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**PLANNING & COMMUNITY DEVELOPMENT**

**TO:** El Paso County Planning Commission  
 Thomas Bailey, Chair

**FROM:** Kylie Bagley, Principal Planner  
 Bret Dilts, P.E., Senior Engineer  
 Meggan Herington, AICP, Executive Director

**RE:** Project File Number: P245  
 Project Name: Monument Ridge East, RM-12  
 Parcel Numbers: 7102200006, 7102200010, and 7102201013

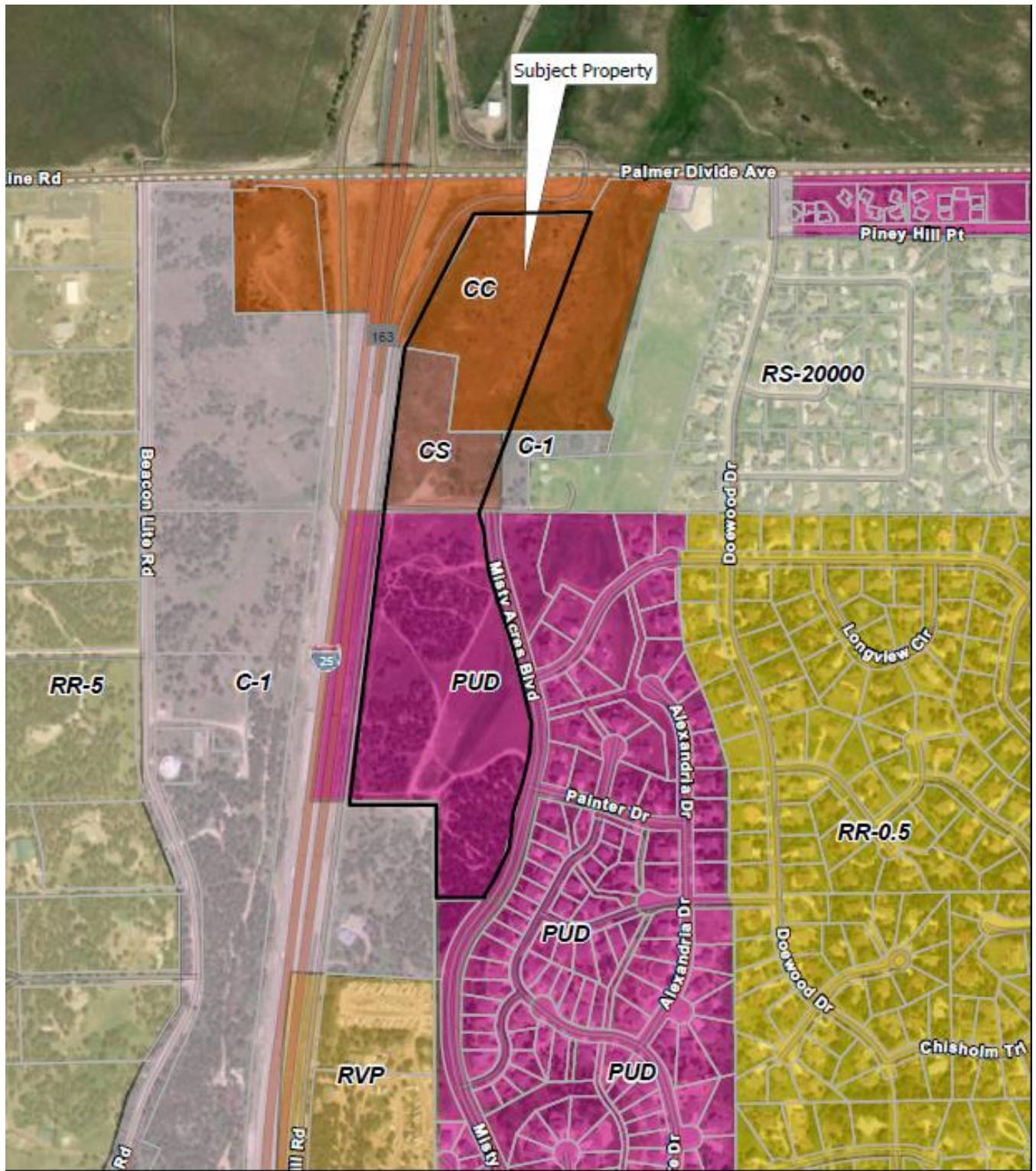
<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Monument Ridge East LLC 5055 List Drive Colorado Springs, CO 80919	Vertex Consulting Services 455 E Pikes Peak Ave, Suite 101 Colorado Springs, CO 80903

**Commissioner District: 1**

<b>Planning Commission Hearing Date:</b>	<b>11/21/2024</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>12/12/2024</b>

**EXECUTIVE SUMMARY**

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 40.51 acres from PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community) to RM-12 (Residential, Multi-Dwelling). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard and a quarter of a mile south of the intersection of I-25 and County Line Road and a half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard.



Vicinity Map

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**A. APPROVAL CRITERIA**

In approving a Map Amendment (Rezoning), the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended):

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

**B. LOCATION**

North:	Douglas County	Vacant Land
South:	C-1 (Commercial) and PUD (Planned Unit Development)	Vacant Land and Single-Family Residential
East:	PUD (Planned Unit Development)	Single-Family Residential
West:	C-1 (Commercial)	Vacant Land

**C. BACKGROUND**

The applicant is requesting to rezone 40.51 acres from PUD (Planned Unit Development), CS (Commercial Services) and CC (Commercial Community) to RM-12 (Residential, Multi-Dwelling). The 23.93 acres zoned PUD were previously approved as part of the Misty Acres Ranch PUD in 2005 (PCD File No. PUD00016 and PUD05012). Within the approved PUD, 15.8 acres were designated for multi-family at a density of 8-11 dwelling units per acre. In the PUD resolution that was approved in 2000, a condition of approval stated that each area in Phase II and Phase III (which were designated for multi-family) shall preserve 10% of the area as open space, preferably in treed and shrubbed areas. Per the 2005 PUD plan amendment, the multi-family lots were required to provide 15% open space, or 2.37 acres, and were intended for apartments or condominiums. The remaining 8.5 acres were designated for commercial and office. The 23.93 (PUD zoned) acres have not been platted and are undeveloped.

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The remaining 16.58 acres are zoned for commercial development (CS and CC) and are currently undeveloped and unplatted tracts of land. These properties were zoned C-1 (Commercial) prior to 1968. The C-1 zoning district is an obsolete zoning district in the County. The most northern commercial property along County Line Road was rezoned from C-1 to PBP (Planned Business Park) in 2000 (PCD File No. PBP000003). Due to nomenclature changes in the Land Development Code the zone district changed to CC.

In 2015, a rezone was approved by the Board of County Commissioners (PCD File No. CS152) for 6 acres from C-1 (Commercial) to CS due to its compatibility with the PUD to the south and the commercial designation within the PUD. Several conditions of approval were placed on the rezone. The conditions outlined certain commercial businesses that were not permitted, the Colorado Department of Transportation required auxiliary turn lanes at the intersection of County Line Road and Monument Hill Road, and no access is permitted to Monument Hill Road to the west.

The subject property petitioned for annexation with the Town of Monument in May of 2022. The petition for annexation was heard by the Town Council on July 17, 2023, per the Town minutes, the Council states concerns regarding zoning, density, the tree removal, and the lack of parks currently presented along with the water demand concerns. The Council asked if the applicants would be favorable to changing their requested zoning district, to which the applicants said they were not agreeable. The petition for annexation failed due to a lack of motion.

After the petition to annex into the Town of Monument failed, an application was submitted to El Paso County. The County held an early assistance meeting with the applicants and expressed that a PUD zoning would be better suited for this site based on the location, topography and natural features and the fact that the property is currently zoned PUD. The PUD zoning district encourages innovative and creative design and facilitates a mix of uses including residential, recreation and open space. The existing PUD allows this similar density but also took into consideration natural features, location and adjacent use compatibility. The applicant could have rezoned the existing commercial properties to the north and included the area designated as commercial within the PUD to establish a new PUD that would be compatible with the existing PUD in terms of uses allowed, density, and open space and trails. Staff's opinion is that a PUD would result in more detailed review documentation at the beginning of the project. The applicant decided to move forward with a conventional zoning district despite the staff recommendation.

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**D. ZONING DISTRICT COMPARISON**

The applicant is requesting to rezone 40.51 acres to the RM-12 (Residential, Multi-Dwelling) zoning district. The RM-12 (Residential, Multi-Dwelling) zoning district is a 12-dwelling unit per acre district intended to accommodate moderate density single-family attached and detached, and low-density multi-dwelling development. The density and dimensional standards for the existing and proposed zoning districts are as follows:

	Proposed Zoning District: RM-12 (Residential, Multi-Dwelling)
Maximum Density	12 dwelling units per acre
Minimum Lot Size	3,500 square feet
Minimum Width at Front Setback	35 feet
Front Setback	20 feet
Rear Setback	15 feet
Side Setback	5 feet
Maximum Lot Coverage	70%
Maximum Height	40 feet

The RM-12 zoning district allows for the following uses by right; boarding house, child care center, CMRS small cell facility, attached single-family dwelling (with central services), detached single-family dwelling (with central services), multi-family dwelling (with central services), two-family dwelling (with central services), public educational institution, public emergency facility, family care home, group home, inert material disposal site-minor, over the air reception devices, public building, public park and open space, religious housing, religious institution, and retirement center.

The Land Development Code defines multi-family dwelling, single-family attached dwelling, and two-family dwelling in Section 1.15.

**Dwelling, Multi-family** — A structure containing 3 or more dwelling units designed for or used exclusively as a residence by 3 or more families, living independently of one another with accessory uses, limited to an office, laundry and recreational facilities, used in common by the occupants.

**Dwelling, Single-Family Attached** — A structure containing more than 1 dwelling unit, each of which has primary ground floor access to the outside and are attached to each other by party walls without openings, where each dwelling unit is generally located on its own lot. The common or abutting wall shall be shared for at least 50%



of the length of the side of the dwelling units. A single-family attached dwelling does not share common floor/ceilings with other dwelling units. A single-family attached dwelling is also sometimes called a townhouse or row house.

**Dwelling, 2-Family** — A structure containing 2 dwelling units that are structurally attached and designed for or used exclusively as a residence by 2 families, living independently of one another.

The Land Development Code includes additional development standards for multi-family within Chapter 6. These standards include parking, lighting, and landscaping. Multi-family developments are required to have a minimum of 15% of the lot or parcel landscaped. Buffering will also be required along the lot on the multi-family use property between the multi-family use and a single-family or duplex zoning district.

The Letter of Intent does not state the specific type of development if the RM-12 zoning is approved. A multi-family dwelling requires a site development plan to initiate the use. A site development plan submittal would include the following documents: a site development plan, elevation plans, utility plans, landscaping plan, lighting plan, traffic impact study, construction drawings, and applicable stormwater documents. A single-family attached dwelling and two-family dwelling require a site plan to initiate the use. A site plan submittal would only require a site plan of the proposed unit, an access permit for the driveway and a BESQCP (drainage permit).

Section 5.2.23 states additional standards that apply to single-family attached dwellings in the RM-12 zoning district. These standards include, limiting the number of contiguous units, density, setbacks, front façade, roof-lines, common access and easements. Staff is adding a condition to the rezone that a site development plan be submitted in conjunction with the final plat for the areas zoned RM-12. This condition will allow staff to evaluate the requirements of the multi-family units and the single-family attached units as a whole and not on an individual lot or building basis.

Based on the 40.51 acres, the applicant could have 486 units in the RM-12 zoning district. The existing PUD designated 15.8 acres for multi-family lots with 8-11 dwelling units per acre. This would allow for a maximum of 173 dwelling units per acre. The RM-12 zoning district allows for 12 dwelling units per acre compared to the 11 dwelling units per acre allowed in the PUD.

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## E. MASTER PLAN COMPLIANCE

### 1. Your El Paso County Master Plan

#### a. **Placetype Character:** Suburban Residential

*Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multi-family housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.*

*Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.*

*Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.*

#### **Recommended Land Uses:**

##### *Primary*

- *Single-family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

##### *Supporting*

- *Single-family Attached*
- *Multi-family Residential*
- *Parks/Open Space*
- *Commercial Retail*
- *Commercial Service*
- *Institutional*

#### b. **Area of Change Designation:** New Development

*These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be*

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*developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.*

**c. Key Area Influences: Tri-Lakes Area and Potential Areas for Annexation**

*Tri-Lakes Area:*

*Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Wood-moor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*

*Potential Areas for Annexation:*

*A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.*

*This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate*

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*with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.*

**d. Other Implications (Priority Development, Housing, etc.)**

The subject property is located within the Highway 105 and Interstate 25 Suburban Residential Priority Development Area.

*The area is located between Monument, Woodmoor, and Palmer Lake. Due to its proximity to these communities, this area has largely developed to match that community's style of suburban residential and should continue to do so without impediment. It would also be supported by commercial and public services, both of which are important factors when considering denser development. Furthermore, increased density at the northern end of the County would help support residents who commute north for work every day.*

- ***New and infill development should be encouraged within the significant area of available vacant or underutilized agricultural, land across Interstate 25 to continue the expansion of existing Suburban Residential areas.***
- ***Single-family attached and detached housing units should be developed in a cohesive manner that establishes a seamless transition between different housing types, as opposed to large, isolated clusters or blocks of a single type of housing. Maintaining this mixed development pattern should be prioritized by the County to preserve the existing residential character of this area.***

**e. Analysis**

The proposed rezone to RM-12 is consistent with the supporting land uses identified in the Suburban Residential Placetype. A portion of the existing property is currently zoned PUD, which allows for multi-family development as well as commercial development. Within the Suburban Residential Priority Development Area, the areas between Monument, Woodmoor and Palmer Lake should develop to match the existing community's style of suburban residential. It also states that increased density at the northern end of the County would help support residents who commute north for work every day. Relevant goals and objectives from the Master Plan are as follows:

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**Goal LU3** – Encourage a range of development types to support a variety of land uses.

**Objective LU3-1** – Development should be consistent with the allowable land uses set forth in the place types first and second to their built form guidelines.

**Objective HC1-4** – In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multi-family units.

**Objective HC1-5** – Single-family attached housing such as townhomes, rowhomes, and multi-unit apartment homes should be used to create seamless transitions between low-intensity and high-intensity neighborhoods as well as nonresidential uses.

## 2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

**Goal 1.1** – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

**Policy 1.1.1** – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

**Goal 1.2** – Integrate water and land use planning.

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 2 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 2 for central water providers:

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The Plan identifies the current demand for Region 2 to be 7,532 acre-feet per year (AFY) (Figure 5.1) with a current supply of 13,607 AFY (Figure 5.2). The projected demand in 2040 for Region 2 is at 11,713 AFY (Figure 5.1) with a projected supply of 20,516 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 2 is at 13,254 AFY (Figure 5.1) with a projected supply of 20,756 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 7,502 AFY is anticipated for Region 2.

A finding of water sufficiency is not required with a Map Amendment. The majority of allowed residential uses within the RM-12 zoning district do require centralized services.

### **3. Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Environmental Services and Colorado Parks and Wildlife (CPW) were each sent a referral and have no outstanding comments. CPW believes based both on location and actions being taken, that impacts to the natural resources and wildlife to be negligible if any at this time.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposit in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

## **F. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified as part of the rezone application.

### **2. Floodplain**

The property is not located within a designated floodplain, as determined by the FEMA Flood Insurance Rate Map, Panel No. 08041C027G, dated December 7, 2018.

### **3. Drainage and Erosion**

The property lies within the Bald Mountain drainage basin (PLPL0200), which is part of the El Paso County Drainage Basin Fee Program. No drainage fees are assessed for the rezoning request.

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#### **4. Transportation**

The traffic study estimates the proposed Monument Ridge East rezoning to RM-12 and RS-6000 would generate 2,580 or more daily vehicle trips.

The development proposes three access points from the planned extension of Misty Acres Boulevard, extending north to Country Line Road, as well as one existing access point from the intersection of Misty Acres Boulevard and Old Antlers Way. These roadways are owned and maintained by the County.

The Road Impact Fee, as established by Resolution 19-471, will be assessed either at the final land-use approval stage or when the applicant applies for a building permit, whichever occurs later.

### **G. SERVICES**

#### **1. Water**

A finding of water sufficiency is not required with a Map Amendment. The applicant is stating that water will be provided by Woodmoor Water and Sanitation District.

#### **2. Sanitation**

The applicant is stating that wastewater services will be provided by Woodmoor Water and Sanitation District.

#### **3. Emergency Services**

The property is within the Tri-Lakes Monument Fire Protection District, which is committed to providing fire protection services to the proposed development. The District was sent a referral and has no outstanding comments.

#### **4. Utilities**

Mountain View Electric Association will provide electric service and Black Hills Energy will provide natural gas services. Both agencies were sent a referral and have no outstanding comments.

#### **5. Metropolitan Districts**

Portions of the property are located within the Misty Acres Metropolitan District.



## **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for a Map Amendment (Rezoning) application.

## **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for a Map Amendment (Rezoning) application.

## **H. APPLICABLE RESOLUTIONS**

See attached resolution.

## **I. STATUS OF MAJOR ISSUES**

There are no outstanding major issues with the zoning submittal. However, staff continues to question the rezoning requests in general. the request for RM-12 zoning does not require a conceptual layout document. Therefore, it is difficult for staff to determine or answer questions on the type of development and the overall design. There are several documents within the submittal documents that illustrates a potential layout. That layout does not depict what design techniques will be implemented such as setbacks, buffering, building layouts or landscaping. It is staff's understanding that this layout is not the ultimate configuration and there are outstanding questions about the final use, design and incorporation of natural features and open space.

## **J. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5 Map Amendment (Rezoning) of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

### **CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

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2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-12 (Residential, Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.
3. A Site Development Plan shall be submitted to the Planning Department for the entirety of the Monument Ridge East Preliminary Plan, concurrent with the Final Plat Submittal.

### **NOTATIONS**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

### **K. PUBLIC COMMENT AND NOTICE**

The applicant did hold a neighborhood meeting in June of 2024 and discussed the rezone and plat project. Over 100 citizens came out to listen to the applicant's presentation and ask questions. Neighbors had concerns about traffic, especially as it relates to the neighboring schools, fire evacuation, open space, and density. The property is currently vacant with existing large trees, many of the neighbors do not want to see the trees removed and wanted greater open space than what the applicants are proposing.

El Paso County has received 39 public opposition letters regarding the Monument Ridge East project. The Town of Monument has submitted a resolution protesting the rezoning of Monument Ridge East. The Town's resolution states that the development

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has minimal to no passive or active open space, would put a strain on the Town's police department, is detrimental to the preservation of the natural environment, and urges the Planning Commission and the Board of County Commissioners to reconsider the proposal as a PUD to ensure sustainable, compatible and community-focused growth.

The Planning and Community Development Department notified 98 adjoining property owners on November 7, 2024, for the Planning Commission and Board of County Commissioners meetings. Responses will be provided at the hearing.

#### **L. ATTACHMENTS**

Vicinity Map

Letter of Intent

Rezone Map

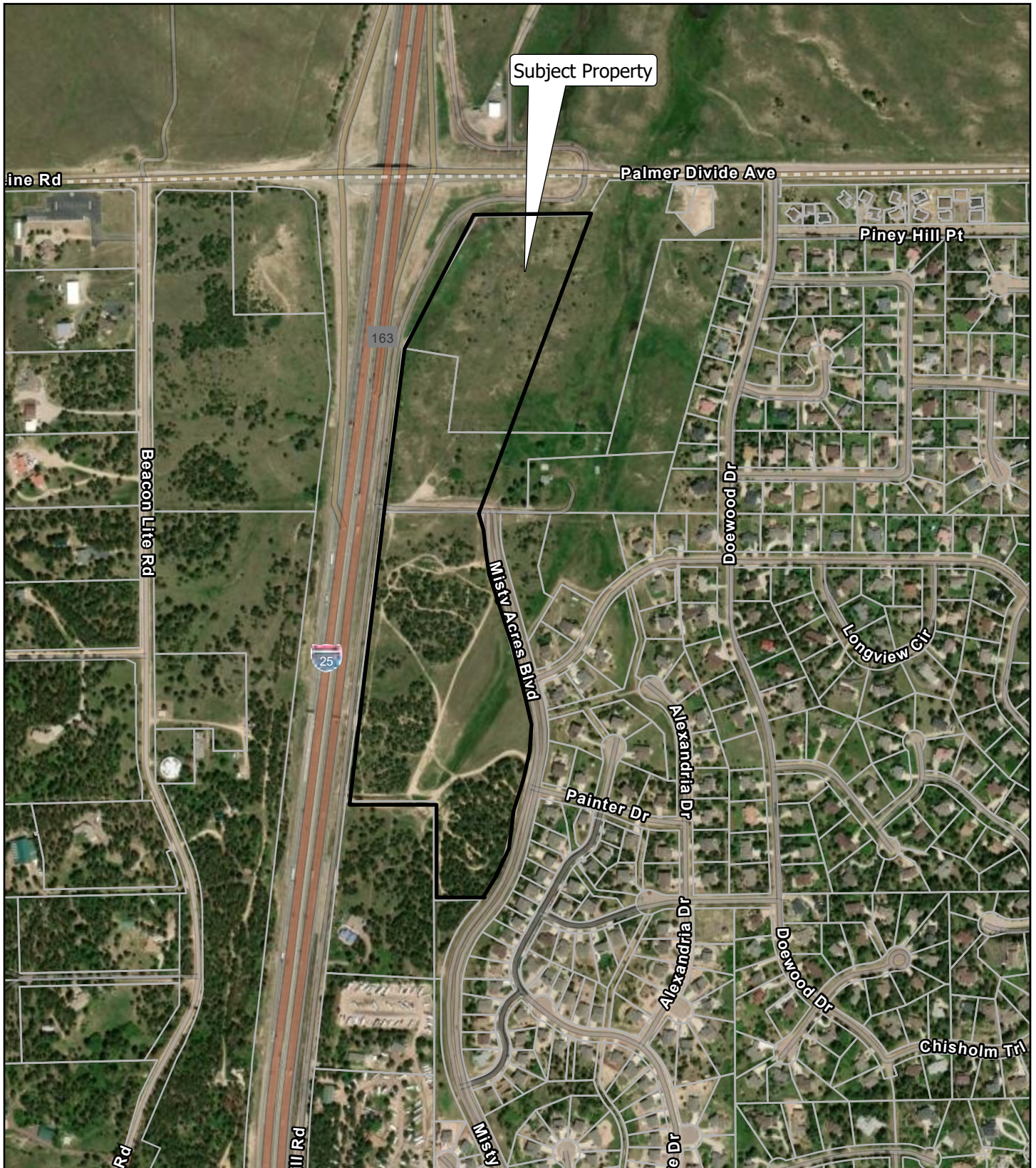
Public Comment

Draft Resolution

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# Aerial Map

File No.P245

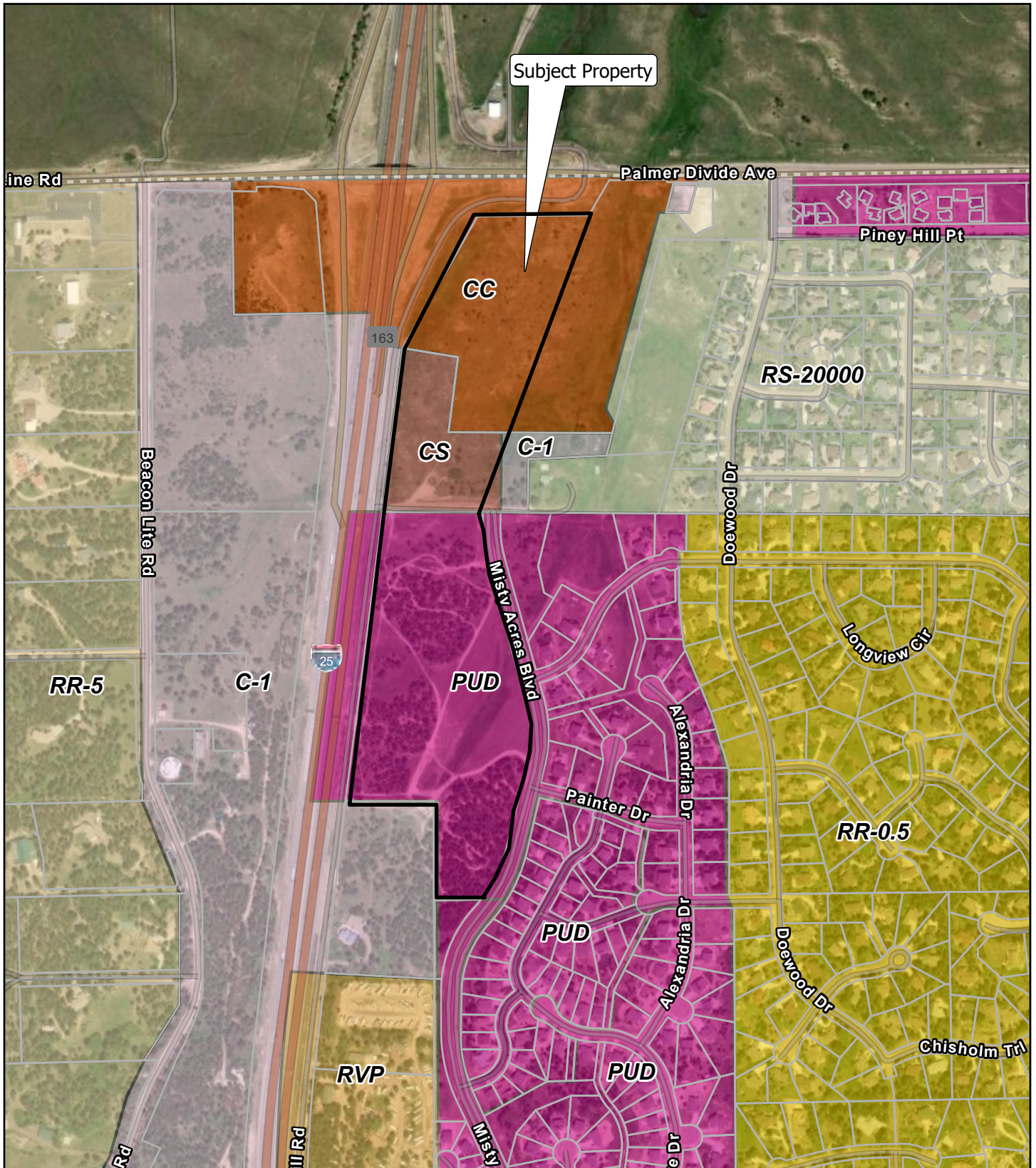
Map Series No. 1



0 0 0.1 0.1 Miles

A horizontal scale bar with four segments. The first segment is labeled '0', the second '0', the third '0.1', and the fourth '0.1 Miles'.





