

18930 Burnt Leaf Way
Monument, CO 80132
May 12th, 2020

Ms. Nina Ruiz
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: North Bay at Lake Woodmoor

Ms. Ruiz:

Thank you for your notice of the public hearing concerning the rezoning for this planned development. Please permit me to state that I strongly oppose this rezoning.

The primary reason I built my home in Woodmoor years ago was for the open, non-congested environment the area affords. I wanted to get away from crowded residential communities. I do not wish to now have such a development just across the road from my home.

In addition to the loss of the aesthetics in this part of Woodmoor and the very real potential of reduced property values, there are a number of other factors I would like considered:

The area is home for the Preble's Meadow mouse, as well as for deer and other species of wildlife. We do not need further human encroachment into our few remaining open spaces.

Deer Creek Road already has too much traffic on it. This road, without sidewalks, is a very popular avenue for use by residents, especially children, for walking, walking with pets, jogging, bicycling, and scooter riding. School students frequently use it for group physical training runs. Even today, during rush hour, especially when school is in session, it is extremely difficult to make a left-turn from Deer Creek Road onto Woodmoor Drive. Even with Woodmoor Security directing traffic, it has sometimes taken me ten minutes or more to travel from this intersection down to Highway 105. We do not need the additional traffic this development would add.

The schools in our area are already overcrowded. We can well do without the additional students this development would bring to the local schools.

The water supply here is already stressed. Woodmoor Water, for years now, has implemented mandatory restricted water usage programs to reduce the demands on our water system.

This area is prone to flooding. I have observed this a number of times.

In closing, allow me to urge this rezoning be disapproved. The Woodmoor community doesn't need this.

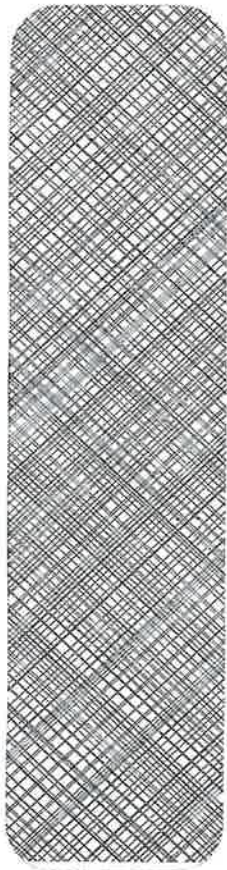
Most respectfully,



Don L. Brooks



Mr. & Mrs. Don L. Brooks
18930 Burnt Leaf Way
Monument, CO 80132-9016



60510-610793

60510-610793