

Peter & Ute Hill
18620 Pike View Way
Monument, CO. 80132
Ph: (719) 651-6817
E-mail: pete.utehill@gmail.com

Planning & Community Development Department
2880 International Circle, suite 110
Colorado Springs, CO. 80910

22 January 2021

Subject: Opposition to the rezoning of the proposed Red Rock Acres development

TO: Ms. Nina Ruiz and Mr. John Green:

The reason we are contacting you is in regard to the Red Rock Acres, a proposed development that is in the near vicinity of our neighborhood. My wife and I learned of this new development in our local newspaper and word of mouth from our neighbors. Furthermore, we were informed of the proposed rezoning of this development which as we understand it is comprised of 33- and 29- acre parcels respectively which will be rezoned from 5 acre to ½ acre lots.

We are concerned about this proposed development and are in opposition to the rezoning of the lots for multiple reasons, of which I detail below:

1. In the last couple of years, we have noticed a marked increase in the volume of traffic on Highway 105 as motorists are trying to avoid the I-25 Gap project. Highway 105 was not designed to accommodate the volume and size of the vehicles that are using this road. With the number of proposed rezoned lots, this will create additional congestion and we believe will significantly increase safety risks to all motorists.
2. The proposed rezoning from 5 to ½ acre lots is not compatible with our surrounding 1 to 5 acre lots.
3. With the increase in resident density, this will increase the demand on our local resources such as Fire, Police and medical.
4. The local environment will also suffer due to the destruction of wetlands and streambeds in the Monument Creek system and the loss of natural prairieland.
5. This development will also create an additional demand on valuable water resources such as our aquifer and natural snow melt that is just keeping up with current water demand.
6. And last but not least in the event of an emergency be it natural or manmade, would cause additional traffic congestion with the number of new residents' and the additional entry and exit points that are associated with this proposed development.

Thank you for your time and consideration of our concerns as stated above.

Sincerely, Peter and Ute Hill