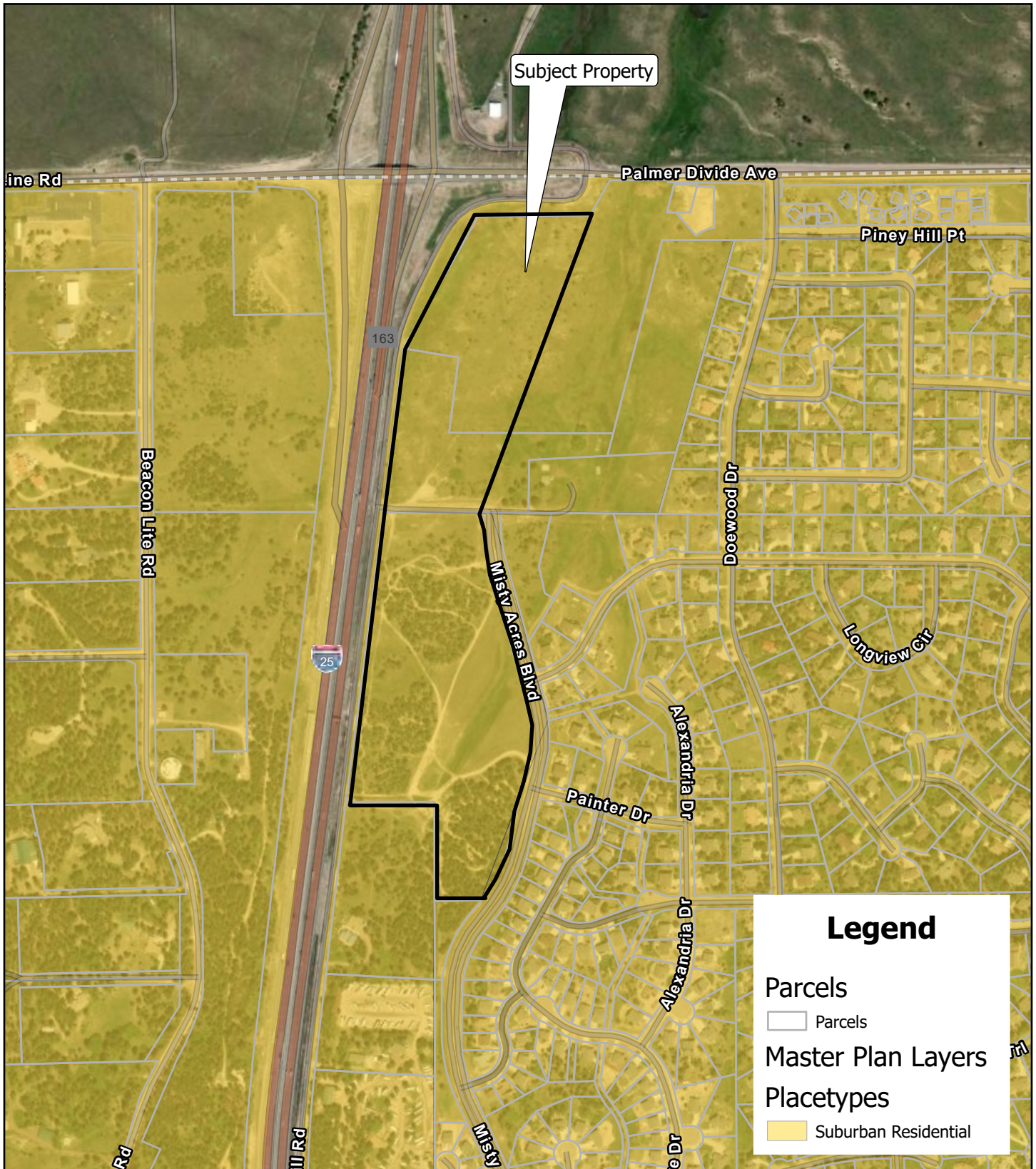
# Zoning Map



0 0 0.1 0.1 Miles

File No.P245

Map Series No. 1



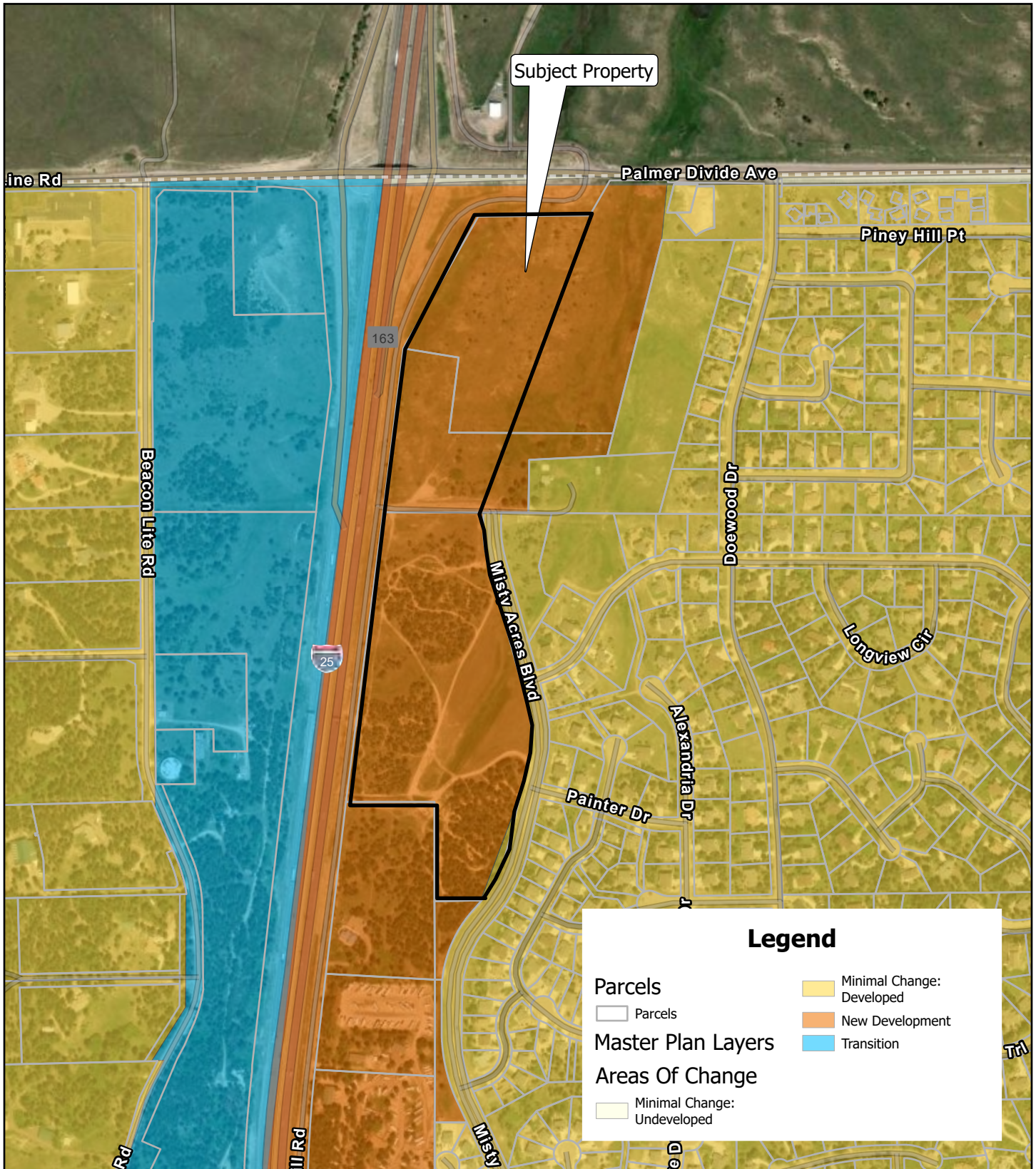
# Placetypes Map

File No.P245

Map Series No. 3



0 0 0.1 0.1 Miles



**Legend**

<b>Parcels</b>	Minimal Change: Developed
Parcels	New Development
<b>Master Plan Layers</b>	Transition
<b>Areas Of Change</b>	Minimal Change: Undeveloped

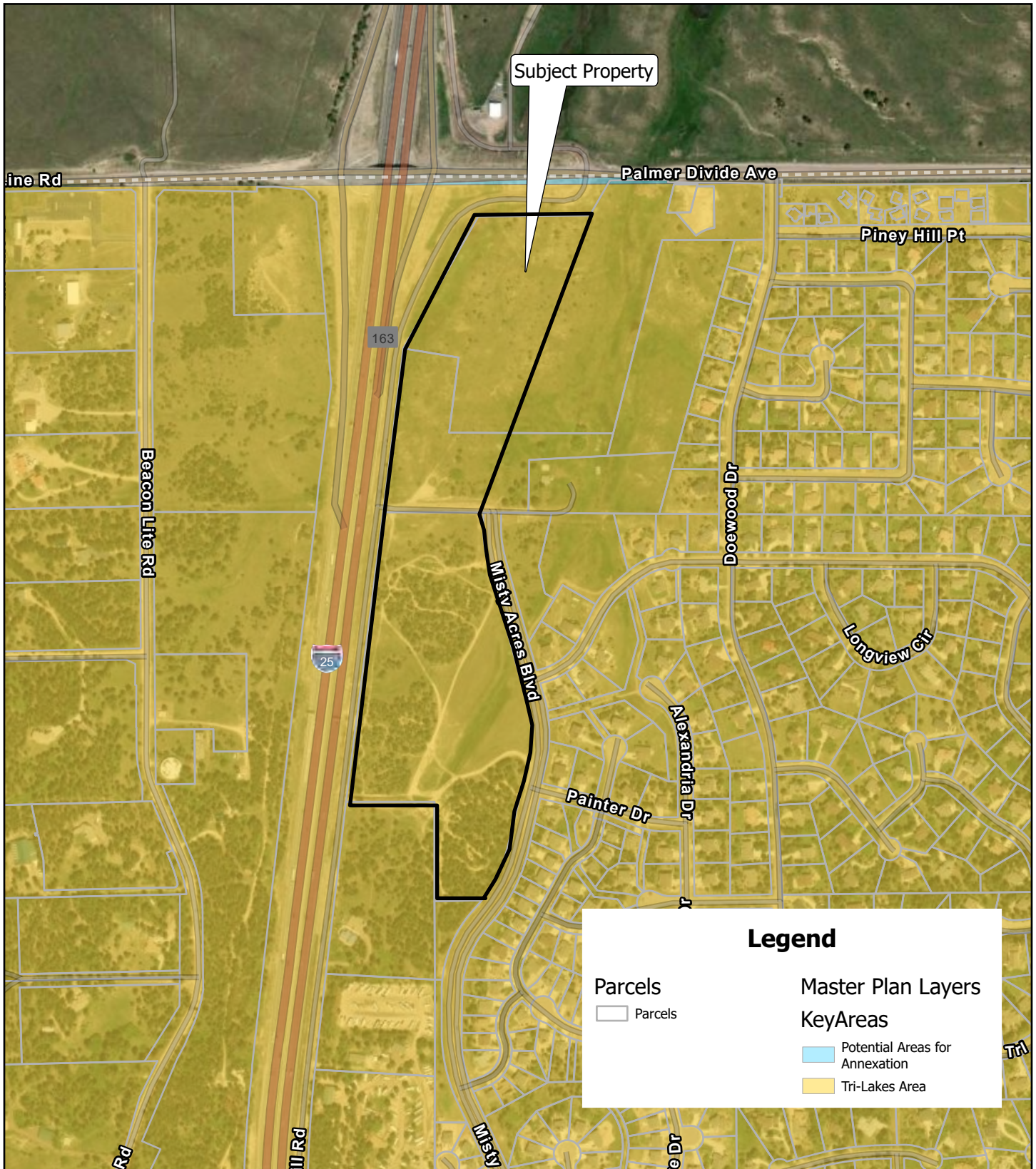


# Areas of Change Map

File No.P245

Map Series No. 4





**Legend**

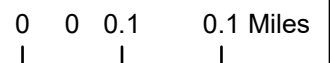
<b>Parcels</b>	<b>Master Plan Layers</b>
Parcels	<b>KeyAreas</b>
	Potential Areas for Annexation
	Tri-Lakes Area



# Key Areas Map

File No.P245

Map Series No. 5





**Vertex Consulting Services, LLC**  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672  
719-733-8605

**Monument Ridge East**  
**Map Amendment (Rezoning)**

**Letter of Intent**

**February 14, 2024**

Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO 80919

**OWNER:** Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO 80919

**PLANNER:** Vertex Consulting Services, LLC  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
719-733-8605  
[craig.dossey@vertexc.com](mailto:craig.dossey@vertexc.com)

**PROPERTY LOCATION:** Southeast of the Interstate 25 and County Line Road interchange

**TAX SCHEDULE NOS:** 7102200013, 7102200008, 7102200006, 7102201001, 7102201014, and 7102200010

**ACREAGE:** 40.51 acres proposed for RM-12 zoning and 18.97 acres proposed for RS-6000 zoning, for a total of 59.48 acres.

**CURRENT ZONING:** PUD, CC, CS, C-1, RS-20000

**PROPOSED ZONING:** RM-12 and RS-6000

**SITE SIZE, ZONING, AND LOCATION:**

Vertex Consulting Services, LLC, on behalf of Monument Ridge East, LLC, is respectfully submitting an application for approval of a map amendment (rezone) of 40.51 acres to the RM-12 (Residential Multi-Dwelling) and 18.97 acres to the RS-6000 (Residential Suburban) zoning districts. The property is located on the east side of Interstate 25, south of County Line Road and is bisected by the planned extension of Misty Acres Boulevard.

**UTILITY SERVICE:**

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area. Woodmoor Water and Sanitation District will provide water and wastewater service.

**REQUEST:**

This is a request for approval of a map amendment (rezone) of 40.51 acres to the RM-12 (Residential Multi-Dwelling) zoning district and 18.97 acres to the RS-6000 (Residential Suburban) zoning district. The applicant is also requesting to impose a restriction on the RS-6000 zoning via a Condition of Approval, which states as follows:

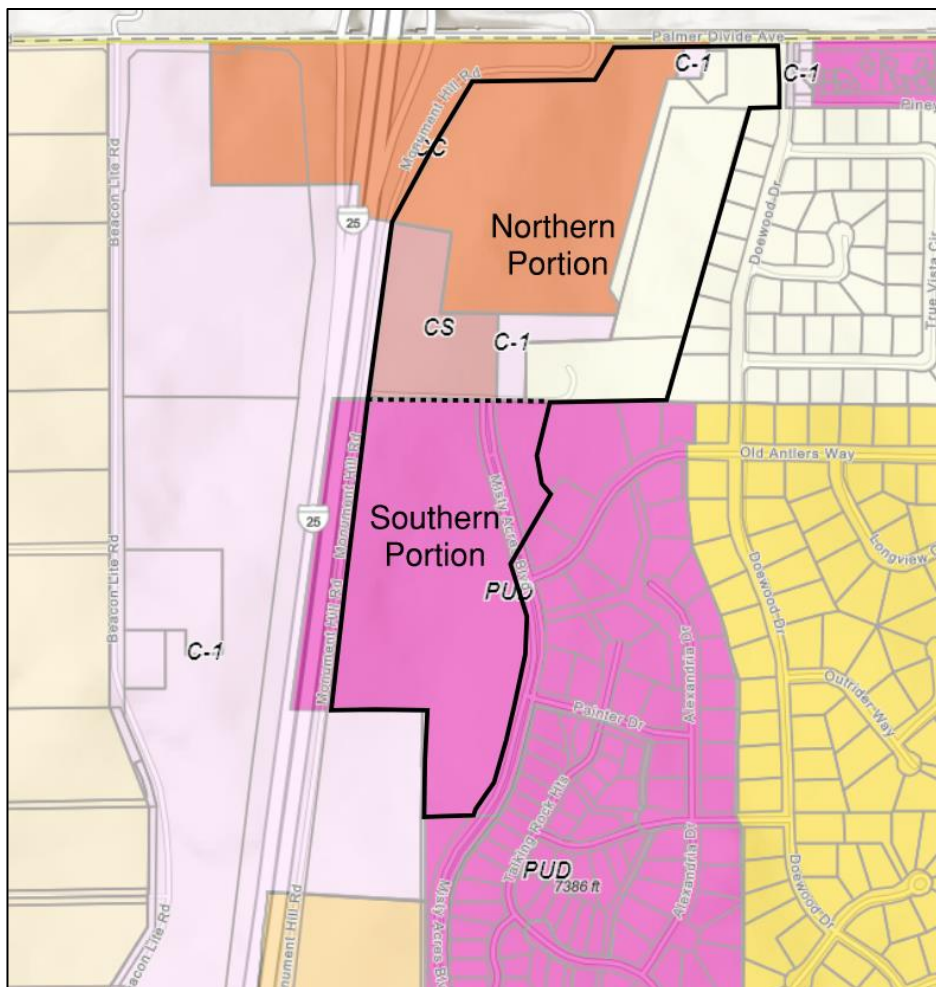
“Any lots platted in the RS-6000 zoning district that are proposed to be located immediately adjacent to Lots 2 – 10 of the Heights Filing 2 Subdivision shall be a minimum of 15,000 square feet.”

The purpose of the Condition of Approval is to provide a lot size and density transition between the more-dense internal residential neighborhood in the Monument Ridge East development and the existing lots located along the west side of Doewood Drive. The proposed minimum lot size of 15,000 square feet has been discussed with many of the neighbors. The neighbors have generally responded favorably to the self-imposed restriction being proposed by applicant.

**Background**

The 59.48-acre property is currently zoned in a manner that distinctly divides it into two areas, which are herein referred to as the “northern portion” and the “southern portion.” The distinction is created by virtue of the northern portion being zoned via conventional zoning and the southern portion being zoned via an approved PUD (Planned Unit Development). The significance in having the property split zoned between conventional zoning and PUD is further exacerbated by the fact that the conventionally-zoned northern portion is further split zoned with four (4) different zoning districts, including: CC (Commercial Community), Commercial Service (CS), C-1 (Commercial – Obsolete), and RS-20,000 (Residential Suburban) (see exhibit below).

**Current Zoning**



The varied zoning across the property is prohibiting of well-planned development and effectively renders the property almost completely undevelopable as zoned, particularly in the context of designing and building a quality master planned community.

### **Current Zoning of Northern Portion of the Property**

The northern portion of the proposed Monument Ridge East development is currently zoned as follows:

- Approximately 19.4 acres zoned CC (Commercial Community)
- Approximately 1.86 acres and 0.28 acres (two locations) zoned C-1 (Commercial – Obsolete)
- Approximately 6.13 acres zoned CS (Commercial Service)
- Approximately 13.7 acres zoned RS-20,000 (Residential Suburban)

The following is a list of the land uses that are allowed by right, with approval of a special use, or as a temporary use under the current combination of zoning in the northern portion of the property:

- Amusement Center (indoor and outdoor)
- Auction Facility
- Automobile and Boat Storage Yards
- Automobile and Trailer Sales
- Bakery, Retail and Wholesale
- Bar
- Barber/Beauty Shop
- Temporary Batch Plant
- Billard Parlor
- Boarding House
- Bottling Works
- Business Event Center
- Car Wash
- Carnival or Circus
- Child Care Center
- Christmas Tree Sales
- Club
- CMRS Facilities (Freestanding, Small Cell, and Stealth)
- Commercial or Retail as Park of Overall Shopping Center
- Community Building
- Construction Equipment Storage and Field Offices
- Contractor's Equipment Yard
- Convenience Store
- Copy Shop
- Educational Institution, Private and Public
- Emergency Facility, Private and Public
- Financial Institution
- Firewood Sales
- Fireworks Sales
- Flea Market
- Food Processing
- Freight Terminal
- Funeral Home
- Garbage Service Facility
- Gas Station
- Health Club
- Heavy Equipment Rental, Sales or Storage
- Home Improvement Center
- Hospital
- Hospital, Convalescent
- Hospital, Veterinary
- Hotel
- Human Services Shelter



- 
- Inert Material Disposal Site (major and minor)
  - Institution, Philanthropic
  - Kennel (major and minor)
  - Laboratory
  - Laundromat
  - Library
  - Light Industry
  - Light Manufacturing
  - Liquor Store
  - Lumber Yard
  - Marijuana Land Use, Medical
  - Meat Processing, Custom
  - Medical Clinic
  - Mineral and Natural Resource Extraction Operation, Commercial
  - Mining, Construction-Related
  - Mini-Warehouse
  - Mixed-Use Residential Units
  - Museum
  - Night Club
  - Nursery, Retail and Wholesale
  - Office, General
  - Off-Premise Sign
  - Over the Air Reception Devices
  - Parking Garage
  - Parking Lot
  - Peddler Sales
  - Prison, Private
  - Proprietary School
  - Public Building, Way or Space
  - Public Park or Open Space
  - Publishing Companies
  - Recreational Vehicle and Boat Storage
  - Rehabilitation Facility
  - Religious Institution
  - Rental Services
  - Repair Shop
  - Restaurant
  - Retail Sales, General
  - Seasonal Produce Sales
  - Sexually-Oriented Business
  - Shopping Center
  - Store
  - Studio
  - Theater
  - Theater, Outdoor
  - Tower, Commercial (non CMRS)
  - Truck and Recreational Vehicle Repair Garage
  - Truck Stop
  - Vehicle Repair Garage, Commercial
  - Warehouse
  - Wholesale Business
  - Wood Sales (Firewood)
  - Yard Sales

### **Proposed Zoning of Northern Portion of the Property**

The list included above is glaringly contrasted by the following list which includes the land uses that would be allowed by right, with approval of a special use, or as a temporary use if the proposed RS-6000 and RM-12 rezoning request is approved:

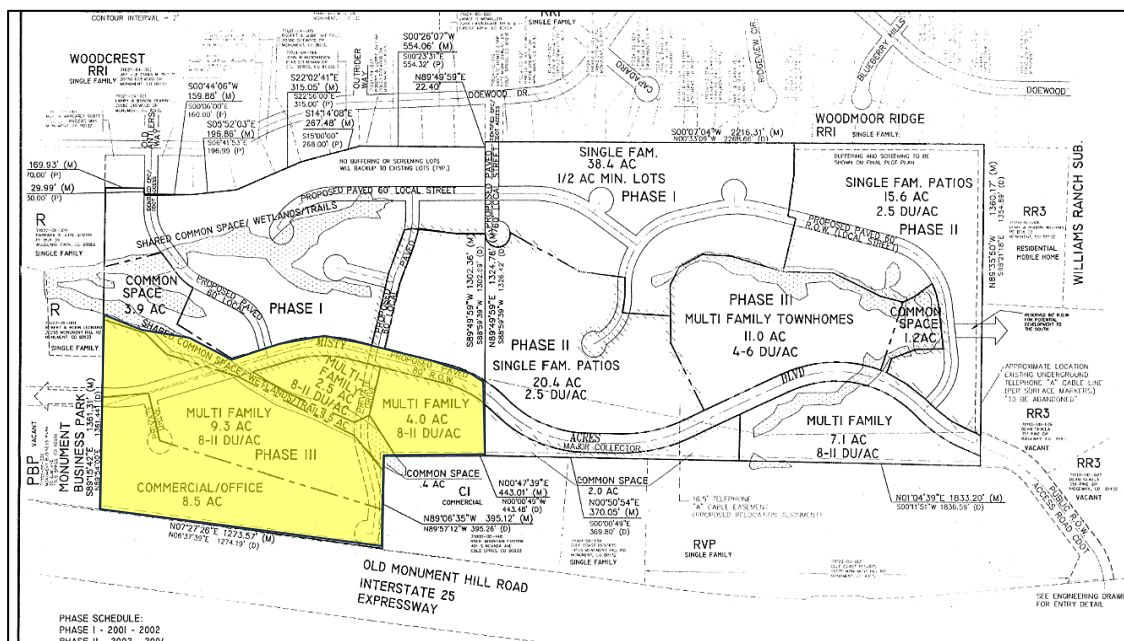
- Adult Care Home
- Batch Plant, Temporary (temporary use)
- Bed and Breakfast Inn (special use)
- Boarding House (RM-12 only)
- Child Care Center (special use in RS-6000, allowed in RM-12)
- CMRS Facility, Small Cell
- CMRS Facility, Stealth (special use)
- Community Building (special use)
- Construction Equipment Storage and Field Offices, Temporary (temporary use)
- Dwelling, Attached Single-Family

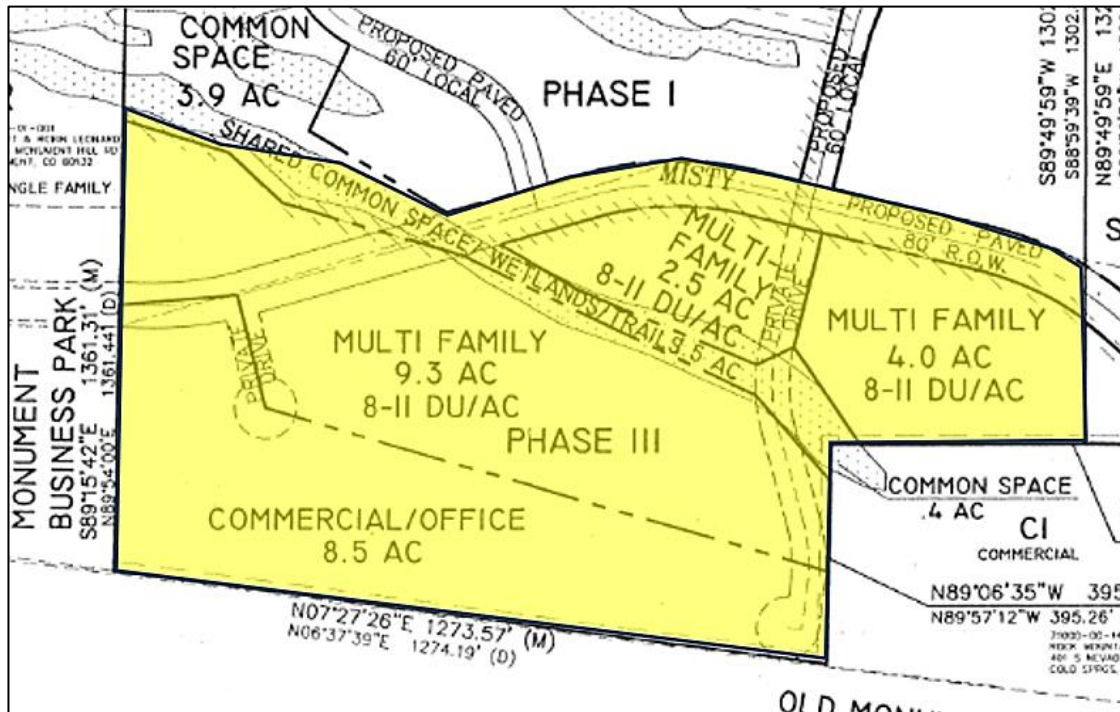
- Dwelling, Detach Single-Family
- Dwelling, Multifamily (RM-12 only)
- Dwelling, Two-Family (RM-12 only)
- Education Institution, Private (special use)
- Education Institution, Public
- Emergency Facility, Private (special use)
- Emergency Facility, Public
- Family Care Home
- Group Home
- Hospital, Convalescent (special use in RM-12 only)
- Inert Material Disposal Site (special use)
- Inert Material Disposal Site – Minor
- Kennel, Minor (special use)
- Library (special use in RM-12 only)
- Manufactured Home
- Mineral and Natural Resource Extraction Operations, Commercial (special use)
- Mining, Construction-Related (temporary use)
- Model Home/Subdivision Sales Office
- Over the Air Reception Devices
- Public Building, Way or Space
- Public Park and Open Space
- Religious Housing (allowed in RM-12 only)
- Religious Institution
- Rehabilitation Facility (special use in RM-12 only)
- Retirement Center (allowed in RM-12 only)
- Yard Sales (temporary use)

**Current Zoning of Southern Portion of the Property**

The southern portion of the proposed Monument Ridge East development is currently zoned as PUD (Planned Unit Development) pursuant to the Misty Acres PUD. The portion of the Misty Acres PUD that is included within this rezoning request is depicted below:

**Overall Misty Acres PUD (Southern Portion of Subject Property Highlighted in Yellow)**



**Misty Acres PUD Allowed Uses and Densities for Southern Portion of Subject Property**

Based upon the Misty Acres PUD, the current zoning for the southern portion of the subject property includes the following acreages, allowed uses, and allowed densities:

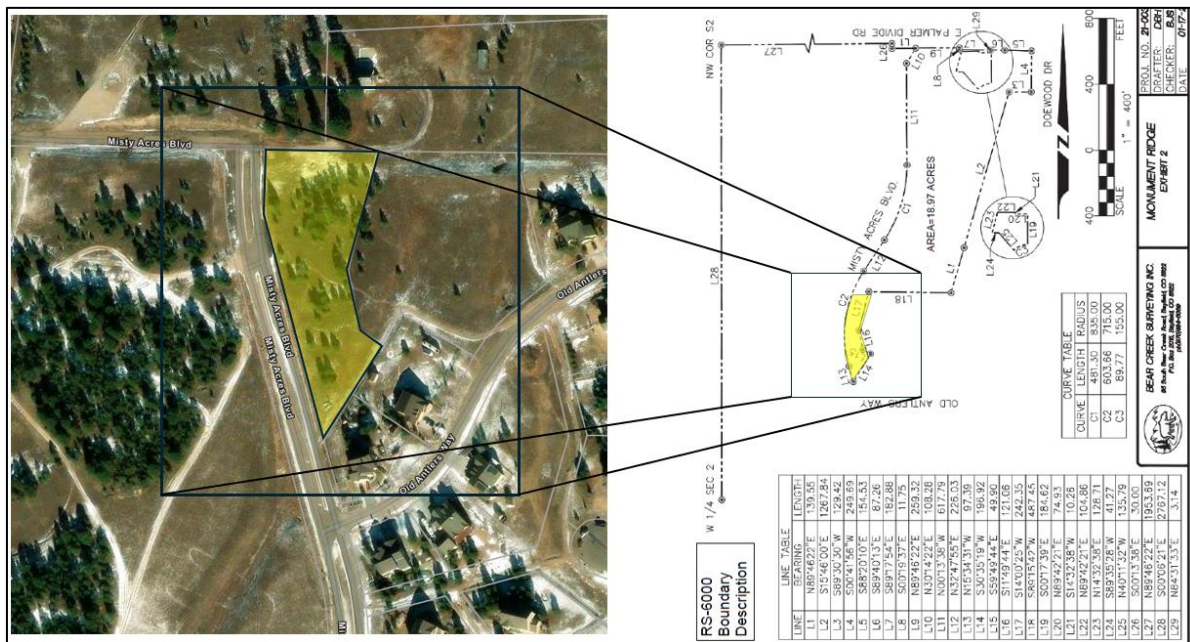
- 8.5 acres of Commercial/Office
- A combined total of 15.8 acres of Multi-Family Residential at 8-11 dwelling unit per acre, for a calculated maximum total of 173.8 multi-family residential dwelling units.

In the event the 8.5 acres of land designated for Commercial/Office use was not viable for commercial or office development, as is often the case across the country following the pandemic, then this area could be rezoned to allow for multi-family development. This is a logical outcome given that it would be similar to the existing adjacent multi-family designation in the Misty Acres PUD of 8-11 dus/acre. Rezoning of the 8.5 acres of Commercial/Office to multifamily at 8-11 dus/acre would then create the potential for development of up to 267.3 multi-family dwelling units in the southern portion of the property.

**Proposed Zoning of Southern Portion of the Property**

The southern portion is included in the overall request for rezoning, however, 23.93 acres of this 25.81-acre area is proposed to be rezoned to RM-12 and only 1.88 acres is proposed to be rezoned to RS-6,000 and is planned to be platted as a tract for construction of a detention pond along the east side of Misty Acres Boulevard and immediately adjacent to the northwest of Lots 25 and 26 of the Misty Acres Filing No. 1 Subdivision.

