

Subject: Red Rock Acres (Corner of Co Hwy 105 and Red Rock Dr.) 1/31/21

Dear Mr. Green

Ms. Ruiz

Mr. Stan VanderWerf,

We are writing to oppose the rezoning of the 62 acres parcel of land from RR5 to RR0.5. This section of Co Hwy 105 is currently sparsely populated adjacent to the highway. RR5 is the appropriate density. There is no section of Co Hwy 105 that is not in an incorporated city limit that has a density anywhere close to RR0.5 from the Douglas county line to Co Hwy 85 to the east.

This is not merely a overpopulation issue (which it most certainly is) but a safety issue. Co Hwy 105 is a 2 lane with no shoulder between Palmer Lake and Monument. There is a wider pavement section only at Red Rock Dr. but it is not marked as a turn lane. There have been multiple accidents in this area and the frequency is increasing. The proposed development plan has 7 lots abutting to Co Hwy 105 and 5 lots abutting to Red Rock Dr. These lots should be left as green space or they are bound to see some damage due to accidents.

The residents of this general area selected to live here to have consistent zoning policy in this area of Palmer Lake and Unincorporated El Paso County. There are a multitude of other issues with the proposed development plan including adequate water supply, county law enforcement and environmental issues but the safety of residents should be of significant concern. At the proposed density there would be quite a few school aged children. These existing roads and the proposed roads will be very difficult for school buses. They will also be difficult to navigate for firetrucks.

The traffic on Co Hwy 105 is radically higher than it has ever been. This is partially due to the Gap Project, however the increasing population in the area has led to a much higher traffic volume which will still occur once the Gap is completed. The roadway is currently inadequate for the current amount of traffic let alone when 35 new lot owners are added to the mix at the two current intersections.

Please support the current residents of this beautiful area by disapproving the proposed rezoning request.

Respectfully,

Diane and Michael Gaines