

**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