**Proposed RS-6,000 Zoning in Southern Portion – To be Platted as a Tract for a Detention Pond**



Theoretically, the same land uses outlined above for RM-12 and RS-6,000 would also be available in the southern portion of the property with approval of the rezoning, but realistically the main uses for consideration are those identified above as being available in the RM-12 zoning district given that the RS-6,000 zoned area is not proposed to be developed as anything other than a detention pond. At 23.93 acres, the area proposed for RM-12 zoning would allow for a maximum of 287.16 dwelling units, which would be a moderate increase of less than 20 dwelling units (calculated as 19.86 units) above the potential multi-family density of the area via a PUD as described above. It is important to note, however, that although the number of dwelling units could potentially increase in the southern portion by approximately 20 with the proposed rezoning to RM-12, the same area would no longer include any commercial zoning.

**Neighborhood Outreach**

Several neighborhood meetings have occurred. The development proposes to impose a condition of approval for the easternmost lots requiring they be no less than 15,000 square feet in size. The developer has supported the transplant of trees from the subject property to other neighboring properties when requested by the adjacent property owners. The most recent neighborhood meeting occurred on June 4, 2024, and was well attended.

The public primarily had questions regarding the methodology of the traffic impact study, water availability of Woodmoor Water, and concern regarding development of the land. The applicant explained that the traffic impact study will be reviewed by CDOT and El Paso County Engineering and that the item will not be scheduled for public hearing until all comments have been addressed and that it will be the developer’s obligation to construct any necessary roadway improvements.

Pursuant to State Statute the final plat may not be approved unless the State Water Engineer has made a positive recommendation regarding water and El Paso County Board of County Commissioners has made a finding of sufficiency in terms of water quantity, quality, and dependability. As discussed above, the current zoning allows for a more intensive development, and intensive land use, of the subject property than the developer is proposing.

**Analysis and Justification:**

The following is an analysis of the Map Amendment (Rezoning) criteria included within Section 5.3.5 of the El Paso County Land Development Code and justification for approval:

**REZONING CRITERIA #1: *“The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned.”***

**Your El Paso County Master Plan**

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. However, that is not the case with this map amendment (rezoning) request, as identified below.

**Chapter 3 Land Use**

**Key Area Analysis: “Tri-Lakes Key Area” and “Potential Areas for Annexation”**

**“Tri-Lakes” Key Area**

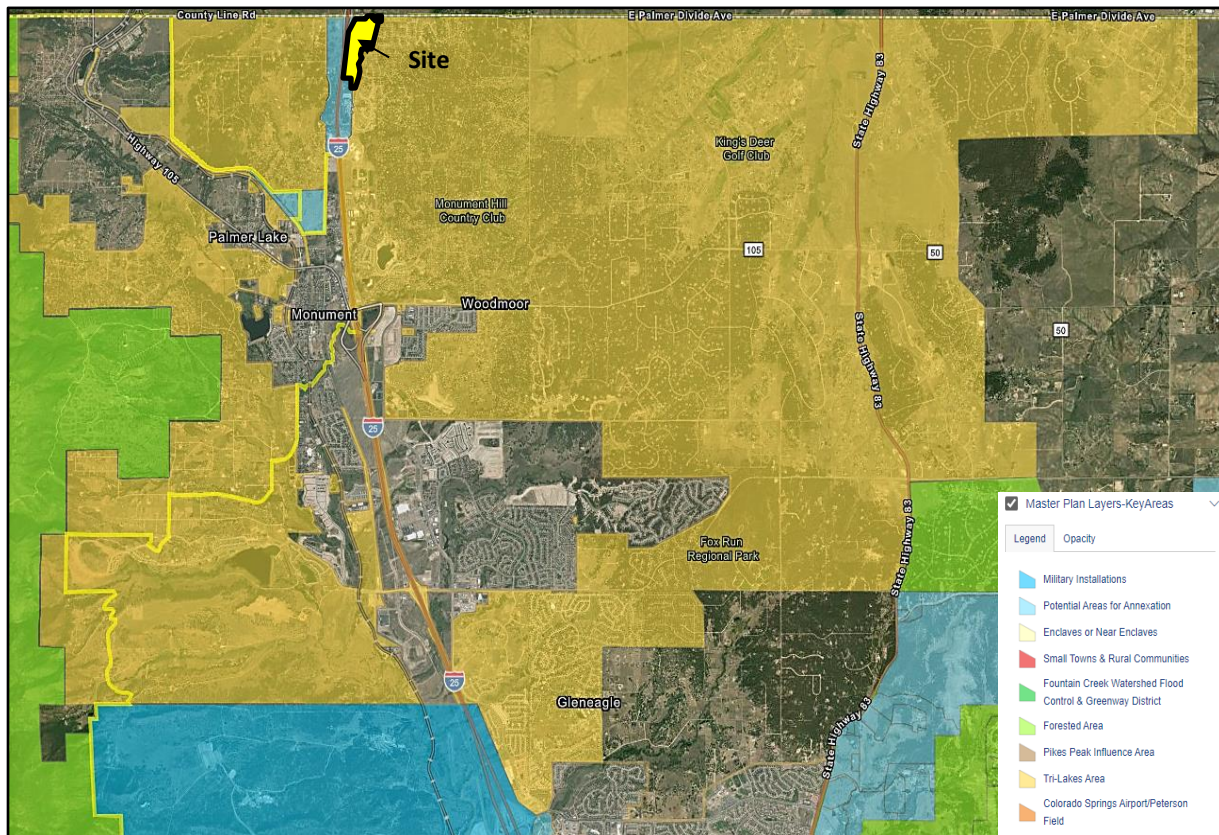
A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It

is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. ***Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.*** It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with ***a mixture of housing options***, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. ***Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.*** (emphasis added)

The proposed Map Amendment (Rezoning) will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. In addition, the proposed rezoning includes two different zoning districts, RM-12 and RS-6000, to allow for a greater variety (mixture) of housing options in the area. Developing additional housing in the area will help strengthen the current residential market as well as generate increased sales for any existing and future commercial uses in the area.

The map below shows the relative location of the site with respect to the rest of the Tri-Lakes Key Area. The context provided by this exhibit indicates the importance of supporting the RM-12 and RS-6000 rezoning due to the immediate adjacency of the site to Interstate 25, which is even more pertinent when compared to the rest of the Key Area. Other locations in the Tri-Lakes Key Area would not be appropriate for increased residential densities due to concerns over use-to-use or even zoning-to-zoning compatibility such as in areas located to the east that area currently zoned RR-5 or RR-2.5. As the Tri-Lakes Key Area continues to build out the most logical location for meaningful residential growth is along the Interstate 25 corridor, whether within the incorporated boundaries of Towns of Monument or Palmer Lake, or on centralized services in unincorporated El Paso County, as would be the case with this site.



### ***“Potential Areas for Annexation” Key Area***

The remaining portion of the property that is located outside the boundaries of the “Tri-Lakes” Key Area is within the “Areas for Potential Annexation” Key Area. The Plan describes the Potential Areas for Annexation as follows:

“A significant portion of the County’s expected population growth will be located in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and **accommodate new development**. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.”

“This Key Area outlines the portions of the County that are **anticipated to be annexed as development occurs**. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.”

The challenge for owners of land located within the “Potential Areas for Annexation” Key Area is that the final decision as to whether to annex the land into the respective incorporated city or town lies exclusively with the city or town itself. The owner of the property experienced this challenge firsthand while twice attempting to annex the property into the Town of Monument. The first attempt at annexing the land into the Town of Monument in 2022 ultimately resulted in the property owner withdrawing the annexation petition after an unfavorable and formally continued Town Planning Commission hearing. Delaying the hearing via a continuance strategically allowed for the then-recently elected but not yet seated Town Trustees to hear the request instead of the then-seated Trustees.

On the property owner’s second attempt to annex the land into the Town of Monument, which occurred in 2023, the Town Board of Trustees denied a separate annexation petition for property located at the southwest corner of Interstate 25 and County Line Road, which is also owned by the owner of the subject property. Denial of that annexation petition effectively rendered annexation of the subject property into the Town impractical due to contiguity issues. On both occasions, Town staff invited and encouraged the property owner to annex into the Town only to then have the proposed development meet political opposition.

One of the main reasons for annexing land into a municipality is to obtain centralized water and wastewater service, which can help justify an overall increase in development intensity, whether that be as more intense commercial or industrial development or higher residential development, as was the intent of the landowner in requesting annexation into the Town of Monument. Centralized water and wastewater services can, however, still be provided to developments in the County via a special district(s). In this case, Woodmoor Water and Sanitation District, was already going to provide water and wastewater service to the development even if annexed into the Town of Monument due to Monument’s inability to serve new development on the east side of Interstate 25 in this area. Woodmoor Water and Sanitation District has confirmed its commitment to providing municipal-level water and wastewater services to the proposed development even if it develops in unincorporate El Paso County.

Even though annexation of the land has been repeatedly rejected by the Town of Monument, the intent of the Key Area designation of the land as a “Potential Area for Annexation” can still be maintained with inclusion of the land into the Woodmoor Water and Sanitation District. All of this suggests that development of the subject property in unincorporated El Paso County is equivalent if not more sustainable in this area of the County than it might have otherwise been in Town of Monument.

**Area of Change Analysis: “Minimal Change: Developed” and “New Development”**

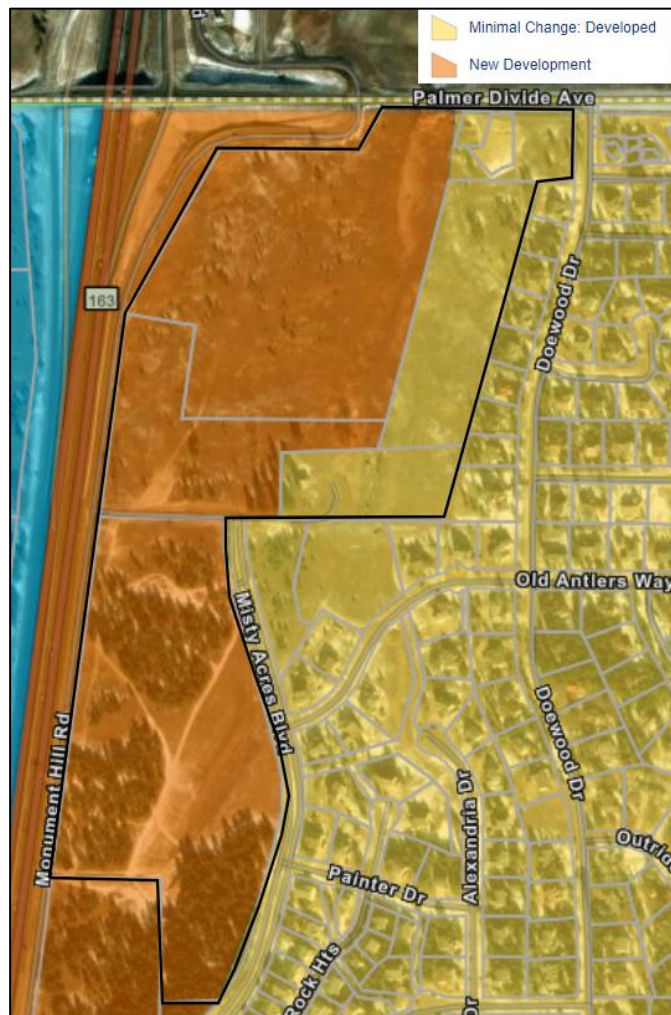
The subject property is identified in the Areas of Change map within the Plan as being primarily with the “New Development” area of change with a smaller portion within the “Minimal Change: Developed” area of change (see the map on the next page for the delineation of the two areas).



**“New Development” Area of Change**

Page 21 of the Plan characterizes areas of “New Development” by stating:

“These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. **Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one** such as an employment hub or business park adjacent to an urban neighborhood.”  
(Emphasis added)



Your El Paso Master Plan identifies only 9% of land within unincorporated El Paso County as being within an Area of Change for “New Development.” For comparison purposes, 90% of unincorporated El Paso County is identified expected to see minimal change, if any. These areas are comprised with 70% as “Minimal Change: Undeveloped”, 6% as “Minimal Change: Developed”, and the remaining 14% as “Protected/Conservation Area”. Page 20 of the Plan states the following:

**“As El Paso County plans for growth and development over the coming decades, it is**

***anticipated that some areas of the County will change more significantly than other areas.”***

Further down on page 20 the Plan goes on to focus the discussion of change specifically on the need to address housing affordability, without regard for existing demographics or localized preferences, when it says:

***“A key factor in identifying areas of new development, particularly for residential uses, is affordability. Housing affordability is addressed in Chapter 4 Housing & Communities page 58).”***

These statements indicate that the proposed RS-6000 and RM-12 rezoning request, which will allow for new development to occur on the property, is consistent with the “New Development” Area of Change designation and is even more uniquely supported by the Plan as an opportunity to help address the County-wide issue of housing affordability. This is particularly critical in the Tri-Lakes Area of the County which is generally void of any form of affordable housing or even mid-level housing. The proposed change to the property is residential in nature and would provide an appropriate transition between existing residential to the east and Interstate 25 to the west. The residential “character” of the area is therefore maintained, which would not necessarily be the case if the property were to be developed pursuant to the current mix of residential and commercial zoning.

***“Minimal Change: Developed” Area of Change***

Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.”

The mapping of the boundary of the “Minimal Change: Developed” Area of Change on the property is not consistent with the actual developed status of the property. The exhibit provided above shows an aerial image of the property underlying the Area of Change designations. The aerial image clearly shows that no development has occurred on the property, which suggests that all of the property probably should have been designated as “New Development.”

***Placetype Analysis: “Suburban Residential”***

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The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- Single-Family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

The Suburban Residential Placetype is described further on page 28 as follows:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.”

A review of this area of the County in the context of the mapped Placetypes in the County Master Plan reveals a significant amount of single-family residential development ranging from neighborhoods located immediately east of the subject property all the way east to Furrow Road and beyond as well as north to the Douglas County/El Paso County line. Similarly, single family residential is found west of the property from properties along Beason Lite Road to the Town of Palmer Lake. These areas are typical of the Suburban Residential Placetype Designation. It is important to note, however, that the Suburban Residential Placetype also includes single-family attached and multi-family residential as supporting land uses, which would be consistent with the

proposed RS-6,000 and RM-12 rezoning as evidenced by the list of allowed land uses included above. Roughly six (6) square miles (or approximately 3,956 acres) of Suburban Residential Placetype-designated land located in this area of the County is already predominately developed with single family residential dwellings, suggesting that there is almost an overabundance of existing single family residential in the area when compared to the supporting single-family attached and multi-family residential land uses, of which there is basically none in the same area.

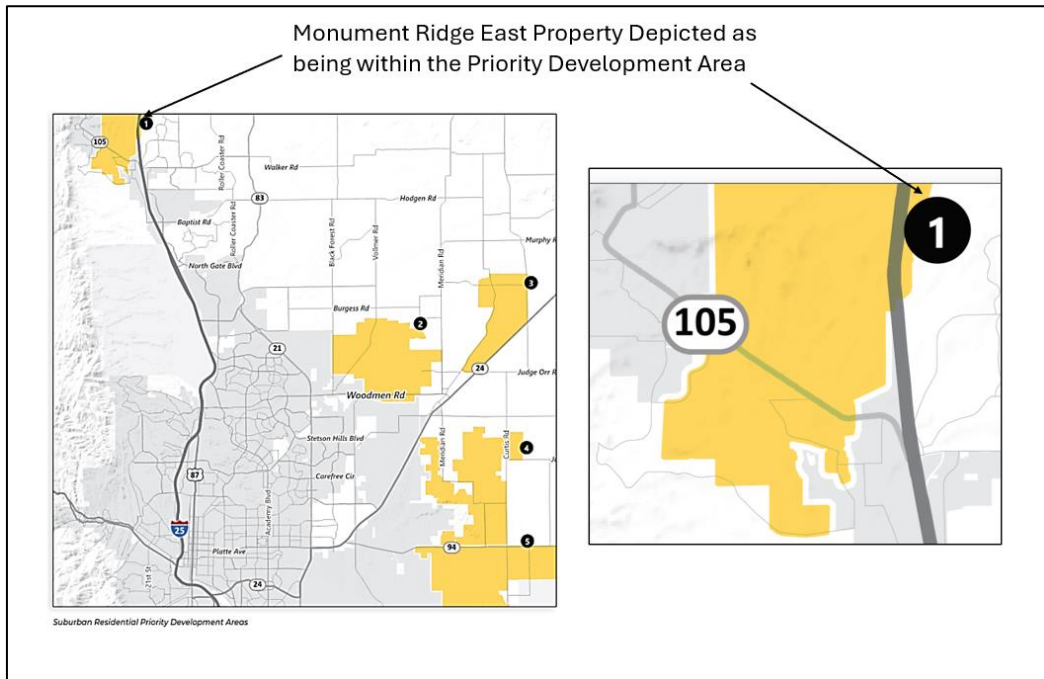
The 59.48 acres that make up the proposed rezoning area are estimated to represent less than 2% of the land included in the local Suburban Residential Placetype area. This means that the proposed development is not only a “Supporting Land Use” to the expansive single-family residential development that existing in this area today, but it can also be characterized as “Supportive” in terms of its size and scale in the context of the overall surrounding Suburban Residential Placetype area.

Inclusion of compatible, but not necessarily the same, residential land uses such as multi-family and single-family attached within the Suburban Residential Placetype demonstrates the overall vision of the Master Plan. No better location exists in this area, or perhaps even throughout the County as a whole, to locate RM-12 and RS-6000 zoned development than the subject property located immediately adjacent to Interstate 25.

#### **Chapter 4 Housing & Communities**

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezoning is also in total alignment with the Residential Priority Development Area designation found in Chapter 4 of the Plan. The Monument Ridge East property is identified as being within the Highway 105 & Interstate 25 Priority Development Area. Page 52 of the Plan describes this area as follows:

“The area is located between Monument, Woodmoor, and Palmer Lake. Due to its proximity to these communities, this area has largely developed to match that community’s style of suburban residential and should continue to do so without impediment. It would also be supported by commercial and public services, both of which are important factors when considering denser development. ***Furthermore, increased density at the north end of the County would help support residents who commute north for work every day.***” (emphasis added)



The Suburban Residential Priority Development Areas section then goes on to support well-planned higher-density residential development in this area by stating:

“Single-family attached and detached housing units should be developed in a cohesive manner that establishes a seamless transition between different housing types, as opposed to large, isolated clusters or blocks of a single type of housing. Maintaining this mixed development pattern should be prioritized by the County to preserve the existing residential character of this area.”

By including RS-6,000 zoning between the proposed RM-12 zoning and the existing single family residential lots to the east, and by proposing a condition of that RS-6,000 zoning that requires a minimum of 15,000 square foot lots adjacent to the existing residences, the applicant is helping to establish a seamless transition along the properties only shared border with existing residential development. Furthermore, the proposed development can be served by centralized services which justifies “increased density” so as to support residents who commute north to the Denver Metropolitan Area for work every day.

The multi-family and attached single family supporting land use allowance in the Suburban Residential Placetype found in Chapter 3 of the Plan combined with the encouraging and prioritizing language in Chapter 4 supporting increased residential density on the subject property as a “Priority Development Area” result in a County Master Plan that overwhelming supports the proposed RS-6,000 and RM-12 rezoning requests. Housing availability and affordability is one of the main issues facing the Pikes Peak Regional today. Projects like the Monument Ridge East project cannot by itself resolve that issue, but it can be part of the solution. The housing solutions for the otherwise homogenously developed Tri-Lakes Area are evident throughout the Master Plan as discussed above. It is through this rezoning request

that the applicant is championing those solutions for the Tri-Lakes Area and proposing to aid the County as a whole as it continues to address this ever-increasing Countywide housing challenge.

### **El Paso County Water Master Plan**

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Woodmoor Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report is not required with a rezone application and, therefore, has not been provided. A finding of water sufficiency will be required at the subdivision stage of development.

### **El Paso County Parks Master Plan**

The El Paso County Parks Master Plan (2022) depicts the property as having “local access” within five (5) miles of two parks, Palmer Lake Recreation Area and Fox Run Regional Park. The Plan does not depict any planned trails or open space within or adjacent to the subject property. Land dedication, or fees in lieu of land dedication are not required at the rezoning stage of development, but will be required at the final plat stage of development.

### **2016 Major Transportation Corridors Plan (MTCP)**

Map 14. The 2040 Roadway Plan (Classification and Lanes) exhibit of the 2016 El Paso County Major Transportation Corridors Plan (MTCP) doesn’t identifies Interstate 25 to the west of the project as a “Freeway” and it depicts several other “Collector” level roads in the area. No new roadways or roadway classification upgrades are depicted for any of the roads within or immediately serving the proposed development.

A northern extension of Misty Acres Boulevard connecting to County Line Road has been planned for well over a decade but is not depicted on the 2016 MTCP. Nevertheless, the applicant is proposing to construct the planned extension of Misty Acres Boulevard and will seek County Road Impact Fee credits therefrom. The anticipated intersection of Misty Acres Boulevard and County Line Road will likely need to be phased from a three-way stop-controlled intersection to a signalized intersection. The fourth leg of the intersection coming from north of County Line Road in Douglas County is not anticipated at this point since the property in that area is subject to a conservation easement.

At the request of the County, the applicant also plans to construct an easterly extension of

Monument Hill Road through the proposed development as a connection to Misty Acres Boulevard. This connection has also been planned for some time and will eliminate the dead-end terminus of Monument Hill Road that exists today.

### **Other Topical Elements of the County Master Plan**

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

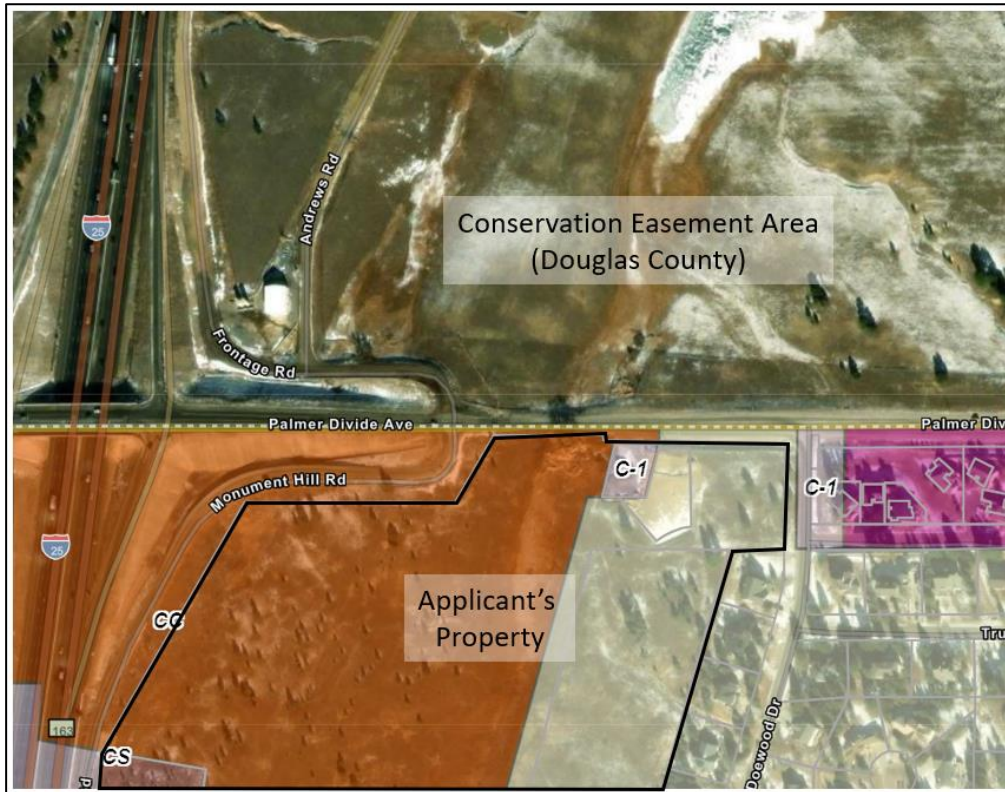
**REZONING CRITERIA #2: *The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116.***

County staff has not identified any issues regarding the proposed rezoning's compliance with all applicable statutory provisions. Pursuant to state statute and El Paso County's notification procedures, the County will cause the public hearing notice to be published in the newspaper ensuring all statutory requirements have been satisfied.

**REZONING CRITERIA #3: *The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions.***

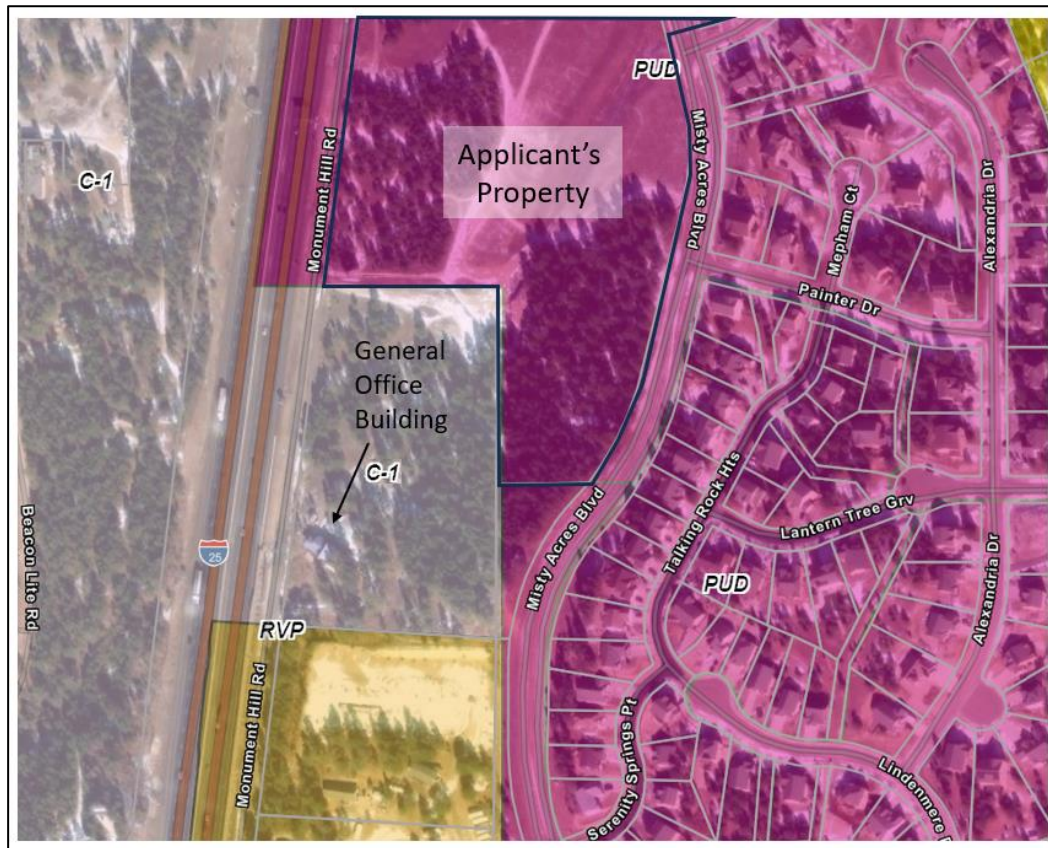
The proposed residential rezonings to RS-6000 and RM-12 are consistent with the existing and permitted land uses and zone districts in all directions. The following is an analysis of the existing and permitted land uses surrounding the property:

- **North** – To the north of the property is County Line Road. Across County Line Road to the north is vacant, undevelopable land located in Douglas County. The land is generally considered undevelopable due to the land being within a conservation easement.

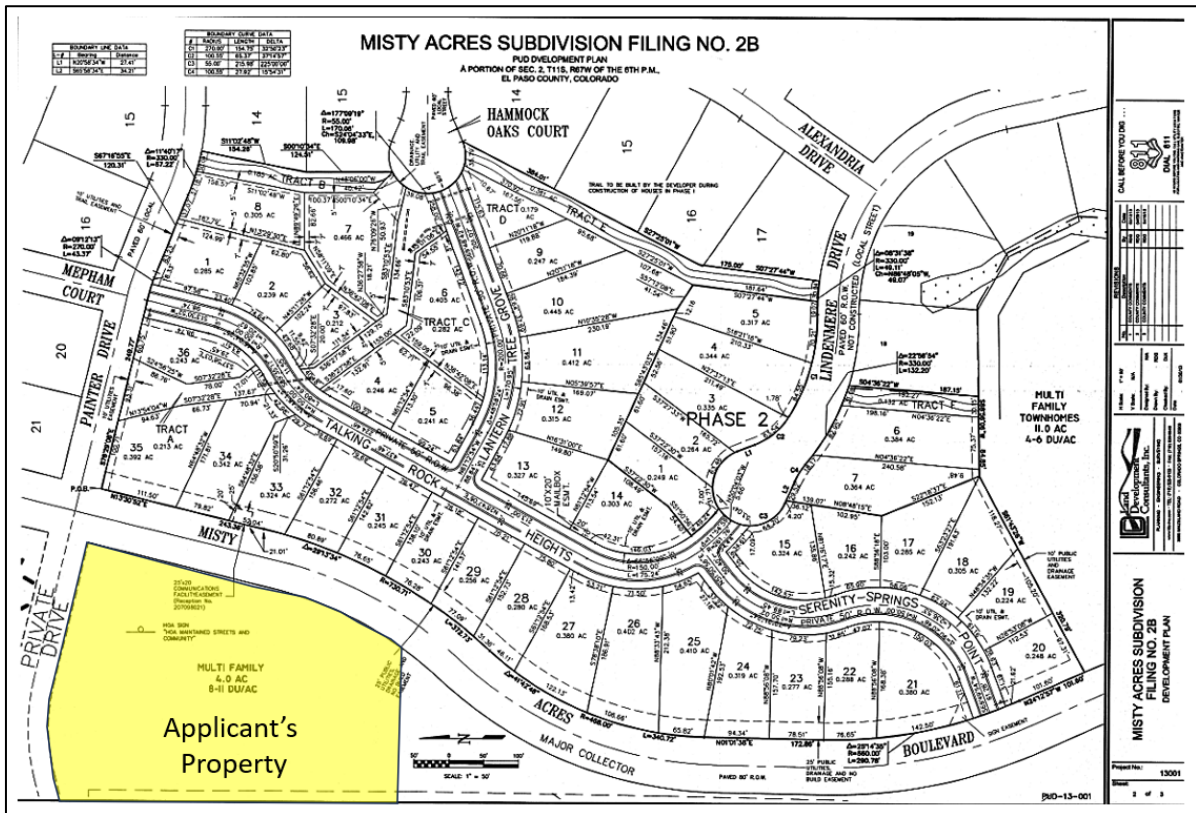


- **South** – Adjacent to the south end of the Monument Ridge East property is land that is currently zoned C-1 (Commercial Obsolete). There is an existing general office building located on this property in the southwesterly-most corner adjacent to and accessing from Monument Hill Road (aka Interstate 25 Frontage Road).



