

Planning & Community Development Department
Board of County Commissioners
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Jeff and Allison Cundith
18180 Sunburst Drive
Monument, CO 80132

Re: Red Rock Acres Re Zone
File number P2010

Dear Mr. John Green, Mr. Craig Dossey, and Ms. Nina Ruiz:

This letter is in reference to the Red Rocks Acres Rezoning petition. We are strongly opposed to adding such high-density housing to this area. The town of Monument is already adding many new acres of high-density housing and such a project is neither warranted nor wanted in this area. The roads are designed for rural development and thus there are no sidewalks nor bike lanes. Changing the zoning and adding such a significant number of homes will not allow for pedestrians or bikers on the streets. Even if the applicant pays for new roads in the development, it will significantly negatively impact the existing homes and environment. There is no need for this type of housing here when it is readily available just a few miles away.

As the El Paso County Environmental Division review indicates, this area contains wetlands and habitat for wildlife and migratory birds. Monument Creek is adjacent to the property and would also be negatively affected by the rezoning. This area is designated as rural for a reason; it is rural and should remain as such.

The El Paso County Commissioners can reasonably anticipate the increased traffic will lead to accidents and it is a known liability to avoid. Furthermore, should there be an emergency and need to evacuate, which is not unforeseeable in light of recent fires, the increased traffic could cause serious harm.

As leaders you have the ability to prevent future harm caused by irresponsible expansion of this area. Your direction, foresight, and acumen in guiding the District will be well regarded when you deny the petition to rezone.

Sincerely,

Allison Cundith

Allison Cundith
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