

## Red Rock Ranch Opposition to Rezoning

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 wouldn't be required. Proposed rezoning would create a high-density development on ½ acre lots and 5 homes on 2.5 acre lots.

As community residents, we have the opportunity to object to the rezoning. The El Paso County Planning and Community Department and El Paso County Board of Commissioners have not made their decisions. Concerned residents are asked to write individual letters opposing this rezoning (see addresses below). Important reminders: letters become part of the public record. Respectful, well-considered letters will make a big difference. Together we can have an impact on the decision process. There are multiple upcoming meetings; however, if you can get a letter in by Friday, January 22<sup>nd</sup>, it will be ready for the first deadline. If not, send as soon as you can for the next deadline. Send letters to John Green and Nina Ruiz, with copies to the individual Commissioners.

### Here are a few points you might consider for your letters:

- Traffic issues on Highway 105. (increasing volume, semi-trucks and Denver commuters avoiding 1-25 gap, narrow shoulders/right-of-way and installed utilities, hilltop intersection RRR Road/105) There are no plans to accommodate increased traffic and congestion at the turn to Red Rocks Ranch Road.
- Zoning that is not compatible with the surrounding area (proposed half acre lots incompatible with existing 1 to 5 acre lots).
- Density issues, i.e. district 38 schools are at capacity, increase demand on resources such as fire/police
- Environmental issues as we lose natural prairieland
- Destruction of wetlands and streambed in the Monument Creek system
- Additional water demand on an aquifer that is not keeping up with demand
- Dangerous 45-degree entry point for the subdivision onto Red Rock Ranch Road
- Evacuation in event of an emergency, traffic congestion issues with additional entry point at new development

### Here's the contact information of persons to write to:

#### Planning & Community Development Department

2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Executive Director: Craig Dossey 719-520-6300 [plnweb@elpasoco.com](mailto:plnweb@elpasoco.com)

Project Manager, John Green, 719/520-6442, [JohnGreen@ElPasoCo.com](mailto:JohnGreen@ElPasoCo.com) Send Letters to this address

Supervisor, Nina Ruiz, 719/520-6313, [NinaRuiz@ElPasoCo.com](mailto:NinaRuiz@ElPasoCo.com)

#### El Paso County Commissioners

Centennial Hall

200 South Cascade Avenue, Suite 100

Colorado Springs, CO 80903

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|---|-----------------------------------|
| 1. Holly Williams, <a href="mailto:HollyWilliams@elpasoco.com">HollyWilliams@elpasoco.com</a>                   | (719) 520-6411                    |
| 2. Carrie Geitner, <a href="mailto:CarrieGeitner@elpasoco.com">CarrieGeitner@elpasoco.com</a>                   | (719) 520-6412                    |
| 3. Stan VanderWerf, <a href="mailto:stanvanderwerf@elpasoco.com">stanvanderwerf@elpasoco.com</a>                | (719) 520-6413 Our Representative |
| 4. Longinos Gonzales, Jr., <a href="mailto:LonginosGonzalezJr@elpasoco.com">LonginosGonzalezJr@elpasoco.com</a> | (719) 520-6414                    |
| 5. Cami Bremer, <a href="mailto:CamiBremer@elpasoco.com">CamiBremer@elpasoco.com</a>                            | (719) 520-6415                    |

If you can help or need additional information, please write to [RedRockRanchUnited@gmail.com](mailto:RedRockRanchUnited@gmail.com)

Watch for the petition to come around the neighborhood late January. Volunteers will be needed to cover all the streets in the area.