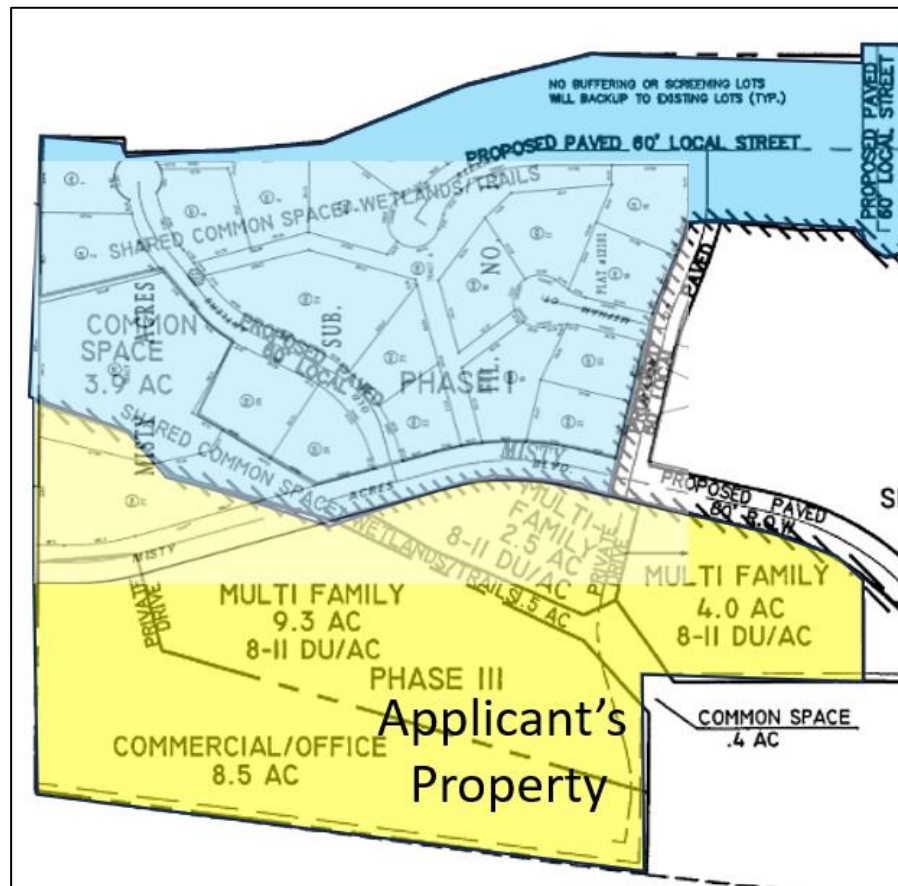
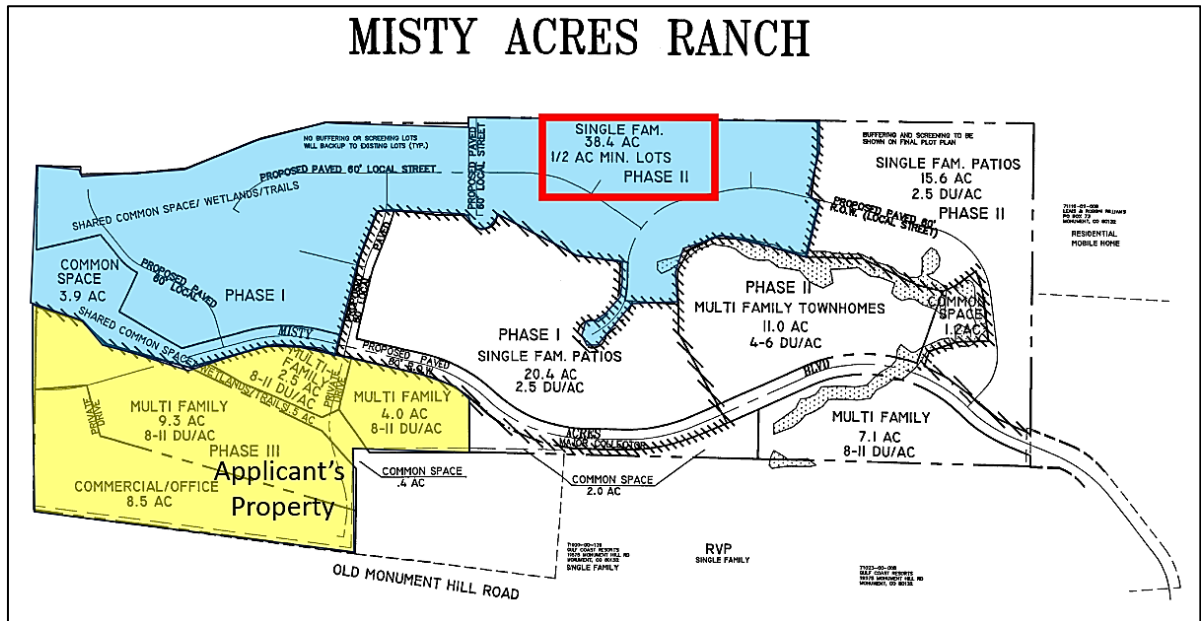


- Southeast- South of Painter Drive** – The southern half of the eastern boundary of the property (adjacent to the area currently zoned PUD) south of Painter Drive fronts Misty Acres Boulevard. Across Misty Acres Boulevard to the east and south of Painter Drive are existing single-family residential properties zoned PUD pursuant to the Misty Acres Filing No. 2B Development Plan (see copy of Plan below). This development plan amended the prior PUD zoning to replace the approved patio home designation with single-family residential lots. It is important to note, however, that the portion of the property included in this rezoning request was clearly depicted at being zoned for “Multi-Family” on the Filing No. 2B Development Plan, which would be included in the title work at closing on all of the single-family lots in the Misty Acres Filing No. 2B subdivision. This means that all of the lot owners along the east side Misty Acres Boulevard in this area would have received express notice at the time that they purchased their property that the land across Misty Acres Boulevard was already zoned for multi-family residential development.



In approving the Misty Acres Filing No. 2B PUD amendment, which allowed for development of the current single-family lots in the Misty Acres Filing No. 2B subdivision, the Board of County Commissioners has already determined that higher density residential development (including multi-family) on the west side of Misty Acres Boulevard is compatible with single-family residential on the east side of Misty Acres Boulevard. This proposed rezoning request, if approved, would not change that finding of compatibility.

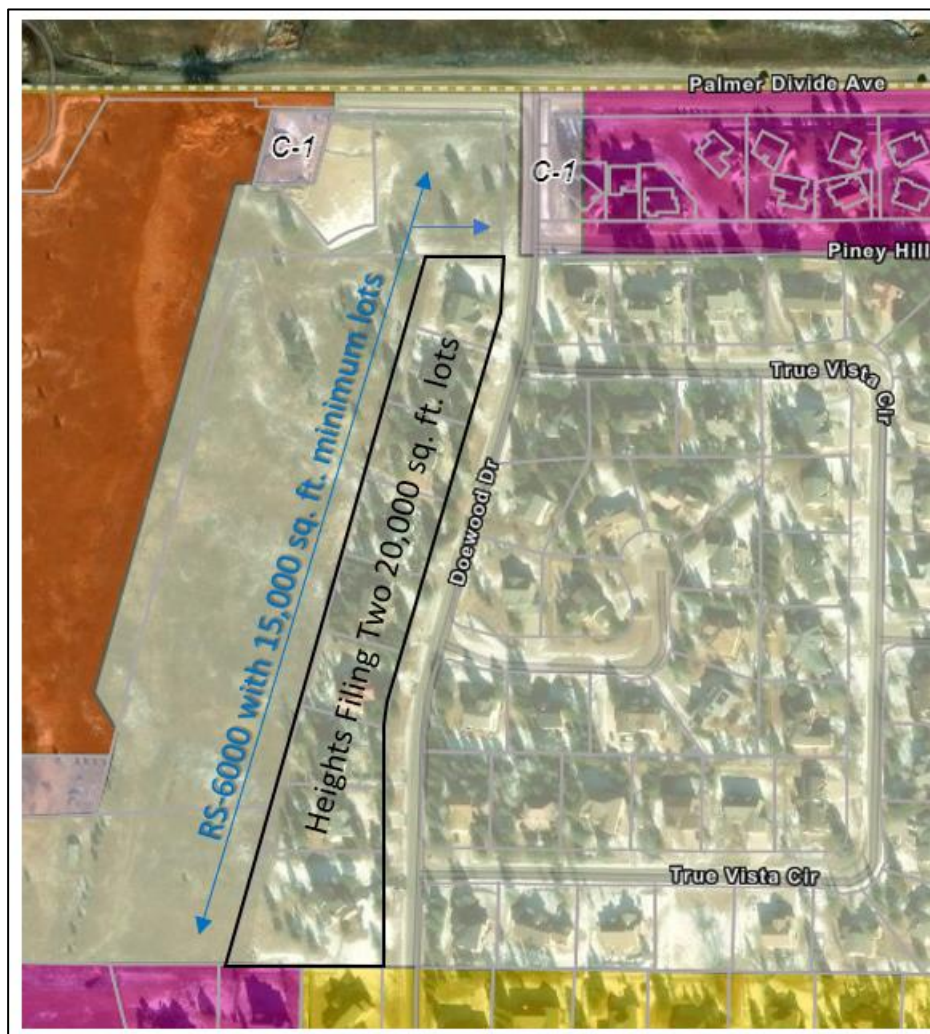
- Southeast- North of Painter Drive** – The southern half of the eastern boundary of the property (adjacent to the area currently zoned PUD) north of Painter Drive fronts Misty Acres Boulevard. Across Misty Acres Boulevard to the east and north of Painter Drive are existing single-family residential properties zoned PUD pursuant to the Misty Acres Ranch PUD Development Plan (see copy of Plan below). This development plan zoned the east side of Misty Acres Boulevard as “Single-Family 1/2 AC Min. Lots”, pursuant to which the Misty Acres Filing No. 1 subdivision was platted and has now been fully development with single-family residences. The development plan also clearly depicts the west side of Misty Acres Boulevard as being zoned for “Multi-Family”. Just like the lots in Misty Acres Filing No. 2B discussed above, the owners of lots in Filing No. 1 would also have received express notice at the time that they purchased their property that the land located to the west across Misty Acres Boulevard was already zoned for multi-family residential development.



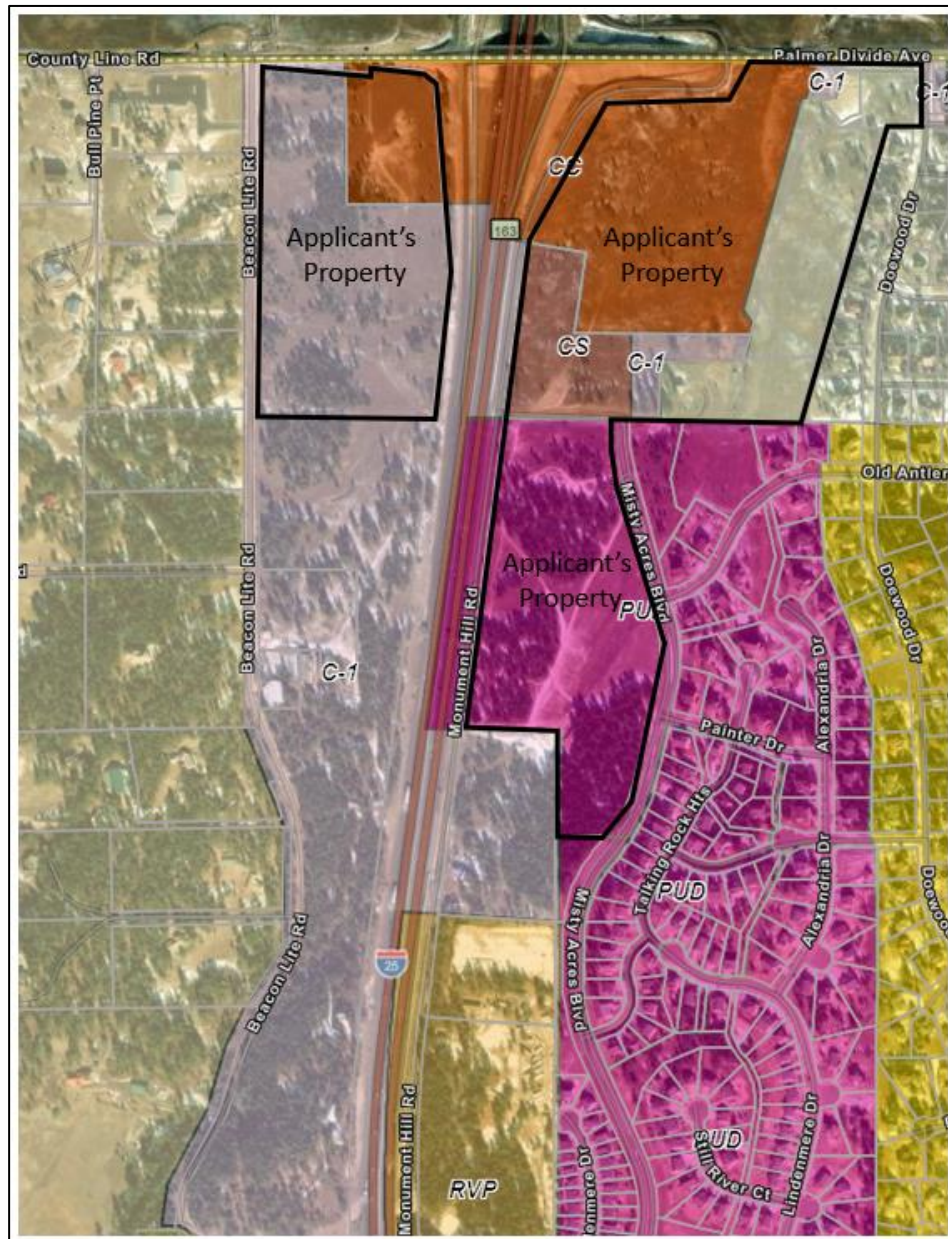
The Board of County Commissioners' approval of the Misty Acres Ranch PUD and the subsequent approval of the Misty Acres Filing No. 1 subdivision confirm that higher density residential development (including multi-family) on the west side of Misty Acres Boulevard

is compatible with single-family residential on the east side of Misty Acres Boulevard. This proposed rezoning request, if approved, would not change that history of compatibility findings.

- **Northeast** – The single-family lots located adjacent to the northeastern portion of the proposed Monument Ridge East rezone area, which also front Doewood Drive, were platted at part of the Heights Filing Two subdivision pursuant to the RS-20000 (Residential Suburban) zoning. Each of these lots are comprised of a minimum of 20,000 square feet. In order to ensure compatibility with these existing RS-20000-zoned lots, the applicant is proposing to rezone this area of the property to RS-6000 but to condition that rezoning to require all lots platted adjacent to those lots in the Heights Filing Two to be a minimum of 15,000 square feet. Ensure comparable lots sizes and the same single-family residential mixed use in this area allows the proposed RS-6000 rezoning to be compatible with the existing zoning and land uses in this area.



- West** – Interstate 25 and Monument Hill Road are located immediately to the west of Monument Ridge East property. The right-of-way width for Interstate 25 in this area is a minimum of approximately 300 feet from east to west. Across Interstate 25, between Beacon Lite Road and Interstate 25, is property owned by the applicant that is currently zoned C-1 (Commercial – Obsolete). South of the applicant’s ownership is additional land that is currently zoned C-1, which extends for approximately another 3,583 feet south along Interstate 25. There are two existing freestanding stealth CMRS facilities (mono-pines) in the area south of the applicant’s land on the west side of Interstate 25 along with a number of off-site advertising billboards. The proposed RM-12 zoning is compatible with the existing low-intensity non-residential land uses located over 300 feet to the west on the other side of Interstate 25.



**REZONING CRITERIA #4: *The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.***

Table 5-5 of the Land Development Code identifies the density and dimensional standards of the RM-12 zoning district:

- Maximum Density: 12 DU/ac
- Minimum Lot Size: 3,500 sq ft <sup>1,2</sup>
- Front Setback: 20 ft <sup>2,3</sup>
- Side Setback: 5 ft <sup>2,3</sup>
- Rear Setback: 15 ft <sup>2,3</sup>
- Maximum Lot Coverage: 70%
- Maximum Height: 40 ft

<sup>1</sup> The minimum lot area of 3,500 square feet applies to single family attached dwellings. The minimum lot area for single-family detached dwelling units is 3,500 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

<sup>2</sup> If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. Within the zoning district, a 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

<sup>3</sup> The minimum distance between buildings shall be 10 feet.

The portion of the property proposed for RM-12 zoning can be readily developed pursuant to the RM-12 zoning without requiring deviations or variances from the density and dimensional standards identified above.

Table 5-5 of the Land Development Code also identifies the density and dimensional standards of the RS-6000 zoning district as follows:

- Minimum Lot Size: 6,000 sq ft <sup>1,2</sup>
- Minimum Lot Width: 50 ft
- Front Setback: 25 ft <sup>2</sup>
- Side Setback: 5 ft <sup>2</sup>
- Rear Setback: 25 (5) ft <sup>2</sup>
- Maximum Lot Coverage: 40%/45%<sup>3</sup>

- Maximum Height: 30 feet

<sup>1</sup> Minimum lot area applies to single-family detached dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.

<sup>2</sup> If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. Within the zoning district, a 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

<sup>3</sup> Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45% of the total lot area.

The portion of the property proposed for RS-6000 zoning can be readily developed pursuant to the RS-6000 zoning without requiring deviations or variances from the density and dimensional standards identified above. A portion of the property is proposed to be conditioned to require a minimum lot size of 15,000 square feet along the northeastern boundary adjacent to existing RS-20000 zoned lots. There are no site-specific limitations that would preclude development of the 15,000 acre lots or standard RS-6000 acre lots.

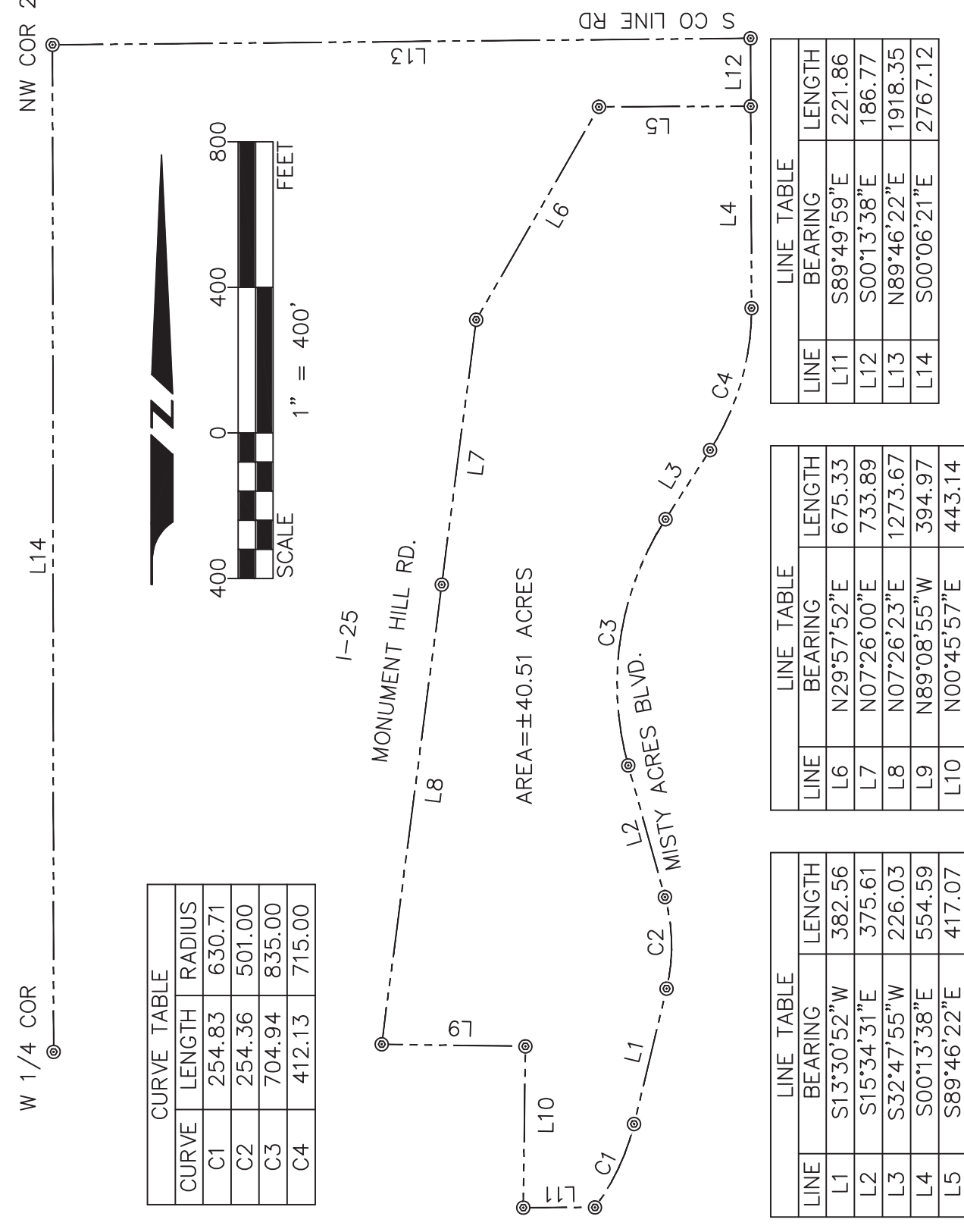
# Monument Ridge East RM-12 Zoning Map

NW1/4 Section 2, Township 11, Range 67 W 6th PM

**LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET; THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1918.35 FEET; THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 186.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, SOUTH 00°13'38" EAST, A DISTANCE OF 554.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 412.13 FEET, A RADIUS OF 715.00 FEET THENCE SOUTH 32°47'55" WEST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 704.94 FEET, A RADIUS OF 835.00 FEET; THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 375.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 254.36 FEET, A RADIUS OF 501.00 FEET; THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A LENGTH OF 254.82 FEET, A RADIUS OF 630.71 FEET; THENCE SOUTH 89°49'59" EAST A DISTANCE OF 221.86 FEET, ALONG THE NORTH LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY; THENCE NORTH 00°45'57" EAST A DISTANCE OF 443.14 FEET; THENCE NORTH 89°08'55" WEST A DISTANCE OF 394.97 FEET; THENCE NORTH 07°26'23" EAST A DISTANCE OF 1273.67 FEET, ALONG THE WEST LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 99035205 RECORDS OF EL PASO COUNTY; THENCE NORTH 07°26'00" EAST A DISTANCE OF 733.89 FEET; THENCE NORTH 29°57'52" EAST A DISTANCE OF 675.33 FEET; THENCE SOUTH 89°46'22" EAST A DISTANCE OF 417.07 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 40.51 ACRES MORE OR LESS.

RM-12 Boundary Description



Schedule Nos: 7102200013, 7102200008, 7102200006, 7102201001, 7102201014

Acreage: 40.51 AC

Current Zoning: PUD, CC, CS, C-1, RS-20000

Request: Request for approval of a map amendment (rezone) of 40.51 acres to the RM-12 (Residential Multi-Dwelling) zoning district.

NO.	REVISION/ISSUE	DATE

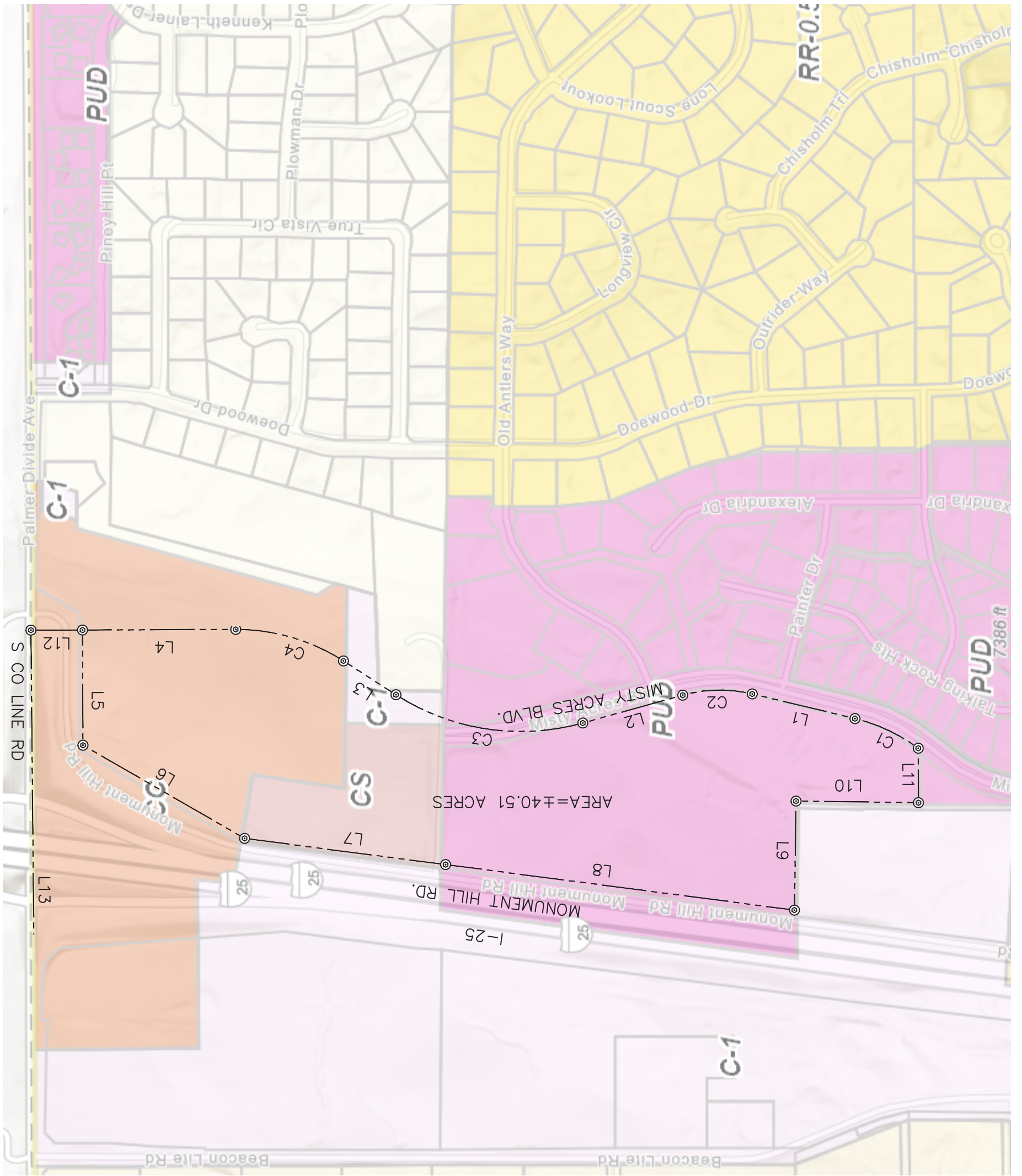
Owner:  
Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO  
80919

Applicant/Preparer:  
**VERTEX**  
Consulting Services  
455 E. Pikes Peak Avenue, Suite 101  
Colorado Springs, Colorado 80903  
719-733-8605

