

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development

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Board of County Commissioners

Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso County Board of County Commissioners
FROM: Planning & Community Development
DATE: 12/12/2024
RE: SP241; Monument Ridge East Preliminary Plan

Project Description

A request by Vertex Consulting Services for approval of a 59.48-acre Preliminary Plan creating 37 single-family lots and 21 multi-family lots. The property is zoned PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Service), CC (Commercial Community), and RS-20000 (Residential Suburban). The property is located directly southeast of the intersection of Interstate 25 and County Line Road, southwest of the intersection of County Line Road and Doewood Drive and a half a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. This item was heard as a regular item on November 21, 2024, by the Planning Commission. Discussion included compatibility with the neighborhood, increased traffic, the appropriateness of a PUD zoning district and additional burden to the Town of Monument Police Department. The vote was 5-3 with a recommendation of approval to the Board of County Commissioners. The Planning Commission members identified that the Preliminary Plan could not be consistent with the Land Development Code without a recommendation for approval for the RM-12 zoning district. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200010, 7102200006, and 7102201001) (Commissioner District No. 1)

Notation

Please see the Planning Commission Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

Scheuttpelz Moved / Markewich Seconded for approval of the Preliminary Plan application. Utilizing the resolution attached to the staff report, that this item be forwarded to the Board of County Commissioners for their consideration. A second motion was made where Trowbridge Moved / Whitney Seconded for approval of the Preliminary Plan Application removing the proposed condition number 8, regarding the Colorado Parks and Wildlife requirements as depicted in the staff report. The amended motion for approval was approved (5-3). The item was heard as a regular agenda item.

Discussion

The applications for P245, P246, and SP241, for the two Rezones and one Preliminary Plan, Monument Ridge East development. Public comments were heard for those in favor and in opposition of the proposal. The public comments for those in favor stated that the proposal to RS-6000 and RM-12 would be a better option than the Commercial zones that are currently there, and that the developer is providing transitional lot sizes to the properties zoned RS-20000. Those in opposition spoke about the increase in traffic, additional burden to the Town of Monument Police Department, compatibility with the existing land uses, and the appropriateness of a PUD versus a straight zoned development.

Planning Commissioners did discuss the additional conditions that staff included on the Preliminary Plan. Planning Commissioners did discuss removing condition number 8 based on staff's recommendation.

Attachments

1. Planning Commission Minutes from 11/21/2024.
2. Signed Planning Commission Resolution.
3. Planning Commission Staff Report with Public Comments.
4. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting - Thursday, November 21, 2024
El Paso County Planning and Community Development Department
Held at Centennial Hall, 200 S Cascade Ave, Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: Thomas Bailey, Sarah Brittain Jack, Jim Byers, Jay Carlson, Eric Moraes, Bryce Schuettepelz, Tim Trowbridge, Christopher Whitney, and Jeffrey Markewich.

PC MEMBERS PRESENT AND NOT VOTING: None.

PC MEMBERS ABSENT: Becky Fuller and Wayne Smith.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Kari Parsons, Kylie Bagley, Lisa Elgin, Joe Sandstrom, Elizabeth Nijkamp, Charlene Durham, Daniel Torres, Bret Dilts, Lori Seago, and Erika Keech.

OTHERS PRESENT AND SPEAKING: Cindy Landsberg, Rick Van Wieren, Matthew Grubacich, Bryan Bagley, Charles Blasi, Matt Dunston, Harold Larson, Bruce Sidebotham, Maria Edh, Chris Sparkes, Darcy Schoening, Judy Williamson, Robin Wright, Allison Catalano, Steve King, Mitch LaKind, Laura Lucero, Christie Beverly, Christi Beyer-Tarver, Bernard Humbles, Skyler Smith, Michael Schmidt, Jacques Lemond, Kenneth Kimple, and Angela Larson.

1. REPORT ITEMS

Ms. Herington advised the board that the next PC hearing will be on Dec. 5, 2024. That agenda will include a legislative LDC Amendment. A measure was passed in 2022 regarding Natural Medicine. The State tasked local jurisdictions with defining the time, place, and manor, which needs to be established before the end of the year. Due to the short amount of time, PCD will be asking the board to make a recommendation at the next hearing. She then discussed the revised minutes that had been presented to the board. She suggested adding a time to further discuss the minutes on the Dec. 5, 2024, agenda.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

Ms. Cindy Landsburg spoke about a future proposal, Buc-ee's, adjacent to the Monument Ridge East proposal. She spoke about how Monument was originally designed to preserve the natural environment (no streetlights, compact developments, etc.). She is concerned by the changes happening in that area of the County.

BOCC Report Packet

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3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on November 7, 2024.

DISCUSSION: Board Members requested a scheduled time to discuss the changes to the minutes.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (8-1)

IN FAVOR: (8) Bailey, Brittain Jack, Byers, Carlson, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (1) Markewich.

B. P2410

ELGIN

**MAP AMENDMENT (REZONING)
WINSOME COMMERCIAL LOT REZONE TO RESIDENTIAL**

A request by Proterra Properties for approval of a Map Amendment (Rezoning) of 7.21 acres from CC (Commercial Community) to RR-2.5 (Residential Rural). The property is located at 16511 Early Light Drive, on the northwest corner of Hodgen Road and North Meridian Road. (Parcel No. 4119007001) (Commissioner District No. 1)

NO PRESENTATION, PUBLIC COMMENT, OR DISCUSSION.

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER P2410, FOR A MAP AMENDMENT (REZONING), WINSOME COMMERCIAL LOT REZONE TO RESIDENTIAL, UTILIZING THE ATTACHED RESOLUTION WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Markewich, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS

(NONE)

5. REGULAR ITEMS

A. P249

PARSONS

**MAP AMENDMENT (REZONING)
SCHMIDT RS-5000**

A request by Turkey Canon Quarry Inc., and Sugar Daddys, LLC, for approval of a Map Amendment (Rezoning) of 23.02 acres from RR-5 (Residential Rural) to RS-5000 (Residential Suburban). The property is located north of Vanderwood Road, west of Vollmer Road, and east of Black Forest Road. (Parcel Nos. 5200000577 and 5200000570) (Commissioner District No. 1)

****This item was heard in a combined presentation with P248. All discussion was combined.**

**MAP AMENDMENT (REZONING)
SCHMIDT RM-12**

A request by Turkey Canon Quarry Inc. for approval of a Map Amendment (Rezoning) of 34.98 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located north of Vanderwood Road, west of Vollmer Road, and east of Black Forest Road. (Parcel No. 5200000577) (Commissioner District No. 1)

COMBINED STAFF & APPLICANT PRESENTATIONS.

DISCUSSION: Ms. Parsons addressed concerns raised in written public comment; the detention pond proposed to the southeast will remain, and the existing berm will be addressed during the Preliminary Plan stage of the process. **Mr. Carlson** asked about the density within the southern PUD zoning. Ms. Parsons later answered that lots ranged from 5,400 to 8,400 sq ft. RM-12 zoning would require 3,500 sq ft lot sizes for single-family attached or detached dwellings. The LDC requires that townhomes each be on their own lots. **Mr. Markewich** asked for clarification regarding the benefits of annexation as it pertains to utilities, which was answered by Ms. Barlow. Cottonwood Creek improvements were briefly discussed; the floodplain will not be impacted by the subject proposal, but they are proposing a bridge for Marksheffel Boulevard over the creek. The existing permit for mining operations remains valid, but the property is in the reclamation process and the applicant is proposing a change in use. **Mr. Moraes** confirmed the design of townhomes/single-family attached units and expressed a struggle with finding compatibility if the RM-12 rezoning ultimately resulted in multi-family units (which would be allowed). Ms. Barlow indicated that apartments are not in their plan and RM-12 would not support the high-density complexes typically designed with apartment communities.

PUBLIC COMMENTS: None in favor. **Mr. Rick Van Wieren** opposed the increase in density. He discussed the inconsistent transition from a suburban neighborhood to higher density (proposed), and then rural lots to the north. He referred to the plan as “death by 1,000 cuts” to the rural character of the Black Forest Road corridor. **Mr. Matthew Grubacich** disagreed with the statement that there will be minimal impact to traffic. He would rather see acreage lots. **Mr. Bryan Bagley** opposed the rezoning to RM-12. He did not agree that the rezoning would be consistent or compatible with the neighborhood. He further mentioned a lack of buffer or transition between the proposed development and the existing residents to the north. **Mr. Charles Blasi** opposed the lack of transition between the proposed RM-12 and the RR-2.5 lots to the north. He mentioned a desire to retain the existing berm. He requested sound mitigation adjacent to the road expansion.

APPLICANT REBUTTAL: Provided by Ms. Andrea Barlow with N.E.S. She discussed a neighborhood meeting held prior to the adjacent rezoning to RM-30 where future plans were discussed. Regarding the traffic study, the one she referenced in her presentation was “subject to improvements”, meaning only the capacity of existing roads and intersections was reviewed. The future expansion of Marksheffel to a 4-lane arterial roadway will alleviate current traffic concerns and accommodate growth. The berm that has been discussed is within the right of way and regardless of the mining reclamation process, will need to be removed to allow construction of the road. She then discussed the various changes to the area and how compatibility is discretionary. She believes the proposed zoning is compatible due to the arterial roadways and surrounding suburban development.

PLANNING COMMISSION DISCUSSION: Ms. Brittain Jack asked about the existing berm, and Ms. Barlow indicated in her rebuttal that the berm would need to be removed for construction of the road. Mr. Moraes asked if apartments were developed on RM-12 zoning anywhere in the County. Ms. Parsons stated that all apartment projects she had been part of were within RM-30 zoning. Mr. Markewich and Mr. Bailey discussed the Planning Commission's role in the land use process. Mr. Whitney sympathized with the neighbors' perspectives but explained that they could only consider the criteria of approval. Mr. Carlson stated that he views the RS-5000 as compatible with the southern development and he sees no issue with the RM-12 zoning because of the 106' wide roadway creating a separation adjacent to the rural lots to the north. Mr. Moraes stated that he does not think the RM-12 is compatible with the surrounding character, even with a 106' wide road. He would have supported the entire parcel being rezoned to RS-5000 instead. Mr. Markewich agreed.

PC ACTION: MORAES MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5A, FILE NUMBER P249, FOR A MAP AMENDMENT (REZONING), SCHMIDT RS-5000, UTILIZING THE ATTACHED RESOLUTION WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

IN FAVOR: (9) Bailey, Brittain Jack, Byers, Carlson, Markewich, Moraes, Schuettpelz, Trowbridge, and Whitney.
IN OPPOSITION: (0) None.

PC ACTION: TROWBRIDGE MOVED / CARLSON SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5B, FILE NUMBER P248, FOR A MAP AMENDMENT (REZONING), SCHMIDT RM-12, UTILIZING THE ATTACHED RESOLUTION WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5-4).

IN FAVOR: (5) Bailey, Brittain Jack, Byers, Carlson, and Trowbridge.
IN OPPOSITION: (4) Markewich, Moraes, Schuettpelz, and Whitney.

****Mr. Carlson** was excused due to a schedule conflict. There were eight (8) voting members moving forward.

C. P246

BAGLEY

**MAP AMENDMENT (REZONING)
MONUMENT RIDGE RS-6000**

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 18.97 acres from PUD (Planned Unit Development), CC (Commercial Community), C-1(Commercial), and RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200006, and 7102201001) (Commissioner District No. 1)

****This item was heard in a combined presentation with P245 and SP241.**

D. P245

BAGLEY

**MAP AMENDMENT (REZONING)
MONUMENT RIDGE EAST RM-12**

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, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 7102200006, 7102200010, and 7102201013) (Commissioner District No. 1)

****This item was heard in a combined presentation with P246 and SP241.**

E. SP241

BAGLEY

**PRELIMINARY PLAN
MONUMENT RIDGE EAST PRELIMINARY PLAN**

A request by Vertex Consulting Services for approval of a 59.48-acre Preliminary Plan depicting 37 single-family lots and 21 multi-family lots. The property is located directly southeast of the intersection of Interstate 25 and County Line Road, southwest of the intersection of County Line Road and Doewood Drive, and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200010, 7102200006, and 7102201001) (Commissioner District No. 1)

COMBINED STAFF & APPLICANT PRESENTATIONS.

DISCUSSION: During the engineering portion of the presentation, **Mr. Moraes** asked if the County had any reservations about taking a highway frontage road and running it through a suburban neighborhood. Mr. Dilts referred to a presentation slide to explain that the curves of the realigned road (running east to west through the proposal) would have speed limits of 25 mph and be reduced to an urban collector type of roadway. Mr. Moraes had concerns that the MTCP calling for the road in that placement may have made sense when the land was zoned commercial, but it doesn't make sense if rezoned to residential. **Mr. Markewich** confirmed that commercial development (current zoning) on the lot would have a greater traffic impact than the proposed residential. **Mr. Carlson** discussed the comparison between the current zoning and proposed rezoning in terms of density. **Mr. Moraes** asked for more information regarding sidewalks and walkability due to proximity with the school. Ms. Ruiz discussed internal sidewalks on the Preliminary Plan. Mr. Dossey indicated there are no sidewalks currently along Monument Hill Road or Misty Acres Boulevard. The County may require one to be constructed. **Mr. Moraes** pointed out that clear imagery of the proposed districts were not included in the applicant's Letter of Intent.

Some of the applicant's complaints from the review process were discussed. Mr. Dossey stated the Preliminary Plan provides more detail than a PUD. Potential future major amendments to the Preliminary Plan, if approved, would need to appear before the Board again. **Mr. Markewich** then asked if Mr. Dossey's requested changes to the Preliminary Plan conditions of approval had been addressed. Rewording was discussed. Rather than removal, the applicant requested that conditions

5 and 6 be revised to only include the RM-12 area. **Mr. Byers** discussed the applicant's criticism of a landscape plan request from County staff. He doesn't think the intent was as intensive as the applicant interpreted it to be and thinks the situation may be slightly misrepresented. Ms. Bagley clarified that the request for landscaping information would not have applied to single-family detached areas. **Ms. Herington** then gave clarification regarding how County staff followed the requirements of the LDC. She read LDC 8.4.1 (F), "*Lot Layout, Design and Configuration. Divisions of land shall be designed to provide for lots that are of an appropriate size and configuration for the site characteristics and intended uses; adequate buffering from the adverse impacts of adjoining uses through lot orientation, setbacks, landscaping or other appropriate methods; ...*" Because staff did not receive the information requested, they felt that they could not make a finding that it met those sections of the LDC. She further read the LDC definition for multi-family, "*Dwelling, Multifamily — A structure containing 3 or more dwelling units designed for or used exclusively as a residence by 3 or more families...*" Staff was unsure of what the applicant was requesting during the review process. She stated that the declaration made during the presentation (that the intention is to build single-family attached structures) is the first time staff has heard that commitment. She pointed out the reason for different requests for different project types (i.e., Rezoning versus Preliminary Plan).

Mr. Byers mentioned that Douglas County had previously been opposed to improvements at Misty Acres Boulevard where it met County Line Road. He asked if Douglas County was supportive of the traffic improvements presented by the applicant's engineer. Ms. Nijkamp replied that her team is working with Douglas County. She knew they would like to maintain the alignment to the north, so El Paso County is trying to maintain that alignment to the south as well. **Mr. Moraes** confirmed that Douglas County would be a review agency for the improvements.

PUBLIC COMMENTS: In favor: **Mr. Matt Dunston** spoke about the character of the area. He likes the proposal when compared to the potential options under current zoning. He believes redesigning the road through the proposal will make it less dangerous. **Mr. Harold Larson** discussed the zoning change from commercial to residential, which he appreciates. He is satisfied with the 15,000 sq ft lots adjacent to the existing homes. He encouraged other members of the public to work with the developer regarding finer details. **Mr. Bruce Sidebotham** discussed current misuse of the property and stated vacant suburban land is unproductive land until it is developed. He believes the residential design is compatible with existing uses and the Douglas County open space. **Ms. Maria Edh** expressed support for the proposal, especially when compared to the commercial alternatives. **Mr. Chris Sparkes** also supported residential rezoning to replace the commercial alternatives. He also supported increasing density as it abuts major roadways. **Ms. Darcy Schoening** believes the proposal meets the criteria of approval. She stated opposition is coming from emotional or political motivators and that the project was denied in Monument to "make an example out of the developer."

In opposition: **Ms. Judy Williamson** asked if local school arrival and dismissal times were considered in the traffic study. **Mr. Robin Wright** supports rezoning to residential but is concerned about the density of the RM-12. He questioned what the gateway of El Paso County should look like. He suggested maintaining the RS-6000 throughout the entire property, but he was told the RM-12 was included so the developer could recoup cost of investment. **Ms. Allison Catalano** expressed agreement with Steve King's letter found in the project file. She read directly from the Your El Paso Master Plan introduction, page 9, "Sense of Place" and other environmental considerations. In regard to compatibility with Douglas County's open space, she read directly from the Douglas

County letter found in the project file which raised concerns with the RM-12. She further mentioned page 19 in the Master Plan relating to the Tri-Lakes Key Area. She stated that if the proposal aligned with the character of the surrounding area, there wouldn't be so many people in opposition. She agreed with rezoning to residential but has issue with the RM-12. **Mr. Steve King**, Monument Mayor Pro Tem, referenced the Monument denial resolution found in the project file and explained that the proposal did not meet their Master Plan, nor could they supply water to it or the related proposal on the west side. He stated that property rights apply to the zoning rights granted and available currently, not the rights you want in the future. He dislikes the approach of straight zoning and would have liked to see a PUD. He finished by reiterating that the area is the gateway to the County, is heavily treed with wildlife, and has unique environmental features. He also discussed the proposed intersections and driving conditions. **Mr. Mitch LaKind**, Monument Mayor, reiterated that the Monument denial was not for political reasons. He spoke about Monument Police Department MOU's and IGA's across the Tri-Lakes Area that result in frequent coverage of services in unincorporated areas of the County. He does not believe the police force is staffed for the proposed increase in density. The Town will not receive revenue to assist in the increased calls for service to the area; the Monument taxpayers would have to foot the bill. Residential development is desired, but not at the density proposed. He asked that a PUD be considered so there would be more conformity with the surrounding area. **Ms. Laura Lucero** opposed the density of the RM-12 zoning. She then brought up the Douglas County letter regarding drainage found in the project file. She expressed concerns about traffic egress in case of emergency. **Ms. Christie Beverly** expressed opposition to the density and stated she thinks it should remain single-family detached. She has concerns about traffic and drainage. She doesn't think the Preliminary Plan is complete or ready to be approved. **Ms. Christi Beyer-Tarver** opposed the high density and clearing of trees. She thinks the proposal will overwhelm local schools. If the housing is low-income, that would statistically increase crime and burden local services. **Mr. Bernard Humbles** spoke about the character of the neighborhood. He opposed housing other than single-family detached. **Mr. Skyler Smith** spoke on behalf of **Mr. Michael Schmidt**. He read a letter which was also sent to County staff and is found in the project file. **Mr. Jacques Lemond** questioned the impact the proposal would have on adjacent property values. **Mr. Kenneth Kimple** reiterated opposition to the density of the RM-12 zoning. He discussed the traffic impact due to a lack of commercial services in the area. **Ms. Angela Larson** spoke about the character of the neighborhood.

APPLICANT REBUTTAL: Provided by Mr. Dossey with Vertex Consulting Services. He presented past aerial imagery of adjacent development where trees were removed. He stated home values would drop if a strip club were built. He stated the existing character of the neighborhood is commercial. He believes people don't like the proposal because they aren't in control of it. He discussed how it is typical to transition high density decrease to less density as it moves away from major roadways, which is what has been proposed. He stated that the comprehensive plan for the Town of Monument includes the subject property and plans for it to be mixed-use. He disagreed with the comments that the proposal would decrease people's peaceful enjoyment of their properties. He stated the applicant plans to preserve trees to re-plant in the proposals landscaping. Regarding the impact of Monument first responders serving the property, he stated future residents would likely shop in Monument, offsetting the cost. If the entire property were zoned RS-6000, it would allow for 290 dwelling units. He further stated straight zoning does not require open space or public landscaping. The schools did not raise concerns about capacity issues. He then discussed why the proposal would be fire-wise. He discussed compatibility with the existing residential use.

Mr. Moraes asked if the traffic study was conducted during school drop-off or pick-up times. Mr. Jeff Hodsdon with LSC Transportation Consultants Inc. answered that typical traffic studies near school areas would include 3 peak times, which include peak school times. He stated that their traffic study ultimately included 2 peak times because their study showed no significant increase in results heading north. School peak volumes were considered but they did not count the High School entrances. Mr. Moraes expressed concerns if Misty Acres becomes the main collector road in the area. Mr. Dossey then showed a preliminary landscape plan that had been submitted and addressed why he believes the proposal is in conformance with the Master Plan.

PLANNING COMMISSION DISCUSSION: Mr. Schuettpelz asked why the suggestion of rezoning to PUD would be beneficial. Ms. Bagley answered that a PUD would provide more information with conceptual plans, including landscaping and trails. It would also address requirements for usable open space. Having more information included would give comfort to neighbors. **Mr. Schuettpelz** asked if the same density and layout could have been achieved under PUD zoning, which Ms. Bagley confirmed. **Mr. Moraes** believes a PUD would have been a better option. He read about the purpose and intention of PUD zoning from the LDC. He then discussed the major entrances to El Paso County and how he would have liked to see something different in this area. He would have liked to see more innovation. **Mr. Markewich** believes the current proposal protects the current residents from something “crazy”. He discussed property rights and the consideration of criteria for approval. He expressed disappointment that an agreement was not made between the applicant and Town of Monument so that revenue and first responder concerns could have been addressed. **Mr. Trowbridge** agreed that rezoning to residential is better than the existing commercial zoning in the area. He agreed with Mr. Moraes’ desire for a more innovative package. He doesn’t love the RM-12 zoning and the size of that piece. He further mentioned the natural features. **Ms. Brittain Jack** expressed excitement for improvements to the intersection at County Line Road and I-25.

PC ACTION: BRITTAIN JACK MOVED / SCHUETTELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5C, FILE NUMBER P246, FOR A MAP AMENDMENT (REZONING), MONUMENT RIDGE RS-6000, UTILIZING THE ATTACHED RESOLUTION WITH FOUR (4) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (8-0).

IN FAVOR: (8) Bailey, Brittain Jack, Byers, Markewich, Moraes, Schuettpelz, Trowbridge, and Whitney.
IN OPPOSITION: (0) None.

PLANNING COMMISSION DISCUSSION: Mr. Markewich stated he understands concerns about the density of the RM-12 zoning, but that million-dollar houses next the highway wouldn’t sell. He stated the character of the existing neighborhood wouldn’t be able to extend throughout the full area. **Mr. Moraes** mentioned criteria for approval of a Map Amendment (Rezoning) number 3, compatibility with land uses in all directions. He does not see RM-12 as being compatible. **Mr. Whitney** agreed with Mr. Moraes’ comment regarding incompatibility of RM-12 zoning. **Mr. Byers** explained that he did not hear compelling justification for the density of RM-12, and he does not see compatibility. Marketability is not part of the criteria for approval. **Mr. Trowbridge** stated he does not feel the RM-12 zoning is compatible. **Mr. Bailey** expressed that he does believe the RM-12 is compatible and a better option than the property’s current zoning.

PC ACTION: MARKEWICH MOVED / SCHUETTPELZ SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5D, FILE NUMBER P245, FOR A MAP AMENDMENT (REZONING), MONUMENT RIDGE EAST RM-12, UTILIZING THE ATTACHED RESOLUTION WITH THREE (3) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL FAILED (4-4) RESULTING IN NO RECOMMENDATION BEING FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS.

IN FAVOR: (4) Bailey, Brittain Jack, Markewich, and Schuettpelz.

IN OPPOSITION: (4) Byers, Moraes, Trowbridge, and Whitney.

PLANNING COMMISSION DISCUSSION: Mr. Markewich asked to discuss modification of the conditions of approval. Ms. Herington clarified that staff did not modify the resolution or make changes based on the applicants request and if the board would like anything changed, staff would need more direction. **Mr. Trowbridge** suggested removing condition number 8 and made a motion to do so, which passed. **Mr. Schuettpelz** asked his fellow board members if revision of other conditions of approval should be considered. No one suggested to make further amendments. **Mr. Whitney** explained that he cannot support a Preliminary Plan which includes an element (RM-12) that he disagrees with. **Mr. Moraes** and **Mr. Trowbridge** agreed.

PC ACTION: SCHUETTPELZ MOVED / MARKEWICH SECONDED TO RECOMMEND APPROVAL OF REGULAR ITEM 5E, FILE NUMBER SP241, FOR A PRELIMINARY PLAN, MONUMENT RIDGE EAST, UTILIZING THE ATTACHED RESOLUTION WITH NINE (9) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICANCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION.

TROWBRIDGE MOVED / WHITNEY SECONDED TO REVISE THE MOTION MADE BY MR. SCHUETTPELZ, REMOVING CONDITION NUMBER EIGHT (8) FROM THE RESOLUTION. THE MOTION TO REVISE THE MOTION PASSED (8-0).

THE REVISED MOTION TO RECOMMEND APPROVAL OF SP241, FOR A PRELIMINARY PLAN, MONUMENT RIDGE EAST, UTILIZING THE REVISED RESOLUTION WITH EIGHT (8) CONDITIONS, FOUR (4) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICANCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (5-3).

IN FAVOR: (5) Bailey, Brittain Jack, Byers, Markewich, and Schuettpelz.

IN OPPOSITION: (3) Moraes, Trowbridge, and Whitney.

6. NON-ACTION ITEMS

(NONE)

MEETING ADJOURNED at 4:30 P.M.

Minutes Prepared By: Miranda Benson

PRELIMINARY PLAN (RECOMMEND APPROVAL)

Schuettpelz moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. SP241
MONUMENT RIDGE EAST PRELIMINARY PLAN

WHEREAS, Vertex Consulting Services did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Monument Ridge East Preliminary Plan Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; 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. 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

6. For the above-stated and other reasons, the proposed Preliminary Plan 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 Preliminary Plan, the Planning Commission and Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1.D.2.e of the Land Development Code ("Code") (as amended):

1. The proposed Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The Subdivision is consistent with the purposes of the Code;
3. The Subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
6. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are provided by the design;
8. The location and design of the public improvements proposed in connection with the Subdivision are adequate to serve the needs and mitigate the effects of the development;
9. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
10. The proposed Subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning

techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

11. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are or will be available to serve the proposed Subdivision;
12. The Subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
13. The proposed Subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

WHEREAS, a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED, the El Paso County Planning Commission recommends that the petition of Vertex Consulting Services for approval of a Preliminary Plan for the Monument Ridge East Preliminary Plan Subdivision for property located in the unincorporated area of El Paso County be approved by the Board of County Commissioners with the following conditions and notations:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.
2. Applicable school and park fees shall be paid with each Final Plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of 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 species.
4. The requirements contained in the Water Supply Review and Recommendations as provided by the County Attorney's Office shall be adhered to at the appropriate time.

5. 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.
6. A Landscape Plan and detailed tract table shall be submitted to the Planning Department for the entirety of the Monument Ridge East Preliminary Plan, concurrent with the Final Plat Submittal.
7. Applicant shall comply with all recommendations by Amy Crandall, Engineering Geologist contained in the Colorado Geological Survey's Review letter, dated 9/18/2024, as provided by the Colorado Geological Survey.
8. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated November 14, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
4. The El Paso County Road Impact Fee Program Resolution (Resolution Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

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.

Markewich 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 Schuettpeiz	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 5 to 3 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

PARCEL E-1:

LOT 1, HEIGHTS FILING ONE, COUNTY OF EL PASO, STATE: OF COLORADO.

