

From: John Green
Sent: Monday, February 8, 2021 10:51 AM
To: Elena Krebs
Subject: FW: RRR Opposition to Rezoning

Elena,

Please add the comments below to EDARP for File# P-20-010, the Red Rock Acres rezone. Thanks!

John Green

Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
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To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

From: designsoak@aol.com <designsoak@aol.com>

Sent: Tuesday, January 26, 2021 4:09 PM

To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>

Cc: Stan VanderWerf <StanVanderWerf@elpasoco.com>

Subject: RRR Opposition to Rezoning

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To Whom It May Concern,

I am writing to share that I am in opposition to the new housing development being considered at the corner of Hwy 105 and Red Rocks Ranch Rd. We moved to Monument to get away from the feel of "city" life. We were lucky to find this amazing neighborhood and our "forever" home in Red Rocks Ranch Reserve. We love that after working all day and driving home we could turn into our beautiful, open

neighborhood and see the deer, the geese, ducks in the pond and foxes running around in the open fields and wooded areas. We love the large lot sizes because we feel like we are a part of nature here. Cramming approximately 40 homes into a small section ruins what we all escaped to this wonderful neighborhood for...OPEN AREAS, NATURE, and COLORADO MOUNTAIN LIVING! By allowing these parcels of land to be divided into ½ acre lots you detract from the beauty of our neighborhood. You take away the land that has an abundant amount of wildlife, you cause issues to the natural creek bed, you congest an already narrow neighborhood entrance and you allow for the city mentality of stuffing too many houses in small spaces to creep into the small town life we cherish in Monument/Palmer Lake!

The homes backed up to Hwy 105 will literally not have backyards because at some point 105 will have to expand and add more lanes. Will there be a berm or high fences? That does not seem safe or attractive to home buyers!

Wouldn't it be nice to instead consider a nature preserve with walking trails, a "real" park with soccer fields & play areas for kids or even a dog park??

I understand folks wanting to make money and land development is booming, however, there is something to be said for understanding that some folks want to live in a small town, some folks want to escape life on top of neighbors and love the idea of owning some of your own land! Red Rocks Ranch provides that way of life for so many families, please don't allow our small piece of the world to be sectioned off to cram too many homes into a small section of land! Please don't take away land that wildlife thrive on and create issues where there currently are none!

I appreciate your consideration and hope that it is not too late to stop this new zoning. Surely, as a community we can protect our small town and not congest it with high density housing! Let's keep Monument, Tri Lakes and Palmer Lake a place where we can support local, know our neighbors and appreciate nature and open spaces!

Sincerely,
Ami and Kel Robinson
4560 Redstone Ridge Road
540-454-8959