

Project Name: Monument Ridge East, Rezoning (RM12)

Project Number: P245 / RE2024-031

Date Received: 03/25/2024

Jurisdiction: El Paso County

Due Date: 04/15/2024

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

As mentioned previously, Douglas County Planning has concerns with isolated urban-level multifamily development adjacent to rural and open space areas. The proposed zoning would allow approximately 500 multifamily dwellings in an area that is better suited to less intense development such as the proposed adjacent suburban residential zoning. While the narrative states the need for multifamily development in El Paso County, it does not discuss the appropriateness of this isolated location relative to services and facilities for the approximately 1,000 future residents. Such density is better suited to municipalities that provide public services and facilities within a reasonable distance.