PARCEL E-2:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691 AT PAGE 1415 AND RE-RECORDED NOVEMBER 8, 1991 IN BOOK 5901 AT PAGE 177 AND RE-RECORDED JANUARY 14, 1992 IN BOOK 5924 AT PAGE 316.

PARCEL E-3:

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION;
TH S 89 DEGREES 06 MINUTES 54 SECONDS W A DISTANCE OF 1320.00 FEET;
THENCE S 00 DEGREES 53 MINUTES 12 SECONDS W A DISTANCE OF 300.01 FEET;
THENCE S 89 DEGREES 06 MINUTES 34 SECONDS W A DISTANCE OF 1599.97 FEET;
THENCE S 14 DEGREES 12 MINUTES 38 SECONDS W A DISTANCE OF 887.45 FEET;
FOR THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREBY;
THENCE CONTINUE S 14 DEGREES 12 MINUTES 38 SECONDS W, A DISTANCE OF 102.63 FEET; THENCE S 86 DEGREES 45 MINUTES 14 SECONDS W A DISTANCE OF 350.00 FEET;
THENCE S 00 DEGREES 24 MINUTES 09 SECONDS W A DISTANCE OF 236.98 FEET;
THENCE N 89 DEGREES 57 MINUTES 36 SECONDS W A DISTANCE OF 649.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25;
THENCE N 06 DEGREES 43 MINUTES 00 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 696.96 FEET;
THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E A DISTANCE OF 251.71 FEET;
THENCE S 06 DEGREES 43 MINUTES 00 SECONDS W A DISTANCE OF 337.98 FEET;
THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E A DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING.

PARCEL E-4:

A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PORTION OF PARCEL A AND PARCEL B AS DESCRIBED BY DOCUMENT (RECEPTION NO. 99035205, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A PORTION OF THE WESTERLY LINE OF SAID PARCEL A, Monumented AS SHOWN AND ASSUMED TO BEAR NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1833.20 FEET) (THE FOLLOWING SIX (6) COURSES ARE ALONG THE LINES OF SAID PARCEL A AND PARCEL B);

- 1) NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, 1833.20 FEET;
- 2) NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, 370.05 FEET;
- 3) NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, 443.01 FEET;
- 4) NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 395.12 FEET;
- 5) NORTH 07 DEGREES 27 MINUTES 26 SECONDS EAST, 1273.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B;
- 6) SOUTH 89 DEGREES 15 MINUTES 42 SECONDS EAST, 437.24 FEET TO THE NORTHWEST CORNER OF MISTY ACRES SUBDIVISION FILING NO. 1 (RECEPTION NO. 205190028, SAID EL PASO COUNTY RECORDS)

(THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE WESTERLY LINES OF SAID FILING);

- 1) SOUTH 00 DEGREES 48 MINUTES 57 SECONDS WEST, 54.29 FEET;
- 2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEGREES 23 MINUTES 27 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 171.93 FEET;
- 3) SOUTH 15 DEGREES 34 MINUTES 30 SECONDS EAST, 647.10 FEET;
- 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 264.52 FEET;
- 5) SOUTH 13 DEGREES 30 MINUTES 52 SECONDS WEST, 382.56 FEET;
- 6) AN A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 13 MINUTES 34 SECONDS, A RADIUS OF 650.71 FEET, AN ARC LENGTH OF 331.92 FEET TO A POINT OF REVERSE CURVE;
- 7) AN SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 398.96 FEET;
- 8) SOUTH 01 DEGREES 01 MINUTES 38 SECONDS WEST, 172.86 FEET;
- 9) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 326.03 FEET;
- 10) SOUTH 24 DEGREES 12 MINUTES 57 SECONDS EAST, 474.89 FEET;
- 11) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 63 DEGREES 36 MINUTES 53 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 578.76 FEET;
- 12) SOUTH 39 DEGREES 25 MINUTES 56 SECONDS WEST, 87.74 FEET;
- 13) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 26 MINUTES 58 SECONDS. A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 183.08 FEET;
- 14) SOUTH 21 DEGREES 58 MINUTES 58 SECONDS WEST, 91.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARCEL A'S SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF DESCRIBED IN DEED RECORDED NOVEMBER 20, 2020 AT RECEPTION NO. 220189049.

PARCEL E-5

LOT 27, MOSTY ACRES SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

NORTH PARCEL

A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 60 FOOT WIDE COUNTY LINE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF 60 FOOT WIDE DOEWOOD DRIVE AS DEDICATED 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 POINT BEING ALSO THE NORTHEAST CORNER OF THAT RIGHT OF WAY PARCEL FOR COUNTY LINE ROAD GRANTED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214002145, OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S 00° 02' 24" W, ALONG THE EASTERLY LINE THEREOF, 20.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S 00° 02' 24" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DOEWOOD DRIVE, 250.05 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHTS FILING TWO";
THENCE S 89° 06' 54" W, ALONG SAID NORTHERLY LINE, 129.47 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE S 15° 04' 41" W, ALONG THE WESTERLY LINE OF SAID "HEIGHTS FILING TWO", 981.29 FEET TO THE NORTHEAST CORNER OF "HEIGHTS FILING ONE" AS RECORDED IN PLAT BOOK E-5 AT PAGE 167 UNDER RECEPTION NO. 2225904 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S 88° 45' 14" W, ALONG THE NORTHERLY LINE THEREOF, 306.89 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED IN BOOK 5852 AT PAGE 323 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N 14° 12' 38" E, ALONG SAID EASTERLY LINES, 102.54 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N 89° 57' 36" W, ALONG THE NORTHERLY LINE THEREOF, 732.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY OF SAID TRACT;

THENCE (1) N 06° 43' 00" E, 337.98 FEET;

THENCE (2) N 89° 57' 36" W, 251.71 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED IN BOOK 1984 AT PAGE 836 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE;

THENCE (1) N 06° 43' 00" E, 36.92 FEET;

THENCE (2) N 29° 16' 30" E, 675.30 FEET;

THENCE (3) N 89° 05' 00" E, 500.00 FEET;

THENCE (4) N 29° 33' 00" E (BASIS OF BEARING), 180.19 FEET TO INTERSECT THE SOUTH LINE OF AFORESAID 60 FOOT WIDE COUNTY LINE ROAD;

THENCE N 89° 06' 54" E, ALONG SAID SOUTHERLY LINE 258.85 FEET TO THE NORTHWEST CORNER OF THE AFORESAID RIGHT OF WAY PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY LINE ROAD UNDER RECEPTION NO. 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY LINE THEREOF;

THENCE (1) S 00° 53' 11" E, 11.00 FEET;

THENCE (2) S 89° 57' 43" E, 186.01 FEET;

THENCE (3) N 89° 48' 13" E, 87.26 FEET;

THENCE (4) S 89° 02' 16" E, 154.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING 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.



COMMISSIONERS:
HOLLY WILLIAMS, DISTRICT 1
CARRIE GEITNER, DISTRICT 2

COLORADO

STAN VANDERWERF, DISTRICT 3
LONGINOS GONZALEZ, JR., DISTRICT 4
CAMI BREMER, DISTRICT 5

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: SP241
Project Name: Monument Ridge East Preliminary Plan
Parcel Numbers: 712201014, 7102200013, 7102200008, 7102200010,
7102200006, and 7102201001

OWNER:	REPRESENTATIVE:
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

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

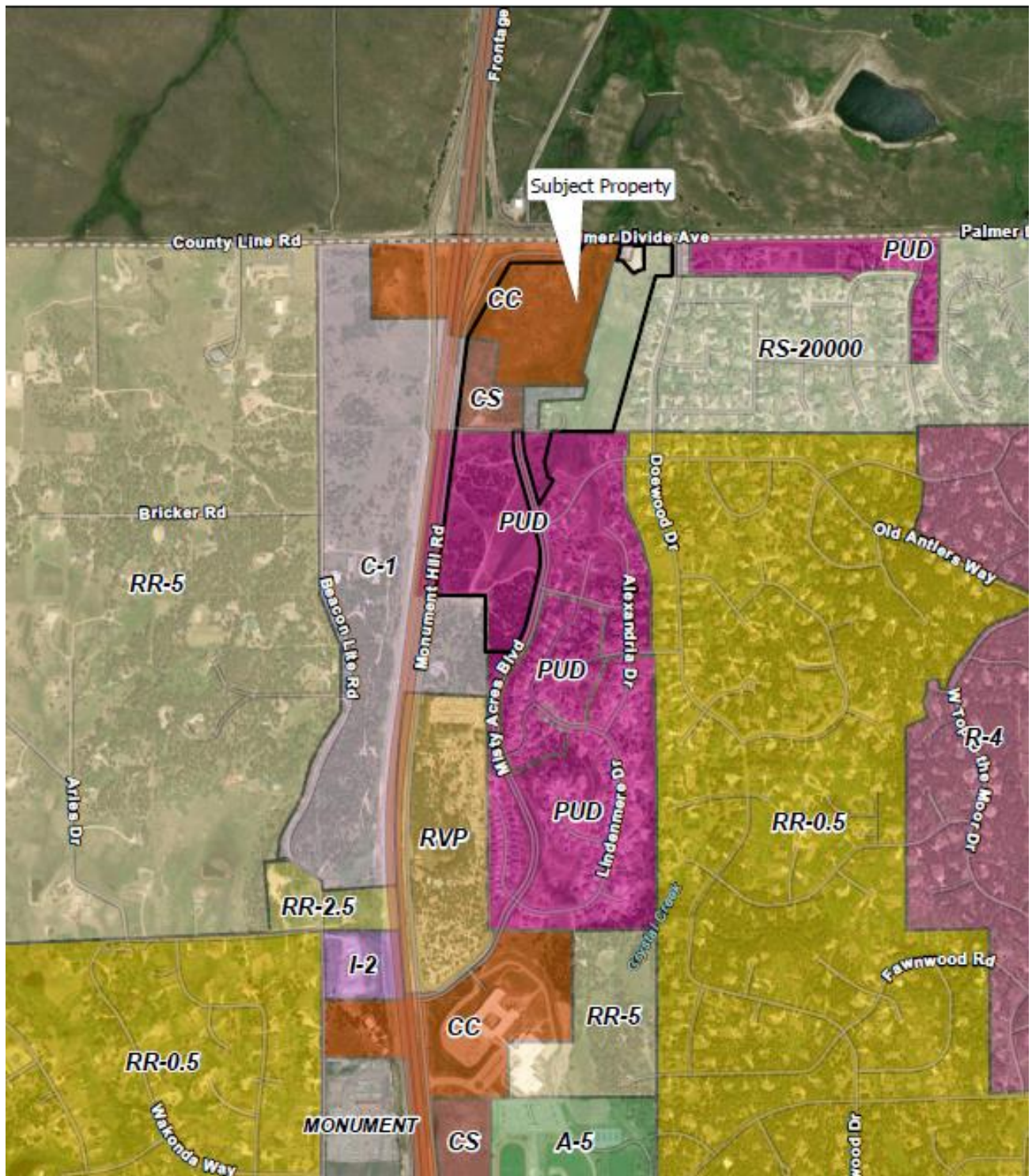
EXECUTIVE SUMMARY

A request by Vertex Consulting Services for approval of a 59.48-acre Preliminary Plan creating 37 single-family lots and 21 multi-family lots. The property is currently zoned PUD (Planned Unit Development), C-1 (Commercial), CS (Commercial Service), CC (Commercial Community), and RS-20000 (Residential Suburban). A concurrent rezoning to RS-6000 and RM-12 is also proposed. The property is located directly southeast of the intersection of Interstate 25 and County Line Road, southwest of the intersection of County Line Road and Doewood Drive and a half a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard.

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Vicinity Map

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A. WAIVERS AND AUTHORIZATION

Waiver(s): There are no Waivers associated with this request.

Authorization to Sign: There are no items requiring signature associated with this request.

A. APPROVAL CRITERIA

In approving a Preliminary Plan, Section 7.2.1.D.2 of the El Paso County Land Development Code (As Amended) states the BoCC shall find that:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved Sketch Plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
- All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the Engineering Criteria Manual (ECM) are provided by the design;
- The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by
 - (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

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- (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
- (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;
- (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and
- (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Code.

B. LOCATION

North:	Douglas County	Vacant Land
South:	C-1 (Commercial)	Single-Family Residential
East:	RS-20000 (Residential Suburban)	Single-Family Residential
West:	C-1 (Commercial)	Vacant Land

C. BACKGROUND

Please see the staff reports associated with PCD File No. P245 and P246 for background information regarding the project.

D. ANALYSIS

1. Land Development Code and Zoning Compliance

The applicant is proposing a 59.48-acre Preliminary Plan creating 37 single-family lots and 21 multi-family lots. A concurrent request has been submitted to El Paso County to rezone 40 acres to RM-12 and 18 acres to RS-6000. The applicant states in their Water Resources Report that the project will include 37 detached single-family residential lots on 18.96 acres and 305 multi-family attached units on 40.52 acres. In the Letter of Intent, the applicant states there will be attached single-family rental units or condo units, not individually owned lots. The Traffic Impact Study

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states that the site will contain duplex, tri-plex and four-plex dwelling units in addition to the single-family lots. The applicant has not provided specific dwelling types for the 40.52 acres that are proposed to be RM-12.

To evaluate Chapter 6 and 8 of the Land Development Code, the Planning Department requested a Landscape Plan be submitted concurrently. A preliminary landscape plan was submitted by the applicant, but County staff could not verify if the plan met the requirements of Chapter 6 because the specific residential use has not been provided. Chapter 6 has different requirements for buffering and open space for multi-family dwellings and single-family attached dwellings. The Land Development Code defines both multi-family dwellings and single-family attached dwellings 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.

The subject property has an abundance of trees on the southern 23 acres of the property, Chapter 8 of the Land Development Code states that when dividing land, the preservation and enhancement of the natural landscape and vegetation shall be considered. An overall concept plan of the proposed property was not submitted with the Preliminary Plan, nor did the preliminary landscape plan show how the existing vegetation would be incorporated into development. The applicant chose to defer addressing comments on the preliminary landscape plan to the time of Final Plat. Conditions of approval No. 5 and 6 are recommended by staff to ensure that Chapters 6 and 8 of the Land Development Code are met at the time of subsequent Final Plat submittals.

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A noise study was conducted on the property due to its proximity to Interstate 25. The noise study shows three areas where decibels were greater than what is allowed by the Land Development Code. The noise study states that in these areas where the decibels exceed what is allowed a waiver will need to be submitted. The Land Development Code allows for multiple forms of mitigation where noise exceeds 67 dba. The Letter of Intent states mitigation will take place in the form of increased building setbacks and landscape buffers in lieu of a noise barrier. The landscape buffer and berm will be installed along the western boundary of the property. The applicant is proposing an additional 40-foot building setback along I-25 due to the existing topography. The builders constructing within the Preliminary Plan boundary will also be required to use noise mitigation construction techniques.

G. 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 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.

Recommended Land Uses:

Primary

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

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Supporting

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

b. Area of Change Designation: Minimal Change: Developed and New Development

Minimal Change: Developed:

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.

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 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

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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 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

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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 Preliminary Plan is proposing single-family detached, single-family attached and multi-family units located along I-25 and County Line Road. The Suburban Residential placetype allows for a variety of housing units, with the primary land use being single-family detached on lots less than 2.5 acres. The property is located within two areas of change, Minimal Change: Developed and New Development. Both of these areas of change talk about new development occurring on undeveloped portions of land and matching the existing community or being a supporting use to what already exists. The Minimal Change: Developed states 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. Relevant goals and objectives from the Master Plan are as follows:

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

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development should consist of a mix of single-family detached, single-family attached, and multifamily 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:

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.



See the water section below for a summary of the water findings and recommendations.

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 Parks and Community Services Department and Colorado Parks and Wildlife (CPW) were each sent a referral and have the following comments:

CPW is concerned that some trees may be removed during the development process. The concern lies in the fact that trees may be currently occupied or be historic bird nesting sites. Please take care to avoid removal of trees with visible nests within the canopy. We recommend leaving as many native healthy trees on site and replacing trees that are removed with comparable native species on a 3:1 basis. Dead trees, or snags, provide valuable perching areas for native birds or nesting opportunities for cavity nesting species. Snags should be left standing where possible.

CPW would recommend that home buyers are provided with educational material regarding wildlife either through the purchase process, or through the development itself. CPW strongly recommends that homeowners are advised to purchase bear-resistant trash containers, and that potential homeowners are advised that bears will be present in the area.

It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and El Paso County Weed Management Plan.

The Land Development Code states that when dividing land the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations. Staff requested a landscaping plan in order to verify CPWs concerns regarding tree removal and

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Chapter 8 were being met during the subdivision process. A preliminary landscape plan was provided to staff that did not show internal landscaping, the applicants chose to defer the landscaping plan to the final plat stage. The developer has stated in the Letter of Intent that they support the transplant of trees from the subject property to neighboring properties when requested by the adjacent property owner. While the developer is supportive of tree relocation there is no mention to a plan for the existing trees on the property.

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

Geologic hazards and constraints were identified during the review of the Preliminary Plan and have been found to impact many of the proposed lots. The Colorado Geological Survey (CGS) has reviewed the Preliminary Plan documents and has provided mitigation measures within their comment letter (attached to staff report).

Proposed geologic mitigation measures include groundwater monitoring, labeling of no-build areas and setbacks for the depicted wetlands. CGS also recommends that the constraints and hazards, and corresponding mitigation measures, are depicted on all subsequent Final Plats. CGS recommends that the Preliminary Plan include a statement indicating “no basements or other below-grade spaces allowed” or that mitigation measures, such as raising the site grades, be incorporated. The statement recommended by CGS has not been added to the Preliminary Plan.

Condition of approval No. 8 is recommended by staff to ensure that CGS’s recommendations are followed at the time of subsequent Final Plat submittals.

2. Floodplain

This site is not located within a defined floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Rate Insurance Map (FIRM) numbers 08041C100065G, and 0804C0276G effective December 7, 2018.

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3. Drainage and Erosion

The property is in the Bald Mountain Drainage Basin (PLPL0200) which is a part of the El Paso County Drainage Basin Fee program. This drainage basin does have associated drainage basin fees. The fees will be assessed with the Final Plat application.

Stormwater runoff from the project generally flows from south to north. Curb and gutter and storm drain systems convey the flow to six privately maintained extended detention basins (EDB). The EDBs will be owned and maintained by the Monument Ridge Metropolitan District, which is under concurrent review (PCD File No. ID-24-005). Flows are ultimately discharged under County Line Road into an unnamed drainage way in Douglas County. The culvert under County Line Road will be upgraded as part of this project to handle the additional flow. The Preliminary Drainage Report summarizes that the "Site runoff, storm drain, and associated appurtenances will not adversely affect the downstream and surrounding developments".

4. Transportation

The El Paso County Major Transportation Plan Update (2024) identifies County Line Road for a Rural County Road upgrade project through this proposed project area, from the existing Monument Hill Road intersection to Vista Clara Lane. Three deviation requests were submitted with the Preliminary Plan and all three were approved.

The traffic study estimates the proposed Monument Ridge East Preliminary Plan would generate 2,580 or more daily vehicle trips. The findings within the traffic impact study state that the existing intersections in the study area will adequately accommodate the projected traffic volumes and continue to operate within acceptable levels of service (LOS D or better). Long term analysis shows that a new signal will be required at the intersection of County Line Road and Misty Acres Boulevard to maintain acceptable levels of service.

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. Proposed internal roadways will be a mix of new private and public roadways. The private roadways will be owned and maintained by the proposed Monument Ridge Metropolitan District. Offsite improvements include a new right-turn lane on the northbound

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Interstate 25 exit ramp, a new eastbound right-turn lane on County Line Road, eastbound left-turn storage bay on County Line Road, and a new westbound left-turn lane on County Line Road. Monument Hill Road will be realigned with this project and will no longer intersect with County Line Road and will instead intersect with the proposed extension of Misty Acres Boulevard.

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

Water sufficiency has been analyzed with the review of the proposed subdivision. The applicant has shown a sufficient water supply for the required 300-year period. The State Engineer and the County Attorney's Office have recommended that the proposed minor subdivision has an adequate water supply in terms of quantity and dependability. El Paso County Public Health has recommended that there is an adequate water supply in terms of quality.

2. Sanitation

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.

The Colorado State Forest Service recommends that all forested acres be mitigated to reduce the risk of wildfire and that defensible space be created for each dwelling using the standards in the CSFS "Home Ignition Zone Guide" located on the Colorado State Forest Service website. In addition, CSFS recommends that all wildfire mitigation be completed before or during dwelling construction.

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.

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5. Metropolitan Districts

The southern 29.93 acres are within the Misty Acres Metropolitan District. The remaining parcels are not located within a Metropolitan District.

6. Parks/Trails

Fees in lieu of park land dedication will be due at the time of recording the Final Plat(s).

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Monument Ridge East Preliminary Plan:

- (1) provide a Letter of Intent in all forthcoming submittals;*
- (2) provide a Preliminary Plan with associated Landscape Plan and detailed tract table;*
- (3) fees in lieu of land dedication for regional park purposes in the amount of \$172,710 and urban park purposes in the amount of \$103,626 will be required at time of the recording of the forthcoming Final Plat(s).*

7. Schools

The site is within the boundaries of the Lewis-Palmer School District #38. Fees in lieu of school land dedication shall be paid to El Paso County for the benefit of Lewis-Palmer School District #38 at time of recording the Final Plat(s).

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

There are no outstanding major issues. The applicant has not addressed all of staff's comments that were provided with this Preliminary Plan submittal. Due to the lack of information provided regarding housing types, staff could not fully evaluate the project against Chapters 6 and 8 of the Land Development Code. Staff has added additional conditions to this application to ensure that Chapters 6 and 8 can be fully evaluated at the time of Final Plat.

J. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (As Amended) staff recommends the following conditions and notations:

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CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.
2. Applicable school and park fees shall be paid with each Final Plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of 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 species.
4. The requirements contained in the Water Supply Review and Recommendations as provided by the County Attorney's Office shall be adhered to at the appropriate time.
5. 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.
6. A Landscape Plan and detailed tract table shall be submitted to the Planning Department for the entirety of the Monument Ridge East Preliminary Plan, concurrent with the Final Plat Submittal.
7. Applicant shall comply with all recommendations by Amy Crandall, Engineering Geologist contained in the Colorado Geological Survey's Review letter, dated 9/18/2024, as provided by the Colorado Geological Survey.
8. Applicant shall comply with all requirements contained in the Colorado Parks and Wildlife Department of Natural Resources letter, dated 6/08/2024.
9. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated November 14, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. This Preliminary Plan approval does not authorize future Final Plat filings to be approved administratively.

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2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
4. The El Paso County Road Impact Fee Program Resolution (Resolution Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

K. PUBLIC COMMENT AND NOTICE

The applicant held 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.

The County asked the applicant to extend the scope of the traffic study further south as many neighbors stated that the proposed development would impact traffic near the existing schools. The applicant stated that they would not extend the scope of the traffic study and would only do what was required by County criteria.

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 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.

