

## Kylie Bagley

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**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 8:50 AM  
**To:** Kylie Bagley  
**Subject:** FW: Monument Ridge East



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
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**From:** Nolene <nolenemetzger@aol.com>  
**Sent:** Wednesday, June 5, 2024 8:22 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument Ridge East

You don't often get email from [nolenemetzger@aol.com](mailto:nolenemetzger@aol.com). [Learn why this is important](#)

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Hi Meggan -

Thank you for attending the meeting last night.

I just want to remind you of the comments from the Douglas County Department of Community Development:

**Project Name:** Monument Ridge East, Rezoning (RM12)

**Project Number:** P245 / RE2024-031

**Date Received:** 03/25/2024

**Addressing Comments:**

No Comments

**Engineering Comments:**

No Comments

**Planner Comments:**

As mentioned previously, Douglas County Planning has concerns with isolated development adjacent to rural and open space areas. The proposed zoning for multifamily dwellings in an area that is better suited to less intense developed suburban residential zoning. While the narrative states the need for multifamily does not discuss the appropriateness of this isolated location relative to services for approximately 1,000 future residents. Such density is better suited to municipal services and facilities within a reasonable distance.

Douglas County and its amazing and beautiful 25,000 acre open space is directly across County Line Road from this proposed development. So we would be going from 25,000 acres of grass, hills, trees, ponds, cows and wildlife to 350 houses jammed up to the county border. That is not a good look for El Paso County and I urge you to please require a reduction in density.

Thank you,  
Nolene Metzger  
1213 Greenland Forest Dr  
Monument

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