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RE: Opposition to Rezoning of two parcels adjacent to Highway 105 and Red Rocks Ranch Road.

I am writing you, as a resident of Red Rock Ranch, to express my **ardent opposition** to the request made by JZ's Land Development for rezoning of two parcels adjacent to Highway 105 and Red Rocks Ranch Road.

Our community is bounded on two sides by Pike National forest. It is characterized by large lot sizes in the range of 1 to 5 acres, with open sight lines, and minimal, largely native, landscaping. The two parcels in question flank the main entrance to the community and are situated, by virtue of their placement and the natural elevations of the site, in such a way that they would redefine the community.

Rezoning the parcels in question would create an abrupt break in the continuity of the area stripping it of its special nature. I would urge you to visit the site, in-person, to literally see the "lay of the land". I cannot think of any other way to adequately convey my primary concern.

There are many valid reasons to oppose this rezoning: Negative effects on traffic, schools, the environment, wetlands and safety, but to my mind this particular request cuts to the heart of why we, as citizens, submit ourselves to the restrictions of zoning. To direct development in a way that creates a cohesive, well functioning environment that serves the interests of us all.

High density housing in this location would create an awkward break in the community. Surely there is no shortage of sites that are appropriate for higher density housing, we see them springing up all around us in the Monument area.

I would further beg you, to dismiss any argument that says that "if you average out the total number of houses over the entire parcel size, including the existing stream and wetlands, that's nearly 5 acres per house." This argument would not be valid because the net result would still create the same, high-density, out-of-place gateway to our community.

I am certainly **not against** development of private property. And, I am **not against** development of the property in question. I am **strongly against** any development that does not conform to the existing 5 acre restrictions and adequately addresses all of the other concerns mentioned above.

Sincerely,

Lori McBride