PROJECT NO.	SHEET
	1

DATE	PREPARED	APPROVED	NR
1/17/24			





Property Location	Land Use	Owner Name	Mailing Address	
1660 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	LACEY DWAIN ROBERT	1660 OLD ANTLERS WAY	80132-8042
1680 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	PERCY JACQUELINE J	18910 PAGENTRY PL	80132
20205 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	FOY GRACE ALLISON	20205 TRUE VISTA CIR	80132-8087
20215 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	BRANDTS JILL L	20215 TRUE VISTA CIR	80132-8087
1720 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	SCOTT MILO C	1720 OLD ANTLERS WAY	80132-8094
20385 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	VALORE SAMUEL J	20385 TRUE VISTA CIR	80132-8080
20375 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	PAUL & KRISTEN HUGHES	20375 TRUE VISTA CIR	80132-8080
20365 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	AEX2 LIVING TRUST	20365 TRUE VISTA CIR	80132
20355 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	SCOTT KEVIN L	20355 TRUE VISTA CIR	80132-8080
DOEWOOD DR	EXEMPT NONRESIDENTIAL LAND - COUNTY	EL PASO COUNTY	200 S CASCADE AVE STE 150	80903
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOME ASSN INC	20255 MONUMENT HILL RD	80132-8099
1656 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	BROWN DOUGLAS K	1656 PINEY HILL PT	80132-8628
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOA	20381 HIGH PINES DR	80132-8318
1628 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	RICARDO ROCHELE	1628 PINEY HILL PT	80132-8628
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOA	20381 HIGH PINES DR	80132-8318
1614 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	GRAFF JOSEPH	1614 PINEY HILL PT	80132-8628
1586 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	BROWN MICHAEL P	1586 PINEY HILL PT	80132-8631
1650 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	FLANNER CHERYL N	1650 PINEY HILL PT	80132-8628
1642 PINEY HILL PT	SINGLE FAMILY RESIDENTIAL	PATZ TIMOTHY T &	1642 PINEY HILL PT	80132-8628
PINEY HILL PT	HOMEOWNERS ASSOCIATION	HIGH PINES PATIO HOMES ASSOCIATIO	1642 PINEY HILL PT	80132
20350 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	KELLAR FAMILY REVOCABLE LIVING TR	20350 TRUE VISTA CIR	80132-8080
20360 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	DURBIN ANDREW L	20360 TRUE VISTA CIR	80132-8080
20370 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	SIMPSON MASON C	20370 TRUE VISTA CIR	80132-8080
20380 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	HAMILTON MICHAEL CARL JR	20380 TRUE VISTA CIR	80132-8080
1620 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	WARREN ROBERT LEE	1620 PLOWMAN PL	80132-8098
1610 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	COLLISON LEVI L	1610 PLOWMAN PL	80132-8098
20275 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	HODGSON JASON D	20270 DOEWOOD DR	80132-8050
1630 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	ANGELY CHRISTINE	1630 PLOWMAN PL	80132-8098
1640 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	HPA BORROWER 2016 ML LLC	120 S. RIVERSIDE PLAZA STE 2000	60606
1625 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	GROTZ DARRELL S	1625 PLOWMAN PL	80132-8098
1615 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	CURTIS CORY R	1615 PLOWMAN PL	80132-8098
1605 PLOWMAN PL	SINGLE FAMILY RESIDENTIAL	SEIFERT TIMOTHY D	1605 PLOWMAN PL	80132-8098
20230 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	MARQUARDT BRADLEY	20230 TRUE VISTA CIR	80132-8087
20220 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	KOCH TIMOTHY W	20220 TRUE VISTA CIR	80132-8087
20210 TRUE VISTA CIR	SINGLE FAMILY RESIDENTIAL	WELLS CHARLES A	20210 TRUE VISTA CIR	80132-8087
20320 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	OKEEFE CATHERINE	20320 DOEWOOD DR	80132-3412
20290 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	LONGSTREET ANGELA	20290 DOEWOOD DR	80132-8050
20280 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	LUNDSTROM CURTIS	20280 DOEWOOD DR	80132-8050
BEACON LITE RD	VACANT LAND, 1.0 TO 4.99	CABLE HOLDCO EXCHANGE I LLC	ONE COMCAST CENTER 32ND FL	19103-2855
COUNTY LINE RD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	WOODMOOR WATER & SANITATION	1845 WOODMOOR DR	80132-9066
COUNTY LINE RD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	WOODMOOR WATER & SANITATION	1845 WOODMOOR DR	80132-9066
COUNTY LINE RD	VACANT LAND, 1.0 TO 4.99	MONUMENT RIDGE WEST LLC	5055 LIST DR	80919
COUNTY LINE RD	VACANT LAND, 10.0 TO 34.99	MONUMENT RIDGE WEST LLC	5055 LIST DR	80919
20255 MONUMENT HILL RD	SINGLE FAMILY RESIDENTIAL	MONUMENT RIDGE EAST LLC	5055 LIST DR	80919
20230 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	VAN MATRE MICHAEL	20230 DOEWOOD DR	80132-8050
20240 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	POLLACK DUSTIN G	20240 DOEWOOD DR	80132-8050
20250 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	SPARKES & EDH LIVING TRUST	20250 DOEWOOD DR	80132-8050
20260 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	SFR BORROWER 2021-2 LLC	120 S. RIVERSIDE PLAZA STE 2000	60606
20270 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	LARSON HAROLD WILLIAM	20270 DOEWOOD DR	80132-8050
20220 DOEWOOD DR	SINGLE FAMILY RESIDENTIAL	DEATON REBECCA CLAIRE	20220 DOEWOOD DR	80132
1740 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	WENCHELL CHRISTOPHER W	1740 OLD ANTLERS WAY	80132-8077
1760 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	KADNUCK JOHN L	1760 OLD ANTLERS WAY	80132-8077
1820 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	MITCHELL KONRAD PATRICK	1820 OLD ANTLERS WAY	80132-8169
1840 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	GARCIA REBECCA M	1840 OLD ANTLERS WAY	80132-8169

NO.	REVISION/ISSUE	DATE

Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO  
80919



PROJECT NO.	DATE	PREPARED	APPROVED	SHEET
	1/17/24			2

22007	MISTY ACRES BLVD	VACANT RESIDENTIAL LOTS	MONUMENT RIDGE EAST LLC	5055 LIST DR	COLORADO SPRINGS	CO	80919
	MISTY ACRES BLVD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METROPOLITAN DISTRICT	30 E PIKES PEAK AVE STE 293	COLORADO SPRINGS	CO	80903-1561
	1825 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	BENNETT FLOYD R	1825 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
	1845 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	MCCELRAETH COLIN	1845 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
	1865 OLD ANTLERS WAY	SINGLE FAMILY RESIDENTIAL	WILSON PAUL G	1865 OLD ANTLERS WAY	MONUMENT	CO	80132-8169
	20024 MEPHAM CT	SINGLE FAMILY RESIDENTIAL	KAMENETSKIY DMITRIY	20024 MEPHAM CT	MONUMENT	CO	80132-3440
	1822 PAINTER DR	SINGLE FAMILY RESIDENTIAL	SNYDER CHRISTOPHER CHARLES	1822 PAINTER RD	MONUMENT	CO	80132-3438
	1802 PAINTER DR	SINGLE FAMILY RESIDENTIAL	ZANE RUSSELL A	1802 PAINTER DR	MONUMENT	CO	80132-3438
	20045 MEPHAM CT	SINGLE FAMILY RESIDENTIAL	RIVERA SANTOS JR	20045 MEPHAM CT	MONUMENT	CO	80132-3440
	20025 MEPHAM CT	SINGLE FAMILY RESIDENTIAL	MILLER WILLIAM T	20025 MEPHAM CT	MONUMENT	CO	80132-3440
	1722 PAINTER DR	SINGLE FAMILY RESIDENTIAL	WESTERHAUS ANDREW	1722 PAINTER DR	MONUMENT	CO	80132-3439
	20056 ALEXANDRIA DR	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METROPOLITAN DISTRICT	30 E PIKES PEAK AVE STE 293	POMPANO BEACH	FL	33062-1561
	BEACON LITE RD	SINGLE FAMILY RESIDENTIAL	INTERSTATE 25 PROPERTIES LTD	970 CORRAL VALLEY RD	COLORADO SPRINGS	CO	80929-9315
	19925 MONUMENT HILL RD	OFFICES	ARAUNAH GROUP LLC	PO BOX 3488	MONUMENT	CO	80132-3488
	19825 MONUMENT HILL RD	SINGLE FAMILY RESIDENTIAL	JT RESORTS LLC	PO BOX 961	MONUMENT	CO	80132-0961
	MISTY ACRES BLVD	VACANT LAND, LESS THAN 1.0	ARAUNAH GROUP LLC	8605 EXPLORER DRIVE #250	COLORADO SPRINGS	CO	80920-1013
	19997 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SUSAN ANNE MURRAY LIVING TRUST	19997 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	19981 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	LEWANDOWSKI DARIN P	19981 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	19965 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	HINDE MICHAEL G	19965 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	19933 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	PATTERSON JOHN	19933 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	1866 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	MOREY DAVID M	1866 LANTERN TREE GRV	MONUMENT	CO	80132-3456
	1836 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	FOGEL MICHAEL P	1836 LANTERN TREE GRV	MONUMENT	CO	80132-3456
	1730 HAMMOCK OAKS CT	SINGLE FAMILY RESIDENTIAL	GARNER THOMAS GILBERT III	1730 HAMMOCK OAKS CT	MONUMENT	CO	80132-3458
	1723 PAINTER DR	SINGLE FAMILY RESIDENTIAL	TETLEY JULIE	1723 PAINTER DR	MONUMENT	CO	80132-3439
	1835 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	PATTERSON TRACY W	1835 LANTERN TREE GRV	MONUMENT	CO	80132-3456
	1845 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	SAWYER CHESTER B	1845 LANTERN TREE GRV	MONUMENT	CO	80132-3456
	1855 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	CUNNINGHAM DWAYNE L	1855 LANTERN TREE GRV	MONUMENT	CO	80132-3456
	1865 LANTERN TREE GRV	SINGLE FAMILY RESIDENTIAL	TAMBOS MICHAEL J	1865 LANTERN TREE GRV	MONUMENT	CO	80132-3456
	19837 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	MCGARY GEORGE COLE	19837 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19984 LINDENMERE DR	SINGLE FAMILY RESIDENTIAL	RINTALA BRYSON M	19984 LINDENMERE DR	MONUMENT	CO	80132-3476
	19754 SERENITY SPRINGS PT	SINGLE FAMILY RESIDENTIAL	DALRYMPLE RICHARD N	19754 SERENITY SPRINGS PT	MONUMENT	CO	80132-3457
	19806 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SCHAD MICHAEL R	19806 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19822 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	RIST MARVIN LEE	19822 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19838 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	TOMLINSON ELLIS FRANK	19838 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19854 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	KLEINSMITH MARK P	19854 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19870 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	BIESTERFELD ANGIE D	19870 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19886 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	PERKINS BRYSON D	19886 TALKING ROCK HTS	MONUMENT	CO	80132-3449
	19902 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	STERLING STEPHEN M SR	19902 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	19918 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	VERSTEEGT AARON J	19918 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	19934 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SUDING FAMILY LIVING TRUST	19934 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	19950 TALKING ROCK HTS	SINGLE FAMILY RESIDENTIAL	SPARKS FAMILY TRUST	19950 TALKING ROCK HTS	MONUMENT	CO	80132-3455
	1823 PAINTER DR	SINGLE FAMILY RESIDENTIAL	HENTIG JAMES THOMAS JR	1823 PAINTER DR	MONUMENT	CO	80132-3455
	1803 PAINTER DR	SINGLE FAMILY RESIDENTIAL	PADGETT RYAN V	513 TWIN PEAKS DR	FAIRFIELD	CA	94535-1159
	TALKING ROCK HTS	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	8605 EXPLORER DRIVE #250	COLORADO SPRINGS	CO	80920-1013
	TALKING ROCK HTS	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	8605 EXPLORER DRIVE #250	COLORADO SPRINGS	CO	80920-1013
	TALKING ROCK HTS	HOMEOWNERS ASSOCIATION	MISTY ACRES HOA INC	13530 NORTHGATE ESTATES DR # 200	COLORADO SPRINGS	CO	80921-7651
	PAINTER DR	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	30 E PIKES PEAK AVE STE 293	COLORADO SPRINGS	CO	80903-1561
	19983 LINDENMERE DR	SINGLE FAMILY RESIDENTIAL	LILLEY CHRISTOPHER AARON	19983 LINDENMERE DR	MONUMENT	CO	80132-3477
	19973 LINDENMERE DR	SINGLE FAMILY RESIDENTIAL	JASTRZEBSKI MARIUSZ P	19973 LINDENMERE DR	MONUMENT	CO	80132-3477
	19706 MISTY ACRES BLVD	EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION	MISTY ACRES METRO DISTRICT	8605 EXPLORER DR DR #250	COLORADO SPRINGS	CO	80920-1013

NO.	REVISION/ISSUE	DATE

Monument Ridge East, LLC  
5055 List Drive  
Colorado Springs, CO  
80919



PROJECT NO.	SHEET
DATE 1/17/24	APPROVED
PREPARED NR	3



2880 International Circle, Suite 110  
 Colorado Springs, CO 80910  
 Phone 719-520-6300  
 Fax 719-520-6695

**EL PASO COUNTY PLANNING AND  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT**

**MAP AMENDMENT (REZONING) CHECKLIST**

Revised: October 2023

**Map Amendment (Rezoning) Requirements**

The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.

The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.

**Plan Requirements**

- Owner name and contact information for responsible party
- Applicant name (if not owner) and contact information for responsible party
- Report preparer name and contact information for responsible party
- Name of proposed development centered on the top of the plan and at the top of each sheet. On each sheet a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the proposed or development is located
- Lot/parcel size
- Date, north arrow and a graphic scale
- Boundary description of the subject property, which shall illustrate the legal description
- Existing land uses and zoning on the property and within five hundred (500) feet of the boundary
- Adjoining property ownership
- Existing private roads
- Existing structures
- Existing easements

**Easements to be established via the required platting process. A concurrent preliminary plan and final plat are under review.**

**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.

4/26/2024

Kylie Bagley, Planner III  
Meggan Herrington, Planning Director  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

I am Steve King, Mayor Pro tem of the Town of Monument.

Monument Ridge applied for annexation into the town of Monument with the plan that they are proposing to El Paso County. There were discussions on what a suitable zone district might look like for this property and the property owner was not willing to adjust the densities, product type, nor were they willing to protect the natural features, or willing to change the zoning into a PUD zone district, so it was declined at the Monument Council public hearing.

This property would be a natural fit into the town of Monument through annexation as it is at the extreme northern county line and is difficult for El Paso County to service this area, and the Town has this property in our Three Mile Plan.

Because of the large number of homes proposed, the Town of Monument would have to hire additional police due to of the MOU that we have with El Paso County, which would become a negative economic burden to the Town, so annexation would be the only way we could reasonably provide services. El Paso County does not currently have sufficient resources to provide police services or otherwise. It's a natural fit to annex.

But the Town would not annex this property under these conditions. This project does not meet the intent of our Comprehensive Plan or the future land use map.

In my opinion, Monument Ridge should become a PUD zone district. This property is the gateway to El Paso County and special attention needs to be paid to the natural beauty that is the Palmer Divide. The El Paso County Master Plan as well as the Monument Comprehensive Plan speak clearly as to the protection of natural areas, which include dense tree strands of old growth conifers.

When asked for agency comments, and because this project abuts Douglas County, The Douglas County Planning department stated: *"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."*

The Town of Monument comments included: *"The development as currently proposed will be incompatible with the adjacent properties and will be detrimental to the preservation of the natural and rural character of the area."*

And: *"The Town Council continues to oppose proposed development densities, whether built within or outside of the Town boundaries. The Town Police Department continues to be the first responders to the subject properties given the proximity and adjacency to the Town. The Town's Police Department serves the property when County services are not immediately available. The proposed residential densities will*

*quantity of police requests without providing that additional tax income needed to support such services.*“

Clearly, Monument Ridge East does not warrant the procedure for a straight zoned property. According to the applicant during the Monument Town council public hearing, Nina Ruiz, a former Monument Town Planning Director and current consultant for this project, directed the applicant to rezone the property under a straight zoned district in Monument, while the Planning Director for Monument.

Her original proposal was not what Town Council considered a viable choice because of the uniqueness of this area. It should be noted that Ms. Ruiz left the Town of Monument before this project was presented to Town Council.

The property owners purchased this property zoned as it is currently. The surrounding property owners also purchased their property knowing what the current zoning is, and the likelihood that it could be built under those circumstances.

That is the reason when a zoning change is requested, it should generally become a PUD zone district with community input. Property rights are the rights currently allowed on the property; not future rights requested. Otherwise, it would be granting rights an owner does not currently possess. Surrounding property owners also have property rights, among them, the right to peaceful enjoyment.

The criterion for rezoning also demands that there is a need not being served. That is unsure as there are many parcels of land in Monument that are approved, but not yet developed, which contain higher and high density uses. Normally those areas would be permitted to be built out before we make premature decisions on more of the same.

These are requirements the El Paso County master plan, as well as Monument’s Comprehensive Plan, put in place when it comes to rezoning parcels. There are several natural features and topography, including dense tree strands, a protected wetlands area, rural zoning to the east and also to the west, a 36,000 acre protected conservation easement adjacent to the north, and the issue of water service as we explore long term planning.

This project is what PUDs were invented for. While it is warranted to have transitional zoning between the interstate frontage and these rural properties that dominate the area, simply zoning this entire area into one or two straight zoned districts of higher density properties throughout does not respect the rights of adjacent homeowners invested in the community, and not in spirit with the characteristics of the area or the El Paso County Master Plan, or the Monument Comprehensive Plan. Another reason a PUD is the clear choice.

Because this property is changing zoning and altering the character of the community, impacting property values of those who live adjacent, the residents should be afforded the right to address their grievances with the property owner, allowing everyone come together to be heard. This promotes goodwill and avoids unnecessary conflict.

Clearcutting trees for development is not allowed anywhere along the front range, and the Palmer Divide region is no different. Castle Pines, Larkspur, Castle Rock, Parker, Elizabeth, Colorado Springs, and EL Paso County have no areas where existing trees, and especially old growth trees are permitted to be completely eliminated.

Those areas are considered an asset to the community and an asset to the projects built in those areas, many of which are parks or open space. Douglas County has consistently promoted open space areas and parks, something El Paso County has been negligent in. This is apparent again due to the 36,000-acre conservation easement adjacent to County Line Rd and north to Larkspur.

In the case of the Monument Ridge East, with the straight zoned districts proposed, there is a very real possibility that every single tree could be removed. They have stated a plan to relocate trees, but any arborist will tell you that the survival rate for transplanting established trees is very low.

The adjacent neighbors on the east side purchased their property realizing that this area would be developed at some point, however, the El Paso County zoning adjacent to them only permits 20,000SF lots, more closely resembling the existing uses, and the El Paso County master plan reinforces those uses setting aside this area for suburban use. Suburban uses consist of R20000 and that is exactly what is in place currently.

In addition, Suburban uses on the El Paso County master plan list attached housing only as support uses, requiring that the vast majority are single family uses. Keep in mind that this is the gateway to El Paso County, and while exiting a 36,000-acre conservation easement, the welcome sign to El Paso County would become multi-family units right next to the interstate, on newly cleared land where a forest once stood. Our Comprehensive Plan speaks about preserving natural amenities, as does the El Paso County master plan.

In Monument, every area in the perimeter of the town has lower density uses. Only high-density uses are included in the heart of the town, Jackson Creek Parkway and Old Denver Highway. Willow Springs Ranch is about 1 unit per acre, Jackson Creek is about 3 per acre. Sanctuary Pointe is less still, about 1.6 per acre. The densest sections of Village Center are slightly over 4 per acre. The adjacent Woodmoor area is .5 per acre on average. On the West side, all the parcels adjacent to the interstate are on larger acreage parcels, some 5 acres.

Again, the combination of proposing higher density uses in combination with eliminating the natural features, whether it be terrain or dense strands of forest, is not compatible with the character of the area, or the standards in the Monument Comprehensive Plan that calls for maintaining a small-town feel, protecting the view corridors and natural features.

El Paso County's Master Plan rates this area as a Suburban Placetype. According to the master plan, Suburban Residential is characterized by predominantly residential areas with predominately single-family detached housing.

The areas of change designation is: Minimal change.

The R20000 zoning is consistent with the El Paso County Master plan future land use which classifies this area as Suburban and in an area of minimal change. This would also permit saving many of the existing old growth trees that make this part of the county a desirable feature. Again, since they want a mix of uses, this entire area should be zoned as a PUD with community input afforded to the people this project negatively affects.

The current zoning does not permit the uses and densities proposed, nor does the proposed rezoning provide public hearings throughout the process. There is one public hearing for a zoning change, and



then it becomes an administrative process. This is why the applicant wants a straight zoned district, to minimize public input as the merit of the project can't stand on its own.

This property needs to become a PUD, with the protections that a PUD offers. The purpose of the PUD is to custom fit the zoning to conform with unusual properties and allows flexibility in the existing code in exchange for amenities to the community.

- This project does not meet the criteria in the El Paso Master Plan or the Monument Comprehensive Plan as proposed.
- This project should be a PUD with community input as it does not meet the criteria for a straight zoned district.
- This project is a good fit to become annexed into the Monument Town limits in order to provide emergency services that won't negatively impact the town's budget.
- Natural features should be saved as this is the gateway to El Paso County and abuts a 36000-acre conservation easement.
- Property rights are only existing rights, and that is what was purchased by this applicant. Newly granted rights should have adjacent community input throughout the entire process with public hearings as a PUD.
- Higher density projects in this area create impervious surfaces that will impact existing fragile wetlands.
- This area is a migration path for numerous large animal species and should have sufficient open space and shelter with existing large tree strands.
- When notified of Monument's Planning Department review, dozens of affected residents signed an opposition petition.
- Douglas County does not approve of this project as proposed.
- The Town of Monument does not approve of this project as proposed.

El Paso County, as well as Monument, have procedures and criteria in place to allow for responsible development and to prevent the general overall plan from being compromised. That is the intension of zoning, future land use maps, community input and master plans. The intention is to promote a community in such a way that it creates or maintains desirability and protects the property values of all who are impacted.

There is only so much undeveloped land remaining in the Trilakes area and it will be developed at some point. As elected officials, our main job is to make sure it is developed responsibly with the upmost respect to our residents and the El Paso County Master Plan. This plan isn't close to accomplishing those goals.

Please reject this project as proposed, due to the incompatibility with the El Paso Master Plan and the Monument Comprehensive Plan and respect the rights of those who chose this area as their home. Please also respect the governmental agencies that also oppose this plan.

This letter of opposition is on my behalf and other Council Members may have differing viewpoints, although this project was rejected by Monument Town Council as proposed.

Respectfully submitted,

Steve King  
Monument Mayor Pro Tem

## Marcella Maes

---

**From:** Aaron Kellar <aarondkellar@gmail.com>  
**Sent:** Tuesday, November 12, 2024 6:22 PM  
**To:** PCD Hearings; PLNWEB; Holly Williams; Carrie Geitner; Stan VanderWerf; Longinos Gonzalez, Jr; Cami Bremer  
**Subject:** Opposition to Rezoning Application for Monument Ridge East (P245 Monument Ridge East LLC)

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November 12, 2024

### **Board of County Commissioners**

El Paso County Administration Building  
200 S. Cascade Avenue  
Colorado Springs, CO 80903

Dear Members of the Board:

I am writing to formally express my opposition to the rezoning application for Monument Ridge East, which is scheduled for discussion at the El Paso County Board of Commissioners' meeting on November 21, 2024. As a long-term (19 years) resident of the North Woodmoor area and an owner of rental properties on the south end of Monument, I am deeply concerned about the proposed development and its potential negative impact on our community. I respectfully urge the Board to consider the following points when evaluating the rezoning request.

### **1. Prior Rejection by Monument Town Council**

It is important to note that the Monument Town Council has already rejected the annexation and rezoning proposal submitted by Monument Ridge East LLC. During the Council's review, the developer declined to engage in meaningful negotiations to reduce the proposed density or address concerns regarding water resource limitations. This prior rejection underscores the broader community's opposition to this high-density development.

### **2. Incompatibility with Regional Zoning and Land Use**

The proposed high-density rezoning is inconsistent with both the existing zoning in Northern El Paso County and the broader land use patterns in the area. The surrounding region, including Southern Douglas County, has consistently prioritized low-density, rural development to preserve its character. In fact, Southern Douglas County has also formally opposed high-density housing in proximity to its open spaces. The Monument Ridge East proposal fails to align with the rural and suburban character of the area and would set an undesirable precedent for future developments.

### **3. Environmental and Wildlife Concerns**

The area under consideration is home to a variety of wildlife species, including elk, antelope, fox, mountain lions, bears, and deer. High-density housing would pose a significant threat to these species and disrupt the local ecosystem. Furthermore, the site contains protected wetlands that provide critical habitats for wildlife, and such sensitive environmental areas would be negatively impacted by the proposed development.

### **4. Inconsistent with Existing Zoning and Lot Sizes**

Currently, the area is zoned for 1- to 2-acre lots, a designation consistent with the character of the surrounding community, including Woodmoor, which mandates a minimum lot size of 0.5 acres. The proposed rezoning to a higher density is out of character with the surrounding land use and would create an incongruent urban development in an area that is currently intended to remain rural and low-density. Moreover, the land directly to the north remains undeveloped, and its proximity to open space further emphasizes the incompatibility of the high-density proposal.

### **5. Infrastructure and Capacity Concerns**

The rapid growth of Monument, particularly in the Jackson Creek area, has placed significant strain on local infrastructure. The town has seen a marked increase in population, yet essential community services, such as schools, parks, roads, and libraries, have not kept pace. The overcrowding of Monument's schools, the limited capacity of our roads and the deteriorating condition of roadways—including congestion along Misty Acres Road and near Palmer Ridge High School—demonstrate the community's inability to accommodate additional high-density development without substantial negative impact on public services and quality of life.

### **6. Water Resource Constraints**

Water scarcity remains a critical issue in Colorado, and further development in this area would exacerbate existing challenges in managing local water resources. The proposed rezoning for high-density housing would put additional pressure on an already strained water supply, which is not sustainable given current and projected population growth.

### **7. Lack of Walkability and Community Integration**

Typically, high-density developments are designed to be walkable, with access to public transportation, retail, and recreational facilities. The proposed site, however, is located in an area with no pedestrian infrastructure and minimal access to community amenities. This lack of walkability would significantly reduce the quality of life for residents and would be inconsistent with the principles of responsible urban planning.

### **Conclusion**

In light of the above concerns, I strongly urge the Board to reject the proposed rezoning application for Monument Ridge East. The proposed development is incompatible with the rural character of Northern El Paso County and Southern Douglas County, and it would place undue strain on infrastructure, water

resources, and the local environment. I respectfully ask that the Board prioritize the long-term well-being of the community, the preservation of open space, and the protection of our natural resources.

Thank you for your time and consideration of this important matter.

Sincerely,

Aaron D. Kellar, MA, NCC

719.352.2005

## Marcella Maes

---

**From:** Heidi Arbury <harbteaches@gmail.com>  
**Sent:** Monday, November 11, 2024 7:54 AM  
**To:** PCD Hearings  
**Subject:** High density not appropriate

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Planning commissioners:

I am deeply concerned about the level of growth especially in our Northern portions of El Paso County. Douglas County planning commission has already stated they do not approve this high density housing development so close to the county line. It will impact wildlife corridors. It will impact quality of life for current residents. We don't have adequate water. The infrastructure is not capable of handling such a huge population.

Please contact me if you have any questions about my concerns.

Respectfully.

Heidi Arbury  
719 339-4972  
[harbteaches@gmail.com](mailto:harbteaches@gmail.com)  
17895 Walden Way, Colorado Springs, CO 80908

## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 7:29 AM  
**To:** J B  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument ridge east

Thank you, Janelle! Don't have answers for you yet as the project is still under review. We are going to ensure your comments are provided to the decision makers (and the property owner) and we will let you know about the public hearings moving forward.

Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** J B <baker1jm@gmail.com>  
**Sent:** Wednesday, June 5, 2024 5:39 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument ridge east

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Hi Meggan,

I was unable to attend the meeting last night but just wanted to express my deep concern for the monument ridge east development. As a 8 year resident of misty acres, I never in a million years thought a 300+ unit apartment complex would be considered so close to my home. Changing the zoning of that area is ridiculous and detrimental to the residents, wildlife and community as a whole. My primary concerns are a significant increase in traffic to what is now a quiet, family friendly neighborhood, increased crime, and destruction of plants and wildlife. I was trying to catch up on the slides from the presentation but didn't see what the plan was for the increase in kids for the schools. Are there going to be any parks or walking trails included in this plan? There is nothing about this that is beneficial to the residents of el paso county. Development is inevitable but it needs to be smart so we don't destroy our beautiful community.

Sincerely,



## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 7:31 AM  
**To:** Travis Beakley  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East

Thanks for taking the time to send an email Travis. There aren't answers to all your questions yet as this is still in review. We are going to ensure your comments are provided to the decision makers (and the applicant) and we will let you know about the public hearings moving forward.

Meggan

Meggan Herington, AICP  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

-----Original Message-----

From: Travis Beakley <[travisbeakley@gmail.com](mailto:travisbeakley@gmail.com)>  
Sent: Wednesday, June 5, 2024 7:07 AM  
To: Meggan Herington <[MegganHerington@elpasoco.com](mailto:MegganHerington@elpasoco.com)>  
Subject: Monument Ridge East

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Ms. Herington

I understand that you were at the meeting and taking notes on during the open house on this project. First of all, thank you for being there and recognizing that this is an important topic to people of monument. Many of us feel this great town is getting pillaged and overdeveloped to the point that we are essentially Colorado Springs.

