

To: El Paso County Planning and Community Development Department; El Paso County Commissioners

From: Residents of Rockbrook Rd, Palmer Lake, CO

Re: Red Rock Acres Development Plans

Date: January 18, 2021

To Whom it may Concern:

JZ's Land Development applied to rezone two parcels (33 acres & 29 acres) adjacent to Highway 105 /Red Rocks Ranch Road. Developer's proposal is to rezone from 5 acres to half acre lots, RR5 down to RR.05 (see map) and combine the two parcels so setbacks would not be required. Proposed rezoning would create a high-density development on ½ acre lots and 5 homes on 2.5 acre lots.

As residents adjacent to the proposed development, we have a number of concerns that we would appreciate if you would consider in evaluating the proposed development.

1. Traffic concerns, both internal to the development and external concerning Highway 105
  - a. Internal - Residents of rockbrook road currently reside on a dead-end dirt road. We enjoy the privacy, lack of traffic, and relative safety for our children to play that our road provides to us. The proposed development would connect Rockbrook Road to the proposed development, creating a loop that would come out to Red Rocks Ranch Road. This will be a significant and frankly unwelcome change to our community, and we are opposed to this feature.
  - b. External. The proposed plan would provide access to the development from 105 at Red Rocks Ranch Road and Rockbrook Road. For reference when plans for the nearby Pioneer Preserve development were considered, it was determined that a deceleration/turning land was not possible due to space considerations. It is our understanding that this factored largely into the larger lot size of the Pioneer Preserve development. It is our current understanding that deceleration/turning lanes are not possible at Rockbrook Road and Red Rocks Ranch Road for the same reasons. Adding nearly 40 residences to this space without major traffic upgrades will pose a serious safety concern. As our economy opens back up post-COVID, increased overflow traffic from 25 will once again impact our region, a consideration that may have been missed in recent traffic studies.

2. The RR0.5 zoning is not compatible with the surrounding areas. Nearly all of the residents of Rockbrook Road purchased their property when the zoning for the lot proposed for development was RR1. While we understand that in 2018 an effort to simplify and standardize zoning throughout the county was undertaken, and the current RR0.5 for one lot was changed at that time, it is not consistent with the region we chose to make a home and raise our families. Such dense housing does not currently exist in our region, and would be a break from the rest of the area.
3. While we understand that District 38 has provided a response to the proposed plan, additional conversations with the Principal of the nearest Elementary school suggests that the school was not involved in the conversation, and is not in favor of adding such a high number of residences that the school would need to service. could need to be made to bring this building up to code if an addition was planned.
4. Conversations with Forest View Acres Water District suggest that the board is in favor of the development. However, recent water outages in the area and no plans for increased surface storage for use in fighting fires suggest that the addition of 38 residences to the area is not sustainable at this time.

We understand that the landowner/developer purchased this land with the intent to develop it. The growth we have seen in the region is evidence enough that it would be unreasonable to expect that this land not be developed, and for many reasons we are generally in favor of the development of this land.

However, the proposed plans are so far away from the development of the surrounding area that it will dramatically, and we propose negatively, change the area. A plan to develop the area with larger lots, and less density, is more compatible with the development that has taken place in the region, and is more compatible with the development that JZ's Land Development created just east of this proposed development. We are willing to work with the developer to identify a plan that is agreeable to all sides.

Thank you for your consideration in this matter, and please contact us with any questions.

Respectfully,

Name: Loa Kay Welles

Signature: Loa Kay Welles

Date: January 18, 2021 Phone: 316-208-6406

Address: 18885 Rockbrook Road  
Palmer Lake, CO 80133

Name: Rob and Gloria Pennison

Signature: Gil Penn

Date: 1/18/21 Phone: 719-313-2713 or 719-391-7000

Address: 18890 Rockbrook Rd.  
Palmer Lake, CO 80133

Name: ~~Jack Tatum~~

Signature: ~~Jack Tatum~~

Date: 1/18/20 Phone: 719-632-0625

Address: 18905 Rockbrook Rd Palmer Lake, CO 80133

Name: S Erin Tatum

Signature: S. Erin Tatum

Date: 1/18/20 Phone: 719-632-0625

Address: 18905 Rockbrook Rd  
Palmer Lake CO 80133

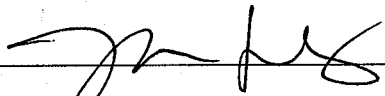
Name: Beth Sauley

Signature: Beth Sauley

Date: 1/18/20 Phone: 985-237-4831

Address: 18704 Rockbrook Rd  
Palmer Lake, CO 80133

Name: MARCUS SAULEY

Signature: 

Date: 1-18-21 Phone: 985 237 4657

Address: 18704 ROCKBROOK RD

PALMER LAKE, CO 80133


Name: Jennifer Gardner

Signature: 

Date: 1-18-21 Phone: 443-864-3311

Address: 18886 ROCKBROOK RD.

Palmer Lake, CO 80133

Name: 

Signature: David Gardner

Date: 1/18/21 Phone: 443-864-3716

Address: 18886 Rockbrook Rd

Palmer Lake, CO 80133

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_