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Sent: Monday, April 19, 2021 12:07 PM

To: PLNWEB <PLNWEB@elpasoco.com>

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

Subject: Red Rock Acres Development Plan submitted by JZ's Land Development LLC

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To: Mr Craig Dossey, Executive Director
El Paso County Land Development

CC: Nina Ruiz and John Green, El Paso County Planning

Dear Mr. Dossey:

My thoughts about the revised Red Rock Ranch Acres redevelopment plan, submitted by JZ's Land Development LLC (owner: Jim Stiltner), Olive Real Estate, agent Ingrid Richter, to rezone 20 acres of land from RR5 (five acres) to RR.5 (half acre) are as follows:

As a longtime resident of Red Rock Ranch, I am opposed to this rezoning for several reasons, the most important of which is that 5 acre parcels are much more in keeping with the surrounding area, including Red Rock Ranch, than 1/2 acre parcels. The maximum size I would be comfortable with is 2 1/2 acre parcels.

I have many reasons for this, including that 1/2 acre parcels do not conform to the Master Plan, outlined in Policy 6.1.3. This policy 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). That rezoning was a county-wide arbitrary decision. In their promotional meeting they 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 standards of Land Development Code 3 in regard to traffic and safety. 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 they will be exacerbated by this development.

With regard to compliance with existing statutes: 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.

Susan Permut
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