

April 27, 2021

Ms. Nina Ruiz

Manager, El Paso County Planning and Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

RE: JZ 's Land Development LLC Re-Zoning Request

Dear Ms. Ruiz,

Following on from our letter of January 22, 2021 regarding our concern about the proposed development and change of zoning for Red Rock Acres request by JZ's Land Development LLC., we are writing again to reiterate our concern about the proposed development and its impact on the neighborhood and surrounding areas. We have lived on Sierra Vista Rd in the Cloven Hoof Estates subdivision of Red Rocks Ranch since 1994.

We are aware that JZ's has submitted a changed letter of intent following a public meeting in late March with invitation-only community members suggesting that all questions relative to the concerns about density, traffic, neighboring development plans and conformance with the county's master plan had been asked and answered. Indeed, the developer and his agent offered a hosted Zoom meeting that was informative, well-presented and provided an opportunity for the attendees to learn more about the proposed development.

In spite of the meeting, however, our concerns remain the same in terms of the anticipated impact on the immediate neighborhood and the surrounding areas around Hwy 105 and Red Rock Ranch Drive. With specific reference to existing zoning in the adjacent Cloven Hoof Estates, although the land is zoned RR-0.5 nearly all of the existing homes were built on one acre or larger thus this neighborhood is effectively viewed and treated as 1.0+ acre lots. The Red Rock Acres proposed plan indicates that thirty-one dwellings will be built on lots less or much less than 1.0 acres, thus making this development incompatible with the surrounding area. JZ's suggestion that the lower-density area of their plan (comprised of five lots on proposed RR-2.5 acres) creates a transition buffer to the existing Cloven Hoof Estates neighborhood lacks credibility given that nearly 84% of the proposed development will be on lots all less than the neighboring 1.0+ acre lots.

In addition, there are proposed changes to the regrading of the eastern portion Sierra Vista Road in the immediate area behind several existing home sites to accommodate a new "private access" driveway for several of the newly proposed home sites. To achieve this, the developer is seeking an access deviation request, which indicates that the proposal is not in compliance with existing development policies. It is our understanding that current statues strive to reasonably protect residential properties from adverse impacts of major roadways. Proposing to add a private access roadway at the exact location of a sharp corner, known by all residents and visitors to be a very dangerous corner in adverse weather conditions, is not reasonable and is likely to contribute negatively to safe traffic in all directions.

In terms of the overall impact to traffic and travel into and out of Red Rocks Ranch, there are serious concerns about the immediate and long-term impact on Hwy 105 and the effect of the proposed density and any future growth and expansion planned for Hwy 105, Red Rock Rand Drive and Rockbrook Drive. Building thirty-some new residential properties onto a major thoroughfare that is already suffering from congestion and lack of turn lanes, is effectively putting considerably more traffic into an already congested roadway. We are aware of the Traffic Study that was conducted and the recommendations associated with adding deceleration lanes, etc. and can only assume that all technical matters associated with this study are being incorporated into the re-zoning review.

Our primary concern about this re-zoning request is that it seeks to reduce the lot size such that the developer can build more homes into an already dense development plan and that it seeks to establish new roadways and entangle established roadways that will surely impact already existing home sites and lots located immediately east, north and south of the proposed development.

We appreciate the opportunity to share our concerns with you and ask that you deny JZ's request to re-zone the 20.88-acre tract of land. We ask that the re-zoning request be denied as the proposed development is not in compliance with the surrounding area and is expected to negatively impact safety and traffic in the surrounding area.

Thank you for your prompt attention to this matter.

Sincerely,

Sally O'Brien

Janet M. Giese