Second, I am adamantly against this proposal. The loss of more habitat to install unneeded housing is absurd. Right now we have a green space allowing for noise, water, sediment reduction from the I-25 corridor. Every piece of ground does not need development housing or business.

I was not able to attend the meeting but I was able to view slides presented at the meeting. I would like to ask if this developer has conferred threaded and endangered species. Based on the slides there are riparian area for prebles mouse, monarch butterfly (listed as candidate species), western prairie fringe orchid and Ute-ladies tresses. There is also potential habitat for the soon to be listed Endangered Tri-color Bat. I am very well versed in habitat evaluations as it is what I do for my job. If I was having to develop these areas I would be required to look at these species. Has any of this work been completed?

Simply removal of the trees can trigger USFWS Consultation. Do you know if this has occurred?



As for wetland impacts does their plan account for the loss of over an acre of marsh/riparian habitat? This would trigger notification to US Army Corps for loss of greater than 1/10 acre. Has the developer started this?

Stormwater permitting aside, how does the county account for the additional water usage and increased traffic ? This is a finite supply and we keep tapping into this resource as though it's never ending. What about capacity at schools? Does the county consider that?

I beg you and the county commissioners to not allow this to happen, once we lose it, all is lost. We have a great place here but unneeded (greedy) development is slowly taking everything about Colorado away. This would be an eyesore (much like the development on both sides of I-25 in monument) to the community and detract from value of the land

Please take these concerns serious, people of Monument DO NOT want this development. I am open for discussion if that is warranted.

Thank you  
Travis Beakley  
713-305-8490  
Sent from my iPhone

**From:** PLNWEB  
**Sent:** Thursday, May 2, 2024 4:15 PM  
**To:** Kylie Bagley  
**Subject:** FW: EA2388

**Importance:** High

---

**From:** Virginia Beck <[moonlady5@msn.com](mailto:moonlady5@msn.com)>  
**Sent:** Thursday, May 2, 2024 3:54 PM  
**To:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Subject:** EA2388

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I oppose the proposed rezoning in EA2388. The home density and styles are much different than I expected when I moved here. I only support detached single family homes in the neighborhood.

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**From:** PLNWEB  
**Sent:** Monday, April 22, 2024 7:38 AM  
**To:** Kylie Bagley  
**Subject:** FW: EA2388 - Opposition

---

**From:** Michelle Beichley <[michelle.beichley@gmail.com](mailto:michelle.beichley@gmail.com)>  
**Sent:** Sunday, April 21, 2024 3:29 PM  
**To:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Subject:** EA2388

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To whom it may concern:

I oppose the proposed rezoning in EA2388. The home density and styles are much different than I expected when I moved here. I only support detached single family homes in the neighborhood. Additionally, our schools and water needs will not support this rezoning.

Best regards,

Michelle Beichley

Miranda Benson2

---

**From:** Miranda Benson2  
**Sent:** Wednesday, April 17, 2024 2:07 PM  
**To:** PCD Hearings  
**Subject:** FW: EA Number EA2388 File Number P246

---

**From:** Andrew Bussa <[andrew.bussa@gmail.com](mailto:andrew.bussa@gmail.com)>  
**Sent:** Wednesday, April 17, 2024 1:07 PM  
**To:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Subject:** EA Number EA2388 File Number P246

---

Hello,

I only support detached single family homes in the Monument Ridge East area. The neighborhood is established with single family homes and this would negatively alter the character.

The traffic study is insufficient. The intersection at HWY 105 and Woodmoor Dr must be considered because that's were everyone driving south winds up. The back ups after school are already ridiculous. Was the study run during a school break period (I did not see start and end dates)? If so, that should invalidate the data because it is not representative of actual peak traffic.

-Andrew Bussa

19855 Alexandria Dr, Monument, CO 80132

**From:** PLNWEB  
**Sent:** Wednesday, April 17, 2024 1:25 PM  
**To:** Kylie Bagley  
**Subject:** FW: EA2388

**Importance:** High

Kylie,  
Mr. Bussa just sent a follow-up email regarding EA2388.

Kelly

---

**From:** Andrew Bussa <[andrew.bussa@gmail.com](mailto:andrew.bussa@gmail.com)>  
**Sent:** Wednesday, April 17, 2024 1:20 PM  
**To:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Subject:** EA2388

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I do not like the proposed high density housing because it negatively changes the nature of the community. We bought our home in 2019 with the undeveloped land zoning in mind so we could image what it would look like when finished.

Was the traffic impact study done over D-38 school holidays? If so, it should be rerun to account for realistic peak traffic numbers.

-Andrew Bussa

19855 Alexandria Dr, Monument, CO 80132

## Kylie Bagley

---

**From:** Kelly Hills  
**Sent:** Friday, June 7, 2024 12:08 PM  
**To:** Kylie Bagley  
**Subject:** FW: EA2388/SP241

**Importance:** High

---

**From:** Andrew Bussa <andrew.bussa@gmail.com>  
**Sent:** Friday, June 7, 2024 11:55 AM  
**To:** PLNWEB <PLNWEB@elpasoco.com>  
**Subject:** EA2388/SP241

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I oppose the planned rezoning in EA2388/SP241. Detached single family homes are the best fit for the area. The extra traffic will also be a mess for people going from the new homes to County 404 to get on I-25. It will also put a massive strain on the Woodmoor and 105 intersection, especially on school days at school run time.

-Andrew Bussa  
19855 Alexandria Dr, Monument, CO 80132

**From:** [Kelly Hills](#)  
**To:** [Kylie Bagley](#)  
**Subject:** FW: EA2388  
**Date:** Tuesday, May 14, 2024 7:51:42 AM

---

-----Original Message-----

From: John Bussa <[john.e.bussa@gmail.com](mailto:john.e.bussa@gmail.com)>  
Sent: Sunday, May 12, 2024 3:54 PM  
To: PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
Subject: EA2388

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I oppose the proposed rezoning in EA2388. The home density and styles are much different than I expected. I only support detached single family homes in the neighborhood.

Sent from my iPhone

**Marcella Maes**

---

**From:** Brandy Doerner <brandy.doerner@icloud.com>  
**Sent:** Monday, November 11, 2024 8:02 AM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East Rezoning

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To whom it may concern...

**ABSOLUTELY NOT!!!** This proposed rezoning and housing development is not needed, wanted nor can it be supported by the current infrastructure!!!

It will destroy the current landscape and natural habitats that many of us came to Monument for in the first place! Dark skies, quiet and unencumbered neighborhoods in the wooded areas of North Woodmoor!!! Stop with this utter destruction! It is not progress.

We vote **NO** to this ... and to the proposal for a "Buc-ees" directly across the highway!!! **NO NO NO!!!!**

Brandy Doerner  
1510 Longview Circle  
Monument CO 80132

M: +1 720 233 4851

Sent from my iPhone, using Voice-to-Text technology. Please forgive brevity and typos.



## Marcella Maes

---

**From:** steve draper <ssdraper@mac.com>  
**Sent:** Wednesday, November 13, 2024 3:15 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East

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Nov. 13 2024

To the EPC Planning Commission,

We intend to attend the Monument Ridge East public hearing on November 21st at 9:00 a.m., but in essence our concerns regarding this project are well-stated and in concordance with those of Steve King, pro temp Mayor of Monument, CO.

This is NOT a viable and community-beneficial project, seemingly thrown together without all the necessary diligence of a professional project as noted in Steve King's concise and clear review of the materials submitted by the owners.

As you must know, the city of Monument has already agreed to the objection and denied the Monument Ridge West project, and the same critical reasons should apply to the East project as well.

Further, majorities of the surrounding citizens reject it outright as evidenced by the Monument decision.

If El Paso County were to bypass the Monument decision, then the commission is misrepresenting the will and rights of its taxpaying citizens. Nowhere is an owner granted a "right" to build or develop projects. This project goes against zoning and codes, will inevitably cause devaluation of surrounding homes and property, degrade wildlife and arbor preservation, and cause encroachment of 35,000 acres of unique and highly valued green space. Adjacent Douglas County will have a strong opposition voice if the Monument Ridge moves any further.

Finally, EPC Planning Commission certainly doesn't want another Ford Amphitheater debacle, causing tension and anger of surrounding neighbors. If the Board votes to allow this project to move forward, it most certainly will get one with appeals and potential class action against the County - and anyone - fraudulent and with intentions to harm the nearby property owners and community.

The city of Monument has been gracious to consider a "PUD" development which the Monument Ridge owners have rejected.

It is time - once again - to reject Monument Ridge.

Sincerely,

Steve Draper  
Carolyn Hill

**From:** Coele Durbin <coele.durbin@gmail.com>  
**Sent:** Tuesday, May 14, 2024 2:28 PM  
**To:** PLNWEB; Holly Williams; Carrie Geitner; Stan VanderWerf; Longinos Gonzalez, Jr; Cami Bremer  
**Subject:** P245 Monument Ridge East, RM12

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To the El Paso County Planning and Community Development Board,

My name is Coéle Durbin. I have lived in North Woodmoor for the past 7 years. 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.

Thank you,

Coéle Durbin  
20360 True Vista Circle

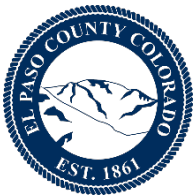
## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Thursday, June 6, 2024 8:19 AM  
**To:** Stacey Ferguson  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument East Ridge

Thank you for the email, Stacey. We send all development applications to the school district and rely on them to tell us the needs. Staff will be sure to address this as part of the review process and add your comments to the record.

Meggan



### Meggan Herington, AICP

Executive Director

El Paso County Planning and Community Development

719-520-7941

<https://planningdevelopment.elpasoco.com>

---

**From:** Stacey Ferguson <sferguson3@dcsdk12.org>  
**Sent:** Wednesday, June 5, 2024 7:57 PM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument East Ridge

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Hello Ms. Herington,

I am writing about my concerns regarding the continuous building in Monument, specifically the Monument East Ridge. There are so many concerns from lack of infrastructure to support the builds, elimination of green space and the animals, to the impact this development has on education. I am just going to focus on education since that is my scope of practice.

I live in Monument, I have children that currently attend D38, and I have also previously taught in D38. Currently, I teach in Douglas County due the numerous concerns I have about D38 schools. First and foremost is the over population of the classrooms. Each year teachers were asked to do more with less. I know this is the current state of education. However specific to Monument, each year the district loses more teachers and is not able to fill those positions. A MLO has not be passed in years- please note although there is a concern about compensation, there is a bigger concern about not having the funds for resources like curriculums.

I know at the meeting last evening, the rep stated that the school board approved this plan. However, if you talk to the school board about this they will tell you they have never been presented with a plan to date about this development.

Our middle school is currently at the largest capacity of all time which has significant implications on education. Education as a whole is deteriorating in this country and research proves that large class size is a factor in this deterioration.

I also know that contractors typically either give land to the school district or money to off set the increasing student population. Typically the land is not suitable to be built on so that does not assist the school district. As for the monetary contribution, historically this does not even cover the salary of one teacher. Again demonstrating that the contractor contributions do not benefit or offset the current challenges that D38 already faces not to mention the additional challenges that this development will pose.

Thank you for your time and considering my concerns regarding education.

Stacey Ferguson

*Stacey Ferguson, MA, CCC-SLP*

Speech Language Pathologist

Douglas County High School '*GO HUSKIES*'

"The most important thing in communication is hearing what isn't said." Peter Drucker

## Marcella Maes

---

**From:** Rachel Ford-Wilkinson <reford285@gmail.com>  
**Sent:** Monday, November 11, 2024 8:00 AM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East Project

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To whom it may concern,

As a resident living directly on County Line/Palmer Divide in Unincorporated El Paso county and a Realtor in the area that would actually benefit from selling these proposed properties - I am HIGHLY against this development for a multitude of reasons.

Not only are we now fighting off a Bucee's! County Line road is already getting busy to the point where there are multiple accidents in snow storms and is not wide enough to accommodate thousands of more residents that would be moving in right off of the road. The wildlife preserve directly across the street is home to a giant elk herd, coyote packs, bears, and more that use that area. This is a rural area - it's pure greed from developers. We just voted in this recent election to elect individuals that are not bought and paid for by developers. I hope we selected the right officials on this.

PLEASE stop trying to over develop and destroy the rural aspects of North Unincorporated El Paso County.

Thank you for your time and consideration - I hope you're getting a flood of emails and that the entire town shows up to oppose this action.

--

## Rachel Ford-Wilkinson

In the end, only three things matter:  
how much you loved,  
how gently you lived, and  
how gracefully you let go of the things not meant for you.

**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](mailto:grace.allison@gmail.com)>  
**Sent:** Monday, April 15, 2024 2:18 PM  
**To:** Holly Williams <[HollyWilliams@elpasoco.com](mailto: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



## 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  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

-----Original Message-----

From: Grace Foy <[grace.allison@gmail.com](mailto:grace.allison@gmail.com)>  
Sent: Wednesday, June 5, 2024 10:58 PM  
To: Meggan Herington <[MegganHerington@elpasoco.com](mailto: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

20205 True Vista Cir  
415-819-6425

## Marcella Maes

---

**From:** Grace Foy <grace.allison@gmail.com>  
**Sent:** Monday, November 11, 2024 12:07 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East

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Good morning,

I am a resident of unincorporated El Paso County, directly adjacent to the proposed Monument Ridge East development. I will not be able to attend the county meeting on 11/21, but would like to dial in remotely if at all possible.

I would like to express my strong opposition to the rezoning application for Monument Ridge East. Both the Monument town council and Douglas County have officially opposed this rezoning application because it is not fitting with either Monument/Woodmoor or the hundreds of acres of green space that is directly adjacent in Douglas County.

The property is currently zoned for 0.5 - 1.0 acre lots, which we checked before purchasing our house which overlooks this area. A high density development neither fits with North Woodmoor, which is all minimum 0.5 acre lots, nor the surrounding area which is all open green space.

Additionally, the traffic impacts to this area would be disastrous on Monument Hill, especially during inclement weather. This area is well-traveled by families and students taking their kids to nearby Palmer Ridge High School, Lewis Palmer Elementary School, and Lewis Palmer Middle School (the latter of which is at near capacity and is the only middle school for all of the tri-lakes area).

The Tri-Lakes area is not set up for additional high density housing. El Paso County shows that there are numerous areas already zoned for high density housing, and that existing high density buildings are half empty. Not only is the Monument Ridge East proposal not fitting with Monument's master plan, but a rezoning would be against El Paso County's directive to rezone when there are already undeveloped areas zoned for the specific purpose.

Please listen to the residents of this area and deny the rezoning application for Monument Ridge East. Please allow Monument and unincorporated El Paso county to maintain the beauty of its current planning, and respect the voice of the residents in this immediate area.

Respectfully,

-Grace Foy

**From:** Hannah Shea <goofnutball@gmail.com>  
**Sent:** Sunday, April 28, 2024 2:09 PM  
**To:** Kylie Bagley; Meggan Herrington; PLNWEB  
**Subject:** P245 Monument Ridge East, RM12  
**Attachments:** [Steve King - 04-26-2024.pdf](#)

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Ms. Bagley, Ms Herrington, and to the entire El Paso County Planning and Community Development Department,

I am a resident near the proposed rezoning area entitled "P245 Monument Ridge East, RM12." I am writing to formally express my strong opposition to the rezoning petition for the proposed area.

I would like to urge you to consider the clearly voiced objections of both Douglas County and the Monument Town Council and to reject the project as proposed. I am echoing the Steve King, Mayor Pro Tem of the Town of Monument, and his written statement to El Paso County on 26 April 2024, as attached.

The proposed rezoning does not fit into the community, is in direct opposition to the lower density population of the immediate area and the neighboring 36000 acre conservation easement, and would inhibit the existing wildlife and natural resource. Additionally, the Monument Town Council intensely researched the originally proposed annexation and denied it as it would negatively impact the town and its limited budget.

Respectfully,

Hannah Foy

**From:** Mike <michaelfoy7@gmail.com>  
**Sent:** Sunday, April 28, 2024 2:43 PM  
**To:** Kylie Bagley; Meggan Herington; PLNWEB  
**Subject:** P245 Monument Ridge East, RM12  
**Attachments:** [Steve King - 04-26-2024.pdf](#)

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Ms. Bagley, Ms Herington, and to the entire El Paso County Planning and Community Development Department,

I am a resident near the proposed rezoning area entitled "P245 Monument Ridge East, RM12." I am writing to formally express my strong opposition to the rezoning petition for the proposed area.

I would like to urge you to consider the clearly voiced objections of both Douglas County and the Monument Town Council and to reject the project as proposed. I am echoing the Steve King, Mayor Pro Tem of the Town of Monument, and his written statement to El Paso County on 26 April 2024, as attached.

The proposed rezoning does not fit into the community, is in direct opposition to the lower density population of the immediate area and the neighboring 36000 acre conservation easement, and would inhibit the existing wildlife and natural resource. Additionally, the Monument Town Council intensely researched the originally proposed annexation and denied it as it would negatively impact the town and its limited budget.

Respectfully,

Michael Foy

## Marcella Maes

---

**From:** Mike <michaelfoy7@gmail.com>  
**Sent:** Wednesday, November 13, 2024 6:01 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East Hearing

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Members of the El Paso County Planning Board,

I am writing to formally express my opposition to the rezoning application for Monument Ridge East. Every member of the community that I have spoken to is deeply concerned about the impact that this will have on the Monument and North Woodmoor neighborhood areas, as indicated in the contentious community meeting hosted by the developer at The Barn several months ago.

The town of Monument previously rejected the developer's petition to annex into the town because the developer ignored the apprehension of the community and refused to make any changes that would help address any of the valid concerns. Additionally, Douglas County has formally opposed this rezoning as it will be in direct opposition to the hundreds of acres of open space that is immediately across the street from the proposed site.

We are not opposed to the development of this land - we understand that Colorado is continuing to grow and that development is needed. However, we are asking the El Paso Planning Board to continue to practice responsible development that is fitting with the area and balanced with the needs of the community. Before purchasing a home in this area, two years ago, we reviewed the zoning of what would become the Monument Ridge East area and we were prompted to purchase our home because the land was and currently remains zoned for 1 acre to 2 acre lots that are fitting with the houses in the surrounding area. Since the developer has come to Monument with their development plans and since the developer has refused to cooperate with the town, dozens of houses in the area have been listed for sale specifically in an attempt to get away from this area before the building of what many consider to be an inevitable high-density development. With the proximity of Douglas' county's open space in the north, the ranches due east near King's Ranch, and the large agricultural zoned plots in the west near Palmer Lake, this is a rural suburban area that is not fitting with the developer's high-density plan.

In the few years that we have lived in the Woodmoor/Monument area, we have seen significant growth within the town, including at the Jackson Creek area which has seen the development of several housing subdivisions as well as multiple high-density apartment buildings. These houses and apartments are still for sale or for rent, showcasing that the need for housing in this area is not at capacity or a critical need. Additionally, the increased density in our town, which only has one middle school and one small library is not keeping up with the growth of the area. The proposed area for rezoning is immediately east of Palmer Ridge High School, one of the two high schools in the area, which already sees significant

traffic during school hours and dangerous driving conditions in the winter due to the hazardous conditions of the Palmer Divide microclimate and the elevation of Monument Hill.

We urge the Board to hear the needs of the community and the voiced concerns of the immediate residents, the town of Monument, and Douglas County. We ask the Board to reject the developer's plan to rezone Monument Ridge East to high-density and to instead encourage development within the current zoning requirements which is ultimately more fitting to the area and more in-line with the community's wishes.

We appreciate your consideration.

Respectfully,

Michael Foy

## Marcella Maes

---

**From:** Pastor Jon Gorman <gorman@afbmissions.com>  
**Sent:** Monday, November 11, 2024 10:16 AM  
**To:** PCD Hearings  
**Subject:** I want my voice heard

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To whom it may concern:

In reference to the planning meeting on November 21st, I am writing to object to the proposed rezoning of the area east of Monument Hill and west of Misty Acres for housing development. Please do not allow a high-density housing community in this area. As a resident who lives nearby, I will tell you that this area is clearly not the right fit for this type of project.

Thank you.

Sincerely,  
Pastor Jon Gorman  
1660 Plowman Place  
Monument, CO 80132



## Marcella Maes

---

**From:** Gorman <jnt4him@aol.com>  
**Sent:** Monday, November 11, 2024 9:45 AM  
**To:** PCD Hearings  
**Subject:** November 21 public hearing

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As a resident of El Paso County, specifically the area off of county line road near Monument Hill, I reject any and all proposed rezoning to take away our beautiful open space and fill it with a jungle of homes. Please reconsider and reject these proposals and requests. There have been far too many homes squished into monument and ugly warehouses too!  
There is a place for growth and this is not it!!

Concerned Citizen  
Tina Gorman

**From:** Tom Griesser <tomgrie@aol.com>  
**Sent:** Tuesday, April 9, 2024 11:03 AM  
**To:** corey.adler@state.co.us; Kylie Bagley  
**Subject:** MONUMENT RIDGE EAST

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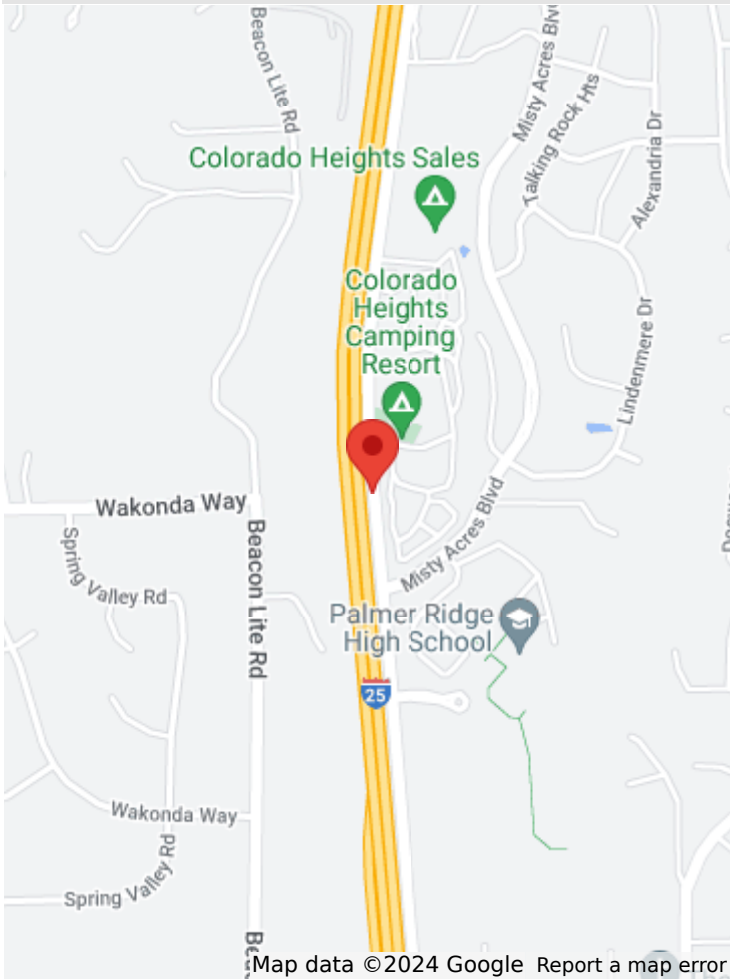
---

To the addressed government authorities,

I absolutely disagree with the Colorado Parks and Wildlife conclusion stating that they consider "impacts to the natural resources and wildlife to be negligible if any at this time" for this monstrous project. There are thousands of trees that will be destroyed and wildlife habitation that will be gone forever! How can this not have an impact??!

Thomas W. Griesser  
1270 Lone Scout Lookout

## Map



## Overview

**Case Number:** CCM-2408613

**Case Type:** Contact My Commissioner

**Case Status:** Submitted

**Address:** 19548 MONUMENT HILL ROAD  
123, CO, 80132

**Unit:**

**Priority:** Normal

**Category:** Citizen Contact Management

**Assignees:**

**Internal Workflow Status:** Submitted

**Submitted By:** Anonymous

**Created Date:** 04/09/2024 12:11 PM

**Updated Date:** 04/09/2024 12:11 PM

**Source:** Web

**Tags:**

**Resolution:**

## Details

**Case Number:** CCM-2408613

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII).:** No

Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** Serious concern about the proposed Monument Ridge East and West developments

**Notes (Describe the issue for the Commissioner):** Commissioner Williams, I just sent the following email to the Colorado Department of Parks and Wildlife and to the El Paso County Planning Commission: To the addressed government authorities, I absolutely disagree with the Colorado Parks and Wildlife conclusion stating that they consider "impacts to the natural resources and wildlife to be negligible if any at this time" for this monstrous project. There are thousands of trees that will be destroyed and wildlife habitation that will be gone forever! How can this not have an impact??!! Thomas W. Griesser 1270 Lone Scout Lookout I will be in touch with you in the future outlining my total opposition the two Monument Ridge housing projects.

### GIS Attributes

**District :**1

**Jurisdiction :**

### Contact Info

**Thomas Griesser**

Individual  
Complainant

**Call:** (719) 481-2681

**Email:** tomgrie@aol.com

**Address:** N/A

**Updated by:**

Anonymous

**On:**

04/09/2024

### Comments

No details available

### Images

No documents associated

### Activity Logs

04/09/2024 12:11 PM | Provider changed to CCM District 1

### System

04/09/2024 12:11 PM | Case created

**Anonymous**

## Marcella Maes

---

**From:** Annette Hagopian <annettehagopian@comcast.net>  
**Sent:** Monday, November 11, 2024 9:08 AM  
**To:** PCD Hearings  
**Subject:** Monument Ridge EAST planning

You don't often get email from annettehagopian@comcast.net. [Learn why this is important](#)

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I have found thru my observations of multiple county commissioner meetings, that the commissioners allow a lot of re-zoning, because planners/developers 'follow the rules' and it just gets rubber stamped by the commissioners. Which leads one to wonder, why? Could be pockets are being lined in some fashion? I don't know, but as a voter I feel the commissioners need to really look at and follow the county's master plan. I'm attaching a letter from Monument Mayor Pro Tem that clearly outlines why El Paso County should **not** approve this re-zoning request. I am in full agreement with this letter, and I hope I can count on your NO vote, when it finally gets to the board for consideration. And I hope you can convince your other board members to also vote NO.

<https://drive.google.com/file/d/1HWkLlvH0xCH2UBbXAd8bjbuyR-Zj-Ft4/view>

Thank you,  
Annette Hagopian

## Details

**Case Number:** CCM-2409549

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII).:** No

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**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** Proposed Monument housing development off county line road.

**Notes (Describe the issue for the Commissioner):** Our family and the Chisholm Ranch HOA is completely against the proposed housing development off County Line Road. Please vote NO on this proposition. The choices above did not have the appropriate area for me to select. We are Monuments residents.

## Contact Info

**Denise Jelinski-Hall**

Individual  
Complainant

**Call:** (808) 291-5180

**Email:** ngbsea3@hotmail.com

**Address:** N/A

**Updated by:**

Anonymous

**On:**

06/05/2024

**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](mailto:aarondkellar@gmail.com)>  
**Sent:** Wednesday, May 1, 2024 12:49 PM  
**Subject:** P245 Monument Ridge East, RM12

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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

**From:** [Holly Williams](#)  
**To:** [Kylie Bagley](#)  
**Subject:** Fw: Monument Ridge East Opposition Letter  
**Date:** Tuesday, May 14, 2024 11:22:26 AM

---

***Commissioner Holly Williams***

200 S Cascade, Suite 100  
Colorado Springs, CO 80903  
(719) 520-6411 (office)  
(719) 374-0856 (cell)

---

**From:** Laura Kellar <lzinsmaster11@yahoo.com>  
**Sent:** Tuesday, May 14, 2024 9:57 AM  
**To:** Holly Williams <HollyWilliams@elpasoco.com>  
**Subject:** Monument Ridge East Opposition Letter

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To the El Paso County Planning and Community Development Board,

My name is Laura Kellar. I have lived in the North Woodmoor area for the past 18 years. I also own rental properties on the south end of Monument. 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 which is why they are opposed to this development plan.
- We see elk, antelope, deer and other wildlife and this is a threat to them as well.
- 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). We have overcrowded classrooms at all levels, we have one "rec center" (YMCA), a TINY library, potholes on roads everywhere and one lane roads many places that will be stressed. 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.
- 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.
- Water in CO is an issue, this will continue to strain the water supply.
- Typically a high density housing area would have some walkability - this area has a walkability of ZERO.

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,

Laura Kellar, REALTOR and resident at 20350 True Vista Circle  
Engel Voelkers Castle Pines  
623-826-5025 (cell)  
Laura.Kellar@engelvoelkers.com

## Marcella Maes

---

**From:** Laura Kellar <lzinsmaster11@yahoo.com>  
**Sent:** Monday, November 11, 2024 12:54 PM  
**To:** PCD Hearings  
**Subject:** Opposition to the Proposed plan for Monument Ridge East

011/11/2024 You don't often get email from lzinsmaster11@yahoo.com. [Learn why this is important](#)

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Good afternoon El Paso County Leadership,

I am writing to comment on the plan for Monument Ridge East which is to be discussed on the agenda for your 11/21 meeting.

