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Planning and Community Development Department
2880 International Circle, STE 110
Colorado Springs, CO 80910

22 Jan 2021

Subj: OPPOSITION TO JZ's LAND DEVELOPMENT PROPOSAL/APPLICATION FOR REZONING

Dear Mr. Green,

We write this letter in strong opposition to JZ's Land Development proposal for rezoning two land parcels (@ HWY 105 and Red Rock Ranch DR) from 5 acre to ½ acre lots. We have recently retired from the U.S. Navy after serving more than 25 years. Our family decided to finally establish roots and build a home in the Monument/Palmer Lake area, specifically Red Rock Ranch Reserve. Our decision was based on the natural beauty of the area, low density of homes, and traffic safety for our four children as they become new drivers. All of these attributes would be decimated by this rezoning proposal resulting in an increase of housing density of 10-fold.

This proposal would create a housing development not consistent with the other surrounding developments negatively impacting the natural beauty, the environment and creating an extremely dangerous traffic situation on HWY 105. As well as, reduced property values for the existing Red Rock Ranch, Red Rock Reserve and Forest View Acres neighborhoods.

We understand there is a demand for low income housing development in northern El Paso County. However, this need is currently being more than adequately fulfilled in Monument along old Denver HWY and east of I-25 between HWY 105 and Baptist RD where the high-density neighborhoods are common and the schools, infrastructure and roads are built to accommodate this density safely.

A prime example of parcel rezoning destroying an existing neighborhood is the rezoning of the Walden Preserve area (East of HWY 83 between HWY 105 and Hodgins RD). Rezoning from 5 and 2.5 acre lots to 1 acre lots was approved causing a devastating impact on the natural beauty, wetlands, density, traffic safety, and water demands for the area.

We strongly urge you to vote against JZ's Land Development proposal for rezoning.



Dr. Timothy W. Halenkamp
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