

From: Rebecca Rudder
Sent: Thursday, April 25, 2024 3:00 PM
To: Kylie Bagley
Subject: FW: P245 Monument Ridge East, RM12

From: grace <grace.allison@gmail.com>
Sent: Monday, April 15, 2024 2:18 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: P245 Monument Ridge East, RM12

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Ms. Williams,

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 Monument, especially in the area proposed by Monument Ridge East LLC
- 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
- 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 Acre Rd and by Palmer Ridge High School congested would be greatly impacted by additional high density housing
- Monument has one middle school and one small library, both of which are already over crowded and cannot handle the exponential growth proposed by the developer

We live in Woodmoor, directly east of the proposed rezoning area. Before purchasing our house in 2022, we reviewed the zoning of the acreage immediately alongside the highway and bought because it is currently zoned for 1 to 2 acre lots. It is unreasonable for a developer to purchase land that is already zoned, expecting it to be rezoned to fit their financial gain, especially after being turned down by the Monument Town Council.

Please consider the feel of Monument, the desire of the community, and the negative impact RM-12 rezoning would have on this area.

Thank you,

-Grace Foy