My name is Laura Kellar. I have lived in the North Woodmoor area for the past 18 years. I also own rental properties on the south end of Monument. I received notice regarding the application for rezoning by the P245 Monument Ridge East LLC owners. I would like to strongly oppose this developer application which would require re-zoning of the area 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 which is why they are opposed to this development plan.
- We see elk, antelope, fox, mountain lions, bear, deer and other wildlife and this is a threat to them as well.
- 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 - This space is right across from open space just north of County Line Rd - the rezoning does not match that area and Douglas County is also opposed to high density housing that would be so close to their open spaces.
- 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). We have overcrowded classrooms at all levels, we have one "rec center"

(YMCA), a TINY library, potholes on roads everywhere and one lane roads many places that will be stressed. 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.

- 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.
- Water in CO is an issue, this will continue to strain the water supply.
- Typically a high density housing area would have some walkability - this area has a walkability of ZERO.

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,

Laura Kellar, REALTOR and resident at 20350 True Vista Circle  
Engel Voelkers Castle Pines  
623-826-5025 (cell)  
Laura.Kellar@engelvoelkers.com

**From:** [Sara Kershaw](#)  
**To:** [PLNWEB](#); [Meggan Herington](#); [Kylie Bagley](#)  
**Subject:** Please reject P245 Monument Ridge East, RM12.  
**Date:** Thursday, May 2, 2024 10:37:23 AM  
**Attachments:** [Steve King - 04-26-2024.pdf](#)

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Ms. Bagley, Ms Herington, and to the entire El Paso County Planning and Community Development Department,

I am a resident near the proposed rezoning area entitled "P245 Monument Ridge East, RM12." I am writing to formally express my strong opposition to the rezoning petition for the proposed area.

I would like to urge you to reject the proposal as proposed. Please consider the clearly voiced objections of both Douglas County and the Monument Town Council. I strongly agree with Steve King, Mayor Pro Tem of the Town of Monument, and his written statement to El Paso County on 26 April 2024, as attached.

The Monument Town Council intensely researched the originally proposed annexation and denied it as it would negatively impact the town and its limited budget. The proposed rezoning does not fit into the community and is in direct opposition to the lower density population of the immediate area and the neighboring 36000 acre conservation easement, and would inhibit the existing wildlife and natural resources.

Please do what's best for our community and reject the proposal.

Sincerely,

Sara Kershaw

## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 10:10 AM  
**To:** Shawna Knode  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East

Thanks for the email, Shawna.

We will be sure to include your concerns in the materials moving forward to the public hearings. The Planning Commission and Board of County Commissioners will be interested in hearing all input. We will be sure to let you know when hearings will be held.

Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Shawna Knode <shawnaknode@googlemail.com>  
**Sent:** Wednesday, June 5, 2024 9:24 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument Ridge East

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Meggan,  
I am writing as a concerned citizen, about the Monument Ridge East development.

I've read through Steve King's letter and agree with the many points he made in it.

Monument does not need more high density housing. Between lack of water, lack of police force, no new schools, and roads that can barely support the population as it is, a new high density housing area is unsustainable.

As well, the natural wildlife, flora, and fauna that would be decimated is not a responsible way to care for our environment. The proposed development sits at the junction of where El Paso County begins. You go from a beautiful, protected, natural area in Douglas County to the same in El Paso. With this proposal,

there would be no gradual change. Just an ugly, treeless, overcrowded, cheap apartment and multi-family paved area. A much better transition would be larger lot, single family homes, where trees and the natural beauty of the area would be preserved.

The developer argues that the existing zoning wouldn't allow them to make money. They bought the lot knowing the existing zoning. Why should the community be punished, to line developers already well padded pockets. Others, in the area, bought and built their homes with the knowledge of what would be built there. Why should they be punished, and their views and property values damaged, just so a developer can change the zoning to suit a greedy purpose.

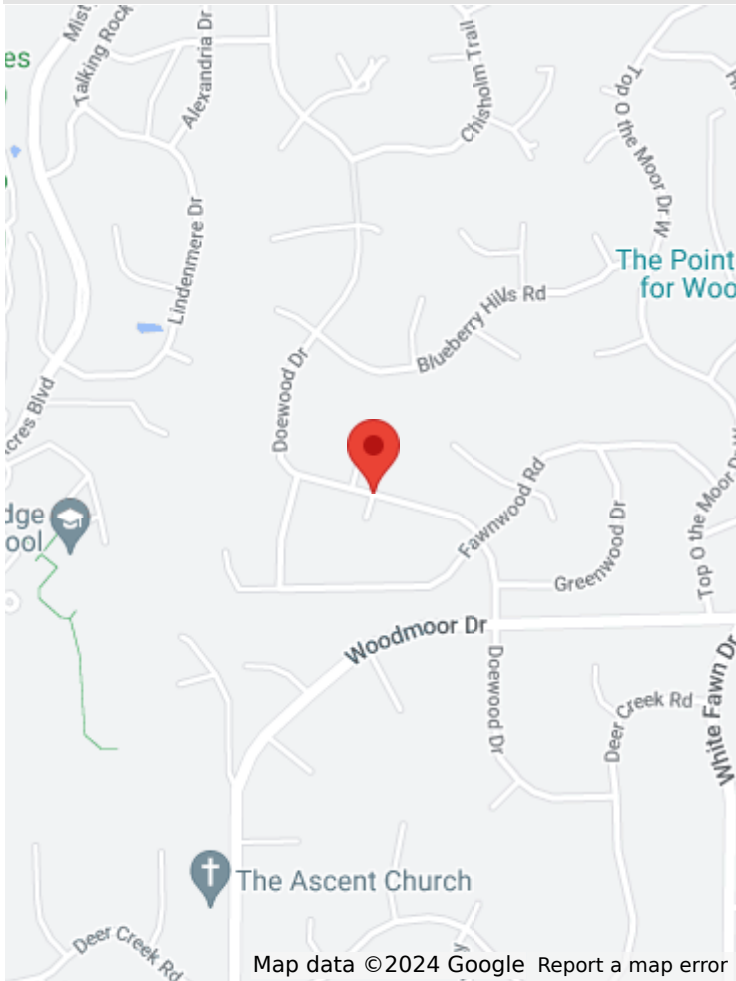
The fact that the developer is threatening to build a bar, care facility for mentally unstable and drug addicted persons, or an adult X-rated sex shop if they do not get their way with the changed zoning shows they do not have any regard for the well being of the community and only want to make a quick buck.

Please do not advocate to change the zoning on this piece of land. Let the town of Monument and it's citizens make the decisions when it comes to the development of its town and the surrounding areas. Help us keep the beauty of the front range.

Thank you.



## Map



## Overview

**Case Number:** CCM-2408458

**Case Type:** Contact My Commissioner

**Case Status:** Submitted

**Address:** DOEWOOD DRIVE, 123, CO, 80132

**Unit:**

**Priority:** Normal

**Category:** Citizen Contact Management

**Assignees:**

**Internal Workflow Status:** Submitted

**Submitted By:** Anonymous

**Created Date:** 03/31/2024 11:12 AM

**Updated Date:** 03/31/2024 11:12 AM

**Source:** Web

**Tags:**

**Resolution:**

## Details

**Case Number:** CCM-2408458

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII).:** No

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**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** Serious Concerns about Proposed Re-Zone of Monument Ridge

**Notes (Describe the issue for the Commissioner):** This issue was brought before the Monument City Council and rejected and now it's being brought to El Paso County. There were multiple reasons for it's rejection from the town of Monument. Residents are very concerned about Water issues, we are told we don't have enough to provide for current residents, let alone proposed high density housing. Increase crime rates from introducing low income housing, in turn requiring funding for more law enforcement and first responders, increased issues with traffic, this would be very detrimental to current residents. There are only a few means of getting in and out of our neighborhoods as they already exist. Let's not leave out our treasured Wildlife. Those of us who live here LOVE our wildlife and and enjoy them coming into our yards and seeing them regularly. The proposed high density low income housing wil COMPLETELY ruin and disrput the current living conditions of current residents. We have beautiful trees and woodland areas between our housing areas and I-25. These areas are not only home to countless wildlife, it help keep down traffic noise from the freeway, block the eyesore of the freeway itself and provide a more natural enviroment. This was the primary reason for why people choose to pay more to live in this area. If we wanted to live in urban sprawl we would live in the Springs!!!

### GIS Attributes

**District :**1

**Jurisdiction :**

### Contact Info

**Christina Laberteaux**

Individual  
Complainant

**Call:** (719) 495-5892

**Email:** cm.laberteaux@yahoo.com

**Address:** N/A

**Updated by:**

Anonymous

**On:**

03/31/2024

### Comments

No details available

### Images

No documents associated

## Activity Logs

03/31/2024 11:12 AM | Provider changed to CCM

**System**

03/31/2024 11:12 AM | Case created

**Anonymous**

## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 10:06 AM  
**To:** Pamela Lawlor  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East

Thank you for taking time to send comments. We will be sure to include all citizen comments in the materials moving forward to the decision makers and keep you updated on the process.  
Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Pamela Lawlor <pam.lawlor@live.com>  
**Sent:** Wednesday, June 5, 2024 9:05 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument Ridge East

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Meggan,

Thank you for listening to the concerned citizens of Monument. I have lived here in Monument for over 50 years and have seen enormous amounts of growth and I know it's not going to end anytime soon but this development is going to be a major concern for various reasons. We have wetlands that are going to be destroyed and more animals displaced, water that is going to be depleted more rapidly (there are those who are already struggling with their current wells in the area), and this is not going to address the ever increasing housing prices that have been an issue for new home buys for years.

My 34 year old daughter lives at home with us because even her salary at \$90k keeps her out of the housing market. But these developers make promises of affordable housing to get zoning changed then price those same people they claim to be helping out of the market. We have duplexes off the Old Denver Highway that claimed the same but my daughter still can't afford those either. Developers aren't here to help out the needy. They are here to make a substantial profit in the least amount of time.

I really hope and pray that some of the development in this area slows down. Our roads are already strained, our water is strained, our wildlife is constantly getting killed because we have overcrowding on the roadways, our infrastructure is seriously lacking, and there seems to be no foresight into how all of this development is going to affect our future. Colorado puts up tons of apartments yet we still have a housing crisis. More development and killing our resources is not the answer.

Please help us protect our way of life in Monument. Protect our open spaces. Protect our natural resources, our water, our animals, and our peace. Enough development in Monument.

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## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 2:12 PM  
**To:** Karen & Stan Lawrie  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East Proposed Development

Thank you Karen and Stan, we appreciate your comments. The Planning Commission and Board of County Commissioners will have the final decision on this development request. Staff will make sure that your comments are provided to the decision makers.

Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Karen & Stan Lawrie <sklawrie@yahoo.com>  
**Sent:** Wednesday, June 5, 2024 1:19 PM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument Ridge East Proposed Development

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Ms Herington,

I am writing in regards to the proposed development of Monument Ridge East. My family is very concerned about potential issues to our community, wildlife and natural habitats if this development and zoning change requests are approved.

We live in unincorporated El Paso County, just outside of the town of Monument in a small subdivision of Arrowwood III. Our subdivision is comprised of 2.5 acre lots all with wells providing water to our homes. While we are a small community, the concern of the groundwater not being adequate to support our homes is becoming more and more a concern. Our neighboring subdivisions, Kings Deer and Woodmoor, which are both close to the proposed Monument Ridge East, have implemented water restrictions due to this rising concern about the water supply.

My question is, why would El Paso County approved a high density housing development project of Monument Ridge East, with this increasingly worrisome concern that there is enough water to sustain the current population of homes, much less another large influx of families who will live in Monument

Ridge East? If our wells dry up, all of the families in our subdivision, some who have lived here for more than 30 years, will be faced with astronomical costs to find a water source for our houses. Why would the county commissioners approve a development project knowing that the water is already becoming scarce, and then put all of our houses at risk of not having enough water?

Additionally, we are concerned that the proposed development of Monument Ridge East is not consistent with the character of the surrounding community. The developer proposes to cut all of the trees and the prairie grasses and wetlands, which support a population of wildlife, such as deer, coyotes, elk, bobcats, bears, prairie dogs, etc. Not to mention the birds and the endangered Preble Mouse and soon to be added Tri-color Bat. Once their habitats are destroyed, the options become more and more limited for their survival. Changing the zoning to allow dense housing development makes this development completely out of line in the surrounding communities. The developer who purchased the land parcel knew what the zoning restrictions were when they made the purchase and should NOT be allowed to pressure zoning changes just to make a profit. The developers do not care about the knock on effects of destroying precious wildlife habitats, natural resources such as trees, stressing water reserves, schools, roads and community services such as fire and police.

Please do not approve any changes to the zoning for Monument Ridge East development. Once the natural habitats and preservation of our unique community are destroyed with over development, it can't be changed.

Thank you for your time.  
Sincerely,  
Karen and Stan Lawrie

**From:** Laura Lucero <llucero19235@gmail.com>  
**Sent:** Saturday, April 13, 2024 10:37 AM  
**To:** Kylie Bagley  
**Subject:** Objection to rezoning request Monument Ridge East

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Tax ID/Parcel Nos.: 7102200006, 7102200008, 7102200010, 7102200013, and 7102201001

Regarding PCD File No.: P245, Monument Ridge East, RM12 Project Description: Rezoning 40.51 acres to the RM-12 (Residential Multi-Dwelling) zoning district.

I am one of the many residents concerned about the request to rezone the property. The owner/investors purchased the property knowing what the current zoning was. Please keep the current zoning. It was well thought out at the time it was established and still fits with the master plan of this area.

If approved this will cause the elimination of trees, alteration of natural wetlands, and result in a negative impact on adjacent property owners. The proposed development that will result from rezoning is not consistent with this area of Monument or nearby areas. Also, we have already seen the result of high density housing right next to I-25 farther north. It's ugly.

Monument and nearby areas have already seen a huge amount of higher density housing built or in the process of being built (e.g., Jackson Creek, Higby, et al).

Please do not approve the rezoning. Let's keep the current zoning in place.

Sincerely, Laura Lucero  
19235 Wakonda Way, Monument, CO 80132



## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 7:27 AM  
**To:** Stephanie Markle  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge East

Thank you, Stephanie. We are going to ensure your comments are provided to the decision makers and we will let you know about the public hearings moving forward.  
Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Stephanie Markle <[smarkle@lewispalmer.org](mailto:smarkle@lewispalmer.org)>  
**Sent:** Wednesday, June 5, 2024 5:02 AM  
**To:** Meggan Herington <[MegganHerington@elpasoco.com](mailto:MegganHerington@elpasoco.com)>  
**Subject:** Monument Ridge East

You don't often get email from [smarkle@lewispalmer.org](mailto:smarkle@lewispalmer.org). [Learn why this is important](#)

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Hello Meggan,

I am concerned about the changing of zones for the area of Monument Ridge East that would allow higher density housing. I live and work off County Line and Monument Hill Road as I work at Palmer Ridge High School. In the mornings and evenings, it is near impossible to take a left hand turn from Monument Hill Road onto County Line. With this changing of zoning to allow for more cars on the road along with the commercial development coming south on Monument Hill Road, I worry about my students who are just learning how to drive, navigating an area that will become more difficult as more cars and trucks for business use this road.

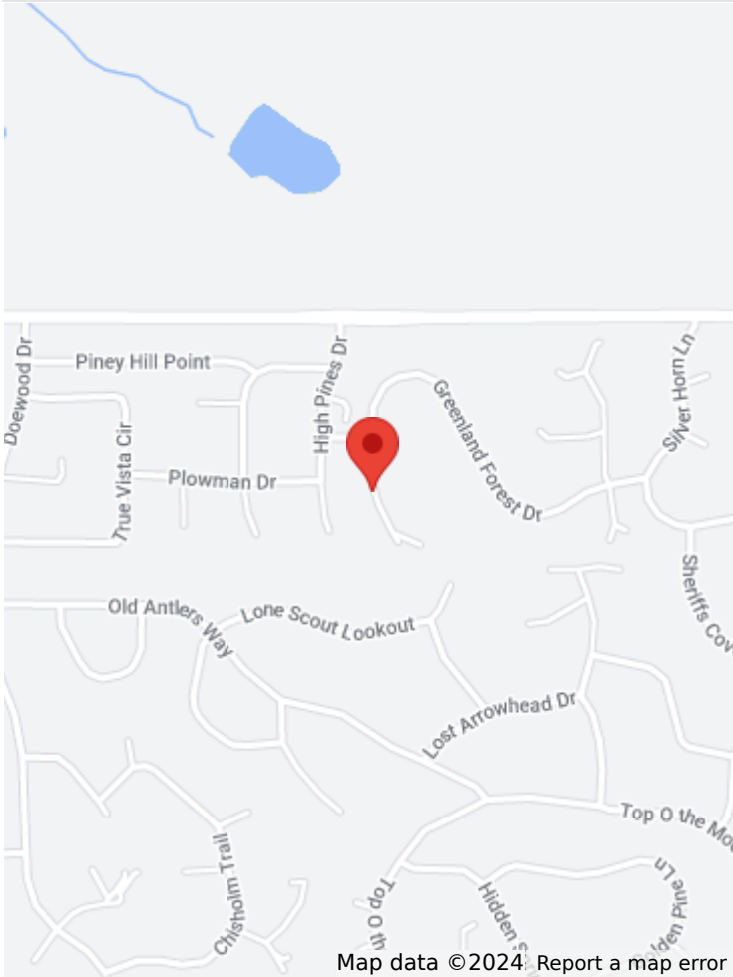
Castle Rock and Monument have both said no to this development and their reasoning aligns to new urbanism principles as the people who will live in this region will have to take cars to get to and from places as there are no other transportation options to get to and from needed necessities like groceries and healthcare. Not only does this new plan not make logistical sense, it will be destroying hundreds of trees and using water that will cause my children further environmental chaos.

Housing needs to be available, but I am asking you to please save higher density housing for areas near work, food, and healthcare such as Jackson Creek. If zoning did change, please consider lots of 2.5 acres or greater to protect our trees and water for my children and students. We cannot easily undo these decisions fifty years from now. Please make a decision based on my home's future livability and safety.

Thank you,  
Stephanie

Stephanie Markle  
Palmer Ridge AP Human Geography, AP Psych  
RAD and PAC Advisor  
Currently Reading: **The Diamond Eye**. By Kate Quinn

## Map



## Overview

**Case Number:** CCM-2408449

**Case Type:** Contact My Commissioner

**Case Status:** Submitted

**Address:** 1213 GREENLAND FOREST DRIVE, 123, CO, 80132

**Unit:**

**Priority:** Normal

**Category:** Citizen Contact Management

**Assignees:**

**Internal Workflow Status:** Submitted

**Submitted By:** Anonymous

**Created Date:** 03/30/2024 07:53 AM

**Updated Date:** 03/30/2024 07:53 AM

**Source:** Web

**Tags:**

**Resolution:**

## Details

**Case Number:** CCM-2408449

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII).:** No

Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** Monument Ridge East

**Notes (Describe the issue for the Commissioner):** Hi Holly, I am writing you to express my desire for you to oppose the extreme density of the proposed rezone/development of Monument Ridge East in Monument. There are a multitude of reasons to oppose it: this is a wildlife habitat area, there is insufficient infrastructure (roads), the surrounding neighborhoods are not as dense, loss of beautiful land/trees. Most importantly to you and your legacy of decisions should be the fact that this is the absolute gateway to El Paso County. It is right at the Douglas County and El Paso County lines. Heading south on I25, you'll be going from the wide open, beautiful open land (under conservancy) of Douglas County to a super dense development in El Paso County. Is this okay with you? Is this how you want people to be welcomed to El Paso County? Is this the legacy decision you want tied to your name? I pray that it's not. Please fight for the residents of this area and please do not approve the density of this proposed development. Thank you!

### GIS Attributes

**District :**1

**Jurisdiction :**

### Contact Info

**Nolene Metzget**

Individual  
Complainant

**Call:** (719) 440-2638

**Email:** nolenemetzger@aol.com

**Address:** N/A

**Updated by:**

Anonymous

**On:**

03/30/2024

### Comments

No details available

### Images

No documents associated

### Activity Logs

03/30/2024 07:53 AM | Provider changed to CCM District 1

**System**

03/30/2024 07:53 AM | Case created

**Anonymous**

## Rebecca Rudder

---

**From:** Nolene <nolenemetzger@aol.com>  
**Sent:** Wednesday, April 10, 2024 1:17 PM  
**To:** corey.adler@state.co.us  
**Cc:** Holly Williams  
**Subject:** Monument Ridge East, RM12

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---

Good afternoon, Corey -

I strongly and vehemently disagree with the CPW statement that the impacts of this development on natural resources and wildlife are “negligible if any at this time.”

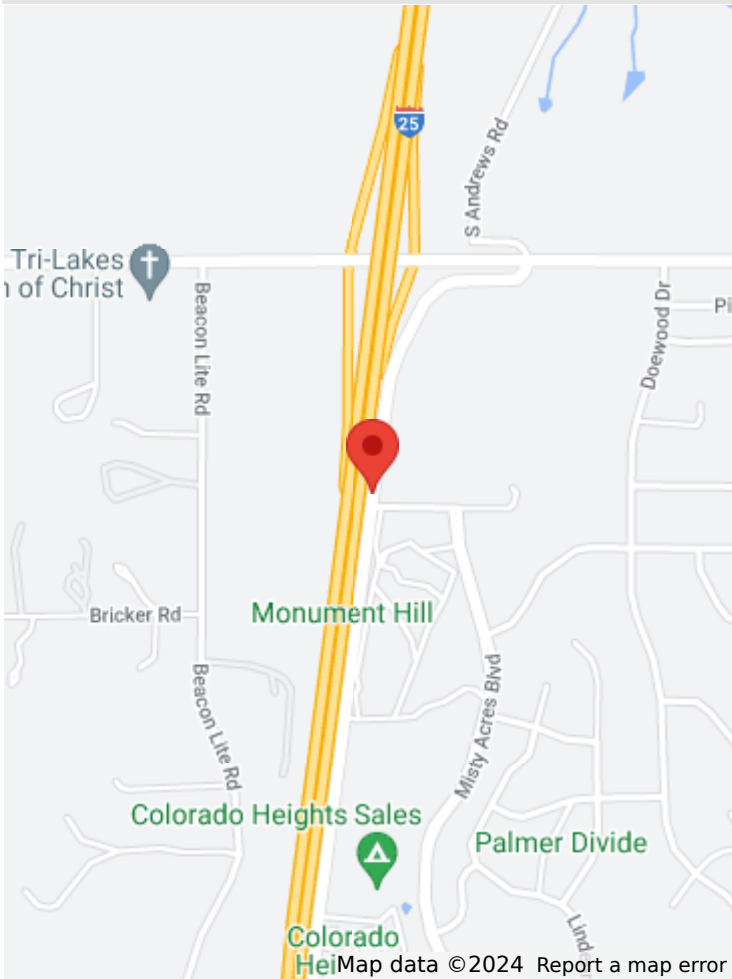
Have you actually and physically visited this location? Have you compared the proposed development with the layout of the land? I believe the answer to those questions is no. Otherwise I don’t know how you could possibly say the impact is “negligible if any at this time.”

Please visit the site and seriously consider changing CPW’s statement.

Thank you,  
Nolene Metzger  
1213 Greenland Forest Dr, Monument

[Sent from the all new AOL app for iOS](#)

## Map



## Overview

**Case Number:** CCM-2408900

**Case Type:** Contact My Commissioner

**Case Status:** Submitted

**Address:** 20038 MONUMENT HILL ROAD  
123, CO, 80132

**Unit:**

**Priority:** Normal

**Category:** Citizen Contact Management

**Assignees:**

**Internal Workflow Status:** Submitted

**Submitted By:** Anonymous

**Created Date:** 04/24/2024 07:31 AM

**Updated Date:** 04/24/2024 07:31 AM

**Source:** Web

**Tags:**

**Resolution:**

## Details

**Case Number:** CCM-2408900

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII):** No

Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** Monument Ridge East, Rezoning (RM12)

**Notes (Describe the issue for the Commissioner):** Why is it that the Douglas County Department of Community Development cares more about this rezoning than you, our El Paso County Commissioners, do? I find that very telling and I agree whole-heartedly with Douglas County. I hope you'll consider the views of Douglas County when making your decisions. Think about the people in this area, along with the wildlife, traffic, lack of services, etc. In addition, this will be the first thing people see when they enter El Paso County and the last thing they see when they leave. Do you really want that vision to be a massive housing development? There are other locations to put massive housing developments on. This location can be housing, but it needs to be fewer houses on bigger lots. Please read and re-read the Douglas County letter, copied below. Thank you. Project Name: Monument Ridge East, Rezoning (RM12) Project Number: P245 / RE2024-031 Jurisdiction: El Paso County Date Received: 03/25/2024 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.

### GIS Attributes

**District :**1

**Jurisdiction :**

### Contact Info

**Nolene Metzger**

Individual  
Complainant

**Call:** (719) 440-2638

**Email:** nolenemetzger@aol.com

**Address:** N/A

**Updated by:**

Anonymous

**On:**

04/24/2024

### Comments

No details available



## Images

No documents associated

## Activity Logs

04/24/2024 07:31 AM | Provider changed to CCM

### System

04/24/2024 07:31 AM | Case created

### Anonymous

## Kylie Bagley

---

**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  
<https://planningdevelopment.elpasoco.com>

---

**From:** Nolene <nolenemetzger@aol.com>  
**Sent:** Wednesday, June 5, 2024 8:22 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Monument Ridge East

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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 municipalities 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

[Sent from the all new AOL app for iOS](#)

Jacqueline Percy  
1680 Old Antlers Way  
Monument, CO 80132

25 April 2024

Holly Williams  
HollyWilliams@elpasoco.com

Dear Mrs. Williams,

I recently received a copy of the developer's proposal for the Monument East property off County Line road to change zoning to RM-12 (residential multi-dwelling). As a resident who lives nearby to this property, the proposal is concerning to me for several reasons. I am opposed to the change. The following are some of concerns that I have in this regard:

1. Traffic

I live at a corner lot in Woodmoor at what already is a busy intersection due to the development over the last several years of Misty Acres and Palmer Ridge High School. Woodmoor is a neighborhood with no shoulders on the roads and no sidewalks. Adding more traffic for a significantly larger population for multi-dwelling units in the area will undoubtedly increase traffic that the neighbourhood will not be able to absorb. While the developers do propose the construction of alternate routes, their proposed development would still lead to additional traffic on side roads, whether they intend this or not. Any holdup or backup in the new development, to include construction traffic with building, will direct the traffic directly through my neighbourhood, which does not have the capacity to handle extra traffic.

2. Nature/Water

As many have already mentioned in multiple forums, there is concern about building on wild land and the disruption of our wildlife. Further, while the developer might have come up with a solution to meet their anticipated needs with water, I am concerned about the access to water for the residents who currently live in the area, as well as the quality thereof, as more surface water will likely be needed to augment our water sources.

3. Noise/Light Pollution

A population increase will lead to more light at night and more noise. While many who live so near I-25, like myself, can occasionally be disrupted by interstate traffic, I anticipate it will be much worse with multi-dwelling housing. Street and housing

lights have the potential to ruin our dark nights, and the noise generated by cars, alarms, music, parties, will threaten the nearby peaceful quiet neighborhoods.

#### 4. Schools

I worry whether the local schools will be able to handle the upcoming surge in students. Lewis Palmer School District currently has one public middle school to support 5 elementary schools. The schools will already see more students due to the current multi-dwelling housing construction that is occurring on Jackson Creek Parkway. Looking at the current enrollment of students in D38 schools as of 15 April 2024, this middle school will soon be at capacity. Lewis Palmer Elementary School, which would likely be the local elementary school based on the location of Monument Ridge East, is 14 students under its capacity. Can the district handle significantly more students?

#### 5. Infrastructure

Monument does not have enough restaurants, stores, businesses, roads to support a population surge that multi-dwelling residences would bring to the area. Monument currently has significant amount of housing in the process of construction. Adding more high density houses in the area will not improve the surrounding community, nor do I think that there are the resources to support such.

#### 6. Crime

While the literature is mixed on this, there are many studies that support that high density housing increases the risk of crime, including violent crime, in surrounding neighborhoods. This is not something that I would wish on any neighborhood, let alone mine. Will the local police department be able to support this?

#### 7. Local dissent

Of course, most neighbors with whom I have discussed the proposals for rezoning have significant concerns about rezoning to a the RM-12 zoning district. They do not want their way of life to change or to have the very reasons they moved to a quiet corner of Monument to dissolve with the disruption of significant building nearby. There is further concern for devaluation of properties in the adjacent areas.

However, this has also been echoed by the town of Monument. The developers already sent a request for annexation with this proposal to the town of Monument, with the plans that they are now proposing to El Paso county. The town of Monument was agreeable to annex but was not agreeable to rezoning as the developers proposed. There were concerns that this would bring “social impact of the development bringing multi-family dwellings to the area without having amenities that far north.” There were also concerns about the number of students

added to Lewis Palmer's School District. The developers then withdrew their application to annex in Monument.

Further, as per the Department of Community Development of Douglas County written on 4/15/24, "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."

If there is such a local opposition to the developer's high density plan, even from outside of the county, is that not an indication that something may be amiss in the developer's plans for the local area?

Ultimately, I understand that development on this land will occur at some time in the future. I would just hope that it is the right decision for those who live here and their safety and for the town of Monument itself. A high density, multi-dwelling residential plan, such as is proposed the developers for Monument Ridge East is not the answer. I do not see that it benefits anyone other than the developers.

Please, if you have any influence on the El Paso County Planning and Community Development, help them make the right decision for the people who live in these areas and encourage them to not approve rezoning of Monument Ridge East to RM-12 (Residential Multi-Dwelling).

