

From: Holly Williams
Sent: Wednesday, May 1, 2024 1:23 PM
To: Kylie Bagley
Subject: FW: P245 Monument Ridge East, RM12

Commissioner Holly Williams

El Paso County Colorado
200 South Cascade, Suite 100
Colorado Springs, CO 80903-2202
(719) 374-0856 (mobile)
(719) 520-6411 (office)

From: Aaron Kellar <aarondkellar@gmail.com>
Sent: Wednesday, May 1, 2024 12:49 PM
Subject: P245 Monument Ridge East, RM12

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

To the El Paso County Planning and Community Development Board,

My name is Aaron Kellar. I have lived in North Woodmoor for the past 18 years. I also own rental properties in other parts of El Paso County. I received notice regarding the application for rezoning by the P245 Monument Ridge East LLC owners. I would like to strongly oppose this rezoning application and would like to urge El Paso County to consider the following as reasons for the opposition:

- The Monument Town Council already declined Monument Ridge East LLC's annexation and overall rezoning project. During statements, the developer refused to negotiate with the town council to reduce the high density or to consider water limitations.
- The high density rezoning does not match Northern El Paso County, especially in the area proposed by Monument Ridge East LLC. The high density rezoning also does not match Rural Southern Douglas County.
- The area proposed by Monument Ridge East LLC is currently zoned for 1 to 2 acre lots which is fitting with the immediate area of Woodmoor that has minimum 0.5 acre lots.

Additionally, the land immediately north of this area is all undeveloped, further contrasting high density housing.

- High density housing has been exponentially increasing in Monument, especially among the Jackson Creek area, however there has not been an update to the infrastructure or community needs (rec centers, pools, roads, libraries, schools).
- The area proposed by Monument Ridge East LLC has protected wetlands that is home to wildlife that would be displaced by high density housing
- Traffic along Misty Acres Rd and by Palmer Ridge High School is already congested and would be greatly impacted by additional high density housing.
- Monument has one middle school and one small library, both of which are already overcrowded and cannot handle the exponential growth proposed by the developer.

Please consider the negative impact RM-12 rezoning would have on Northern El Paso County, as well as rural Southern Douglas County, who has been very sage in protecting open space. I own other properties in Jackson Creek, and I feel this is the proper area for a development such as RM-12.

Thank you,

Aaron Kellar
20350 True Vista Circle