

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