Thank you for your time. Should you have any questions or need to contact me, I can be reached at [jackiepercy@hotmail.com](mailto:jackiepercy@hotmail.com).

Sincerely,

Jacqueline Percy

References:

“Monument Ridge West and East recommended for annexation by planning commission but without zone for high density housing.” The Tribune. July 8, 2023.

Douglas County Letter in regards to Monument Ridge East, Rezoning (RM12) dated 4/15/24



**From:** Debbi <arguscolor@me.com>  
**Sent:** Sunday, April 28, 2024 12:12 PM  
**To:** PLNWEB; Meggan Herington; Kylie Bagley  
**Cc:** Debbi Radke; Holly Williams  
**Subject:** Monument Ridge East, RM12

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April 28, 2024

Kylie Bagley, Planner III  
Meggan Herington, Planning Director  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Dear Ms. Bagely and Ms. Herington,

I am a 23 year resident of the Monument area and am opposed to the Monument Ridge East, RM12 rezoning project. I am opposed for the following reasons:

1. The nearby residents affected by the rezoning, if approved, purchased their properties knowing the current zoning to insure the value of their property would not decrease. If approved, the rezoning would most assuredly affect nearby home values in a negative fashion.
2. The removal of thousands of trees will affect the beauty and nature of this area. Even if SOME of the trees are replanted, not all the transplanted trees would survive. NOT ALL the trees would be transplanted, thus reducing the forest in the area and wildlife will be displaced. We will be losing the beauty of this area with the loss of forests and animals. The El Paso County Master Plan, as well as the Monument Comprehensive Plan, address issues as to the protection of natural areas, which include age tree strands of old growth conifers.
3. The entrance to El Paso county will be forever changed if approved. No more beautiful tress and country side views. The view will be mass development ugly to the eye.
4. Douglas County, which abuts this project, has concerns because of the nearby conservation area. The Douglas County Planning department stated: "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.". There are several natural features and topography, including dense tree strands, a protected wetlands area, rural zoning to the east and also to the west, a 36,000 acre protected conservation easement adjacent to the north.
5. This project does not meet the criteria in the El Paso Master Plan or in the Monument Comprehensive Plan as proposed.
6. Emergency Services would become a financial burden for the town of Monument as additional Police Officers would be required if zoning is approved and the 1,000 homes are built. This is because the county does not currently have sufficient resources to meet the future emergency needs of the residents.
7. The El Paso County Master Plan, as well as Monument's Comprehensive Plan, mandates that for rezoning, there must be a need not being served. This is NOT the case in Monument as there are many parcels of land in the Monument area that are approved, but not developed, which contain high density uses, that better conform to this project.
8. El Paso County's Master Plan rates the project area as a Suburban Placetype. According to the master plan, Suburban Residential is characterized by predominantly residential areas with predominately single-family detached housing. The current R20000 zoning is consistent with the El Paso County Master Plan.

Please reject this project as proposed as it is incompatible with the El Paso Master Plan and the Monument Comprehensive Plan. Please reject in order to save trees, wildlife and the home values of nearby residents.

Respectively,

Debbi Radke  
P.o. box 771  
Monument CO 80132

cc: Holly Williams

**From:** [Kelly Hills](#)  
**To:** [Kylie Bagley](#)  
**Subject:** FW: EA2388  
**Date:** Tuesday, May 14, 2024 7:51:09 AM

---

-----Original Message-----

From: Anyeli Ramirez <[anyelifernandar96@outlook.com](mailto:anyelifernandar96@outlook.com)>  
Sent: Sunday, May 12, 2024 3:58 PM  
To: PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
Subject: EA2388

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I oppose the proposed rezoning in EA2388. The home density and styles are much different than I expected. I only support detached single family homes in the neighborhood.

Sent from my iPhone

## Marcella Maes

---

**From:** rochejoni@gmail.com  
**Sent:** Tuesday, November 12, 2024 9:29 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East

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This is a dangerous exit. Numerous accidents every week. Before approving anything, consider studying the infrastructure. When this exit closes down, all of us on the area are stranded. Between Monument ridge East and a proposed Buckees on the other side, the current roads WILL NOT handle the traffic Sent from my iPhone

## Marcella Maes

---

**From:** Hannah Shea <goofnutball@gmail.com>  
**Sent:** Wednesday, November 13, 2024 6:16 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East

SECURITY You don't often get email from goofnutball@gmail.com. [Learn why this is important](#)

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In light of the upcoming public hearing for the rezoning application of the Monument Ridge East development, I would like to echo the email that I already sent to the County Planning and Community Development Department in April 2024.

Please see the hundreds of comments against this rezoning application on the petition here: [Stop the Monument Ridge East building project](#) and that were voiced during the informational meeting hosted by the developer and Vertex Consulting Services several months ago at The Barn. We understand that Vertex is owned and operated by Craig Dossey, the former Executive Director of Planning and Community Development Department in El Paso County. The community was met by Mr. Dossey's contentious attitude which seemed to say that he would get what he wanted and that neither his company nor client cared about the community's wishes - further shown by the developer's refusal to enact any of the town's suggested changes when proposing for an annexation into the Town of Monument.

Please listen to the opposition already voiced by the Town of Monument and Douglas County, as well as the hundreds of residents that would be immediately impacted. The proposed rezoning does not fit into the community, is in direct opposition to the rural immediate area and the neighboring 36,000 acre conservation easement, and would inhibit the existing wildlife and natural resources.

Additionally, the Monument Town Council intensely researched the originally proposed annexation and denied it as it would negatively impact the town and its limited budget. Both the Monument Police and Fire Departments already stated that they do not have the manning, budget, or equipment to accommodate the high density proposed by the developer, and the D-38 schools in this area are nearing capacity in all its buildings.

Please encourage responsible development in this immediate area which is currently zoned for 1 acre to 2 acre lots. Both Monument and Colorado Springs have high density apartment vacancies and houses that have been on the market for months. This high density rezoning is not only unneeded in this area, but it would also adversely impact the neighborhood feel in North Woodmoor that has been built over decades.

I would like to encourage the Board to reject the developer's plan to rezone and to instead keep with the current zoning that is better fitting with the community's needs and the existing infrastructure.

Thank you,

-Hannah Foy

**From:** [PLNWEB](#)  
**To:** [Kylie Bagley](#)  
**Subject:** FW: EA2388  
**Date:** Thursday, May 2, 2024 8:08:58 AM  
**Importance:** High

---

-----Original Message-----

From: Ken Stone <kenkay7@icloud.com>  
Sent: Wednesday, May 1, 2024 2:19 PM  
To: PLNWEB <PLNWEB@elpasoco.com>  
Subject: EA2388

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I oppose the proposed rezoning in EA2388. The home density and styles are much different than I expected when I moved here. I only support detached single family homes in the neighborhood.

Sent from my iPhone

## Kylie Bagley

---

**From:** Kelly Hills  
**Sent:** Monday, June 10, 2024 1:37 PM  
**To:** Kylie Bagley  
**Subject:** FW: EA2388/SP241

---

**From:** Tara Stone <tjstone0828@gmail.com>  
**Sent:** Monday, June 10, 2024 10:02 AM  
**To:** PLNWEB <PLNWEB@elpasoco.com>  
**Subject:** EA2388/SP241

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I oppose the planned rezoning in EA2388/SP241. Only detached single family homes should be in that area. The planned rezoning will cause enormous traffic problems for people using County Line Rd. to access I-25. It will also put a massive strain on the Woodmoor and 105 intersection, especially on school days at school run time.

Tara J. Stone  
Website | [tarajstonewriter.com](http://tarajstonewriter.com)  
Twitter | [@tjswriter](https://twitter.com/tjswriter)  
Goodreads | [Author Profile](#)



## Kylie Bagley

---

**From:** Meggan Herington  
**Sent:** Wednesday, June 5, 2024 10:08 AM  
**To:** Jennifer Wagner  
**Cc:** Kylie Bagley  
**Subject:** RE: Monument Ridge Traffic

Thank you for the comments, Jennifer. We will be working with the applicant to expand the traffic study and gather additional details. We will be sure to post all the info online and include your concerns to the decision makers. Stay tuned.  
Meggan



**Meggan Herington, AICP**  
Executive Director  
El Paso County Planning and Community Development  
719-520-7941  
<https://planningdevelopment.elpasoco.com>

---

**From:** Jennifer Wagner <jennifercwagner@gmail.com>  
**Sent:** Wednesday, June 5, 2024 9:30 AM  
**To:** Meggan Herington <MegganHerington@elpasoco.com>  
**Subject:** Fwd: Monument Ridge Traffic

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----- Forwarded message -----

**From:** Jennifer Wagner <[jennifercwagner@gmail.com](mailto:jennifercwagner@gmail.com)>  
**Date:** Wed, Jun 5, 2024 at 9:29 AM  
**Subject:** Monument Ridge Traffic  
**To:** <[megganherinton@elpasoco.com](mailto:megganherinton@elpasoco.com)>

Hi Meggan,

Thanks for coming to our meeting at the Woodmoor Barn last night.

I wanted to let you know that I think the traffic study they did is marginal at best. Not to diss on the guy doing the study, but here's the thing - they stopped right at Palmer Ridge High School.

If you look at a map of the Town of Monument, you'll see that most traffic toward Palmer Ridge High School happens along Woodmoor Drive and Highway 105. I was a substitute teacher last spring, and I can tell you that I often had to wait for 3 lights or more at the Woodmoor/105 intersection because of the traffic.

Monument Hill Road has single lanes north and south bound. It backs up to the I-25 Weigh Station on the West and then on the east side at this point, there is commercial property that has a retaining wall and berm. This is also right over a drainage area. I do not see how this road can be widened easily. The traffic engineer seemed surprised when I asked about this. The study should have shown traffic flow of the students attending this school, as this is the source of most of the traffic in the area.

I realize that people need places to live and that property owners have rights. But Classic Homes has been building over 100 homes in my backyard for over a year now, and they are sitting there, for sale. I have inches of dirt in my windowsills from the construction dirt because they don't spray. Every day from 6:30am - 6pm is filled with beeping and pounding noises. I am ready for this to be done. But they aren't, and the homes aren't exactly selling, either. I do not think that the new development at Monument Ridge is even needed at this point. The developer mentioned that he couldn't find any buildings for multiple housing in Monument. BULL. There are TONS of them popping up all along Jackson Creek. How could he miss that from the freeway when they are RIGHT THERE where the cow pasture used to be?!? He must be blind. There are MANY multi-family areas around Monument. Raspberry Lane right on Monument Lake, the Woodmoor Townhomes right next to the Barn, Deer Creek Townhomes, there are two large senior care facilities, the apartments on Leather Chaps, the apartments and town homes directly east of Lewis-Palmer High, and the newly built apartment just off Jackson Creek. This guy does NOT know the area AT ALL.

Overall, I think these developers have approached this as just another little community. It isn't. Monument Hill is notorious for its level of snow. It's also known for its fierce protection of wildlife and peaceful serenity. I grew up here; please let me know if I can help inform you during this application process. I am happy to help.

Thank you for helping our county!

Jennifer Wagner  
(303) 777-9700  
[jennifercwagner@gmail.com](mailto:jennifercwagner@gmail.com)

## Marcella Maes

---

**From:** Janell Walter <jkwalter06@msn.com>  
**Sent:** Monday, November 11, 2024 8:27 AM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East Public Comment

You don't often get email from jkwalter06@msn.com. [Learn why this is important](#)

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Good Morning,

I am emailing to state that I am against any further development at all on County Line road and I-25. Without a large undertaking of redevelopment of the overpass, and county roads on either side of this development and highway, I don't see any benefit other than to the pocket books of government officials of having this development go in.

At what point do we start to ask ourselves how much is too much? These houses are too close, too big, and with no yard space, no basements, nothing. They pose a large problem for fire risk, and if you don't believe me ask the people of Louisville who lost homes in those fires. Building homes that are the equivalent of matchboxes 10 feet from each other is a huge fire risk, tax on resources that are already scarce (water), fire, police, and a blight on our gorgeous community.

It's sad to think that this is even up for debate, and discussion. The answer should have always been no, or the space earmarked and utilized for community open space, a ball field, tennis courts, park for families in the neighborhood to walk to. Why does it always have to be more houses, more light pollution, more people for our severely underdeveloped infrastructure. People moved here for quiet, for space, for dark skies, not for street lights, and 100's of homes. Colorado has sold it's soul to developers, and it's time to tell them no, it's time to say enough and keep some area's green, and open.

Thank you,  
Janell

## Marcella Maes

---

**From:** Cfishwil@comcast.net  
**Sent:** Wednesday, November 13, 2024 7:42 AM  
**To:** PCD Hearings  
**Subject:** Development

[You don't often get email from cfishwil@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Good morning,

I am writing to voice concern about the proposed high density housing proposed by Vertex Consulting/ Monument Ridge East.

This is the apex of the Palmer Divide and Monument Hill. Traffic, accidents and extreme weather patterns are already a problem. Backups and delays are commonplace at this spot. This area is excessively icy with curves and blind hills on both sides of the exit.

Additionally, the development's traffic will impact the frontage road where Palmer Ridge High School is located. It is already highly congested during storms and is often icy and snow packed.

Our students rely on that road to get to and from school safely. Additional traffic by those avoiding 1-25 will be dangerous. It's already difficult to make a turns out of the highway safely. My worry is this will make it even more difficult and cause more and more accidents.

In a nutshell, this is not a good location for high volume housing. I hope you all reconsider for safety reasons. Excessive cars using the exit, county line road and the frontage road are a dangerous problem in the making. All of this is multiplied by our extreme weather patterns.

Please think about this before approving. If you have never driven this exit or these roads during the winter, they can be treacherous.

Thank you for your consideration,  
Cathy Wilcox  
599 Forest View Way  
Monument, CO 80132

Sent from my iPhone

## Marcella Maes

---

**From:** rochejoni@gmail.com  
**Sent:** Wednesday, November 13, 2024 11:04 AM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East

[You don't often get email from rochejoni@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I cannot attend the approval meeting. I am writing to oppose the building of this area. This is aggressive, even for this area.

Joni Roche  
719-339-8097  
Wissler Ranch Resident

Holly Williams  
County Commissioner  
200 South Cascade Ave, Suite 100  
Colorado. Springs, CO 80903

RE: Monument East Ridge  
East of I-25  
South of County Line

As an immediate neighbor to this property, I am aware that the County will be reviewing a submission from the developer over the next few months. We have had numerous discussions with the developer, and they have reacted favorably to our input. At our request they adjusted (increased) the lot sizes immediately west of Doewood Drive to better transition the lot sizes. They have emphasized that they want to be good neighbors and will work with us to minimize the construction disruption to the neighborhood and invest in the landscaping of the neighborhoods.

We are in support of their proposed zoning adjustments as I would like to see residential neighborhoods on this land versus the existing mix of commercial and residential zoning. We need affordable housing in Monument as most of our service workforce must commute here for their jobs (care givers and responders). We also need to work with a developer that communicates, and they have made themselves available to anyone in the community who would listen. Unfortunately, many still believe they can stop development.

Currently our HOA is neighbor to a PUD development on Piney Hill Point which many would be considered "High Density" yet are very attractive single-family homes.

I was very disappointed in the process we experienced when the developer and the Town of Monument considered annexation. The developer relied on the input from and negotiated with the Town of Monument management team while simultaneously many officials worked behind the scenes to undermine the process.

In the end I am hopeful that El Paso County and their "Master Plan" has considered the economic and social needs of El Paso County and will approve the zoning change and the proposed plot plan.

Sincerely,

Harold W. Larson  
Roberta M Larson  
20270 Doewood Drive  
Monument CO 80132  
719-271-2439

## Marcella Maes

---

**From:** Candice Pollack <candice@streetsidesouth.com>  
**Sent:** Wednesday, November 13, 2024 12:02 PM  
**To:** PCD Hearings  
**Subject:** Monument Ridge East Project - Opposition

You don't often get email from candice@streetsidesouth.com. [Learn why this is important](#)

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To whom it may concern,  
Our names are Candice & Dustin Pollack. We live at 20240 Doewood Drive, Monument, CO 80132.

We back directly to the property in question. Our backyard will be the line to this new development. We have been to every meeting to fight this project. The developer has never spoken directly to us regarding the project. We are not opposed to this land being developed in some fashion. For example, they could follow the current requirements for North Woomoor – 0.5 acre lots with a minimum square foot requirement for the home. The builder had refused to make any changes to the plan.

We do not believe the current plan of high-density housing follows the master plan of the Gateway to El Paso County. The high-density housing plan also does not go with conservation easement across the county line in Douglas County. I believe Douglas County opposes this development. There is no addressing the removal of trees and lack of parks to add to the community. This does not coincide with the beauty of the Palmer Divide.

There is also the issue of water and lack thereof. We are currently under water restrictions in Woodmoor. When the developer was trying to get approval through the town of Monument water was one of the main concerns and therefore could not gain approval. We also would like to address the impact of cars. On average the nearly 400 doors (new homes) with 4 household members would increase our small community by 1200-1600 people and 800 cars. These are conservative numbers. The off ramp of I-25 and County Line is also very dangerous. It is almost daily there is an accident there. Adding such a large amount of traffic will only increase this hazard. How are the police planning on addressing the influx with this high-density housing? And the increase to the schools and even our one supermarket. These are only a few of our main concerns. We have several more.

We are opposed to the current high density housing plan. We respectfully ask you to take our opinion into consideration. Not only does it affect us directly, but it also affects our community drastically.

We plan on attending the meeting virtually as we are traveling home from outside of the country.

Sincerely,

Candice & Dustin Pollack  
720-350-2787



## Kylie Bagley

---

**From:** Bruce Sidebotham <bts@telioslaw.com>  
**Sent:** Thursday, June 20, 2024 9:36 AM  
**To:** Kylie Bagley  
**Cc:** nbt.nml@gmial.com; Ruiz, Nina; Theresa Lynn Sidebotham  
**Subject:** Minority Neighbor view on Monument Ridge East

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Dear Kylie Bagley,

I want to offer a perspective counter to the NIMBY Woodmoor resident email you are likely getting regarding the Monument Ridge East development project.

I own the 9 acres of suburban vacant land on the south end of that project. Those NIMBY residents haven't a clue about the indirect economic burden of undeveloped suburban private land on them and on everyone in El Paso County.

That land consumes resources to address liability, dumping, fire mitigation, vagrancy, noxious weeds, and pest control, not to mention taxes that are drastically increasing as surrounding values explode. Development solves these problems. Eventual development is an economic and survival necessity.

People who want to prevent privately owned suburban vacant land from being developed need to come up with a way to be willing to underwrite the costs associated with preserving it as such. For example, environmental easement (as exists in Douglas County just north of County Line Road) creates a tax benefit offsetting the cost of keeping land vacant. Unfortunately, environmental easement is not an option in suburban settings like in Monument. Agricultural Land, Forest Service Land, BLM Land, Public Open Space, Environmental Easements, and Municipal Parks pay for themselves. They are the economically productive way to absorb maintenance costs and a viable way to preserve wetlands, trees, and natural habitat.

Unfortunately, privately owned vacant suburban land is an economic burden for the owners and is also an economic drain on the community. It produces nothing. It costs me \$16,000 a year in taxes to have a place where neighbor kids ride their bicycles, motorcycles, and ATVs; where vagrants sometimes camp; and where some people dump their trash. The only justification for that annual tax outlay is future return through development.

Please tell me if there is anyone else you know of with whom I should share my perspective.

Thank you,  
Bruce Sidebotham  
719-287-3910

MAP AMENDMENT (REZONING) (RECOMMEND APPROVAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P245  
MONUMENT RIDGE EAST, RM-12

WHEREAS, Vertex Consulting Services did file an application with the El Paso County Planning and Community Development Department for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community zoning districts to the RM-12 (Residential, Multi-Dwelling) zoning district; and

WHEREAS, a public hearing was held by this Commission on November 21, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

1. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
2. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
3. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
4. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Vertex Consulting Services for approval of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community zoning districts to the RM-12 (Residential, Multi-Dwelling) zoning district be approved by the Board of County Commissioners with the following conditions and notations:

#### CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RM-12 (Residential, Multi-Dwelling) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

- 3. A Site Development Plan shall be submitted to the Planning Department for the entirety of the Monument Ridge East Preliminary Plan, concurrent with the Final Plat Submittal.

NOTATIONS

- 1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
- 2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 21st day of November 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

EXHIBIT A

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST ½ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET:

THENCE NORTH 89°46'22"EAST, A DISTANCE OF 1953.69 FEET;

THENCE SOUTH 00°13'38"EAST, A DISTANCE OF 30.00 FEET: THENCE ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SECTION 2 NORTH 89°46'22" EAST, A DISTANCE OF 139.55 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89°46'22" EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:

1) THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;

2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;

3) THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;

4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;

5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH 89°15'42" WEST, ALONG THE SOUTH LINE OF SAID "HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;

2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;

3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;

4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 196.92 FEET;

THENCE NORTH 15°34'31" WEST, A DISTANCE OF 97.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 603.66 FEET, A RADIUS OF 715.00 FEET;

THENCE NORTH 32°47'55" EAST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 481.30 FEET, A RADIUS OF 835.00 FEET;

THENCE NORTH 00°13'38" WEST, A DISTANCE OF 617.79 FEET;

THENCE NORTH 30°14'22" EAST, A DISTANCE OF 108.28 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMORE WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STTION DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTION DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 18.97 ACRES MORE OR LESS.

EXHIBIT B

**Monument Ridge East RM-12 Zoning Map**

NW1/4 Section 2, Township 11, Range 67 W 6th PM

**LEGAL DESCRIPTION:**  
 A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET;  
 THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1918.35 FEET;  
 THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 186.77 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE FROM THE POINT OF BEGINNING, SOUTH 00°13'38" EAST, A DISTANCE OF 554.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 412.13 FEET, A RADIUS OF 715.00 FEET  
 THENCE SOUTH 32°47'35" WEST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 704.94 FEET, A RADIUS OF 835.00 FEET;  
 THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 375.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 254.36 FEET, A RADIUS OF 501.00 FEET;  
 THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A LENGTH OF 254.82 FEET, A RADIUS OF 630.71 FEET;  
 THENCE SOUTH 89°49'59" EAST A DISTANCE OF 221.86 FEET, ALONG THE NORTH LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;  
 THENCE NORTH 00°45'57" EAST A DISTANCE OF 443.14 FEET;  
 THENCE NORTH 89°08'55" WEST A DISTANCE OF 394.97 FEET;  
 THENCE NORTH 07°26'23" EAST A DISTANCE OF 1273.67 FEET, ALONG THE WEST LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 99035205 RECORDS OF EL PASO COUNTY;  
 THENCE NORTH 07°26'00" EAST A DISTANCE OF 733.89 FEET;  
 THENCE NORTH 29°57'32" EAST A DISTANCE OF 673.33 FEET;  
 THENCE SOUTH 89°46'22" EAST A DISTANCE OF 417.07 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 40.51 ACRES MORE OR LESS.



Schedule No: 7102200013, 7102200008, 7102200006, 7102201001, 7102201014	
Acreage: 40.51 AC	
Current Zoning: PUD, CC, CS-C-1, RS-20000	
Request: Request for approval of a map amendment (zone) of 40.51 acres to the RM-12 (Residential Medium Density) zoning district.	
NO.	REVISION/DATE
Owner: Monument Ridge East, LLC 5055 Lark Drive Colorado Springs, CO 80919	
 VerTex Consulting Services 6811 East Sprague, Colorado 80903 719-538-8800	
APPLICANT NO.	SEAL
7102201014	1

MAP AMENDMENT (REZONING) (RECOMMEND DENIAL)

\_\_\_\_\_ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. P245  
MONUMENT RIDGE EAST, RM-12

WHEREAS, Vertex Consulting Services did file an application with the El Paso County Planning and Community Development Department for denial of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, from the PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community zoning districts to the RM-12 (Residential, Multi-Dwelling) zoning district; and

WHEREAS, a public hearing was held by this Commission on November 21, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

- 1. The application was not properly submitted for consideration by the Planning Commission.
- 2. Proper posting, publication, and public notice were not provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
- 3. The hearings before the Planning Commission and the Board of County Commissioners were not extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
- 4. All exhibits were not received into evidence.
- 5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

- 6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have not been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
- 7. For the above-stated and other reasons, the proposed amendment of the El Paso County Zoning Map is not in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

WHEREAS, when approving a Map Amendment (Rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5.B of the El Paso County Land Development Code (as amended):

- 1. The application is not in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- 2. The rezoning is not in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111, § 30-28-113, and § 30-28-116;
- 3. The proposed land use or zone district is not compatible with the existing and permitted land uses and zone districts in all directions; and
- 4. The site is not suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Vertex Consulting Services for denial of a Map Amendment (Rezoning) to amend the El Paso County Zoning Map for property located in the unincorporated area of El Paso County from the PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Services), and CC (Commercial Community zoning districts to the RM-12 (Residential, Multi-Dwelling) zoning district be denied by the Board of County Commissioners.

AND BE IT FURTHER RESOLVED that this Resolution and the recommendations contained herein be forwarded to the El Paso County Board of County Commissioners for its consideration.

\_\_\_\_\_ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent



Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Eric Moraes	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent
Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of \_\_\_\_ to \_\_\_\_ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 21st day of November 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: \_\_\_\_\_  
Chair

EXHIBIT A

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST ½ OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET:

THENCE NORTH 89°46'22"EAST, A DISTANCE OF 1953.69 FEET;

THENCE SOUTH 00°13'38"EAST, A DISTANCE OF 30.00 FEET: THENCE ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SECTION 2 NORTH 89°46'22" EAST, A DISTANCE OF 139.55 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89°46'22" EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:

1) THENCE SOUTH 00°19'37" EAST, A DISTANCE OF 11.75 FEET;

2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;

3) THENCE NORTH 84°31'33" EAST, A DISTANCE OF 3.14 FEET;

4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;

5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;

THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH 89°15'42" WEST, ALONG THE SOUTH LINE OF SAID "HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;

2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;

3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;

4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 196.92 FEET;

THENCE NORTH 15°34'31" WEST, A DISTANCE OF 97.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 603.66 FEET, A RADIUS OF 715.00 FEET;

THENCE NORTH 32°47'55" EAST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 481.30 FEET, A RADIUS OF 835.00 FEET;

THENCE NORTH 00°13'38" WEST, A DISTANCE OF 617.79 FEET;

THENCE NORTH 30°14'22" EAST, A DISTANCE OF 108.28 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMORE WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STTION DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTION DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

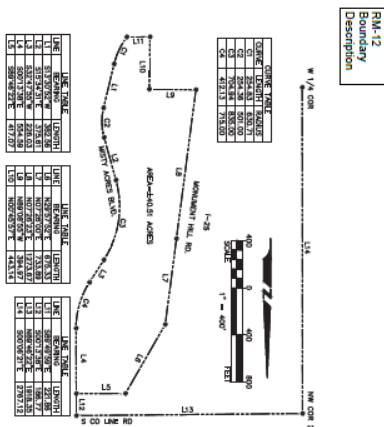
SAID PARCEL CONTAINS 18.97 ACRES MORE OR LESS.

EXHIBIT B

**Monument Ridge East RM-12 Zoning Map**

NW1/4 Section 2, Township 11, Range 67 W 6th PM

**LEGAL DESCRIPTION:**  
A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'21" EAST, A DISTANCE OF 2767.12 FEET;  
THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1918.35 FEET;  
THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 186.77 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE FROM THE POINT OF BEGINNING, SOUTH 00°13'38" EAST, A DISTANCE OF 534.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 412.13 FEET, A RADIUS OF 715.00 FEET  
THENCE SOUTH 32°47'55" WEST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 704.94 FEET, A RADIUS OF 835.00 FEET;  
THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 375.61 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 254.36 FEET, A RADIUS OF 501.00 FEET;  
THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A LENGTH OF 254.82 FEET, A RADIUS OF 630.71 FEET;  
THENCE SOUTH 89°49'59" EAST A DISTANCE OF 221.86 FEET, ALONG THE NORTH LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;  
THENCE NORTH 00°45'57" EAST A DISTANCE OF 443.14 FEET;  
THENCE NORTH 89°08'55" WEST A DISTANCE OF 394.97 FEET;  
THENCE NORTH 07°26'23" EAST A DISTANCE OF 1273.67 FEET, ALONG THE WEST LINE OF A DEED RECORDED UNDER RECEPTION NUMBER 99035205 RECORDS OF EL PASO COUNTY;  
THENCE NORTH 07°26'00" EAST A DISTANCE OF 733.89 FEET;  
THENCE NORTH 29°57'52" EAST A DISTANCE OF 675.33 FEET;  
THENCE SOUTH 89°46'22" EAST A DISTANCE OF 417.07 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 40.51 ACRES MORE OR LESS.



Schedule Map: 7102200013,  
7102200008, 7102200006,  
7102201001, 7102201014  
Acreage: 40.51 AC  
Current Zoning: PUD, CC,  
CS, C-1, RS-20000  
Request: Request for  
approval of a map  
amendment (rezone) of 40.51  
acres to the RM-12  
(Residential Multi-Dwelling)  
zoning district.

NO.	RESPONSE/ISSUE	DATE

Owner:  
Monument Ridge East, LLC  
1805 S East Ave  
Colorado Springs, CO  
80918



PROJECT NO.	DATE
171724	1
PREPARED BY:	
APPROVED BY:	