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

L. ATTACHMENTS

Map Series

Letter of Intent

Preliminary Plan Drawing

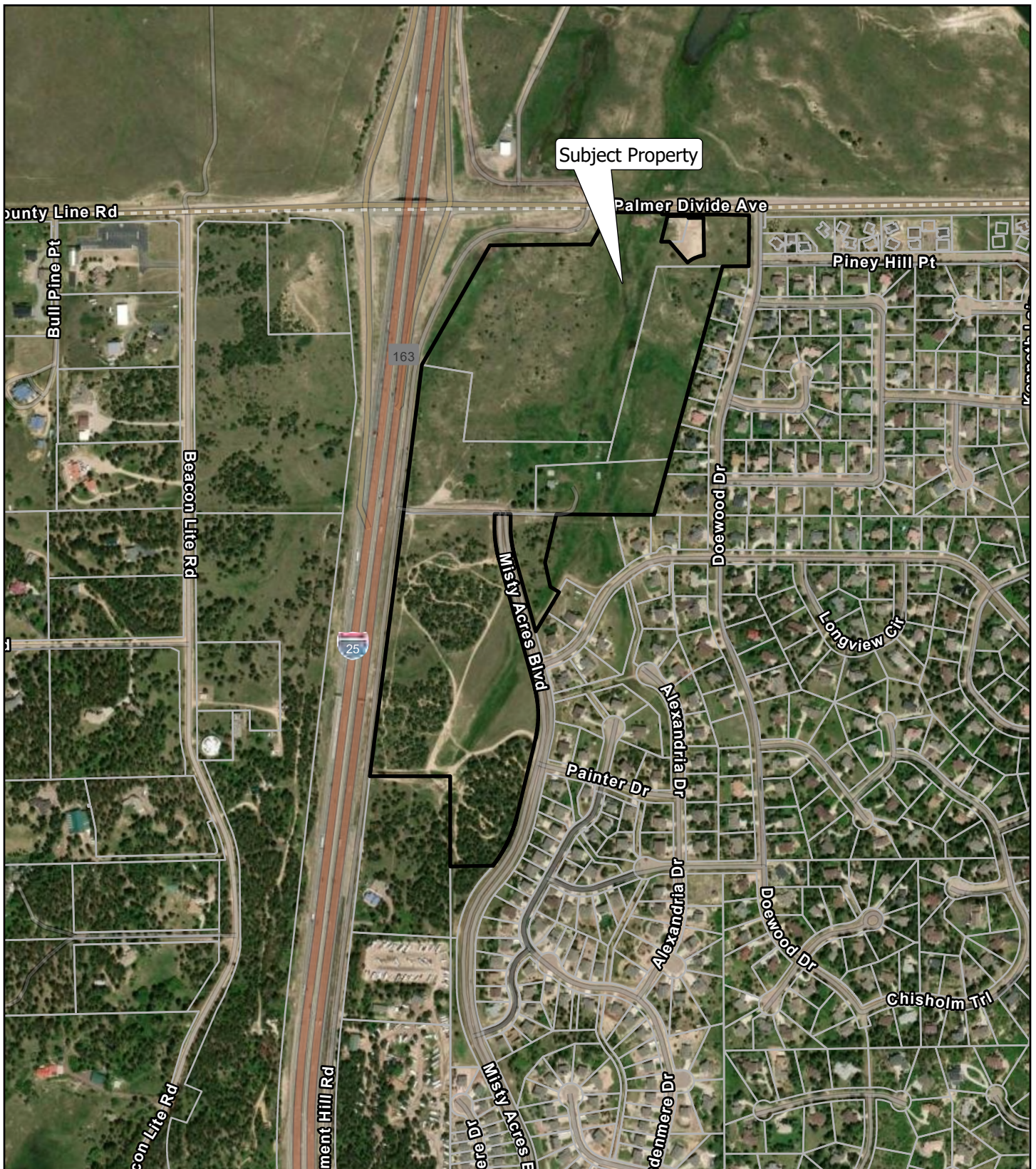
State Engineer's Letter

County Attorney's Letter

Public Comment

Draft Resolution





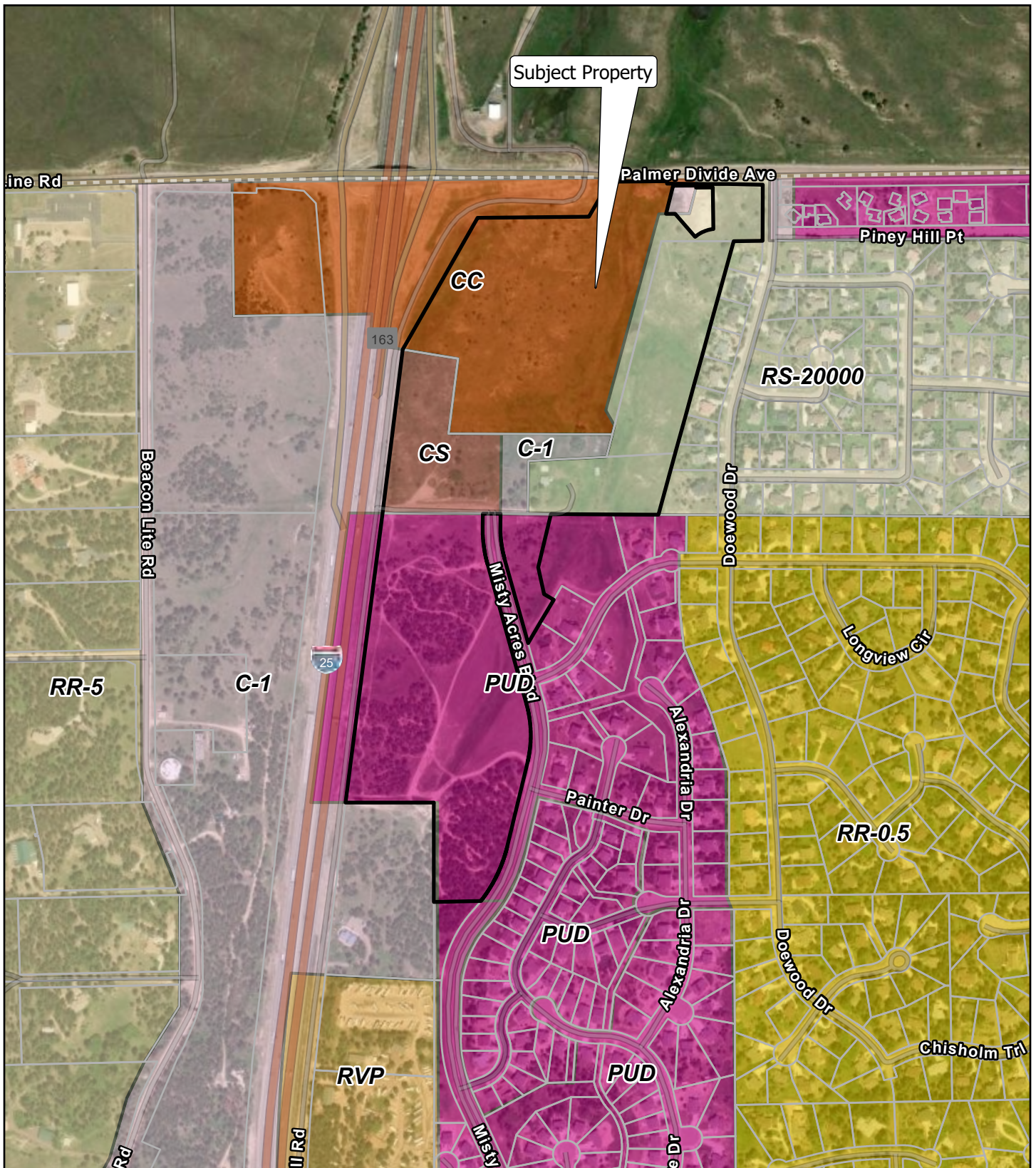
Aerial Map



0 0.1 0.1 Miles

File No. SP241

Map Series No. 1



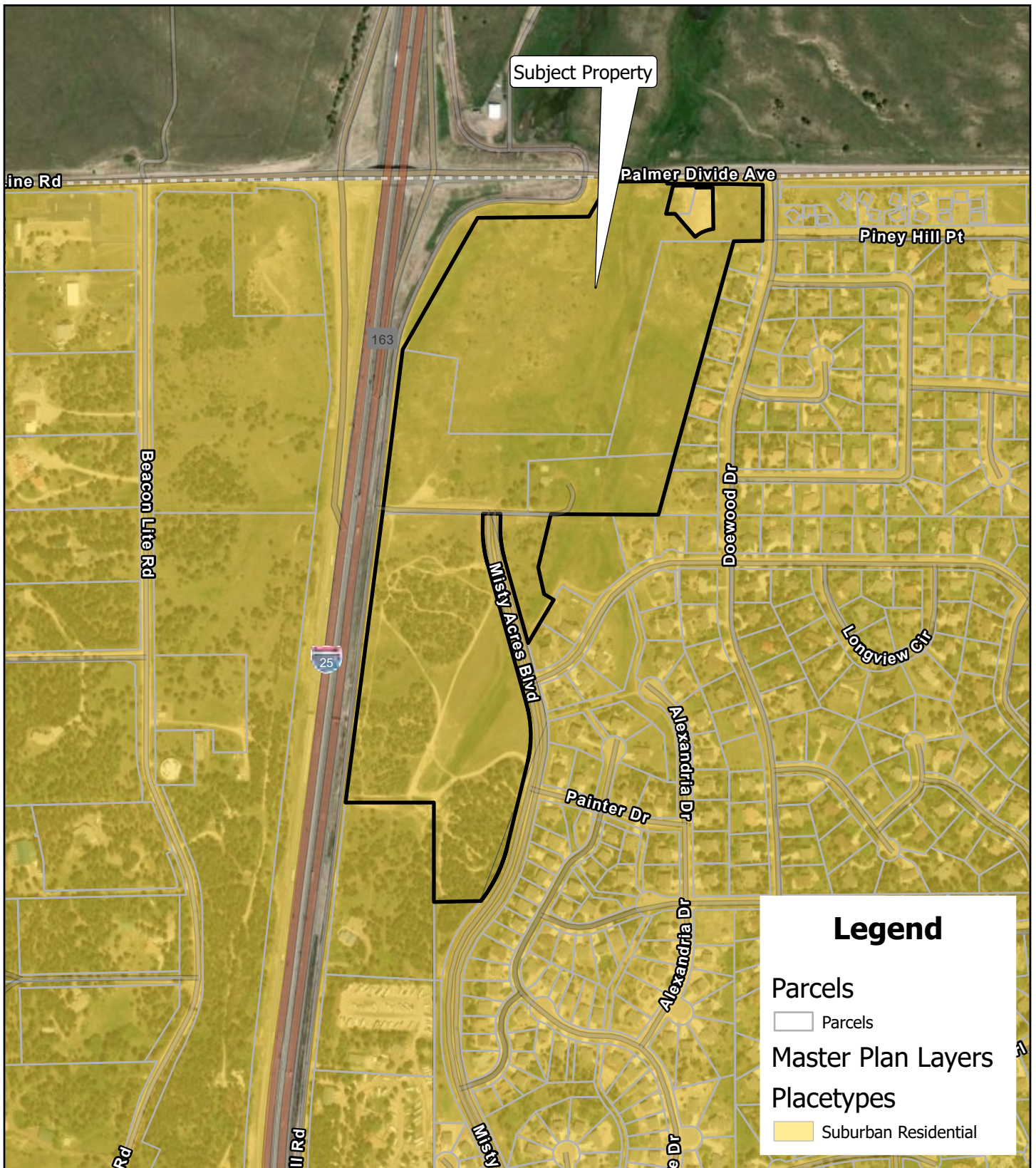
Zoning Map

File No.SP241

Map Series No. 2



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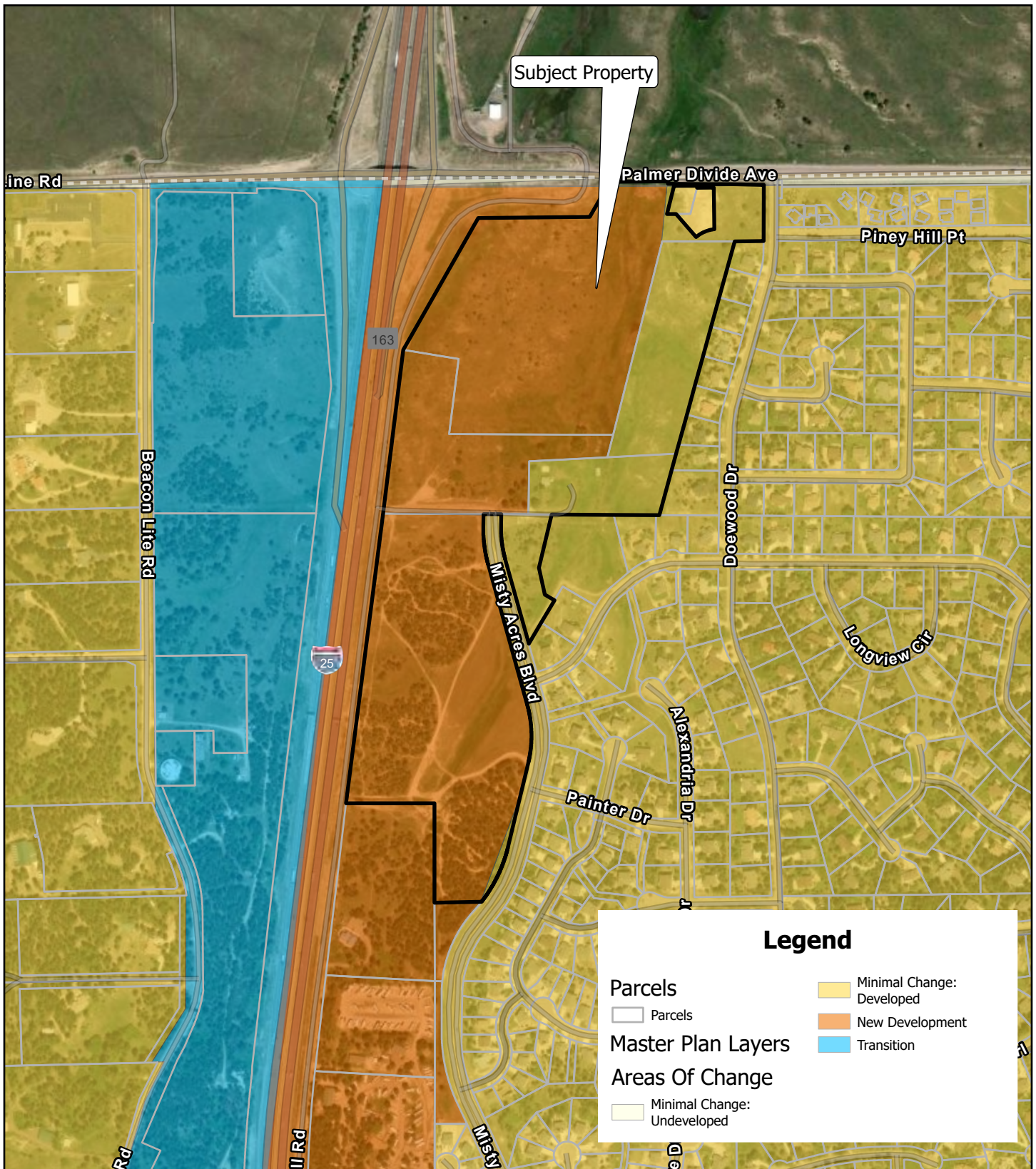
Placetypes Map

File No.SP241

Map Series No. 3



0 0 0.1 0.1 Miles



Legend

Parcels	
Parcels	
Master Plan Layers	
Minimal Change: Developed	
New Development	
Transition	
Areas Of Change	
Minimal Change: Undeveloped	



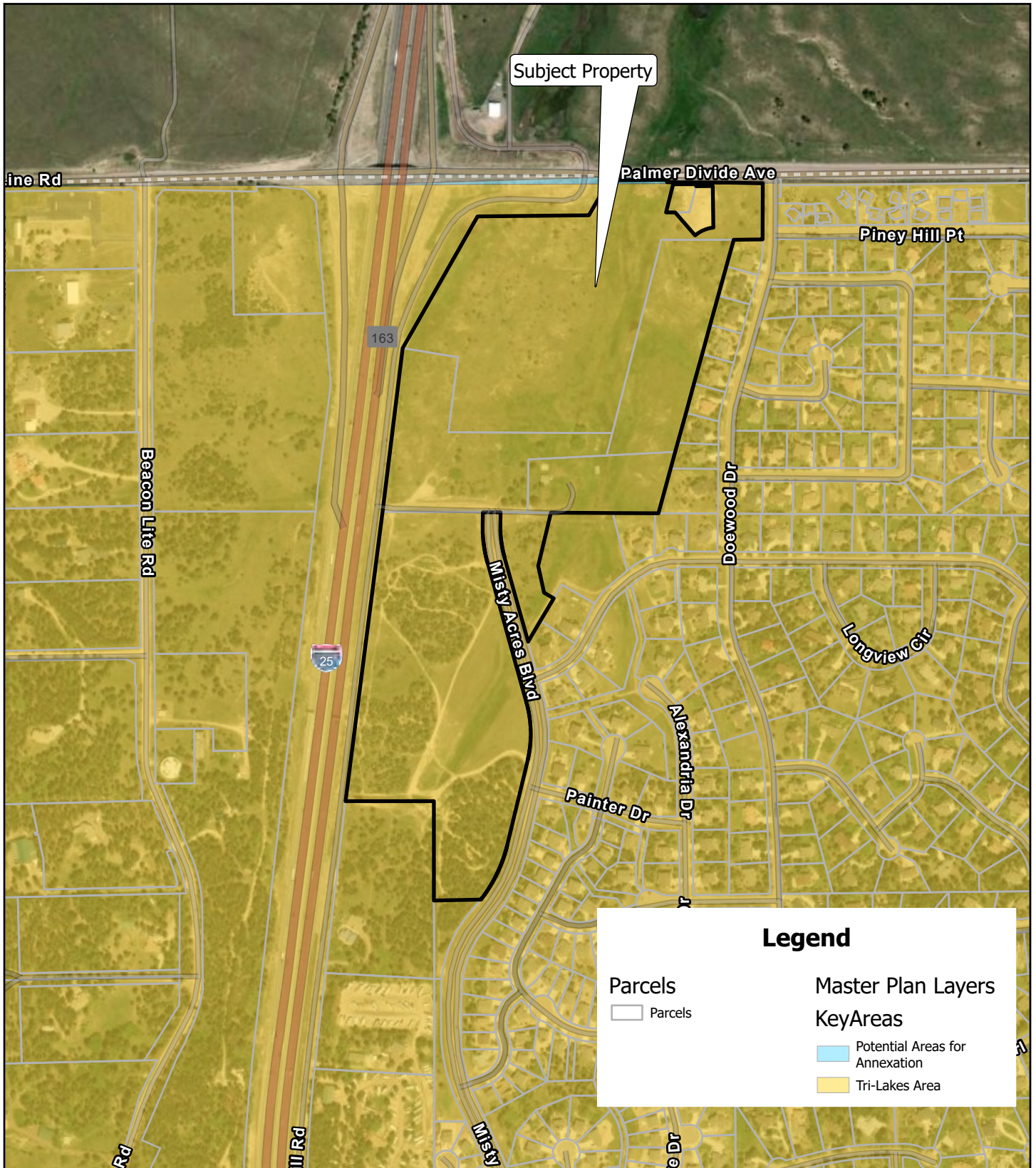
Areas of Change Map



0 0 0.1 0.1 Miles

File No.SP241

Map Series No. 4



Key Areas Map

File No.SP241

Map Series No. 5



0 0 0.1 0.1 Miles

Monument Ridge East

Preliminary Plan

Letter of Intent

May 17, 2024

REVISED: August 18, 2024

PCD File No: SP241

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@vertexcsc.com

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

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

ACREAGE:
59.48 acres

CURRENT ZONING:
PUD, CC, CS, C-1, RS-20000 (Concurrent application for rezoning to RM-12 and RS-6000)

REQUEST AND SITE SIZE:
Vertex Consulting Services, LLC, on behalf of Monument Ridge East, LLC, is respectfully submitting an application for approval of a preliminary plan for the six parcels listed above which comprise a total of 59.48 acres. The preliminary plan depicts 59 lots ranging in size from 0.14 acres to 1.62 acres and ten (10) tracts ranging in size from 0.09 acres to 7.31 acres. 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.

NOISE MITIGATION STANDARDS AND LDC APPLICABILITY:

Land Development Code Discourages the Use of Noise Barriers

In discussions with County review staff, there was a request for the applicant to construct a noise barrier along the area of the property that is projected to potentially experience increased noise levels originating from the Interstate 25 offramp to County Line Road. Subsection (c)(1) of Section 8.4.2(B) of the Code should be considered when determining the appropriateness of requiring a noise barrier. While this section clearly states that “Noise barriers are generally more appropriate within an urban area or adjacent to urban development” it also goes on to caution the use of noise barriers by stating the following:

“A noise barrier should not be the default design alternative unless other mitigation strategies cannot practically and effectively achieve the noise reduction.” (emphasis added)

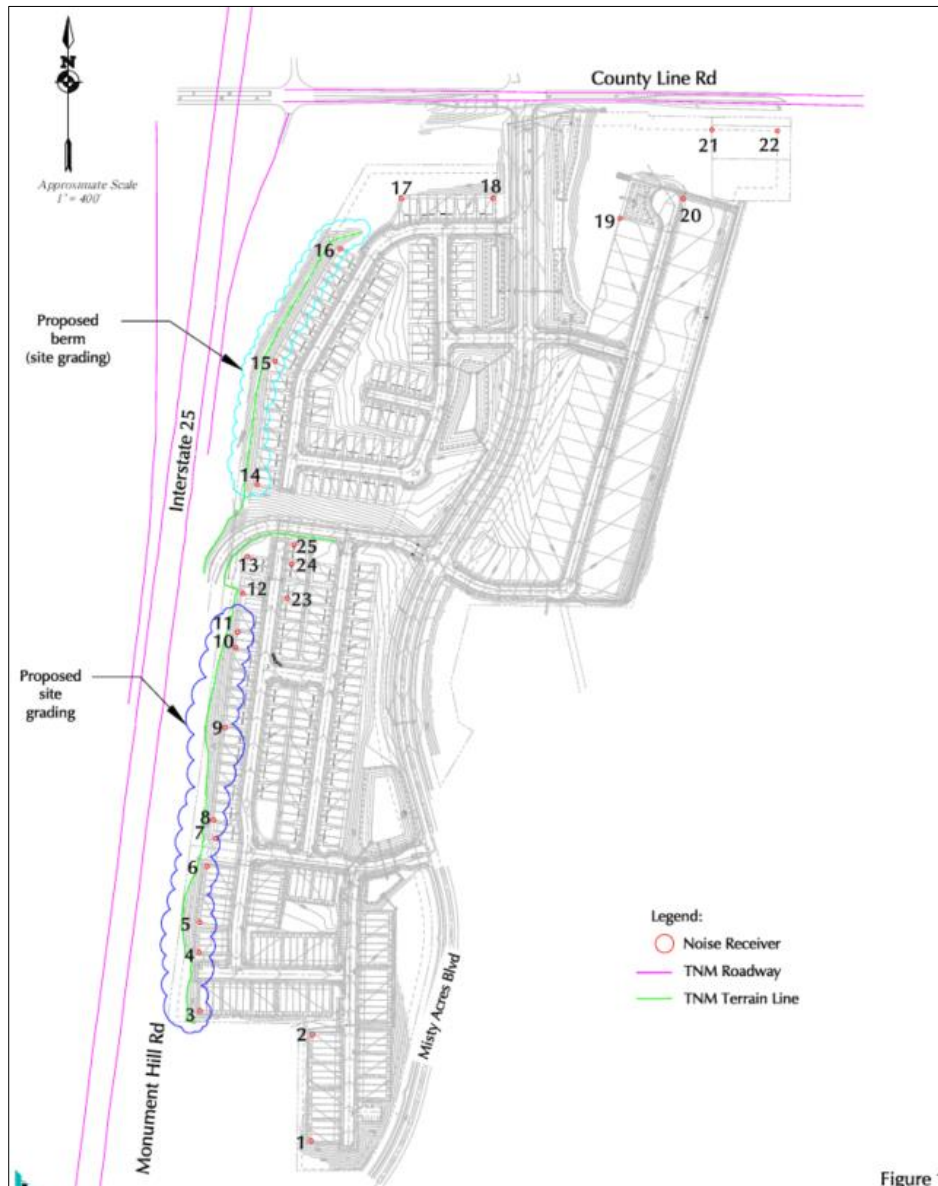
Based upon this citation from the County’s Land Development Code and the minimal degree of potential noise overage for a very limited area of the project, as discussed below, it is appropriate to complete a full evaluation of the Code standards and to do so with the perspective that constructing noise barriers is not the desired noise mitigation approach of the County.

Analysis of Noise Impact Standards, Assessment of Applicability, and Proposed Mitigation

Section 8.4.2 of the El Paso County Land Development Code provides standards for addressing noise impacts associated with divisions of land. More specifically, subsection (a), Impacts of Noise Pollution to be Minimized, states the following:

“Divisions of land shall be designed to minimize the impacts of noise pollution to residents. Divisions of land shall be designed with reference to potential and actual noise pollution hazards based on both existing conditions and project conditions as identified in the TIS or noise study.”

The associated Noise Impact Study, prepared by LSC Transportation Consultants, Inc. dated August 2, 2024, identifies the potential for 3 of the 25 noise receptor locations to exceed the County’s noise level threshold of 67dBA associated with projected roadway noise coming from Interstate 25 and County Line Road. More specifically, the receptor locations that were found to potentially exceed the threshold are location nos. 12, 13, and 25 (see map below) with potential exceedances of 2.6, 4.1, and 1.4 dBA, respectively. Each of the receptors is located near Monument Hill Road as it is proposed to turn east into the development and near the northbound Interstate 25 offramp at County Line Road.



Subsection (2)(b) of Section 8.4.2.B of the Land Development Code specifically addresses “Roadway and Railroad Mitigation.” Each of the provisions of that subsection are included below along with an analysis of their applicability to the Monument Ridge East Preliminary Plan and the mitigation measures being proposed by the applicant where required.

Subsection 8.4.2.B(2)(b)(i):

(i) *Types of Noise Mitigation. Where noise levels exceed or are predicted to exceed 67 dBA Equivalent Sound Level (Leq), any or all of the following mitigation measures shall be included in the design:*

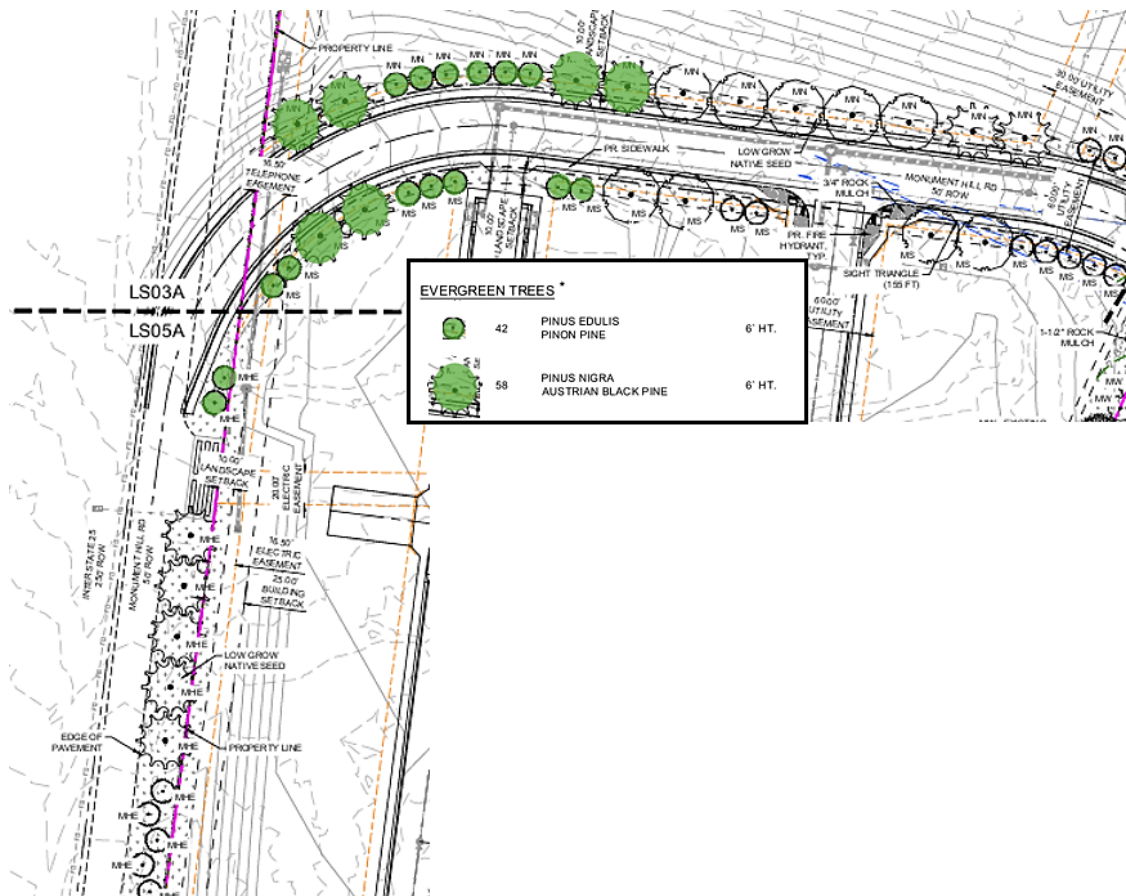
- *Increased building setbacks;*
- *Modified site orientation for buildings and outdoor areas;*

- Landscape buffers or tracts;
- Noise easement;
- Soil berming;
- Noise barrier.

In the event that building setbacks or orientation standards are utilized as the mitigation strategy, those building setbacks and orientation standards shall be noted on the plat.

Subsection 8.4.2.B(2)(b)(i) Analysis: No Waiver Needed – Mitigation Proposed

The associated Noise Impact Study projects that a small, isolated area of the project nearest to the extension of Monument Hill Road may experience noise levels slightly in excess of the standard of 67dBA. Those exceedances have been projected to amount to 2.6, 4.1, and 1.4 dBA for receptors 12, 13, and 25, respectively. For this reason, the applicant is proposing to install a landscape buffer and berm along the western boundary of the property. More specifically, the proposed landscaping in the area of the potential noise exceedance is proposed to include only evergreen plantings in the form of 6-foot-tall Austrian Black Pines and 6-foot-tall Pinion Pines (both highlighted in green) as depicted below in a selection from the associated preliminary landscape plan:



In addition, the existing topography of the property suggests that vertical construction of residences on the site will occur at an elevation approximately 20 feet below the edge of the adjacent right-of-way to the west. In addition, due the slope of the hillside extending east from the edge of the right-of-way to the west towards the buildable portion of the property will cause the building footprints to be located further east into the site in a location that will far exceed the required RM-12 setback of 20 feet (the structures in this area are double-fronted as a result of backing up to Monument Hill Road and fronting the local roadway providing access to the units). The estimated distance from the eastern right-of-way line on Monument Hill Road to the planned building sites is approximately 60 feet, which would represent an increase in building setback of around 40 feet beyond the required 20 feet. When taken together, the existing/finished grade of the property, the necessity of having increased building setbacks, and installation of the planned landscaping and berming in the area will have the cumulative effect of mitigating any potential impacts to residences in the area of the projected minor exceedances.

Subsection 8.4.2.B(2)(b)(ii):

- (ii) *Mitigation in Residential Subdivisions. Noise mitigation may be required for any residential subdivision, and shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, **and** are located adjacent to expressways, principal arterials or railroads. Where required, mitigation shall reduce the existing or projected exterior noise levels at the building site location and outdoor areas for patios and decks closest to the noise generator to 67 dBA Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad. A noise study is not required for minor subdivisions and minor replats.*

Subsection 8.4.2.B(2)(b)(ii) Analysis: No Waiver Needed and No Mitigation Required

The first sentence of this standard does not apply to this project because the proposed preliminary plan does not “contain lots that will be individually owned”. The area of the preliminary plan that is projected to potentially exceed the noise standard is being designed and will be developed for attached single-family rental units or condo units, not individually owned lots. While there is an argument that this area “borders an expressway, principal arterial or railroad” via the proximity to the Interstate 25 offramp, that portion of the standard only applies as a result of the “and” separating the two requirements, which has been emphasized above for reference. For this reason, and due to the fact that this area will not have individually owned lots, the applicant suggests the proximity of the property to the Interstate 25 offramp does not have any bearing on the project in the context of noise mitigation for the purposes of applying this subsection (ii).

