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Dear Planning Commission and Board of County Commissioners,

We are Ed and Sandy Regan. We live on Forest View Court in Palmer Lake. This letter is to restate our concerns regarding the proposed rezoning to develop the corner of Red Rock Ranch Road and Highway 105 to be known as "Red Rock Acres." We believe JZ's Land Development LLC's request to rezone does not meet the criteria needed for such action.

The Master Plan prescribes that new developments must be compatible with previously developed areas. The surrounding areas to "Red Rock Acres" are rural properties of 2.5 acres and greater. We live across Red Rock Ranch Road from the proposed site, and each property in our neighborhood is a minimum of 2.5 acres. To the west of the site is 5-acre lots, and to the north it is zoned Residential Agriculture. Parcels of land that are of .5-acre density would not be compatible to surrounding and previously developed areas. (Criteria: Conformance to Master Plan and Compatibility with Surrounding Developments)

The proposed rezoning to half-acre lots will create unsafe traffic conditions for residents. Traffic Safety Compliance is critical as Highway 105 can not support the change from a rural to an urban designation. Traffic onto and off of Highway 105 will become hazardous with the increased amount of vehicles, congestion, and dangerous in/egresses currently planned too close to the highway. We can not afford to sacrifice safety for variances needed for a dense, urban-type development. (Criteria: Traffic and Safety)

Protecting the unique environmental character of Monument Creek and the area is vital. We are concerned Monument Creek's water quality will be compromised and polluted by lawn care, fertilizer, and home maintenance. A high-density development will have a negative impact on animal migration and habitat, cutting off access to the creek and pond. The development has plans to go right up against Monument Creek. We need to protect this unique environmental resource by giving it the space it needs and prevent human encroachment so close upon it. (Criteria: Compliance with Statute Policy 6.1.14 Unique Environmental Conditions)

Please consider protecting the resources, wildlife, aesthetic, and openness of Red Rock Ranch by zoning to no fewer than 2.5 acres per parcel throughout "Red Rock Acres."

Sincerely,  
Mr. and Mrs. Edward Regan