

February 15, 2021

John Green,  
Nina Ruiz  
Planning & Community Development Department  
El Paso County Colorado  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Mr. Green and Ms. Ruiz,

We have just become aware of a rezoning proposal by JZ's Land Development of two parcels adjacent to Highway 105 and Red Rock Ranch Drive in northern El Paso County. This letter is to record our opposition to any consideration of such rezoning for the following reasons:

Regional incompatibility:

- The proposed rezoning to allow 0.5 acre lots is not consistent with adjacent properties under existing zoning. The existing zoning accommodates 1 to 5 acres parcels.

Regional Infrastructure:

- This area of El Paso County was developed under the existing zoning plans. As such, the roadways and water systems are not designed to accommodate such increased population densities as the proposed rezoning would allow.
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Safety:

- The proposed entrance to the new development is at a dangerous angle to Red Rocks Ranch Drive, increased traffic at the intersection of Highway 105 and Red Rocks Ranch Drive, which serves as a primary entrance to the overall Red Rocks Ranch community.
- This Red Rocks Ranch Drive – Highway 105 intersection is at a hilltop with decreased visibility. Neither roadway appears engineered to accommodate increased traffic from that which is already present. Traffic has already increased significantly in the last several years, creating a dangerous environment. The rezoning proposal does not address any improvements to the intersection allowing for safe traffic flows.
- In the event of a natural disaster, evacuation routes will see further congestion, decreasing public safety.
- Public safety resources such as fire and police are not staffed to accommodate the proposed rezoning density.
- Monument Creek and its watershed is an important resource for the area's

water quality. The area of proposed rezoning is adjacent to Monument Creek and further development is likely to degrade the safety and qualities of the water in this valuable water system resource.

We urge you to not allow this rezoning to proceed, which would result in degrading the character of the neighborhood, degrading the neighborhood safety via increased traffic flows on unimproved roadways, impacting public safety by clogging evacuation routes, and the likely degradation of our local waterways and systems.

Thank you for your consideration in denying the proposed rezoning request.

Kevin and Lynn Schutz  
(3525 El Rancho Way)  
PO Box 1764  
Monument, CO 80132

Cc: Executive Director Craig Dossey  
County Commissioner Holly Williams  
County Commissioner Carrie Geitner  
County Commissioner Stan VanderWerf  
County Commissioner Longinos Gonzalez, Jr.  
County Commissioner Cami Bremer