Subsection 8.4.2.B(2)(b)(iii):

- (iii) *Noise Activity Covenant and Disclosure Required. In the event noise mitigation within the area subject to noise levels of 67 dBA Leq would not achieve a noise level reduction of a minimum of 5 dBA Leq without a noise barrier, a Noise Activity Covenant and Disclosure is required to be applied to each lot which will remain in the 67 dBA Leq, either by notation on the plat or by recording a separate document.*

Subsection 8.4.2.B(2)(b)(iii) Analysis: No Waiver Needed – Mitigation and Noise Activity Covenant & Disclosure Proposed

It is anticipated that the landscape buffer along the western portion of the property will reduce the level of noise from the Interstate 25 offramp as experienced by the occupants of the single-family attached housing. However, in order to ensure that all owners of property within the identified area are fully aware of the potential for noise impacts, even if such impacts are, in fact, mitigated by the proposed landscaping buffer, the applicant is proposing to apply the standard Noise Activity Covenant and Disclosure to each ownership within the potentially affected area via notation on the subsequent final plat and agrees to a condition on the Preliminary Plan approval to that same effect. Since the maximum project noise level overage in the area is 4.1 dBA, the use of the Covenant and Disclosure would be in compliance with this subsection (iii) in lieu of building a relatively short, standalone noise barrier. In addition, the developer intends to require builders of residences in the area to use noise mitigation construction techniques such as higher rated wall and roof insulation and thicker, higher quality windows.

Subsection 8.4.2.B(2)(b)(iv):

- (iv) *Noise Mitigation Located Outside Right-of-Way. Noise mitigation measures shall be located in easements or on tracts to be maintained by a special district or homeowners association and outside of the right-of-way or roadway easements, unless otherwise approved by the ECM Administrator. A noise easement or maintenance agreement is required to assure access to and maintenance of the noise mitigation.*

Subsection 8.4.2.B(2)(b)(iv) Analysis: No Waiver Needed – Landscape Buffer to be Located within Tracts

The proposed landscape buffer along the west side of the property is proposed to be located within tracts and will be owned and maintained by the proposed Monument Ridge Metropolitan District. A noise access and maintenance agreement can be put in place for the benefit of the County upon request, otherwise, maintenance of the area will be solely the responsibility of the District.

OVERLAY ZONING:

There is no overlay zoning applicable to the subject property.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.2 of the El Paso County Land Development Code as described below:

The subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

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 preliminary plan and the concurrent 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

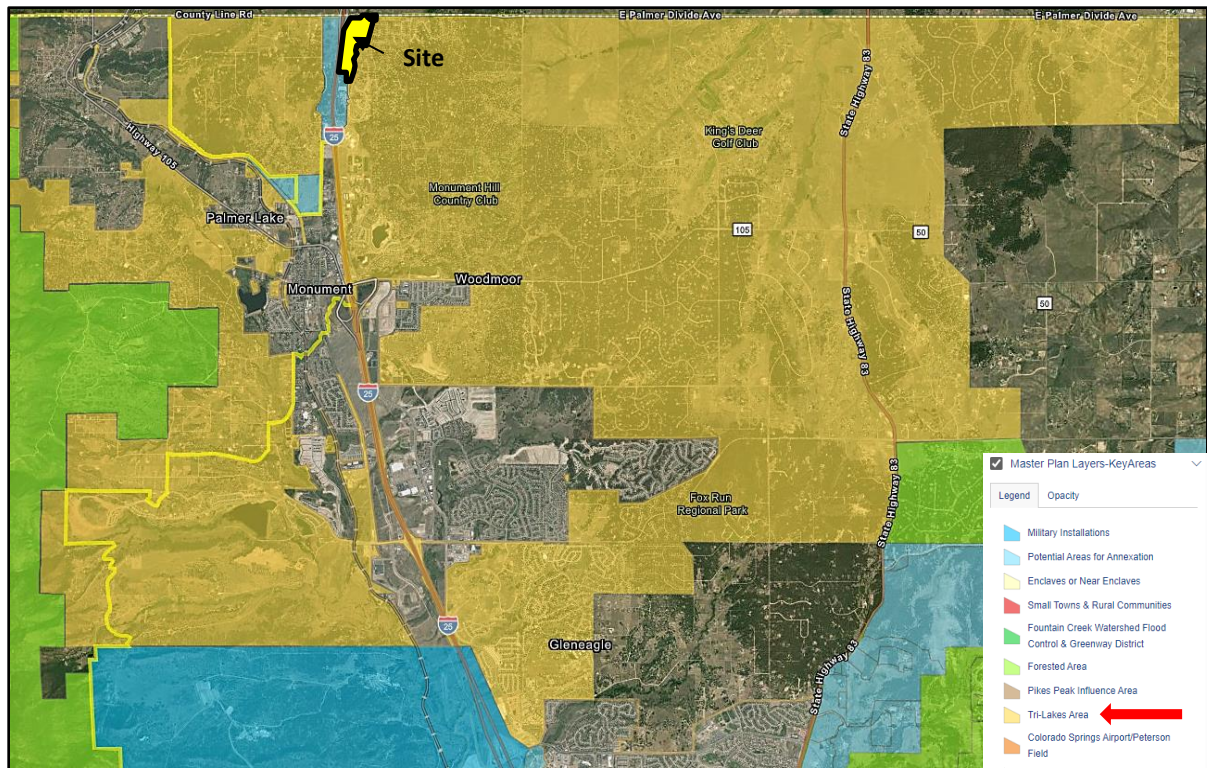
A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“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 preliminary plan and 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 preliminary plan proposes to implement the concurrently proposed rezoning which includes two different zoning districts, RM-12 and RS-6000. The two different zoning districts will 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 on the next page 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 preliminary plan (and subsequent final plat) as well as the concurrent RM-12 and RS-6000 rezoning requests 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 are 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 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 density 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. 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 the Town of Monument.

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

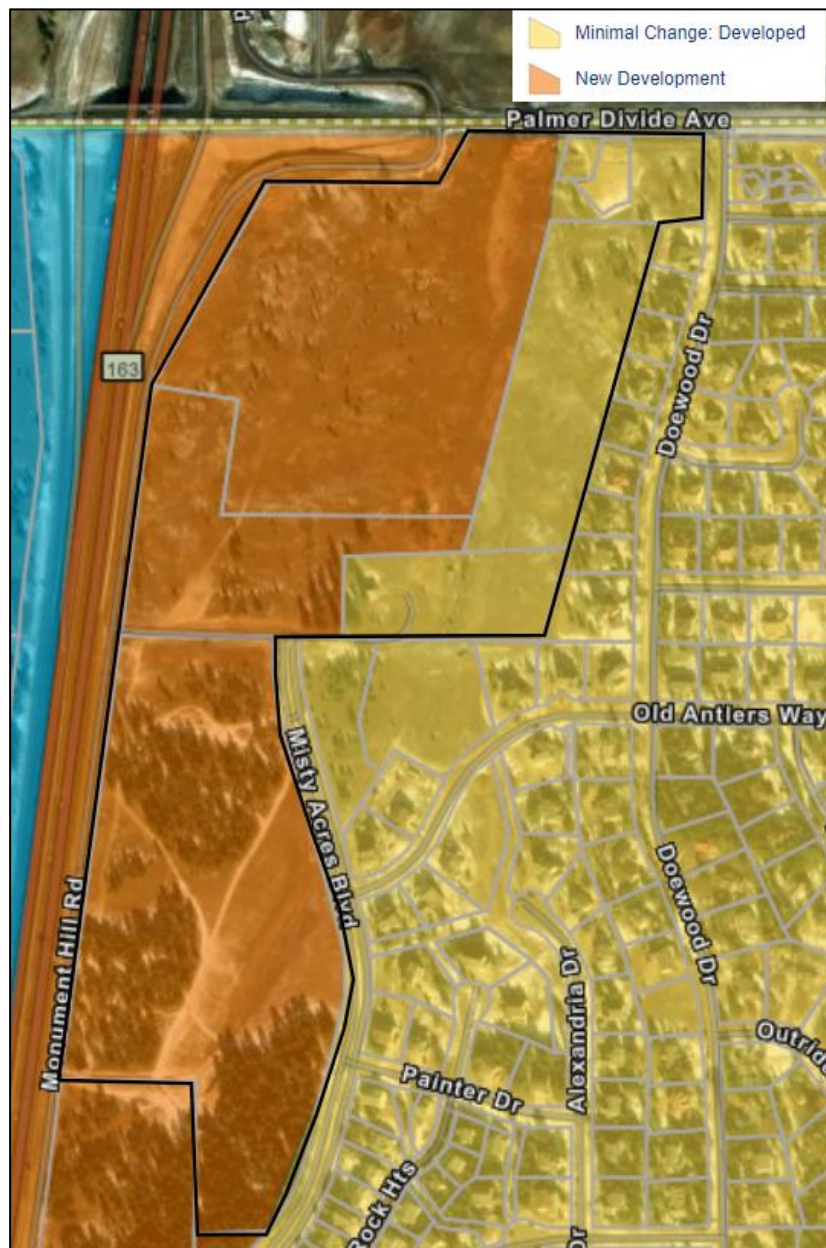
The subject property is identified in the Areas of Change map within the Plan as being primarily with the “New Development” area of change with a smaller portion within the “Minimal Change:

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 expected to see minimal change, if any. These areas are comprised of 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 preliminary plan and concurrent RS-6000 and RM-12 rezoning requests, which will allow for new development to occur on the property, is consistent with the “New Development” Area of Change designation and are 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 subdivision and zoning 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”

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 Beacon 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 preliminary plan and concurrently proposed RS-6,000 and RM-12 rezonings 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.

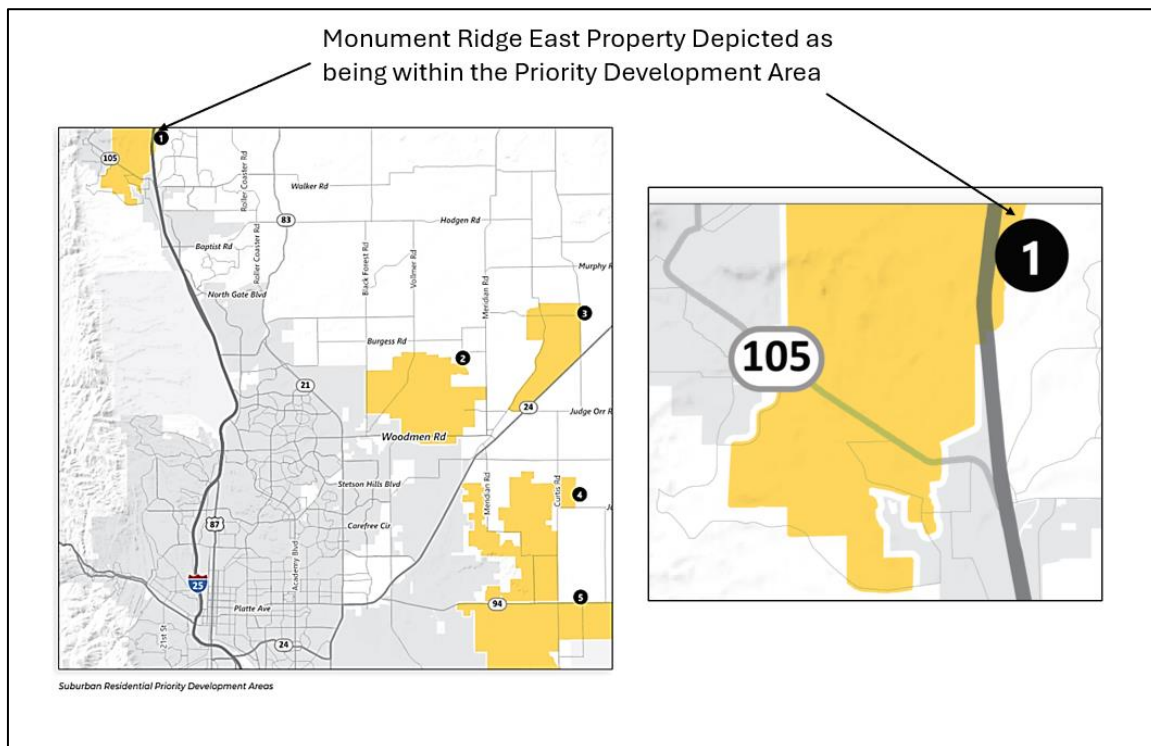
The 59.48 acres that make up the proposed rezoning area are estimated to represent less than 2% of the land included in the local Suburban Residential Placetype area. This means that the proposed development is not only a “Supporting Land Use” to the sprawling single-family residential development that 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 a subdivision that is aimed at providing new, market-driven residential dwellings than the subject property, which just so happens to be conveniently 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 subdivision and concurrent rezoning requests are 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 within the proposed subdivision in a location between the proposed RM-12 zoning and the existing single family residential lots to the east, and by proposing a condition of the 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 property’s 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 overwhelmingly supports the proposed subdivision and concurrent 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 subdivision 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, prepared by Whitehead Engineering, LLC, dated April 2024, has been provided in support of the preliminary plan application. The Report projects 37 detached single family residential lots on 18.96 acres and 305 multi-family attached units on 40.52 acres and an annual water demand of 105.23 acre-feet (93,948 gallons). Woodmoor Water and Sanitation District has provided a commitment letter to provide water service to the proposed subdivision. Woodmoor has calculated water demand projections that have been accepted by the State Water Engineer’s Office for both single family and multi-family residential homes based upon actual usage within the District, which are as follows:

Single Family Equivalent (SFE)	= 0.3584 ac-ft/year
Multiple Family Equivalent (MFE)	= 0.2688 ac-ft/year

The District has adequate water supplies to provide reliable service to the proposed subdivision without injuring other water rights pursuant to the District’s decreed water rights.

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 will be required at the final plat stage of development.

2024 Major Transportation Corridors Plan (MTCP)

Map 14. The 2040 Roadway Plan (Classification and Lanes) exhibit of the 2024 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 two decades but is not depicted on the 2024 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 subdivision and concurrent rezone are 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.

The Master Plan for Mineral Extraction, and specifically Map 1 Aggregate Resource Evaluation, identifies the property as having “Upland Deposits” which is defined as including “sand, gravel with silt and clay, remnants of older stream deposited on topographic highs or beach like features.” Map 2 of the Plan, which is the Exclusive Version of the Aggregate Resource Evaluation, more or

less dismisses the property from potential mineral resources excavation by identifying the major of the property as “Platted and/or Developed.” Lastly, Map 3, which is the Residual Version of the Aggregate Resource Evaluation, only preserves the drainage area and wetlands as having potential “Upland Deposits.” Preservation of the wetlands is required and the drainage areas are being protected via located them within tracts thereby eliminating the potential for commercially viable mineral extraction on the property now or into the future.

The Mineral Rights Affidavit submitted in support of the preliminary plan application identifies that there is not a separate mineral rights owner(s) on the subject property that would be impacted by the approval and development of the proposed subdivision and concurrent rezoning requests.

The subdivision is consistent with the purposes of the Land Development Code;

The subdivision is consistent with the purposes of the Land Development Code as outlined in Chapter 1 of the Code including full implementation of the goals and policies of the Master Plan specific to the property as well as those aimed at addressing many of the housing and land use-related issues within the County. The subdivision will allow for orderly development of the property pursuant to the concurrently-requested rezoning and will be financially supported by an Colorado Revised Statutes Title 32 special district for the purposes of construction facilities and infrastructure necessary to serve the development.

The subdivision is consistent with the subdivision design standards and any approved sketch plan;

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the concurrently proposed zoning districts (RS-6000 and RM-12). The reports and maps submitted in support of the application are in full compliance with the County, State, and Federal rules and regulations as well as the County adopted checklists.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

The associated water resources report identifies a sufficient water supply has been acquired in terms of quantity, quality, and dependability. The source of water supply is Woodmoor Water and Sanitation District No.1, which has provided a service commitment letter dated April 22, 2024. The letter identifies a project total water demand of 95.3075 acre-feet per year. The service commitment is only conditioned upon entering into an agreement for water service and upon the development complying with Woodmoor’s rules, regulations, specifications and policies, both of which are standard conditions for providing service.

A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

The service commitment letter provided by Woodmoor Water and Sanitation District No. 1 discussed above also includes a commitment to provide wastewater service to the development. Woodmoor's wastewater treatment system is regulated by the State of Colorado, specifically the Colorado Department of Public Health and Environment.

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];

A Soils and Geology Study, dated March 7, 2023, was prepared by Entech Engineering, Inc. and was submitted as a supporting document to this preliminary plan application. The conclusion of the Study was that "This site was found to be suitable for the proposed development." Entech did identify that there were areas on the property that will impose constraints on development and land use, and highlighted that those areas include artificial fill, potentially expansive soils, shallow groundwater, seasonally wet, potentially seasonally wet, and potential areas of shallow bedrock. In conclusion, however, Entech stated the following:

"In general, it is our opinion that the development can be achieved if the observed geologic conditions on site can be properly mitigated with site grading and engineering design."

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the preliminary plan stage of development and all applicable design criteria requirements have been implemented in the associated preliminary drainage plan. A final drainage report, final drainage design and construction drawings for all necessary drainage infrastructure will comply with the requirements of the Code and ECM at the final plat stage of development.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;

The roadways planned to serve the subdivision include two significant connections of existing roadways in the area, with those being Misty Acres Boulevard and Monument Hill Road. These connections have been planned for over two decades. Both connections will provide much improved traffic circulation in the area as well as an alternative evacuation route in the event of an emergency in the area. The Traffic Impact Study prepared by LSC, Inc., has been submitted in support of the preliminary plan application. The Study identifies that the proposed connections of

Misty Acres Boulevard and Monument Hills Road, combined with existing roadway and intersection capacity in the area are able to adequately serve the proposed subdivision.

The internal roads to the subdivision are proposed to be publicly accessible, with most of the roads being constructed and maintained by the anticipated special district. The internal roadways are depicted as “private” on the preliminary plan per the direction of the County review staff, however, the roads will be public pursuant to the definition of “Road, Public” included in Chapter 1 of the Land Development Code:

“ A road located in a public right-of-way or easement and open to the public for travel and accepted for maintenance by El Paso County or another governmental jurisdiction.”

The Metropolitan District (governmental district) will maintain the roads and they will be accessible to the public.

The extension of water and wastewater service to the property will require construction of Woodmoor Water and Sanitation District’s infrastructure. The design and construction of these lines will be subject to approval and acceptance by the District.

The proposed stormwater detention facilities have been appropriately sited to ensure full compliance with the County’s Engineering Criteria Manual and Drainage Criteria Manuals.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Access will generally be provided by public rights-of-way including County Line Road, Misty Acres Boulevard, Monument Hill Road, and internal publicly dedicated roadways as well as internal publicly accessible roadways proposed to be owned and maintained by the anticipated special district. All lots and tracts depicted on the associated preliminary plan map will have direct access to a public road or a publicly accessible road.

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

A riparian analysis was prepared by Bristlecone Ecology (February 13, 2024) identifying that wetlands comprise 2% of the property included within the preliminary plan and riparian areas

covered another 0.3% of the property. Delineation of the wetlands and riparian areas by Bristlecone Ecology resulted in the following conclusions:

“It is [Bristlecone Ecology’s] professional opinion that no high value habitat will be adversely impacted by the proposed development. There is little riparian habitat present within the Project Area, and all riparian habitat and wetlands will be preserved in an open space tract as part of the Project.”

Open space areas are being provided within a number of different tracts within the preliminary plan, including tracts needed to preserve and protect sensitive wetlands and riparian areas as well as areas for construction and ongoing operation of planned stormwater treatment and detention facilities.

The design of the preliminary plan implements a transition of land uses from Interstate 25 to the west to existing single family detached dwellings to the east, more specifically the preliminary plan includes large acreage tracts along the western side of the property (west of Misty Acres Boulevard) to allow for attached residential development as well as increasingly-sized single family detached lots along the east side of the property (east of Misty Acres Boulevard) to ensure use-to-use compatibility with the existing neighborhood. In addition, many of the open space tracts are conveniently located along the east side of development, providing an enhanced buffer and transition between the proposed development and the existing residences on the east side of Misty Acres Boulevard.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

The property is served by the Tri-Lakes Monument Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff’s Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed roadways will be adequate and allow for emergency response access to the site and will provide increased access to neighboring residential areas via connection of Monument Hill Road and Misty Acres Boulevard. The internal roadways that will be constructed within the RM-12 zoning area are not proposed to be dedicated to the County and will instead be owned and maintained by the anticipated special district. The internal roadways within the RS-6000 zoning area as well as the extensions of Monument Hill Road and Misty Acres Boulevard are all proposed to be constructed to the County’s standards and dedicated to the County for ongoing ownership and maintenance.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

Fire hydrants will be installed within the subdivision. All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code;

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, traffic study, drainage report, and grading and erosion control plan which document compliance with both chapters, as applicable.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required. The applicant intends to apply for Road Impact Fee credits for the design and construction of the Misty Acres Boulevard and Monument Hill Road extensions and any other qualifying improvement as determined at the final plat stage of development.

COMMUNITY OUTREACH EFFORTS

The applicant previously held three neighborhood meetings at the time the project was proposed to be annexed and developed in the Town of Monument. An additional neighborhood meeting is being planned for June 4, 2024 in connection with the rezoning and preliminary plan applications to El Paso County. For more information, please see the associated document uploaded to the EDARP file regarding a summary of neighborhood meetings.

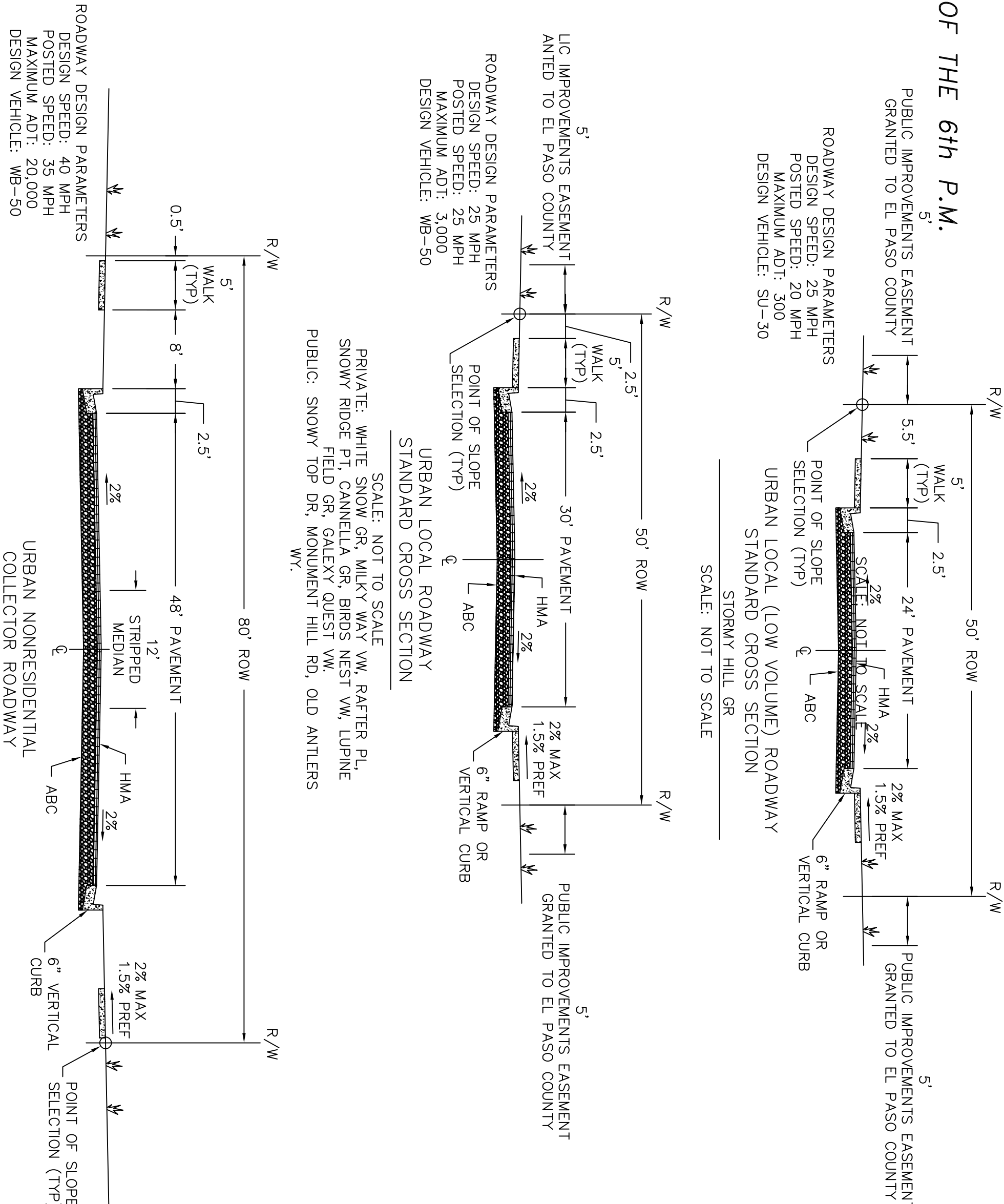
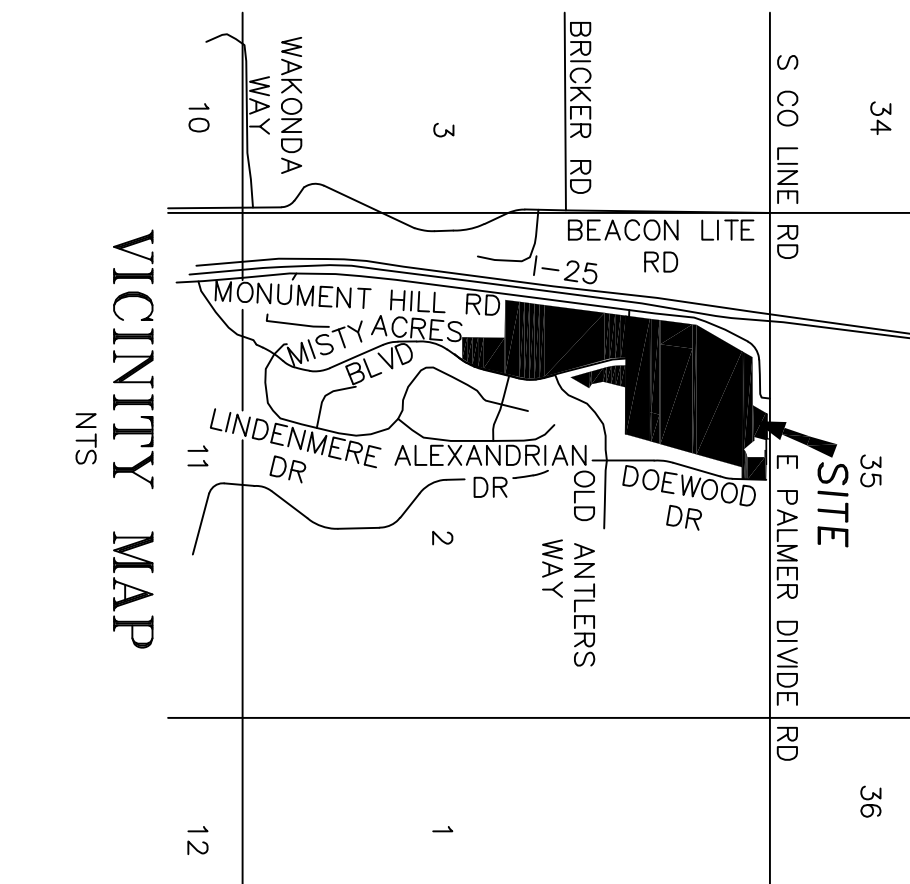
MONUMENT RIDGE EAST
NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W

6th P.M.

