Subject: JZ's Land Development LLC Request for Rezoning

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Dear Mr. Dossey, Ms. Ruiz and Mr. Green:

I am concerned about the request for rezoning by JZ's Land Development LLC (owner: Jim Stiltner), an Olive Real Estate, agent Ingrid Richter, to rezone 20 acres of land from RR5 (five acres) to RR.5 (half acre).

I am opposed to this rezoning mostly because 5 acre parcels are much more in keeping with the surrounding area, including Red Rock Ranch, than 1/2 acre parcels. I would be much more comfortable with 2 1/2 acre parcels and would perhaps even be content with 1 acre parcels.

Half acre parcels do not conform to the El Paso County Master Plan Policy 6.1.3. which states that new developments must be compatible with previously developed areas in terms of like density. This rezoning is not compatible with these previously developed areas. The developer justified the rezoning based on the adjacent 34-acre parcel that is zoned RR.5 (half acre). But that rezoning was a county-wide arbitrary decision. In their promotional meeting the developer and agents excluded properties to the north and west. Zoning to the west of the property is RR5 (five acre) and to the north is RA (residential agriculture). Red Rock Ranch density is at least one acre per lot. Currently there are no subdivisions in rural areas of the county that are developed on less than 1 acre lots.

I also feel that this designation does not meet the traffic and safety standards of Land Development Code 3. The variances requested by the developer: a road entrance too close to the highway and a "driveway" that exits the RRR Drive too close to Sierra Vista are not a good idea in terms of health and safety. Making Rockbrook Road a paved entrance point and the end of El Rancho Way an entrance for several homes presents additional traffic concerns. The developer acknowledged these but did not provide any solutions. They stated those problems already existed but I believe they will be exacerbated by this development.

Policy 6.1.8 encourages incorporating buffers or transitions between areas of varying use or density. There is not an increase of lot sizes to buffer lots to the west and north. Additionally, building homes this close to HWY 105 precludes maintaining a buffer zone when/if an expansion of 105 occurs to accommodate turning lanes at a later date.

I have personally had difficulty getting out of Red Rock Ranch to Highway 105 via Red Rock Ranch Drive on many occasions, especially during times of high traffic volume or when there are problems on the adjacent Highway I-25. These problems will only get worse if more homes are built directly adjacent to this intersection.

I also do not believe that the developer's meeting to put forward his plan to Red Rock Ranch residents was very helpful with regard to mitigating our concerns. I, along with many other residents, did not attend this meeting since the developer required personal information that I was reluctant to provide for such a meeting.

Please consider these concerns, already expressed by me and other residents of Red Rock Ranch, and deny this request.

Thank you.

Skip Koebbeman
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