

## Marcella Maes

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**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

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