LINE TABLE FOR LOTS 38-59			LINE TABLE FOR LOTS 38-59		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L120	N001°13.6'W	76.50	L166	N82°33.30'W	76.50
L121	S89°46'22"	286.00	L167	S07°26.31'W	309.92
L122	S89°43.36'E	89.72	L168	S82°33.30'E	76.50
L123	N88°46'22"E	210.01	L169	N07°26.31'E	309.92
L124	N29°57'52"E	33.71	L170	N82°33.30'W	76.50
L125	N60°02'08"W	76.50	L171	S07°26.31'W	111.00
L126	S29°57'08"E	40.00	L172	S82°33.30'E	76.50
L127	S60°02'08"E	64.00	L173	N02°36.31'E	111.00
L128	S07°26.31'W	80.33	L174	N82°33.30'W	76.50
L129	S82°33.30'E	348.00	L175	S82°33.30'E	695.00
L130	N82°33.30'W	76.50	L176	N07°26.31'E	695.00
L131	N82°33.30'W	76.50	L177	N82°33.30'W	76.50
L132	N07°28.51'E	279.00	L178	S07°26.31'W	695.00
L133	N82°33.30'W	76.50	L179	N07°26.31'E	339.60
L134	S07°28.51'W	74.19	L180	N82°33.30'W	133.45
L135	N82°33.30'E	265.52	L181	S07°26.31'W	462.00
L136	N82°33.30'W	290.40	L182	S82°33.30'E	76.50
L137	S56°52'02"W	11.60	L183	N07°26.31'E	97.50
L138	S07°26.31'W	69.22	L184	N82°33.30'W	140.00
L139	S82°33.30'E	222.80	L185	S07°26.30'W	97.50
L140	S07°26.31'W	121.50	L186	S82°33.30'E	160.00
L141	N82°33.30'E	76.08	L187	N07°26.30'W	140.00
L142	N07°26.31'W	185.83	L188	N82°33.30'W	97.50
L143	N07°26.09'W	76.29	L189	S07°26.31'W	160.00
L144	S29°57'52"W	339.50	L190	S82°33.30'E	97.50
L145	S60°02'08"E	73.28	L191	S07°26.31'W	189.67
L146	S82°33.30'E	355.83	L192	S82°33.30'E	97.50
L147	S88°46'22"W	76.50	L193	N07°26.31'E	187.10
L148	N88°46'22"E	359.60	L194	N02°36.31'E	85.90
L149	N82°33.30'E	76.50	L195	N69°08.35'W	97.46
L150	N001°13.6'W	76.50	L196	S07°26.30'W	63.82
L151	N001°13.6'W	229.00	L197	N69°08.35'E	400.00
L152	S56°46'12"W	76.50	L198	N07°05.05'E	97.50
L153	S00°13.6'E	229.00	L199	N69°08.35'W	400.00
L154	N88°46'22"E	76.50	L200	S07°05.05'W	97.50
L155	N72°36.26'E	73.50	L201	S89°41.05'E	97.50
L156	S72°36.26'W	117.00	L202	N89°45.05'E	330.00
L157	S72°36.26'W	73.50	L203	N89°45.05'W	97.50
L158	S72°36.26'E	117.00	L204	S07°45.58'W	330.00
L159	S77°23.24'E	165.00	L205	N89°41.05'W	97.50
L160	N77°23.24'E	73.50	L206	S07°45.57'W	565.11
L161	N77°23.24'W	165.00	L207	S89°41.05'E	97.50
L162	S72°36.26'W	73.50	L208	N07°45.58'E	565.11
L163	S07°26.31'W	860.00	L209	S09°01.05'W	97.50
L164	S82°33.30'E	76.50	L210	S59°08.55'E	250.00
L165	N07°26.31'E	860.00	L211	N08°51°05'E	97.50
NOTE: L1109 - L1119 NOT USED			L212	N08°08.55'W	250.00

LOT AREA TABLE			CURVE TABLE FOR LOTS 38-59		
LOT	SQ. FT.	ACRES	CURVE	LENGTH	RADIUS
1	6150.00	0.14	C40	77.51	225.00
2	6150.00	0.14	C41	96.86	225.00
3	6150.00	0.14	C42	41.59	225.00
4	6150.00	0.14	C43	16.70	60.00
5	6150.00	0.14	C44	33.18	175.00
6	6150.00	0.14	C45	33.65	175.00
7	7743.30	0.18	C46	86.24	225.00
8	6150.00	0.14	C47	86.24	225.00
9	6150.00	0.14	C48	86.24	225.00
10	6150.00	0.14	C49	86.24	225.00
11	6150.00	0.14	C50	86.24	225.00
12	6150.00	0.14	C51	86.24	225.00
13	6150.00	0.14	C52	86.24	225.00
14	6150.00	0.14	C53	86.24	225.00
15	6150.00	0.14	C54	86.24	225.00
16	6150.00	0.14	C55	86.24	225.00
17	6150.00	0.14	C56	86.24	225.00
18	6150.00	0.14	C57	86.24	225.00
19	6150.00	0.14	C58	86.24	225.00
20	9643.75	0.22	C59	86.24	225.00
21	5182.18	0.12	C60	86.24	225.00
22	6933.15	0.16	C61	86.24	225.00
23	5685.55	0.13	C62	86.24	225.00
24	15091.14	0.35	C63	86.24	225.00
25	15000.00	0.34	C64	86.24	225.00
26	15000.00	0.34	C65	86.24	225.00
27	15000.00	0.34	C66	86.24	225.00
28	15000.00	0.34	C67	86.24	225.00
29	15000.00	0.34	C68	86.24	225.00
30	15000.00	0.34	C69	86.24	225.00
31	15000.00	0.34	C70	86.24	225.00
32	15000.00	0.34	C71	86.24	225.00
33	15000.00	0.34	C72	86.24	225.00
34	15000.00	0.34	C73	86.24	225.00
35	15047.00	0.35	C74	86.24	225.00

TRACT USE TABLE					
TRACT	USE	AREA			
A	DRAINAGE/UTILITY	1.98 AC	OWNERSHIP & MAINTENANCE		
B	DRAINAGE/UTILITY	1.44 AC	MUNICIPAL DISTRICT		
C	DRAINAGE/UTILITY, METLANDS	5.50 AC	MUNICIPAL DISTRICT		
D	DRAINAGE/UTILITY	0.65 AC	MUNICIPAL DISTRICT		
E	UTILITY/OPEN SPACE	1.53 AC	MUNICIPAL DISTRICT		
F	UTILITY/OPEN SPACE	0.83 AC	MUNICIPAL DISTRICT		
G	DRAINAGE/UTILITY	5.39 AC	MUNICIPAL DISTRICT		
H	UTILITY/OPEN SPACE	0.04 AC	MUNICIPAL DISTRICT		
I	UTILITY/OPEN SPACE	0.73 AC	MUNICIPAL DISTRICT		
J	UTILITY STREET	4.79 AC	MUNICIPAL DISTRICT		
K	UTILITY STREET	3.97 AC	MUNICIPAL DISTRICT		
L	UTILITY STREET	3.01 AC	MUNICIPAL DISTRICT		
M	DRAINAGE/UTILITY, METLANDS	3.91 AC	MUNICIPAL DISTRICT		
N	PARKING/UTILITY	2.28 AC	MUNICIPAL DISTRICT		
O	PARKING/UTILITY	0.05 AC	MUNICIPAL DISTRICT		
P	PARKING/UTILITY	0.08 AC	MUNICIPAL DISTRICT		



LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTH-ONE-HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 60 FOOT WIDE COUNTRY LINE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF 60 FOOT WIDE DOWD ROAD, THE HEIGHTS FILING TWO, AS RECORDED IN PLAT BOOK E-5, AT SURVEY 228 UPON RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND POINT BEING ALSO THE NORTHEAST CORNER OF THAT RIGHT OF WAY

COUNTY, COLORADO THENCE S 0° 02' 24" W. ALONG THE EASTERN LINE THEREOF, 20.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 0° 02' 24" W. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DEWING DRIVE, 250.05 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHTS FLANO TWO," THENCE S 89° 06' 54" W. ALONG SAID NORTHERLY LINE, 129.47 FEET TO THE NORTHWEST CORNER THEREOF, THENCE S 15° 04' 41" W. ALONG THE WESTERLY LINE OF SAID "HEIGHTS FLANO TWO," 981.29 FEET TO THE NORTHEAST CORNER OF "HEIGHTS LAND ONE;" AS REFLECTED IN PLAT BOOK E-5 AT PAGE 167 UNDER RECEPTION NO. 222590A OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 88° 45' 14" W. ALONG THE NORTHERLY LINE THEREOF, 306.89 FEET TO A POINT ON THE EASTERN LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED IN BOOK 5552 AT PAGE 323 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 14° 12' 36" E. ALONG SAID EASTERLY LINES, 102.54 FEET TO THE NORTHEASTLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 89° 57' 36" W. ALONG THE NORTHERLY LINE THEREOF, 732.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND

TRACT; THENCE (1) N 06° 43' 00" E, 337.98 FEET; THENCE (2) N 89° 57' 36" W, 251.71 FEET TO A POINT ON THE EASTERY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED IN BOOK 1864 AT PAGE 336 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTELY LINE: THENCE (1) N 06° 43' 00" E, 36.92 FEET; THENCE (2) N 29° 16' 30" E, 67.5 FOOT FEET; THENCE (3) N 89° 05' 00" E, 1500.00 FEET; THENCE (4) N 29° 33' 00" E (BASIS OF BEARING), 180.19 FEET TO INTERSECT THE SOUTH LINE OF ACRESED 60 FOOT WIDE COUNTRY LINE ROAD; THENCE N 89° 06' 54" E, ALONG SAID SOUTHERLY LINE 258.85 FEET TO THE NORTHWEST CORNER OF THE AGRESAD RIGHT OF WAY PARCEL GRANTED TO THE EL PASO COUNTY FOR COUNTRY LINE ROAD UNDER RECEPTION NO. 214,000,2145 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY LINE THEREOF: THENCE (1) S 07° 53' E, 11.00 FEET; THENCE (2) S 89° 57' 43" E, 186.01 FEET; THENCE (3) N 89° 46' 13" E, 87.26 FEET;

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 DESIGNATED AS DOEWOME 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 CONTAINING 29.19 ACRES MORE OR LESS.

PARCEL E-1:

LOT 1, HEIGHTS FILING ONE, COUNTY OF EL PASO, STATE OF COLORADO CONTAINING 3.62 ACRES MORE OR LESS.

LEGAL DESCRIPTION CONTINUED

PARCEL E-2:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691 AT PAGE 1415 AND RE-RECORDED NOVEMBER 8, 1991 IN BOOK 5901 AT PAGE 177 AND RE-RECORDED JANUARY 14, 1992 IN BOOK 5924 AT PAGE 316 CONTAINING 0.00 ACRES (EASEMENT BENEFITTING PARCEL 1 - ONLY)

PARCEL E-3:

A TRACT OF LAND LOCATED IN THE NORTH END OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; TH S 89 DEGREES 06 MINUTES 54 SECONDS WA DISTANCE OF 1320.00 FEET; THENCE S 00 DEGREES 53 MINUTES 12 SECONDS WA DISTANCE OF 300.01 FEET; THENCE S 89 DEGREES 06 MINUTES 54 SECONDS WA DISTANCE OF 1599.97 FEET; THENCE S 14 DEGREES 12 MINUTES 38 SECONDS WA DISTANCE OF 887.45 FEET; FOR THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREBY; THENCE CONTINUE S 14 DEGREES 12 MINUTES 38 SECONDS WA DISTANCE 50.00 FEET; THENCE S 89 DEGREES 06 MINUTES 54 SECONDS WA DISTANCE 50.00 FEET; THENCE S 00 DEGREES 53 MINUTES 12 SECONDS WA DISTANCE OF 236.98 FEET; THENCE N 89 DEGREES 57 MINUTES 36 SECONDS WA DISTANCE OF 649.40 FEET TO A POINT ON THE EASTERY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25; THENCE N 06 DEGREES 43 MINUTES 00 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 696.96 FEET; THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 251.71 FEET; THENCE S 06 DEGREES 43 MINUTES 00 SECONDS WA DISTANCE OF 337.98 FEET; THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 732.00 FEET TO THE POINT OF BEGINNING CONTAINING 100 ACRES MORE OR LESS.

PARCEL E-4:

[illegible]

LEGAL DESCRIPTION CONTINUED

SUND REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 42
 MINUTES 48 SECONDS, A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 398.96 FEET; 8)
 SOUTH 01 DEGREES 01 MINUTES 38 SECONDS WEST, 172.86 FEET; 9) ON A CURVE TO
 THE LEFT, S40 CURVE HAVING A CENTRAL ANGLE OF 125.86 DEGREES 14 MINUTES 35
 SECONDS, A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 326.03 FEET; 10) SOUTH 24
 DEGREES 12 MINUTES 57 SECONDS EAST 474.89 FEET, 11) ON A CURVE TO THE RIGHT,
 CURVE HAVING A CENTRAL ANGLE OF 63 DEGREES 38 MINUTES 53 SECONDS, A
 RADIUS OF 523.00 FEET, AN ARC LENGTH OF 378.76 FEET; 12) SOUTH 39 DEGREES 25
 MINUTES 50 SECONDS WEST 177.86 FEET, 13) SOUTH 39 DEGREES 25 MINUTES 50 SECONDS
 WEST, 177.86 FEET, 14) SOUTH 39 DEGREES 25 MINUTES 50 SECONDS WEST, 177.86 FEET,
 15) ON A CURVE TO THE LEFT, CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 26
 MINUTES 58 SECONDS, A RADIUS OF 56.00 FEET, AN ARC LENGTH OF 17.73 FEET; 16)
 60.00 FEET, AN ARC LENGTH OF 183.09 FEET; 14) SOUTH 21 DEGREES 58 MINUTES 58
 SECONDS WEST, 91.98 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A;
 THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARCEL A;
 AS SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING CONTAINING 21.74
 ACRES MORE OR LESS.

EASEMENTS:

1. ALL RIGHTS OF WAYS SHALL HAVE A 5 UTILITY EASEMENT ALONG AND ADJACENT TO RIGHT OF WAY.
2. ◊ INDICATES EXISTING EASEMENT TO REMAIN.
3. * INDICATES PROPOSED EASEMENT AS SHOWN.
4. Δ INDICATES EXISTING EASEMENT TO BE VACATED.

BEAR CREEK SURVEYING INC.

BRENN SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

Darryl Dean Decora Colorado Professional Land Surveyor NO 38068

MONUMENT RIDGE EAST, LLC

MUNICIPALITY:

PRELIMINARY PLAN

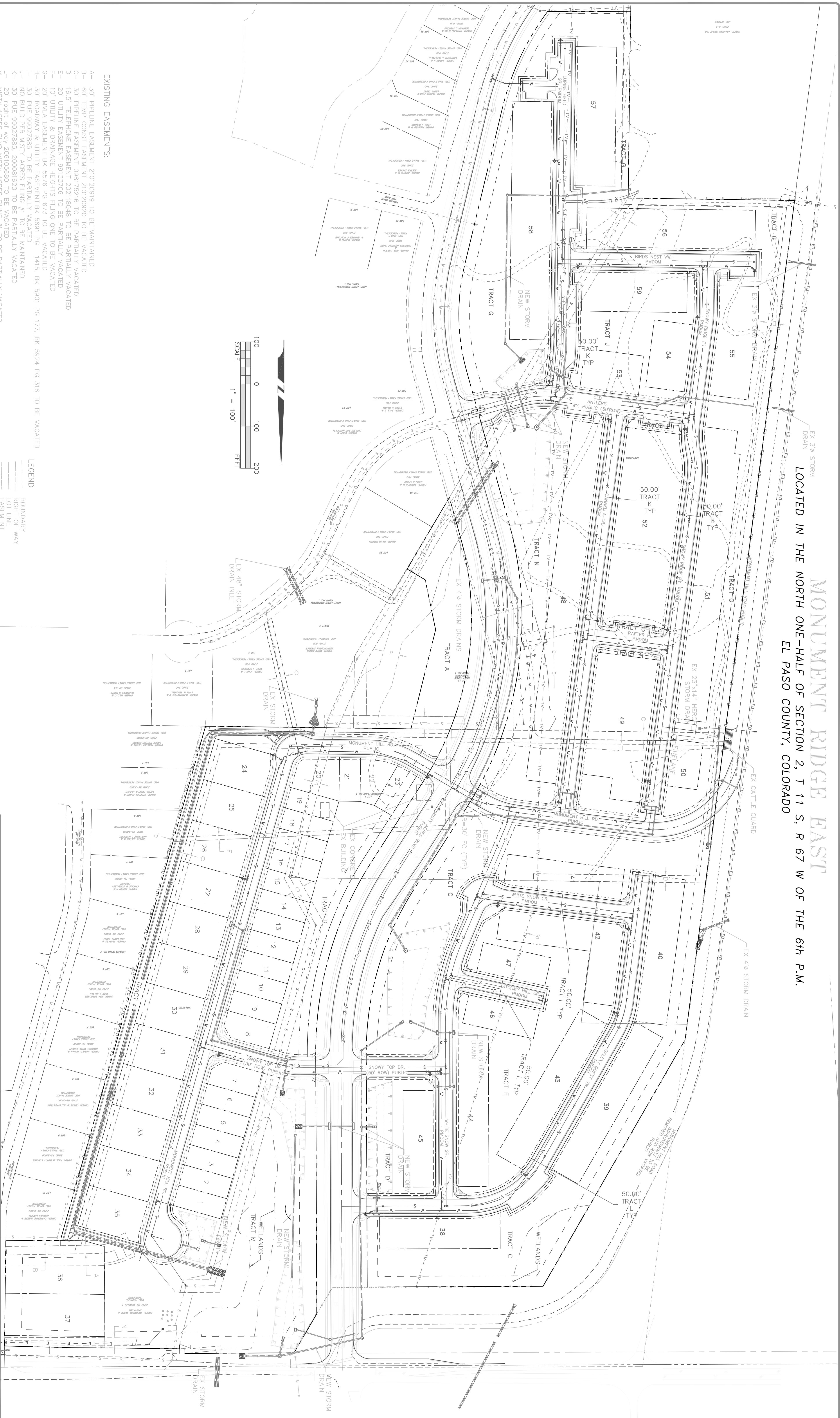
OWNER OF RECORD: MONUMENT RIDGE EAST LLC
ADDRESS: 5055 LUST DRIVE
COLORADO SPRINGS, CO 80906
TELEPHONE NUMBER:

TELEPHONE NUMBER:

500

SHEET 1 OF 4

MONUMENT RIDGE EAST
NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W



EXISTING EASEMENTS:

LEGEND



BEAR CREEK SURVEYING INC
BRENT SMITH
95 South Bear Creek Road, Bayfield, CO 81122
P.O. Box 2015, Bayfield, CO 81122
ph(970)884-5069

CLIENT:

MUNICIPALITY:

MONUMENT RIDGE EAST, LLC

COUNTY: EL PASO

PRELIMINARY PLAN

SUBMISSION DATE: 4/12/24

REVISION DATES:	8/12/24
REVISION DATES:	11/08/2

DRAFTED BY: DBH	OWNER OF RECORD:
CHECKED BY: BUS	ADDRESS:
	TELEPHONE NUMBER:

OWNER OF RECORD:
ADDRESS:
TELEPHONE NUMBER:

PROJECT #:

21-014

SHEET 2 OF



October 28, 2024

Kylie Bagley
El Paso County Development Services Department
Sent via online portal at: <https://epcdevplanreview.com>

RE: Monument Ridge East Preliminary Plan
N1/2 of Section 2, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Subdivision No. 32357

Dear Kylie Bagley,

We have received the third referral on the above-referenced submittal to subdivide 63 acres into 37 single-family detached residential lots on 7.99 acres and 303 multi-family attached units/lots on 40.52 acres. The proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District. This letter supersedes the comments provided by this office on September 12, 2024.

Water Supply Demand

According to the updated Water Supply Information Summary provided in the referral, the estimated household use demand for 340 units in the proposed development is 94.72 acre-feet per year (84,563 gallon per day). No irrigation demand is proposed for any of the lots.

Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District (“District”). According to a letter dated August 7, 2024, the District is committed to serving 94.719 acre-feet per year of water required for this development, to serve 303 multi-family attached units/lots on 40.52 acres and 37 single-family detached residential lots on 7.99 acres.

Based on the August 7, 2024 commitment letter the District is committed to providing water and sewer services to the development provided the developer complies with the District Rules, Regulations, specification and policies regarding water and wastewater service and the developer enter into an agreement with the District for supplemental water service. We do not know if the applicant has met these requirements.



According to the December 2022 *Woodmoor Water and Sanitation District Long Range Plan (LRP)*, previously provided to this office, the District utilizes two water supply sources. The first supply of water comes from the Denver Basin Aquifers, which the District can pump up to 6,322.4 acre-feet per year (based on a 100 year aquifer life) or 2,107.47 acre-feet per year (based on a 300 year aquifer life). The second supply of water comes from diversions on Monument Creek and Dead Woman Creek that occur via an exchange of treated wastewater effluent for surface water, which supplied an average of 347 acre-feet per year over the period 2017-2020 (an annually renewable supply with no administrative lifespan). Combined, the Denver Basin water rights (based on a 300-year aquifer life) and surface water exchanges (annually renewable with no administrative life span) exceed the average annual water demand of 2,122 acre-feet estimated for current build-out (based on Section 1.4.1 of the 2022 LRP).

As indicated in our previous letter our records show permit no.167104-A located on the subject property. Based on the information in the Water Resource Report the District would like to plug and abandon this well. Therefore, a Well Abandonment Report (available at <https://dwr.state.co.us/eforms>) must be filed with this office prior to the subdivision approval to affirm that this well (permit no. 167104-A) was properly abandoned.

Additional Comments

The applicant should be aware that any proposed detention pond for this development, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, provided a Well Abandonment Report (available at <https://dwr.state.co.us/eforms>) is filed with this office prior to the subdivision approval to affirm that well no. 167104-A was properly abandoned.

Please contact me at 303-866-3581 x8246 or ioana.comaniciu@state.co.us with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: File for well permit no.167104-A
District File

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

November 14, 2024

SP-24-1 Monument Ridge East

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal by Monument Ridge East, LLC (“Applicant”), to subdivide an approximately 63 +/- acre tract of land into 37 single-family detached residential lots and 303 multi-family attached units. The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimates its annual water needs to serve this subdivision at 94.72 acre-feet/year with no request for irrigation. Based on these figures, the Applicant must provide a supply of 28,416 acre-feet of water (94.72 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Woodmoor Water & Sanitation District No. 1. The *Water Resources Report* (“Report”) estimates the total annual water demand for the subdivision at 94.72 acre-feet/year, consisting of household uses. The *Report* indicates that the District’s decreed Denver Basin water rights annual entitlement available for use totals 6,322.4 acre-feet per year. This amount is in addition to exchange water rights and senior surface water rights owned by the District. The total water commitment to serve existing development from Denver Basin water as of 2022 is 2,575 annual acre-feet. “[T]he District has an excess of 3,747.4 af/yr of Denver Basin water rights annual entitlement available for future water commitments.”

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHERYL L. STRID
BOCC Report Packet
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STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI V. GERINGER
ERIKA M. KEECH

4. The Woodmoor Water & Sanitation District No. 1 District provided a letter of commitment dated August 7, 2024, for Monument Ridge East, in which the District committed to providing water service for the 340 units in an annual amount of 94.72 acre-feet per year. This commitment is contingent upon the Applicant entering into a Supplemental Water Service agreement with the District and complying with all District rules, regulations, specifications, and policies.

State Engineer's Office Opinion

5. In a letter dated October 28, 2024, the State Engineer's Office reviewed the application to subdivide the 63 +/- acres into 37 single-family detached residential lots and 303 multi-family attached units/lots. The State Engineer stated that "[t]he proposed water supplier is Woodmoor Water and Sanitation District ("District")." The State Engineer noted the estimated water demand of 94.72 acre-feet per year for the subdivision. Further, the State Engineer stated that "...pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights..." The State Engineer requires that a Well Abandonment Report be filed prior to subdivision approval for the existing well on the property.

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Monument Ridge East is 94.72 acre-feet per year for a total demand of 28,416 acre-feet for the subdivision for 300 years, to be supplied by Woodmoor Water & Sanitation District No. 1. **Based on the District's available water supply of approximately 3,747 annual acre-feet, but given the District's requirement of a Supplemental Water Service Agreement, the County Attorney's Office recommends a finding of conditional sufficiency as to water quantity and dependability for Monument Ridge East.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated September 2024, the *Woodmoor Water & Sanitation District No. 1* letter dated August 7, 2024, and the *State Engineer Office's Opinion* dated October 28, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

- A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.
- B. Prior to **approval** of the first final plat for this preliminary plan, Applicant must provide proof that a Well Abandonment Report has been filed with the State Engineer's Office for the existing well under permit no. 167104-A.
- C. Prior to **recording** the first final plat for this preliminary plan, Applicant must provide proof that it has entered into an approved Supplemental Water Service Agreement with the District.

cc: Kylie Bagley, Project Manager, Planner

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

BOCC Report Packet

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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
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>
Sent: Wednesday, June 5, 2024 7:07 AM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Monument Ridge East

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Ms. Herrington

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>
Sent: Thursday, May 2, 2024 3:54 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.

