

Kylie Bagley

From: Meggan Herington
Sent: Thursday, June 6, 2024 9:23 AM
To: Grace Foy
Cc: Kylie Bagley
Subject: RE: Monument Ridge East

Thank you for the comments, Grace. We will include these in the record to the decision makers. Meggan

Meggan Herington, AICP
Executive Director
El Paso County Planning and Community Development
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-----Original Message-----

From: Grace Foy <grace.allison@gmail.com>
Sent: Wednesday, June 5, 2024 10:58 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Monument Ridge East

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Ms Herington,

Thank you for attending yesterday's meeting at the Woodmoor Barn regarding the proposed zoning changes for Monument Ridge East.

I hope that you heard the voice of the community and understand that the proposed zoning changes are in direct opposition to Monument's wants and needs.

I would like to echo what the Monument Mayor, the Monument Town Council, and Douglas County have already voiced - the proposed high density zoning changes would be detrimental to the community and to the current small town feel of Monument.

I respect that the developer has a right to develop, however it should be in accordance with the current zoning of the area. The developer noted that there would be a transition from the 0.5-1 acre lots in the immediate area, however, the proposed single row of 0.3 acre lots which then immediately progress into higher density housing is not keeping in line with any of the Woodmoor neighborhood.

We are first time home buyers with a young child. Before buying our house immediately off of Doewood we researched the zoning of the vacant land and were satisfied with its existing 0.5 acre zoned lots. We are concerned that such a dramatic increase of housing density in this area will impact the already full schools for our daughter and make the area dangerous to the many people who walk in the area to PRHS or for exercise. Monument Hill Rd, Misty Acres Blvd, Doewood, and Old Antlers Road are all already heavily traveled and do not have sidewalks to safeguard pedestrians. Similarly, the inclined portions of these roads are treacherous during snow and ice, and many accidents occur there during incimate weather.

There are many other concerns about the current proposal, including concerns about resources, safety, and animal habitat, all of which have been eloquently voiced by Steve King of the Monument Town Council, the Mayor, and others.

I would like to urge you to strongly consider the clear concerns of the community and decline the developer's request to rezone the area.

Respectfully,

-Grace Foy

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