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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>
Sent: Sunday, April 21, 2024 3:29 PM
To: PLNWEB <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>
Sent: Wednesday, April 17, 2024 1:07 PM
To: PLNWEB <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 where 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>
Sent: Wednesday, April 17, 2024 1:20 PM
To: PLNWEB <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

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

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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>
Sent: Sunday, May 12, 2024 3:54 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. 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

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

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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>
Sent: Monday, April 15, 2024 2:18 PM
To: Holly Williams <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>
Sent: Wednesday, June 5, 2024 10:58 PM
To: Meggan Herington <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 inclement 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

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

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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

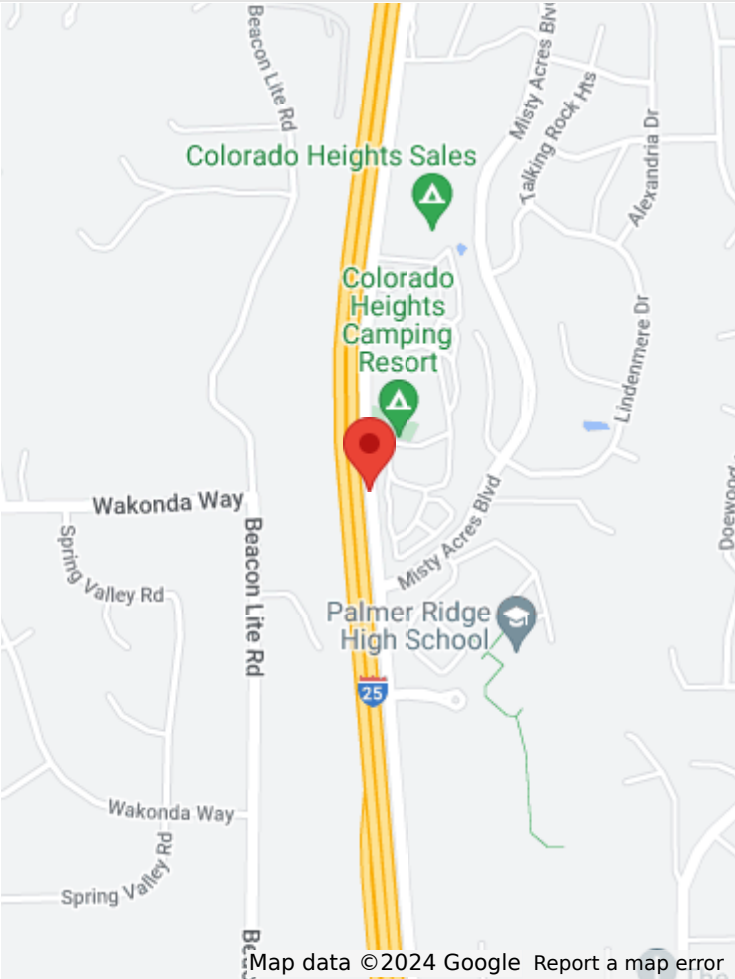
From: Tom Griesser <tomgrie@aol.com>
Sent: Tuesday, April 9, 2024 11:03 AM
To: corey.adler@state.co.us; Kylie Bagley
Subject: MONUMENT RIDGE EAST

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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

<div>Map</div> <div><div>Map data ©2024 Google Report a map error</div></div>	<div>Overview</div> <table><tr><td>Case Number:</td><td>CCM-2408613</td></tr><tr><td>Case Type:</td><td>Contact My Commissioner</td></tr><tr><td>Case Status:</td><td>Submitted</td></tr><tr><td>Address:</td><td>19548 MONUMENT HILL ROAD 123, CO, 80132</td></tr><tr><td>Unit:</td><td></td></tr><tr><td>Priority:</td><td>Normal</td></tr><tr><td>Category:</td><td>Citizen Contact Management</td></tr><tr><td>Assignees:</td><td></td></tr><tr><td>Internal Workflow Status:</td><td>Submitted</td></tr><tr><td>Submitted By:</td><td>Anonymous</td></tr><tr><td>Created Date:</td><td>04/09/2024 12:11 PM</td></tr><tr><td>Updated Date:</td><td>04/09/2024 12:11 PM</td></tr><tr><td>Source:</td><td>Web</td></tr><tr><td>Tags:</td><td></td></tr><tr><td>Resolution:</td><td></td></tr></table>	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:	
Case Number:	CCM-2408613																														
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Source:	Web																														
Tags:																															
Resolution:																															

Details
<div>Case Number: CCM-2408613</div> <div>Case Type: Contact My Commissioner</div> <div>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</div> <div>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.</div> <div>Contact All Commissioners: No</div> <div>Please note that anything put in these fields will be viewable by members of the public.</div>

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

BOCC Report Packet

Page 114 of 244

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/1HWkLivH0xCH2UBbXAd8bjbuyR-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

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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>
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

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@gmail.com>
Sent: Wednesday, June 5, 2024 9:24 AM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Monument Ridge East

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

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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.

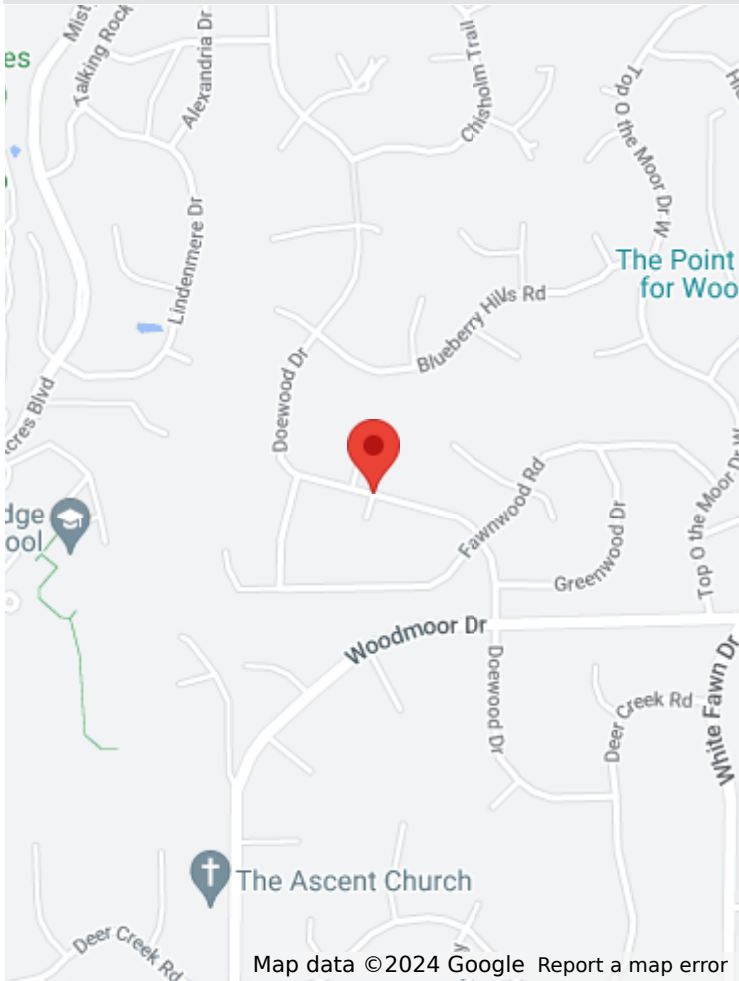
The developer argues that the existing zoning wouldn't allow them to make money. They bought the lot knowing the existing zoning. Why should the community be punished, to line developers already well padded pockets. Others, in the area, bought and built their homes with the knowledge of what would be 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



Map data ©2024 Google Report a map error

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

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 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

BOCC Report Packet

Page 128 of 244

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.

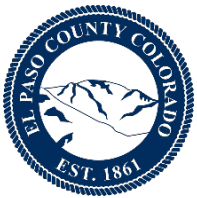
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Kylie Bagley

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>
Sent: Wednesday, June 5, 2024 5:02 AM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Monument Ridge East

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

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Hello Meggan,

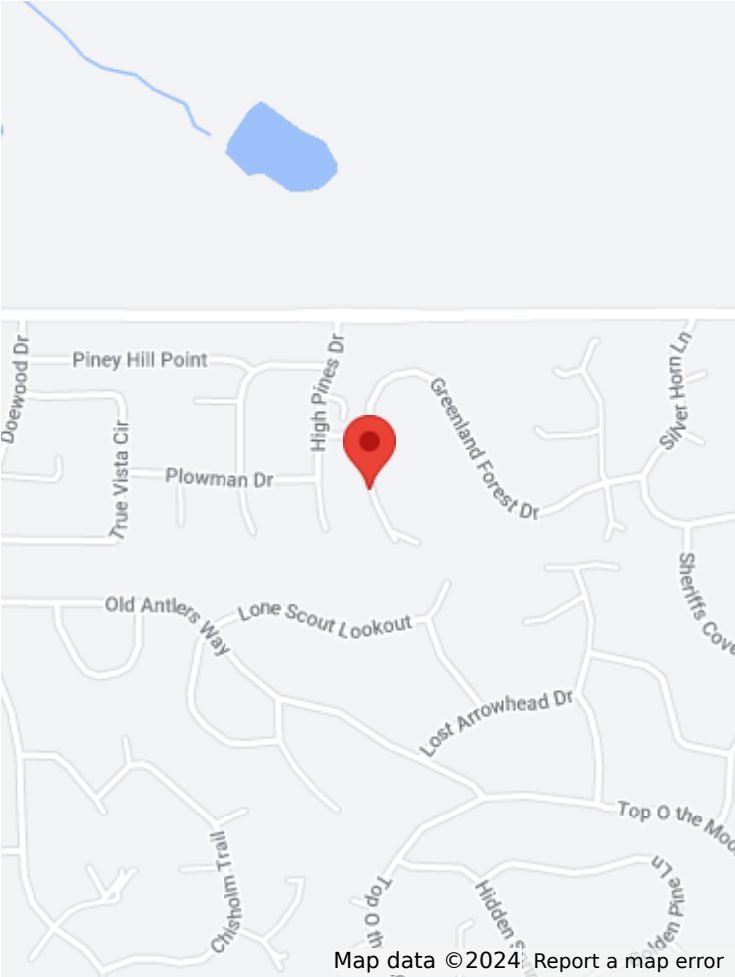
I am concerned about the changing of zones for the area of Monument Ridge East that would allow higher density housing. I live and work off County Line and Monument Hill Road as I work at Palmer Ridge High School. In the mornings and evenings, it is near impossible to take a left hand turn from Monument 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
	<div>Case Number: CCM-2408900</div> <div>Case Type: Contact My Commissioner</div> <div>Case Status: Submitted</div> <div>Address: 20038 MONUMENT HILL ROAD 123, CO, 80132</div> <div>Unit:</div> <div>Priority: Normal</div> <div>Category: Citizen Contact Management</div> <div>Assignees:</div> <div>Internal Workflow Status: Submitted</div> <div>Submitted By: Anonymous</div> <div>Created Date: 04/24/2024 07:31 AM</div> <div>Updated Date: 04/24/2024 07:31 AM</div> <div>Source: Web</div> <div>Tags:</div> <div>Resolution:</div>

Details
<div>Case Number: CCM-2408900</div> <div>Case Type: Contact My Commissioner</div> <div>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</div> <div>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.</div> <div>Contact All Commissioners: No</div> <div>Please note that anything put in these fields will be viewable by members of the public.</div>

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

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

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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 development suburban residential zoning. While the narrative states the need for multifamily does not discuss the appropriateness of this isolated location relative to serving 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.

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>
Sent: Sunday, May 12, 2024 3:58 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. 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

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

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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

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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

You don't often get email from tjstone0828@gmail.com. [Learn why this is important](#)

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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
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

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

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

From: Jennifer Wagner <jennifercwagner@gmail.com>
Date: Wed, Jun 5, 2024 at 9:29 AM
Subject: Monument Ridge Traffic
To: <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

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

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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

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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

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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

Miranda Benson

From: Sana Abbott <sana.abbott@yahoo.com>
Sent: Tuesday, November 19, 2024 12:50 PM
To: PCD Hearings
Subject: Disapproval of MRE Annexation
Attachments: MRE Letter of disapproval.docx

Importance: High

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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

Dear Planning Commission,

I am Sana Abbott, Councilmember of the Town of Monument.

The potential annexation of Monument Ridge East was brought to our Council meeting last July of 2023 and it was declined. The council approved Resolution No. 41-2024 – A Resolution of the Town of Monument Protesting the Rezoning of Monument Ridge East in El Pas County, CO. The property owner attended our council meeting in July of 2023, but the council did not approve their annexation due to many concerns. The council felt the project did not meet the Town of Monuments Comprehensive Plan or the future land use map. Along with those issues, a negotiation could not be met to adjust the densities nor were they willing to protect the mature trees in the area. They would not even entertain changing the zoning into a PUD zone district.

The Town of Monument does not have the infrastructure to support this annexation as it would inevitably fall to the town's police and other services.


I would appreciate the consideration of the commission to understand how having this type of rezoning and annexation would affect all of the Tri Lakes region, destroying the beautiful entrance to our area. I moved to Monument in 2005 because I fell in love with the small town feel and how it was tucked away. Bringing a development like this, with this density, will simply destroy the charm of this area. It will also destroy the adjacent property owner's enjoyment of where they have lived their whole lives. The property

owners of Monument Ridge East knew they were taking a risk in the purchase of this property. Their ownership does not guarantee their right to change it so drastically that only one party (the owners) are satisfied. I urge you to come to some kind of negotiation that does not destroy the beautiful area or create an infrastructure that depletes the town and negatively affects the surrounding areas with light and noise pollution.

I know you've received many letters of disapproval. And I hope you've had a chance to read them all, especially the ones from the local neighbors in that area.

I appreciate your time and consideration,

Sana Abbott

Map	Overview
	Case Number: CCM-2412281
	Case Type: Contact My Commissioner
	Case Status: Submitted
	Address: DEER CREEK ROAD, 123, CO, 80132
	Unit:
	Priority: Normal
	Category: Citizen Contact Management
	Assignees:
	Internal Workflow Status: Submitted
	Submitted By: Anonymous
	Created Date: 11/15/2024 07:05 AM
	Updated Date: 11/15/2024 07:05 AM
	Source: Web
	Tags:
	Resolution:

Details
Case Number: CCM-2412281
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).: Yes
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: Complaint

Subject: Development in Woodmoor

Notes (Describe the issue for the Commissioner): DO NOT develop this area. Traffic/school/residents....a small space for this development. Traffic would be a nightmare! Enough is enough. We will be voting differently next opportunity!!!

GIS Attributes

District :1

Jurisdiction :El Paso County

Contact Info

Steve and Tami Dalbey

Individual
Constituent

Phone: (714) 323-9007

Email: tamidalbey@gmail.com

Address: N/A

Updated by:

Anonymous

On:

11/15/2024

Comments

No details available

Images

No documents associated

Activity Logs

11/15/2024 07:05 AM | Provider changed to CCM District 1

System

11/15/2024 07:05 AM | Case created

Miranda Benson

From: Ali Austin <ali.m.austin@gmail.com>
Sent: Tuesday, November 19, 2024 4:11 PM
To: PCD Hearings
Subject: Opposition to Monument Ridge East Preliminary Plan (SP241)

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Good afternoon,

I am writing in opposition to the rezoning application for Monument Ridge East echoing the concerns outlined by Douglas County, Monument Town Council, and Steve King, Mayor Pro Tem of Monument. As a current resident of Woodmoor, I am concerned with the proposed density and its impact on current residents, our community, and the surrounding wildlife and environment.

High density housing is uncharacteristic of this area, unfair to current residents who bought their property with the knowledge and expectation of what could be built there, and unable to be supported by existing services and infrastructure. The proposed zoning is inconsistent with the surrounding landscape and existing properties and would have a negative impact on nearby open space and wildlife. The proposed area is in an isolated location removed from necessary services and facilities to support such high density. In addition, this area is not equipped to handle the increase in traffic that the proposed development would require.

Please give careful consideration to the concerns expressed by the town of Monument, Douglas County, and numerous residents and reject the proposed rezoning of Monument Ridge East.

Thank you,
Ali Austin

Miranda Benson

From: Ryan Austin <ryanaustin2291@gmail.com>
Sent: Tuesday, November 19, 2024 4:33 PM
To: PCD Hearings
Subject: Opposition to SP241 Monument Ridge East Preliminary Plan

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Hello El Paso County Planning Commission,

As a resident of Monument, I am writing to you to express my opposition to the Monument Ridge East project.

This area is not zoned for Residential Suburban or Residential Multi-Dwelling development. The current land owner purchased this property knowing the zoning restrictions. Development of this area should be in accordance with the current zoning.

In addition, the creation of high-density housing in this area is not in alignment with the character of the adjacent neighborhoods or of Monument as a whole. The town of Monument has already rejected this project, and the citizens of Monument are overwhelmingly against this development.

I respectfully request that you reject this proposal. It is not a benefit to the community of Monument.

Sincerely,

Ryan Austin

Miranda Benson

From: J B <baker1jm@gmail.com>
Sent: Monday, November 18, 2024 2:31 PM
To: PCD Hearings
Subject: Monument ridge east

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Good afternoon,

I'm writing to state my strong opposition to the monument ridge east development that is being proposed. As a resident of the neighborhood, i have major concerns for the wildlife, water and what impact a large density housing complex will have on my property value and crime. Please keep this housing monstrosity out of our beautiful neighborhood!!

Sincerely,
Janelle baker

From: Daniel Bean <drbmlb@yahoo.com>
Sent: Tuesday, November 19, 2024 11:04 AM
To: PCD Hearings
Subject: Comments for File #s P246, P245 & SP241

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Good day,

I believe it is an abhorrent error to re-zone and approve this land for single family and multi-family housing development. The primary reason for this is community care, logistics and capabilities of the current community of Monument to provide adequate services and support to this proposed development. In all areas of our county, we have seen these developments be approved without regard to ensuring adequate support to those who would live in that area, and it needs to cease! The town of Monument CANNOT support this addition!

Roads and services:

-There was a recent heavy snow storm in our area (which the area surrounding Monument Hill received the most snowfall), and the secondary, community roads maybe saw a snow plow ONCE! My street only had them plow it once in the whole week of winter weather. The schools were closed for days, and it purely due to the poor capability to care for the existing roads in our town. I spent hours driving around Monument, and saw the same across our community. We simply do not have adequate road services to ensure the safety of its current occupants, and we want to add more to this problem?!

-We are also struggling currently to add water lines for support to the current residents, and we want to add more to this problem?

-A planner should also drive through this area during rush hour and/or school zone drop-off & pick-up times. The roadways and intersections struggle to support the current levels of traffic; we simply cannot expect any level of efficiency and care for our community members if we try to add to this current issue. The added traffic and personnel that would result from this development would break our community.

-Local restaurants, gas stations, stores and other services are already busy and full with the current size of the greater Monument area. Members of this community travel to the Springs, or North, to Douglas County for most services. Adding this development will further strain the local economy, and likely force more traffic and goods to be purchased in Douglas County, due to the current state of I-25 and other roads near North Colorado Springs. As a County, you cannot make decisions that make this issue worse. Widen I-25, create additional roadways East of I-25, and improve local goods and service reachability PRIOR to adding additional developments that strain our communities!

Schools:

-The local schools cannot support the added attendance levels this would result in. Lewis-Palmer HS is already starting to struggle under the weight of the added developments in South Monument; why would we want to create the same problem in North Monument. The Elementary and Middle Schools would not be able to support this added attendance either.

Current community status:

-If you look at the area of Woodmoor (and all of North Monument, East of I-25), the community consists of single family homes designed and built with adequate land, sized much greater than what this subdivision would build. Aside from the obvious, this would result in current community members losing value in both their homes financially, but in their viewpoint on the make-up of this town. This will only drive current members of the community OUT of this community, resulting in a decline of the area, and its taxed income.

This planned development would only add strain to the town of Monument and El Paso County, while resulting in more of the money being pushed to Douglas County! If you want to add to the population while increasing County income, build further from the County line; Southward, where there is more space to add the necessary support services that these small community developments require! We cannot provide for this proposed development, and you are doing a disservice to those you serve if this is approved. I, for one, will seek to leave a county and town that would make horrible decisions such as this, and I'd bet the bank that many others in this area would do the same!

The only way I could support development of this area would be if a developer would request plan approval for lots similar in scope and size to the current developments in North-East Monument. Although even that would require local improvements to roads and services, the schools and existing roadways could likely support an additional development of 15 or so large home sites, rather than this plan of 37 single family lots and 21 multi family lots.

Respectfully,

Daniel Bean

From: John Bender <hhhhbender@gmail.com>
Sent: Monday, November 18, 2024 3:42 PM
To: PCD Hearings
Subject: Fwd: ***DEVELOPMENT APPROVAL*** hearing on high density housing development...

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Re: Monument Ridge East

Terminating Monument Hill Rd through this new development is a really bad idea from a traffic flow perspective. Need to keep or straighten MH Rd and make developer add a traffic circle at County Line Rd.

High school traffic will slow a bunch, and when I-25 is blocked or slow many vehicles use MH road if it helps. Dumping that traffic into neighborhood will be really foul.

John F Bender, PE

(m) 719-321-9703

All of us know more than any of us ~_(\ツ)_/~

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

From: **Your Homestead neighbors** <reply@ss.email.nextdoor.com>

Date: Sun, Nov 17, 2024 at 5:22 PM

Subject: ***DEVELOPMENT APPROVAL*** hearing on high density housing development...

To: <hhhhbender@yahoo.com>

Monument Ridge East ***DEVELOPMENT APPROVAL*** hearing on high density housing development at County Line and I-25 is November...

nextdoor



Posting again for visibility. Monument Ridge East
***DEVELOPMENT... [See more](#)



Jennifer Wagner



Share

From: chris campbell <crc11007@gmail.com>
Sent: Sunday, November 17, 2024 9:23 AM
To: PCD Hearings
Subject: Monument Ridge East agenda item 5.E.

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To whom it may concern,

I am writing in reference to the proposed high-density housing development near the intersection of Misty Acres Blvd and Old Antlers Way, referred to the Monument Ridge East development.

This style of housing development simply does not fit in to the design of the area: larger homes, larger and spacious lots with a rural feel, natural landscaping with large pine trees that Monument and Woodmoor is known for. This area at the top of Monument Hill (the majestic Palmer Divide) is the gateway to the expansive and scenic Greenland region. The beautiful pine trees at the top of Monument Hill would be removed and the ground leveled for high-density houses.

The recently improved overpass interchange at County Line Road and Interstate 25 at mile marker 163 still only uses stop signs as traffic control devices for all intersections, including the intersection at County Line Road and Monument Hill Road. This intersection in particular would be the primary access for this proposed development, and it is simply not designed to safely handle the amount of increased car traffic the development would bring. With its proximity to Palmer Ridge High School, the traffic during pickup and dropoff times is already congested and dangerous.

Speaking of schools, can the the small Lewis Palmer school district 38 really sustain another influx of students? The district converted its second middle school to an elementary school years ago to try to handle an influx of children back then. The district has not been able to afford to build new elementary and middle schools to handle the population growth, so we are still using 5 elementary schools feeding ONE middle school, which then feeds 2 high schools. It does not make sense. My daughter currently attends Lewis Palmer Middle School, and the overcrowding is obviously apparent. High-density housing with hundreds more families and school-age children is not the answer.

As a community, we are struggling to maintain our identity as a quiet and peaceful retreat from the bustling cities of Castle Rock and north Colorado Springs/Northgate. Urban development is rampant and out of control in those areas. As Colorado Springs natives, it has been hard to watch the unchecked growth destroy what we remember as a nice place to grow up and live. With this proposed housing development, and the recently announced possibility of a Bucee's mega-gas station being built directly west of this development at the southwest corner of County Line Road and Interstate 25, we are at a crossroads. Please help our community keep our identity. We, as neighbors, are not ready for this sudden and shocking transformation.

Thank you for your time and consideration, we in the Woodmoor and Misty Acres communities appreciate it.

Sincerely,
Chris and Shannon Campbell
1355 Old Antlers Way
Monument, CO

Miranda Benson

From: kcraig@falconbb.net
Sent: Monday, November 18, 2024 2:29 PM
To: PCD Hearings
Subject: Monument Ridge East High density development

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As a resident of Monument for 20 years I am opposed to the proposed high density development. I moved to monument from the Glen Eagle area to escape the development that was planned there.

Now we have created lots of congestion at I25 and Hwy 105 resulting in additional traffic signals, construction and delays. My commute time to work has more than doubled because of this development. We do not need to also destroy the County Line, I25 area as well.

Monument has always been a peaceful respite from Colorado Springs. Larger lots, less traffic, more natural beauty. Please do not ruin it again with another high density development. The growth is sufficient. We do not need more!

Karen Craig

Upchurch Way, Monument

From: Amy Lacey <sierra4amy@yahoo.com>
Sent: Sunday, November 17, 2024 4:15 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 17, 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 resident of the North Woodmoor area, 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 Walk-ability and Community Integration

Typically, high-density developments are designed to be walk-able, 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 walk-ability 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,
Amy Dinan
Resident on True Vista Circle since 2016.

Miranda Benson

From: James Foust <james.foust@sbcglobal.net>
Sent: Tuesday, November 19, 2024 12:27 PM
To: PCD Hearings
Subject: Monument Ridge East Development

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As Monument residents, we should keep Monument rural.

Don't need multiple residence structures (apartments, townhomes, condo's., etc).

Don't need over-crowded schools, more and bigger retail businesses that will accompany the multiple structures.

Development will require more taxes for more police, fire, and emergency services for the increased traffic and population.

Let's preserve the quality of life we have in Monument.

Jim and Linda Foust

From: JOY FOWLER <forjoyfowler@aol.com>
Sent: Monday, November 18, 2024 4:56 AM
To: PCD Hearings
Subject: Monument Ridge East

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

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As a resident of Monunment, I am respectfully requesting the monument ridge East development be declined by the board. The traffic will be a nightmare to the existing neighborhood and wildlife. I 25 on the top of monument Hill is very dangerous during snowstorms and cause I 25 congestion. We only have one very congested middle school. Tri Lakes residents bought in this region to be away from the city congestion, traffic, for the benefits of having wildlife and a rural way of life. Please think about your constituents.

Thanks,
Joy Fowler
Woodmoor

From: Tom Griesser <tomgrie@aol.com>
Sent: Monday, November 18, 2024 12:30 PM
To: PCD Hearings

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As a resident of Woodmoor in Monument, CO, I am deeply concerned about the proposed development of the Monument Ridge East building project. This isolated urban-level multifamily development is set to be constructed adjacent to our rural and open spaces, threatening our peaceful community lifestyle and safety. This parcel of land is located just south of the County Line Road which separates El Paso and Douglas counties and borders I-25 north to the east.

The proposal has been rejected by the Mayor of Monument and the Town Council and opposed by the Douglas County Department of Community due to its potential adverse impacts on schools, the extreme traffic congestion it would cause, the lack of logical traffic flow plan, the absence of local medical facilities and non-existence of public transportation. Furthermore, this project has not been vetted by our local police or fire departments which raises very serious safety concerns.

The environmental impact is also alarming. The vast construction will lead to total destruction of hundreds of healthy trees which contribute significantly to our ecosystem. Additionally, there are serious concerns about its adverse impact on local and county water supply.

An increase in population density due to this development could, in all probability, lead to a spike in crime rate in our peaceful community. This concern is heightened as no proper security measures have been discussed or implemented for this project.

I strenuously urge the El Paso County Planning Commission to disapprove this proposal. Monument Ridge East will decimate our rural Colorado living community and bring forth untold stresses on the town, the county and the state. Show them that we care for our community more than these out-of-state investors do!

Thomas W. Griesser

11/20/2024

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 a resident of North Woodmoor in Monument, CO, and I am extremely concerned about the proposed Monument Ridge East development.

When we bought our home in Woodmoor, we were assured that no high-density housing would be built on the undeveloped land around us.

As a military family, we chose to move to North Woodmoor because we wanted to escape the city. Our area is unique, and people come here for a mini-vacation to enjoy the beautiful natural forests, wildlife, and small-town atmosphere. We want to preserve the charm of our community and prevent it from becoming something that resembles the urban developments we typically see in cities. If we wanted to live in a high-density area, we would have moved into the city. We wish to maintain our urban lifestyle without city-style developments being forced upon us.

The current landowner of Monument Ridge East purchased the land with the understanding of its existing zoning, but it's clear they intend to rezone it for maximum density and profit, disregarding the original zoning. This is unacceptable. Property rights are tied to the land as it currently exists, not hypothetical future rights.

Moreover, surrounding homeowners have rights, too, and should be able to expect that adjacent zoning will not drastically change and disrupt the peaceful way of life in our area. The proposed project is not compatible with our neighborhood. I am deeply concerned that rezoning requests can be made that alter the landscape in such a destructive way. The mere consideration of this proposal is disturbing. The current proposal would destroy all the mature trees that have taken decades to grow, and the vegetation would be buried beneath concrete. It is the ultimate form of deforestation.

These parcels are home to mature Ponderosa Pines and diverse vegetation, as well as a wide variety of wildlife. We, the local residents, love to live in

harmony with our local wildlife, and we moved here for the natural beauty and wildlife of the area. The current proposal would destroy these mature trees and vegetation, leaving no place for wildlife to roam—elements that make the land pristine and so valuable.

Any arborist will tell you that such trees cannot be simply transplanted, as the landowner suggests—they would die. I doubt they genuinely intend to relocate the trees, as it would be a time-consuming and expensive process.

Despite numerous community members explaining why we cannot accept this plan, no changes have been made to the proposal since the Town of Monument rejected it. No adjustments were made after the community meeting at the Woodmoor barn either, and none of the feedback from that meeting was incorporated. Our concerns were ignored. Furthermore, there is no plan to address the existing wildlife or the wildlife tunnels under I-25 that connect to this property.

Woodmoor also faces mandatory water restrictions because we have limited water resources. The water program runs from June 1st through September 30th. Please refer to the Woodmoor Water and Sanitation District's webpage for more details:<https://www.woodmoorwater.com/conservation/conservation-plan/summer-water-use-program.html> . High-density housing would significantly strain our already limited water supply.

There are already several high-density housing developments just minutes south of North Woodmoor, and each developer presents the same arguments. We're tired of hearing that more is needed. This is simply not true.

The climate in our Monument Hill and North Woodmoor area is harsh. Many people don't understand this unless they live here. We experience longer winters, colder temperatures, and more snow and ice, which can remain on the ground much longer than just a few minutes north or south of County Line Road. Each winter, I see cars stuck in ditches and sliding on icy roads, which already began happening this November.

Both, the Monument East and Monument West properties are owned by the same parties, and the Town of Monument denied these projects

because they didn't comply with the Monument Comprehensive Plan. Monument East has since been transferred to you, El Paso County, and the developers are attempting to push the same project forward that was denied by Monument.

What is particularly troubling is that people who do not live in our area and will not be directly impacted by this project are the ones deciding what will be built in our community and right in front of our homes. It's only fair that the voices of those of us who live here be heard, and that our property rights be respected. We would love to collaborate on a plan that benefits our community and preserves what makes it special—its natural, urban character and wildlife. Any development should enhance, not destroy, the beauty of our area.

I respectfully ask that you deny the rezoning request and the project as currently presented, just as the Mayor and Council of Monument have done.

Thank you.

Respectfully submitted

Ljubica Horvat

and

Chad Credeur

From: Kylie Bagley
Sent: Thursday, November 14, 2024 11:32 AM
To: PCD Hearings
Subject: FW: Opposition to the Proposed plan for Monument Ridge East

From: Laura Kellar <lzinsmaster11@yahoo.com>
Sent: Thursday, November 14, 2024 11:30 AM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Fw: Opposition to the Proposed plan for Monument Ridge East

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Good afternoon,

I am writing to comment on the plan for Monument Ridge East which is to be discussed on the agenda for the 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

11.12.24

Monument Ridge East

Supplemental findings and concerns

The Monument East and the Monument West properties are owned by the same owners and the Town of Monument denied these projects as presented since they did not comply with the Monument Comprehensive Plan. They have since transferred Monument East to El Paso County and are attempting to get this same project approved. In my opinion, Monument Ridge East does not substantially conform with the El Paso County Master Plan either, as this area is considered a Suburban Placetype.

Monument Ridge West has been transferred to the Town of Palmer Lake.

Both locations are heavily treed, adjacent to a 36,000-acre conservation easement, and are both are the gateway to El Paso County. Large strands of trees will be completely eliminated.

The Town of Monument wrote a resolution and is opposed to the development as presented. The Town proposes that the project be designed as a Planned Unit Deveopment (PUD) so that the special features of the area can be preserved, adjacent residents can have public input, parks and trails can be provided, and the project can become compliant with the El Paso County master plan, which is a Suburban Placetype containing minimal attached housing. The resolution is here:

https://drive.google.com/file/d/14HOl0aKi5p5yaAyqvdeTLFp_tGRlwJHq/view?usp=sharing

I wrote a letter to the EPC Planning Department, and I am opposed to the project as proposed. Here is that letter:

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

This summary is an added response to my earlier response. This is solely my opinion and does not necessarily agree with the other Monument Council Members.

I obtained the documents off the county EDARP site, which lists this project in four different folders, so I am unsure if this information is the most current, as finding documents in four different folders is somewhat confusing.

The drainage report is incomplete. No environmental study was performed; however, it abuts a 36,000 acre conservation easement/working ranch to the north. This project has federally mapped wetlands with shallow groundwater within the boundaries.

The drainage study does not reference Douglas County drainage criteria, only El Paso County's, yet the entire site drains into a Dougco conservation easement.

The report states that the drainage study will be presented to El Paso County. No reference is made that the report will be provided to DougCO. Monument Ridge West also drains into this site and as there as there is another proposal for multi acre impervious area coverage "Buc-ees" that drains directly into this site, it should be considered as a drainage package since the culvert runs under I25 and ultimately runs under County Line RD.

Since the same landowner owns both parcels, and since the combined area drains into a conservation easement, calculations for both parcels would be the prudent thing to do, otherwise miscalculations could result, damaging wetlands and a conservation easement.

The Army Corp of engineers has a letter in the packet stating that a 404 permit is required. Drainage plans show modifications being made to the protected wetlands, and yet the developer claims they do not need a 404 permit. There are sheets in the folder requiring "no build areas" identified to protect wetland areas, yet that requirement is not addressed.

The Army Corp letter also states that: Natural Features are considered to include "unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features."

This further makes the claim that this area is unique and worthy of a PUD where key features could be protected, as this area contains many natural features.

There were no changes made to this plan since the Town of Monument rejected the proposal. There were no changes made after the community meeting at the Woodmoor barn was held. No community comments from the meeting were implemented.

There is no plan to deal with the existing wildlife, the fact that there are wildlife tunnels in the area under I25, and the fact that wildlife migrates through this property.

The proposed intersection of Misty Acres and County Line Rd does not meet the engineering criteria for intersection spacing. Eliminating Monument Hill Road as the major collector road, and rerouting traffic on Misty acres creates additional issues. Because

there will be RV Trailers using this road to access the campground, and trucks using this road to access storage units, this new route causes safety concerns.

In addition, they are applying for deviation requests to CDOT on a road that has many weather-related issues, as it is on the top of Monument Hill, and the design does not meet the engineering criteria. This is not a good combination given the extreme weather conditions on Monument Hill.

Because of the proposal for a massive travel center across the interstate, this would generate considerably more traffic off the northbound exit and create hazards. The recommendation from CDOT was to shift Misty Acres 575 ft to the east as it does not conform to the design criteria.

They are proposing private interior roads as they do not meet public road design criteria. The Misty Acres and County Line intersection is less than 650ft from the interstate offramp and will need to be signalized, most likely. If a proposed Bucees gets approved, the intersection spacing will not be sufficient as the I25 and County Line exit will also need to be signalized. This distance requirement is not to CDOT's standards.

The newly created Metro districts are projected to propose 65 mils in assessed value to be added on to existing property tax rates, probably the highest in the tri-lakes area, and estimating a starting price of \$500,000 for an attached townhouse, adding approximately \$2000 per year to the existing property taxes on the entry level product, and \$3300 to the upper level product.

The Service Plan is incomplete. Estimates of infrastructure costs appear to be low for the initial proposal. They have a contingency to double the costs if necessary. In addition, they are expecting to fund it with 30yr investment grade bonds offering between 4-5% interest with an uncertain degree of risk.

However, 30 yr federal government Treasury bonds are paying in excess of 4.5% with no risk, so selling these bonds is highly unlikely at current rates, adding to the expense of interest carry.

The state is littered with unhealthy Metro districts that are unable to repay debt, and in many cases, the taxpayer must bail them out. These service plans need to be viable to succeed. In addition, there are other "fees" stated in the service plan yet to be determined.

Note that a metropolitan district is a quasi-governmental agency and that the developer/landowner will be in control of the Metropolitan district until substantial buildout with the power to raise taxes, decided by the board that the landowner controls.

They are proposing 4 Metropolitan districts for this project, and one of them overlaps with the existing Misty Ridge Metropolitan District, which also has an added Mill Levy expense, adding dramatically to the property taxes a new owner will pay.

The response from the Misty Ridge Metropolitan District sums it up: "the proposed development does not fit within the scope of Misty Acre's Metropolitan District's service plan or original development plan of significantly fewer single-family style dwellings."

This project is not ready to be presented to the County for approval. There are too many unknowns yet to be determined, including those stated in the Town of Monument's resolution. Numerous agency comments have not yet been addressed.

The interior road design does not meet the requirements of the Monument Fire District. Adding more impervious areas but adding fire engine turnarounds will also affect drainage.

Douglas County objected to this site, CDOT has not approved it with the current road design, The Town of Monument objects, and there is an online petition on change.org with 1392 signature objecting to this project as proposed.

https://www.change.org/p/stop-the-monument-ridge-east-building-project?source_location=search

I can only assume that the property owner is pushing forward with this incomplete proposal as there has been a recent election and county commissioner seats are changing. But a complete package should be required to avoid major alterations being required in the future. There are too many projects that have been approved with unintended consequences.

As stated numerous times in the past, this project needs to be designed as a PUD with community input, conforming to the intent of the El Paso County Master Plan, and respecting the unique features that Northern El Paso County cherishes.

Thank you,

Steve King

Monument Mayor Pro Tem

From: Catherine LeMond <catherinelemond74@gmail.com>
Sent: Tuesday, November 19, 2024 4:01 PM
To: PCD Hearings
Subject: Opposition to Monument Ridge East SP241, P245 and P246

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November 19, 2024

To: El Paso County Planning Commission
2880 International Circle, Suite 110,
Colorado Springs, CO 80910
pcdhearings@elpasoco.com

From: Catherine & Jacques LeMond
20320 Doewood Dr
Monument, CO 80132

RE: Opposition to Monument Ridge East SP241, P245 and P246

Members of the Planning Commission,
We are writing this letter in **strong opposition** to the proposed Monument Ridge East Preliminary Plan and Rezoning applications.

Our home on Doewood Dr is adjacent to the development area. When we considered purchasing the property in 2021, we reviewed the zoning and the County Master Plan. We saw the land was zoned for commercial use and understood that eventually the beautiful open space would be developed according to the **original, existing plans**. We believed that El Paso County and the neighboring towns near Monument would respect the original plans and the residents' wishes to build responsibly.

Monument Ridge East's proposal does not align with the original concept of development for the area. **What we, and most residents in the area, invested in, was a belief that the original planning would be executed.** Openness, wildlife, and beauty of the area surrounding County Line Road & I25 will be destroyed with the applicant's proposed development. All the desirable qualities will be **threatened and replaced with (in no particular order):**

1. Heavy traffic
2. Strain on our water supply
3. Noise pollution
4. Light pollution
5. Increased crime
6. Decreased property value
7. Wildlife displacement
8. Overcrowded schools
9. Strain on emergency services

This applicant is disgruntled and is not getting his way. He is coming to the county with the hopes that you will bend to his wishes without a fight.

From 2021 to 2024, residents attended several meetings with our community's HPOA and Town of Monument Planning Commission to work with the applicant and come up with a compromise. Residents provided feedback when the applicant revised his proposal to a lower-density housing plan. However, after the community protested IN MULTITUDES, the Town of Monument rejected the revised plan. Monument proposed larger residential lots, which the applicant rejected.

The Applicant then changed course and went to the County for approval, which they had previously stated in a threatening tone they could do in order to get what they want. At one of the last meetings the applicant said something along the lines of, **"The County doesn't care and will do whatever he (the applicant) wants"**.

We sincerely hope that El Paso County **DOES CARE** and doesn't let the greed of one property owner/developer take over and diminish the rights, investments, and ideals of a small town and its residents trying to grow responsibly.

Thank you and please consider this matter sagaciously.

LeMond Residents

From: Darin Lewandowski <darinlewandowski@comcast.net>
Sent: Tuesday, November 19, 2024 4:58 PM
To: Kylie Bagley
Cc: PCD Hearings; Darin Lewandowski
Subject: FILE #SP241 | PUBLIC HEARING | STRONGLY OPPOSED
Attachments: FRONT.jpg; BACK.jpg; STRAVA1.jpg; STRAVA2.jpg; Photo.jpg

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Kylie,

Good afternoon...

I am writing in strong **OPPOSITION** to Public Hearing **File #SP241** which is a request to build Single-Family/Mutli-Family Lots on Monument Hill (**Monument Ridge East**) which is being proposed by Vertex Consulting Services.

I am a ten-year resident of Monument Hill, and I live only a few hundred feet from the parcels of land included in **File #SP241**. Back in Calendar Year 2020, I reached out to Tim Wolken at the El Paso County Parks Department inquiring about the possibility of converting the parcels of land included in **File #SP241** into an El Paso County open space/park. At that point in time, the Covid-19 Pandemic greatly impacted my request, and my request was eventually denied.

With that said, I would **now** like to request that the parcels of land that are included in **File #SP241** be converted into an El Paso County open space/park along with the parcels of land that are being proposed for the new site of the Buc-ee's Travel Center in Palmer Lake. The proposed Buc-ee's land parcels would be located directly west of the parcels of land that are included in **File #SP241** on the opposite side of Interstate 25. The El Paso County Parks Department would be able to create a very unique open space/park for the general public by combining both parcels of land (East and West) connected by a pedestrian bridge over Interstate 25.

I **PROPOSE** that we keep Colorado, Colorado by preserving these pristine parcels of land, the beautiful 100 Year Old pine trees that grow on them, and the local wildlife (Deer, Bear, Coyote, Cats) that often frequent them. I am an ultra-trail runner that has logged in over 7,000 Miles in the State of Colorado (See attached Strava Statistics) and over the years I have witnessed to much destruction of pristine Colorado land due to human expansion. We are all experiencing the effects of Climate Change here in the State of Colorado and simply bulldozing these pristine parcels of land and their pine trees for financial gain is **ABSOLUTELY** senseless.

In summary, I strongly **OPPOSE** the Vertex Consulting Services proposal to build Single-Family/Mutli-Family Lots on Monument Hill (**Monument Ridge East**) and strongly **SUPPORT** keeping Colorado, Colorado by converting the parcels of land that are included in **File #SP241** into an El Paso County open space/park.

*****Please consider putting in a HOLD on the File #SP241 Public Hearing until a feasibility study can be performed by the El Paso County Parks Department to obtain this land for general public recreational use*****

Thank you,

Darin Lewandowski, MBA
19981 Talking Rock Heights
Monument, CO 80132
719-400-5122

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

NOTICE OF PUBLIC HEARING

This notice provides options to observe and participate in the Planning Commission and Board of County Commissioners public hearings on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Planning Commission (PC) Hearing on Thursday, November 21, 2024, beginning at 9:00 A.M.** The PC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. **The Board of County Commissioners' (BOCC) hearing is scheduled for Thursday, December 12, 2024, beginning at 9:00 A.M.** The BOCC hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

FILE NUMBERS: P246 & P245

MAP AMENDMENT (REZONING) MONUMENT RIDGE EAST RS-6000

BAGLEY

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 18.97 acres from PUD (Planned Unit Development), CC (Commercial Community), C-1 (Commercial), and RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200006, and 7102201001) (Commissioner District No. 1)

MONUMENT RIDGE EAST RM-12

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, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 7102200006, 7102200010, and 7102201013) (Commissioner District No. 1)

Planner: KylieBagley@elpasoco.com

Type of Hearing: Quasi-Judicial

If you wish to provide comments either in support of or in opposition to this proposal, please email the project manager/planner above or PCDhearings@elpasoco.com.

Watch The Live PC or BOCC Hearings: Both hearings are open to the public. If you would prefer to stream the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of each hearing. Any comment or testimony you wish to provide may be done in-person or by following the "Participate Remotely" procedure listed below.

Participate Remotely in PC or BOCC Hearings: If you wish to speak during the hearing, please email PCDhearings@elpasoco.com with your name, phone number, the project's file number, and whether you would like to participate remotely or in-person. Include any documents you would like provided to the Board as part of the official record. Whether you are participating remotely or in-person, kindly note there is typically a three (3) minute time limit on public comments. **NOTE: Emailed comments or documents that are received more than 24 hours in advance of each hearing will be included in the hearing packet. Anything received within 24 hours of the hearing will be uploaded to EDARP as part of the case but might not be present at the hearing.** View the Staff Report and all other documents: <https://epcdevplanreview.com/Public/ProjectDetails/197496> and <https://epcdevplanreview.com/Public/ProjectDetails/194597>.

EL PASO COUNTY
PARCEL INFORMATION

FILE NOS.:

712201014, 7102200013,
7102200008, 7102200006,
7102200010, 7102201013,
and 7102201001

PARCEL NOS.:

P246 & P245

OWNER NAME:

Monument Ridge East LLC

ADDRESS:

Unaddressed, see map.

Please report any parcel discrepancies to:
El Paso County Assessor
1400 Gods Rd.
El Paso, CO 80907
(719) 520-6600



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Profile



Darin Lewandowski

Monument, Colorado

Ultra Runner | Snowboarder | Adventurer

← **Stats**



YEAR-TO-DATE

Runs **42**

Time **161h 29m**

Distance **735 mi**

Elevation Gain **88,510 ft**

ALL TIME

Runs **540**

Distance **7,256 mi**



Monument Ridge East (P245, P246, SP241)

To Whom it May Concern:

I am one of the residents of El Paso County who will be negatively impacted if the zoning is changed to RM-12 and RS-6000 to allow the proposed development of Monument Ridge East as currently submitted.

The proposal does not comply with current zoning or future land use maps. I agree with the Town of Monument that the project should be designed as a Planned Unit Development (PUD), so that the special features of the area can be preserved. We live here because of the trees, natural beauty, and less dense neighborhoods.

It is my understanding that the developer has not submitted a complete drainage report, specifically that drainage will affect Douglas County and also be impacted by the potential development on the west side, which drains over to the east side.

I am concerned about the impact on traffic and the potential safety issues if those of us near this proposed development need to evacuate for any reason. This is especially concerning again given the potential for the Bucee's just across the highway at County Line.

And, as so many have already stated, water is always a concern. My water comes from a well. The Gazette and other sources have published articles regarding the diminishing water levels in El Paso County wells and in the aquifers in general.

Please stay true to the El Paso County Master Plan and to the needs of current residents. I believe that the County has a priority to manage growth to ensure a variety of compatible land uses that preserve all character and resources of the County. The northern end of El Paso County is not the place for a high-density development.

Sincerely,

Laura Lucero
19235 Wakonda Way
Monument, CO 80132
719-648-9104

Miranda Benson

From: Joan Mac <jmacd1@hotmail.com>
Sent: Monday, November 18, 2024 9:32 AM
To: PCD Hearings
Subject: High density housing

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Dear all,

Monument is still a small town and the whole Tri-Lakes area as well has a small town flavor so far. To add more high-density housing on top of what is happening on Jackson Creek and other areas is not sustainable. The water tap system has been and is an issue. High density growth adds traffic and pollution. Please vote no. Not every inch of land needs to be or should be developed. Again please vote no.

Thank you,

Joan MacDuff

Monument Co resident

From: Stephanie Markle <stephaniermarkle@gmail.com>
Sent: Monday, November 18, 2024 1:21 PM
To: PCD Hearings
Subject: No to Monument Ridge East

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Dear Commissioners,

I am writing to express my strong opposition to the current plan for Monument Ridge East. This proposal, as it stands, threatens to destroy trees, harm wildlife, reduce access in the area, and negatively impact our water reserves. The concerns raised by the Army Corps of Engineers, Douglas County, and the Monument City Council should not be taken lightly, as they highlight the serious environmental and logistical issues inherent in this plan.

The current proposal fails to account for critical environmental impacts, including the degradation of water runoff, strain on water supply, and disruption to local animal habitats. As a geography major, I find this plan fundamentally unsuitable for our area. It fails to align with both the El Paso Master Plan and the Monument Comprehensive Plan. Allowing such a high-density development would irreversibly alter the character of our community, which is precisely what these master plans are intended to safeguard.

An additional issue with this plan is the proposed closure of an essential access road. I drive Monument Hill/Frontage Road daily, as do thousands of others, many of whom rely on it for access to Palmer Ridge High School and nearby businesses. Diverting this traffic through residential neighborhoods shows a complete disregard for the residents and businesses in this area. It would create significant traffic congestion, exacerbate safety concerns, and negatively affect daily commutes. I urge the Commissioners to require a comprehensive survey of current traffic volumes on Monument Hill/Frontage Road and an impact study on how its closure would affect local businesses and schools.

I strongly encourage the developers to revise their plan to include single-family homes that are consistent with the existing character of the area and aligned with the Master and Comprehensive Plans. Such a revision should prioritize water and tree conservation, preserve wildlife habitats, and maintain essential access roads to ensure the community's long-term sustainability and livability.

Thank you for considering my concerns. I trust that you will uphold the values and plans that protect the unique character and resources of our community even though we cannot attend the in person meeting since all of my family works to contribute to our economy.

Sincerely,
Scott and Stephanie Markle
19485 Soaring Wing Court
Colorado Springs, CO
80908

Scott and Stephanie Markle
208-230-2274

November 18, 2024

PCDHearings@ElPasoCO.com

El Paso County Planning Commission

I am writing to strongly oppose the current proposed development of Monument Ridge East. Development of the area is fine, but it should be less dense with more single-family homes on larger lots.

This area is also the gateway to El Paso County. Do we really want people to drive through the beautiful thousands of acres of open space in Douglas County to then hit County Line Road and see an immense and dense housing development right at the border? I don't believe this is the way we want to welcome people to El Paso County.

Douglas County planners have stated that they don't agree with the density of this area.



Department of Community Development

www.douglas.co.us

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.

As others have already asked, please take the following into consideration:

- Wildlife
- Water
- Infrastructure
- Traffic
- Weather patterns on the Palmer Divide
- Evacuation in case of a fire

Please don't allow this development to occur as it is currently proposed.

Thank you,
Nolene Metzger
1213 Greenland Forest Dr.

BOCC Report Packet

Page 207 of 244

From: Mike personal <dnhillfast@comcast.net>
Sent: Monday, November 18, 2024 11:31 AM
To: PCD Hearings
Subject: Re Monument Ridge East and West Developments.

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I am a long time resident of Monument, specifically the Doewood Estates area which is in the Woodmoor area. The roads and traffic that travels to and from Palmer Ridge HS as well as Lewis Palmer MS are already overwhelmed at 2-3 x per day. The traffic on Monument Hill Road , Misty Acres and County line are overwhelmed frequently whenever there is an accident on 1-25, due to diverting traffic. These neighborhoods cannot accommodate additional traffic related to a multi family development and a Buc-ees on Monument Hill. Not only is there a lack of infrastructure for these enterprises, this will cause significant safety issues.

Please put a halt to this irresponsible development of Monument Hill, especially to Monument Hill and its last remaining open spaces.

Thank you sincerely,
D.Michael Miller NP-BC
19758 Doewood Drive
Monument, CO 80132
7193303960
Sent from my iPhone

Miranda Benson

From: hmittchell01 <hmittchell01@comcast.net>
Sent: Monday, November 18, 2024 9:41 AM
To: PCD Hearings
Subject: Development I-25 and County Line Rd.

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No sir, I don't favor this idea at all. You have already ruined the North Gate area.

Henry Mitchell

Sent from my T-Mobile 5G Device

From: Emmanuelle Nafziger <nafziger.e@gmail.com>
Sent: Tuesday, November 19, 2024 9:17 PM
To: PCD Hearings
Subject: P246 Monument Ridge East, EA2388 - Opposition

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To Whom It May Concern,

I reside in Woodmoor and I oppose the proposed rezoning in EA2388. The owner was aware of zoning when the land was purchased and current circumstances (traffic congestion, school enrollment, long-term water availability, resounding opposition from the community) do not support a higher housing density. Additionally, higher density housing is incongruent with the neighborhood already in place in that area.

I think the lower density housing and/or a PUD would be a better fit for this area and still afford the owner a return on their investment.

Additionally, please consider the following factors: limited disaster evacuation routes and bottlenecking; that law enforcement have little presence enforcing speeding/traffic violations in this area as it (I agree with the other resient's objections and descriptions of how treacherous these intersections are with our current volumes); and objection by Monument Town Council and Douglas County.

I truly hope you deny this proposition. With the amount of community opposition and lack of endorsement from our neighbor county, Monument Town Council, and mayor, I don't see how you could approve this in good faith.

Respectfully,

Emmanuelle Nafziger

From: Emmanuelle Nafziger <nafziger.e@gmail.com>
Sent: Tuesday, November 19, 2024 9:29 PM
To: PCD Hearings
Subject: P245 Monument Ridge East, EA2388 - Opposition

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What I love about my town is the small town feel and support. I enjoy being engaged and a part of this community as it grows. I also appreciate having neighbors and a town council that is also invested in the future of our town. I fully support the town council's decision to decline this annexation, their reasons for it, and their willingness to negotiate. I can see through the number of submissions that my neighbors also agree and I hope you do not undermine the town council's reasoning.

I truly hope you deny this proposition. With the amount of community opposition and lack of endorsement from our neighbor county, Monument Town Council, and mayor, I don't see how you could approve this in good faith.

Respectfully,

Emmanuelle Nafziger

Miranda Benson

From: Emmanuelle Nafziger <nafziger.e@gmail.com>
Sent: Tuesday, November 19, 2024 9:33 PM
To: PCD Hearings
Subject: SP241 Monument Ridge East Preliminary Plan, EA2388 - Opposition

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To Whom It May Concern,

I reside in Woodmoor and I oppose the proposed rezoning and plan in EA2388. The owner was aware of zoning when the land was purchased and current circumstances (traffic congestion, school enrollment, long-term water availability, resounding opposition from the community) do not support a higher housing density. There is still so much growth in the Jackson Creek area that our town, school, and services have yet to adjust to and handle! Additionally, higher density housing is incongruent with the neighborhood already in place in that area.

I think the lower density housing and/or a PUD would be a better fit for this area and still afford the owner a return on their investment.

Additionally, please consider the following factors: limited disaster evacuation routes and bottlenecking; that law enforcement have little presence enforcing speeding/traffic violations in this area as it (I agree with the other resient's objections and descriptions of how treacherous these intersections are with our current volumes); and objection by Monument Town Council and Douglas County.

What I love about my town is the small town feel and support. I enjoy being engaged and a part of this community as it grows. I also appreciate having neighbors and a town council that is also invested in the future of our town. I fully support the town council's decision to decline this annexation, their reasons for it, and their willingness to negotiate. I can see through the number of submissions that my neighbors also agree and I hope you do not undermine the town council's reasoning.

I truly hope you deny this proposition. With the amount of community opposition and lack of endorsement from our neighbor county, Monument Town Council, and mayor, I don't see how you could approve this in good faith.

Respectfully,

Emmanuelle Nafziger

From: Scheri N <scheri.nagaraj@gmail.com>
Sent: Monday, November 18, 2024 1:31 PM
To: PCD Hearings
Subject: monument ridge east

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

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I am opposed to the current Monument Ridge East plan. Outside of the obvious issues of Monument refusing to approve the plan and the infrastructure limits that currently exist in the community, the current plan is not conducive to the master plan and the existing neighborhoods.

I understand there is a push by Gov Polis for high density development in areas near public transportation, but Monument Ridge is not the right area for that type of development. There is no public transportation nearby and there are no amenities nearby either. Traffic, both north and south, of the proposed development is already a mess during commute times and inclement weather. I don't see where the developer has plans to fund road improvements on both sides either. The commute traffic on County Line Road has increased a great deal this last year because of development in the eastern side of the country, as well as 105 construction. I understand the 105 construction is coming to an end, however those commuters are unlikely to return to 105 rather than the stoplight free County Line Road. The additional commuter traffic and school traffic has made intersections along County Line Road problematic. Douglas County Sheriff Dept has a strong presence on County Line Road, but we rarely see El Paso County Sheriffs. The speed limit ranges from 30 to 45 and for cross street traffic, those are the proper speed limits, however the speed limits are rarely observed and it has become scaring trying to turn onto County Line Road when traffic is going way too fast and there are no four way stops or lights to slow the pace of traffic, especially for the many cross streets on top of hills. What precautions will be paid for by the developer to mitigate traffic turning out onto County Line Road to ensure safety, for both the new residents and the high school and RV traffic that will be routed through the neighborhood?

The open space proposal is inadequate - why can't there be a larger open space request? why can't the developer include plans for wildlife corridors? The water drainage proposal is inadequate - the monument ridge storms will flow into Douglas county rather than being contained in EPCO. The wildfire evacuation situation is problematic - how will that single road accommodate during an evacuation? how will those residents get affordable home insurance in a high fire danger area? The developer continues to state the homes will be affordable because of the high density, but the nature of the area negates that statement. There are so many concerns with the plan. The developer had his team meet with residents, but did not make a single change to accomodate for their requests or recommendations. He is looking to make maximum profits without meeting the requirements of the master plan and potential concerns of the new residents.

The area will be developed. The question is how EPCO will guide that development by not offering a blanket approval for rezone requests. The prospect of high density homes and Buccees is very problematic for an area of our county that already has infrastructure issues. Please consider those

existing issues and conditions and find a resolution that will reflect positively on the current, as well as future, residents of EPCO.

Thank you for your time and consideration,
Scheri Nagaraj

From: Sue Smith <sesmithski@yahoo.com>
Sent: Friday, November 15, 2024 11:19 AM
To: PCD Hearings
Subject: Re: Monument Hill East Development and Buc-ees

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Planning Committee:

I live in North Woodmoor in Monument. I am very concerned about the additional developments planned for the County Line Road and I-25 area. One is a multi-family development and the other is Buc-ees convenience store. The main concerns I have are traffic on Monument Hill as it is a very dangerous area on exit/entrance 163. The other is water. We are already planning for additional water and pay every month just to be sure there will be enough for our subdivision. We have Woodmoor Water and Sanitation.

Another great concern is that there is no real public transportation to the south or to the north except Bustang. And at the present time there is only one public middle school in District 38. There is a Charter School which creates all kinds of traffic problems because the students do not ride on buses. Every school day there are many cars on Highway 105, Knollwood and Lake Woodmoor Drive several times a day. Others drive out to the high school on Highway 83 on Highway 105 and it is very, very treacherous in winter. Over the years quite a few students have been killed on that road.

Crime has increased in our area since we moved here in 1986. I doubt it will go down. Rumors about drug traffic on I-25 and human trafficking are rampant. Please check into the crime reports in our area.

Unfortunately I can't attend the meeting on November 21st. I hope you will consider my points.

Susan S Smith
1360 Wild Berry Way
Monument, CO 80132
sesmithski@yahoo.com
719-332-3865

From: Regina S <reginastr65@gmail.com>
Sent: Monday, November 18, 2024 7:23 PM
To: PCD Hearings
Subject: Letter of Opposition to Monument Ridge East

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I am writing to voice my strong objection to the proposed rezoning and development known as "Monument Ridge East." There are many, many reasons why this development is wrong and illogical for Monument Hill, the surrounding area and El Paso County.

I also would like to advise El Paso County Commissioners to pay very close attention to the plans for the development due to conflicting and concerning statements made by the builder/ developer in their application packet. While the builder/ developer's application packet aims to convince you that Monument Ridge East is beneficial and provides much needed housing for the expected population growth in El Paso County, this project does **NOT**:

- **Provide affordable housing-** The Letter of Intent states the plan presents "an opportunity to help address the County-wide issue of housing affordability." Pg 13
 - o There are no affordable housing or deed-restricted designated units in the plan;
 - o Current building, labor and development costs make affordable housing in this development difficult, unless builder plans to use cheaper materials and cut corners to save money;
 - o Homeowner's Insurance rates in the area are high, due to "wildfire risk."
 - o The Developer's spokesman stated during the Monument Planning Commission meeting, that the properties will not be cheaply built, which is contradictory to helping "address the County-wide issue of housing affordability."
- **Increase building/ development standards to address the unique environmental/ weather conditions of its Monument Hill and Palmer Divide location-**
 - o No protection for the site's wetlands
 - o No plan/ designated site for snow storage (This area has colder temperatures and more snow than most areas of El Paso County. The snow piles up and stays around until late May, early June. The density of the development leaves no room for the large amount of snow to be piled/stored. There is nothing planned to protect the wetlands from the polluted snow's spring run-off.
 - o The development creates more stress on the already overburdened County snow plows. Removal of the PUD zoning adds the responsibility for snow removal to the county. After the snow- storm in early November, my neighborhood was not plowed until 3 days after the storm ended. Despite regularly getting well over the County's minimum 6 inches of snow in order for the county to plow secondary roads, we do not get plowed consistently.
 - o The units in the development will not be built to withstand a higher wind rating and noise level that are present on Monument Hill. A "berm" and some pine trees will do little to cut down the noise level generated by the 8- lane highway that is an acre away from the site.
 - o No protections for the abundant wildlife that inhabit the area.
- **Provide community needed services-**
 - o The need for services such as day care centers, pediatricians, family doctors, veterinarians, medical specialty providers, urgent care, fitness centers and other community- based services has not kept up with the recent increase in residential building in Monument. The nearest hospital is 20 minutes away.

The density of the development will add additional stress to the already overburdened services in Monument.

-Aim to help housing needs in El Paso County-

- The builder states in their Letter of Intent, more than once, that Monument Ridge will provide “additional places of residence for those who commute to work in **the Denver Metropolitan Area.**” Pg. 9

-Meet Colorado’s greenhouse gas emissions reductions targets of 26% by 2025, 50% by 2030, and 100% by 2050-

- The development will increase the number vehicles travelling to Denver, which increases the amount of pollution and emissions.

-Fit the character of the surrounding area-

- A high density, mobile home quality, housing development located nearly on top of I-25 and surrounded by a beautiful rural area (in addition to a large cartoon beaver sign) should not be the first thing people see at “the gateway to El Paso County.”

Respectfully,

Regina Strauser

To: Member of the El Paso County Planning Commission

Re: Re-zoning of Monument Ridge East

In reference to the agenda items P245, P246, and SP241, I am writing as a concerned resident of the Monument area specifically living east of I-25 for over 36 years. My wife and I have witnessed the growth in and around Monument, mostly good but also sad. From our perspective, the problem with growth usually tends to be traffic flow in and out of the wonderful neighborhoods in the area. These traffic areas are well known throughout the area. I have read the traffic study and there is a lot of good information and statistics. My main ingress and egress are from the I-25 and County Line Road intersection. My experience with the approaches to that intersection have shown increased congestion.

The State and County have just completed a major renovation of the I-25 bridge and on and off ramps to the Interstate. The eastern on-ramp and off-ramp have steep drop offs on either side which makes expansion very difficult is not impossible. For safety reasons, guard rails have been installed to prevent cars from rolling down the embankment. These are quite often "choke-points" if a large truck or other vehicle gets stuck on the ramps. County Line from the eastern ramps down to Doewood Drive is very steep again with large drop off on both sides. Again, it would be very difficult to make adjustments to that segment of the road to widen or add more lanes if needed.

Currently, we get congestion on County Line Rd and Monument Hill Road during school start and stop times which coincides with AM commutes. We have waited many times at this intersection only to start from a dead stop to a steep climb (roughly 3 – 4% grade) from Monument Hill Rd to the I-25 bridge. During inclement weather, many cars can not make it up that hill as they have no forward momentum make that climb.

Adding an additional entry onto County Line in that area would cause tremendous congestion in the area between Doewood Dr., Misty Acres Blvd., and Monument Hill Rd. The volume of traffic being added by building higher density housing will cause large traffic issues through out the day and especially during winter storms.

My wife and I are voicing our opposition to the development of multi-family housing in this area due to the increased traffic with no plan or capability for expanding County Line Rd or the Interchange on and off ramps to handle the additional traffic load.

As the Planning commission, please do not buckle into the reports provided by developers and see that Multi-Family units do not fit in to the entire community east of I-25 and North of Hwy 105. A majority of the housing in this area are custom home sites starting at a ¼ acre or more. Please consider the traffic reality rather than solely relying on the traffic study.

Thank you for your consideration,

Robert and Karen Van Cura
855 Bend in the Trail Rd.
Monument, CO 80132
rob@kvc.com

Miranda Benson

From: Heather Vescent <heathervescent@gmail.com>
Sent: Wednesday, November 20, 2024 10:55 AM
To: PCD Hearings
Subject: Monument Ridge East EPC Planning Commission Meeting

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Hello,

I would like to voice my concern over the proposed Monument Ridge East development. It was rejected by the Town of Monument, does not align with the El Paso County master plan and ignores the surrounding landscape, habitat, and future impact on traffic and neighborhoods.

There has been a suggested path forward to develop the property (a PUD - Planned Unit Development), however the property owner has rejected it. This does not demonstrate good faith collaboration with local government and existing landowners.

Please only support the development of this development as a PUD only and require the property owner/developer to comply with the master plan and the already expressed wishing of the community.

Thank you,

-Heather Vescent
1675 Oakwood Drive, Monument

--

Heather Vescent
Cybersecurity Futurist & Keynote Speaker
[Books](#) | [Films](#) | [Speaking](#)
Other writing at [Biometric Update](#), [O'Reilly](#), [Medium](#)

From: Stacy Wade <stacylwade@yahoo.com>
Sent: Thursday, November 14, 2024 8:51 PM
To: PCD Hearings
Subject: Monument Ridge East development

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As a resident of Monument CO, I vote NO to the proposed development at I25 and Countyline called Monument Ridge East. Please leave the open space for wildlife and light pollution!

Sent from my iPhone

From: Mary Widdison <marymwiddison@gmail.com>
Sent: Tuesday, November 19, 2024 8:11 AM
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 the Monument Ridge East proposed development. I live in Palmer Lake. The proposed development is not fitting for an area that is rural suburban and across the road from an open space. A high density development would have a huge impact on wildlife in the area. The schools cannot handle the increase in students a high density development would bring.

The traffic load this type of development would bring would be dangerous for the people trying to exit it, for the people trying to get on and off the freeway, for the normal County Line Road traffic, and for people trying to get to the high school. We have already seen what traffic nightmares happen with the Ford Amphitheater after being told that wouldn't be a problem.

There is also the issue of water supply, which is already stressed. Palmer Lake is on year round water restrictions and has been for many years. Red Rocks Ranch has had water supply issues multiple times in the past several months. High density developments do not belong in areas where water supply is an issue.

Finally, such a development will have a negative impact on property values for anyone living near it. The people who live in any of the nearby areas moved there because it is rural suburban. High density developments do not belong in this area.

Please listen to the needs of the community and the residents who would be negatively affected by a high density development at Monument Ridge East.

Thank you for your consideration,

Mary Widdison

Sent from my iPad


From: garcia wood <garciawood@icloud.com>
Sent: Thursday, November 14, 2024 4:11 PM
To: PCD Hearings
Subject: Monument east development/ county line and I 25

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I am vehemently opposed to this development as a resident of Palmer Lake.

The intersection of County Line and I25 will have 2 major developments that cannot survive without water which we do not have. Additionally the traffic will be absurd. Where will the children of this new development go to school? How much will the additional Infrastructure cost to support this development given the huge buc-ees complex. I say it's very bad timing. One has to go, and if orders both not being built.

Map	Overview
	Case Number: CCM-2412331
	Case Type: Contact My Commissioner
	Case Status: Submitted
	Address: MONUMENT HILL ROAD, 123, CO, 80132
	Unit:
	Priority: Normal
	Category: Citizen Contact Management
	Assignees:
	Internal Workflow Status: Submitted
	Submitted By: Anonymous
	Created Date: 11/18/2024 02:28 PM
	Updated Date: 11/18/2024 02:28 PM
Source: Web	
Tags:	
Resolution:	

Details
Case Number: CCM-2412331
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).: Yes
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: Yes
Please note that anything put in these fields will be viewable by members of the public.

Type of Submission: Complaint

Subject: Monument ridge east development

Notes (Describe the issue for the Commissioner): I'm am writing out of concern for the monument ridge east development being proposed on the corner of I25 and county line rd. As a resident of the area, I have major concerns about wildlife, water and the effect that a high density housing unit will have on property values and crime in the area. If the area should be used for housing it should match the current homes in the area (larger lots, single family). Please do not allow this housing monstrosity ruin our wonderful neighborhood

GIS Attributes

District :1

Jurisdiction :El Paso County

Contact Info

Janelle Baker

Individual
Constituent

Phone: (906) 282-2649

Email: baker1jm@gmail.com

Address: N/A

Updated by:

Anonymous

On:

11/18/2024

Comments

No details available

Images

No documents associated

Activity Logs

11/18/2024 02:28 PM | Provider changed to CCM

System

11/18/2024 02:28 PM | Case created

Anonymous

From: Virginia Beck <moonlady5@msn.com>
Sent: Wednesday, November 20, 2024 2:05 PM
To: PCD Hearings
Subject: Monument Ridge East Development - DISApproval

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Hello El Paso County Planning Team,

We are here as residents of the Misty Acres neighborhood to voice our Disapproval of the Monument Ridge East High-density housing development being planned at County Line Road and Hwy I-25 encompassing lot parcels numbered 712201014, 7102200013, 7102200008, 7102200010, 7102200006, and 7102201001.

*Our reasons for Not supporting this housing project are multiple and range from ecological to Municipale to personal.
They are:*

- 1. An eradication of trees and wildlife habitat.*
- 2. lack of available and affordable water resources.*
- 3. insufficient police and emergency personnel and equipment.*
- 4. too much strain on school buildings and educational resources.*
- 5. changing the "personality" of the area.*
- 6. increased traffic from increased population without better traffic patterns and signaling.*

We do not want the area we call home to change its "feel" and personality; it's the reason we chose to live here; we don't want high density housing here. We want to be in the country and have the natural surroundings of trees and various wildlife. We came into the area when it was already being developed from a more rural space into a residential space, but that development ONLY included single residential housing. I would hope any future development of the afore mentioned land would be restricted to that same limitation; no high-density housing here, only single-family houses on 1/3+ parcel/lot sizes.

Also, since we have lived in Misty Acres (2017-present) we have experienced a change in our water quality and pressure as resources are pushed to the max from more and more development in the Jackson Creek area (among others, in various stages of completion).

There are also concerns about emergency situations such as wildfire evacuation, sufficient police force for the increased population, space within existing schools for the projected incoming students, and whatever accidents or traffic backups that might happen with the increased population.

Again, let it be said that this area is Country living and NOT Suburban living. And the people already here want it to remain that way.

We are not against future development as long as it keeps this area a single-family residential neighborhood with as many trees left intact as possible (similar to the development at Sanctuary Point)

Thank you for hearing our input towards the Monument Ridge East planned development.

Sincerely,

William and Virginia Beck

719-488-4280

19863 Lindenmere Drive

Miranda Benson

From: Ljpbell@comcast.net
Sent: Thursday, November 21, 2024 2:14 PM
To: PLNWEB
Subject: Fwd: 11-21-24 Planning Commission Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

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Sorry...I misstated the names of the 2 schools. Palmer Ridge H. S. and Middle School.

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

From: Lorraine BELL <ljpbell@comcast.net>
To: "plnweb@elpasoco.com" <plnweb@elpasoco.com>
Date: 11/21/2024 2:11 PM MST
Subject: 11-21-24 Planning Commission Hearing

This regards disaster evacuation and the number of vehicles (based on 1 vehicle per person) who would need to leave their homes at the proposed site beneath of County Line Road and Woodmoor. Multiplying the residences (homes and townhomes, etc. 2,500 cars more potentially would be using the redirected Monument Hill Road, multiplying the length of a vehicle times 2,500 could present a 7.5 mile convergence!

The other considerations are the two schools that should be counted as far as vehicles that are in these parking lots: Lewis Palmer High School and Middle School plus buses.

Very troubling.
Lorraine Bell

Miranda Benson

From: Ben Butler <benbutler35@gmail.com>
Sent: Thursday, November 21, 2024 1:33 PM
To: PCD Hearings
Subject: Anti Monument Ridge

Follow Up Flag: Follow up
Flag Status: Flagged

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Monument voted NO on this. The people affected in Monument and our towns representation voted no on this measure. This project is not in alignment with where we chose to live. It will negatively affect traffic, crime, congestion, and it is an eyesore as the entry to El Paso county. Please listen to your constituents and reject this development.

Ben Butler
703.909.5999

A map of Colorado showing major cities and highways. A red pin is located near Colorado Springs, south of Denver. The map includes labels for cities like Boulder, Denver, Aurora, Lakewood, Parker, Castle Rock, Colorado Springs, Fort Carson, Fountain, Cañon City, Florence, Pueblo, Avondale, Fowler, Westcliffe, and Cripple Creek. Highways shown include I-25, I-70, I-76, I-40, I-5, US-285, US-24, and US-50. The Pike-San Isabel National Forest is also labeled. The map data is attributed to ©2024 Google.

Case Number: CCM-2412269
Case Type: Contact My Commissioner
Case Status: Submitted
Address: 20120 MONUMENT HILL ROAD 123, CO, 80132
Unit:
Priority: Normal
Category: Citizen Contact Management
Assignees:
Internal Workflow Status: Submitted
Submitted By: Anonymous
Created Date: 11/14/2024 11:01 AM
Updated Date: 11/14/2024 11:01 AM
Source: Web
Tags:
Resolution:

Details	
Case Number:	CCM-2412269
Case Type:	Contact My Commissioner
<p>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).: Yes</p>	
<p>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.</p>	
Contact All Commissioners:	Yes
<p>Please note that anything put in these fields will be viewable by members of the public.</p>	
<p>BOCC Report Packet</p>	

Page 230 of 244

Type of Submission: Complaint

Subject: Monument Ridge East Project

Notes (Describe the issue for the Commissioner): I would like to express my discontent for this project. To start, it is a major deviation to the current zoning and will be an absolute eyesore for our surrounding homes. I would ask that all the commissioners come to our neighborhood around 2:30-3PM when Palmer Ridge HS is letting out, there are cars parked up and down Misty Acres Blvd blocking the normal flow of traffic. If you approved these 300+ multiplexes, we're talking thousands of potential vehicles on the surrounding streets that are already under-served by the county. As an example, after the 2' of snow last week we have yet to see a county plow clearing our side streets. To add, if you came and watched the traffic for a day, numerous semi's and large trailers are coming up and down Monument Hill Road, if the road is approved as planned, all of that traffic will be filtered into our neighborhood, absolutely unacceptable. I understand that the owners of the property want to build this high density housing so they can make their money back, but at what cost to the surrounding homes? If I had known a project like this would get approved next to our neighborhood, I would have never purchased my home in Misty Acres. A project of this scope will no doubt bring thousands of people and vehicles into our neighborhood and negatively impact our current way of living and the value of our homes. Please listen to the residents of the surrounding communities and do NOT approve this project or the rezone as requested.

GIS Attributes

District :1

Jurisdiction :El Paso County

Contact Info

Jamison Cleaver

Individual
Constituent

Phone: (719) 246-0336

Email: cleaco@gmail.com

Address: N/A

Updated by:

Anonymous

On:

11/14/2024

Comments

No details available

Images

No documents associated

Activity Logs

11/14/2024 11:01 AM | Provider changed to CCM

System

11/14/2024 11:01 AM | Case created

Anonymous

From: Kellie Chandler <amothersreflection@hotmail.com>
Sent: Thursday, November 21, 2024 2:36 PM
To: PCD Hearings
Subject: Palmer Lake neighbor

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I'm here to state my concerns about wildfires and evacuation times out of Palmer Lake.

I brought this up at developer meeting in the summer.
The water situation is a NIGHTMARE.

The lack of public services is another catastrophe in the making.

We do NOT want another California situation.

We want to KEEP our paradise.

Kellie Currie
Palmer Lake resident

From: Michelle Hagopian <mihagopian@aol.com>
Sent: Thursday, November 21, 2024 11:35 AM
To: PCD Hearings
Subject: Opposition to Monument Ridge East Proposed Development

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Please accept this email as our opposition to the development due to the fact that the proposed development is not in line with the El Paso County Master Plan. We live right next to the natural open space and wetlands home to Colorado's wildlife which includes a huge herd of elk, bear, eagles, deer, etc.. This development will interrupt their natural habitat, create noise and night sky pollution to the wildlife and current homeowners. There is also insufficient roads for traffic, especially during school hours and the winter. Our last storm had Old Antlers and Misty Acres down to one lane for days. This development will not support our current "right to peaceful enjoyment" of our wildlife and current neighborhoods and peaceful living. Douglas County has also shared their disagreement with this plan due to the open space. Please protect our beautiful land that enters El Paso County and all its wildlife and current homeowners - we don't need to look like Castle Rock. We can do better to support the current beauty of the area.

Jon and Michelle Hagopian
719-331-2587

From: Leslie Hanks <leslieforlife@gmail.com>
Sent: Thursday, November 21, 2024 11:41 AM
To: PCD Hearings
Subject: Oppose Monument Ridge East rezoning ~ P245

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Dear Planning Commission members,

I oppose the rezoning request for Monument Ridge East multi-family case P245 (RM12), finding it to be completely out of character with the surrounding area.

I also have been at several hearings for this proposal in front of the Monument Planning Commission & Town Board hearings. As I recall, there was much discussion about whether the proposal met the Master Plan.

I find that to still be a compelling argument, for El Paso County to consider.

Please consider how this area is greatly impacted by the crazy winter weather we recently experienced, where Monument Hill becomes one of the most hazardous locations on the I-25 corridor.

The multi family proposal at the Monument hearings, had nothing to address the need for children to have parks, and or services to accommodate families.

I ask you to please oppose the Multi-Family segment of the Monument Ridge East proposal.

Most sincerely,

Leslie Hanks
Monument, CO

Sent from my iPhone

Miranda Benson

From: E Harris <eaharris_stl@hotmail.com>
Sent: Thursday, November 21, 2024 8:00 AM
To: PCD Hearings
Subject: Objection to Monument Ridge East Development

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hi. I am unable to attend the El Paso County Planning Commission meeting this morning, so I am submitting comment via email. Although I live in Palmer Lake, CO, this development has an impact not only on Monument, but also surrounding areas, such as Palmer Lake.

Firstly, I would like to share my strident disapproval of this development.

Secondly, the justifications for this objection are:

Light Pollution:

The inevitable light pollution that will come with such a development has been shown to adversely impact wildlife, birds, migration patterns, and more.

Destruction of Natural Habitat:

In addition to light pollution is the destruction of natural habitat. Adding more homes, which are frequently surrounded by fencing, creates physical barriers to the migration / free movement of wildlife.

Increased Vehicular-Wildlife Accidents and Deaths:

Additional vehicular traffic, both during construction and after, will also increase the incidents of vehicular-wildlife accidents and deaths to wildlife and birds.

Visual Blight Resulting in Degradation of Property Values

In addition, the high density housing development will create visual blight affecting neighbors' property values.

Please feel free to contact me with questions or clarifications. Thank you for your time.

Best Regards,

Beth Harris

eaharris_stl@hotmail.com

Miranda Benson

From: Amanda Kearney-Smith <amanda.kearneysmith@gmail.com>
Sent: Thursday, November 21, 2024 2:46 PM
To: PCD Hearings
Subject: NO to the Monument Ridge East Development

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I just moved to Monument in May after leaving Arvada because of overdevelopment. I am devastated that we are already running into the same issues in Monument. We've saved for the last 10 years to afford a 5-acre property in Canterbury Estates - this is a dream for us. Please don't allow the dollar signs to persuade your decision today. Please consider the well-being and quality of life of the residents first. As your constituents, **our voices do matter** despite comments from the chair that anything other than the 'parameters' the committee has to consider.

Please vote no.

From: Jennifer Makarov <jjenmak@gmail.com>
Sent: Wednesday, November 20, 2024 10:13 PM
To: PCD Hearings
Subject: Re: Monument Ridge East Project

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom this may concern,

I am a home owner here in Central Woodmoor, where my sons go to school locally to Palmer Ridge High school and Lewis Palmer Elementary School. I went to the local town meeting for the proposal of Monument Ridge East where they discussed paying a fee of not offering to build local schools for the extra population to move in. Our schools currently are at capacity. Traffic for the schools and neighborhood are at capacity as well. We need lights and widened roads to support this growth. The amount of construction and traffic is worrisome. We simply do not have the resources to take on more homes and families.

I would like to add that the small town feel is what brought us to this location when purchasing our already established home. we've been heavily burdened by the additional homes on Jackson Creek Parkway again, without supporting the growth with an additional middle school and high school. Our community has grown and we only have 1 public middle school and 2 public high schools with the current Monument city population of 12,641. This number is growing by the day and our kids will feel the burden soon. Please consider making them help with expanding roads and adding support for our children.

Thank you for your time.

Sincerely,
Jennifer Makarov
7209827110

Miranda Benson

From: Jane McNally <goinhkn@gmail.com>
Sent: Thursday, November 21, 2024 12:21 PM
To: PCD Hearings
Subject: Frontage Road

Follow Up Flag: Follow up
Flag Status: Flagged

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The frontage road is used heavily by those going through to Palmer Ridge High School. Having those folks going through Misty Acres actually makes this development even worse for them being they'll now have to deal with whatever traffic that was going thru the frontage road, now going through their neighborhood.

It didn't sound like the county required it but rather that it was a recommendation. I think this road should be left alone.

jane mcnally
Woodmoor Resident - Sherwood Forest area

From: Ryan V. Padgett <ryan.v.padgett167@gmail.com>
Sent: Thursday, November 21, 2024 1:27 PM
To: PCD Hearings
Subject: Monument Ridge East - Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

I live at 1803 Painter Dr, Monument, CO 80132, approximately 400 yards from the proposed development, and am strongly opposed to this. I am certainly not against progress, nor even building in that area, but this proposal is entirely unacceptable to me.

Vertex has made it clear that if this is not removed, it will only be open to other "worse" development options. But when we heard of their plan that appears to create a major traffic issue(roughly 350 new families that even they mention will all likely be commuting morning and night) onto I-25 which would(at roughly 10-20 seconds in rush olhour traffic for every vehicl r left hand turn) would require about 58- 116 minutes just to alleviate that many vehicle coming and going. With that in mind, I've got to imagine that once these higher density houses would be in place, combined with the traffic woes and loss of open space, it would lower the home values in the surrounding area, thereby offsetting/reducing some of the potential property tax gains from the new residents. Add to that the numerous children that play outside in the surrounding neighborhood, and it now creates a major hazard for our children and local wildlife that frequently cross Misty Acres Blvd. With l potential home value loss and loss of neighborhood appeal, I would also imagine there will be a lot of residents who will potentially reconsider living in this neighborhood.

To add insult to injury, they have no plans for any neighborhood enhancement...No parks, no playground, no even small reserved walkable open spaces. To be honest, if another developer were to build something commercial, at least it would provide some kind of service or jobs that could benefit our neighborhood.

I can see no public benefit to the existing residents or area, so see no reason why any variance or re-zoning should be approved that would remove the potential for a development that actually WOULD provide a public benefit, other than making a lucrative sale to an housing developer and single land owner.

Personally, I would love for the area to be preserved as an open-space type park to preserve the heritage and appeal that is Monument.

Thank you as always for the diligent work you put in to protect our neighborhoods.

Sincerely,

Ryan Padgett

Miranda Benson

From: PCD Hearings
Sent: Friday, November 22, 2024 10:02 AM
To: PCD Hearings
Subject: 21 Nov 2024, 0900, Public Hearing on Monument Ridge East

From: pep123@comcast.net <pep123@comcast.net>
Sent: Thursday, November 21, 2024 3:48 PM
To: PCD Hearings <pcdhearings@elpasoco.com>
Subject: 21 Nov 2024, 0900, Public Hearing on Monument Ridge East

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It would be nice to ONCE AGAIN remind your Chair that a zoning change is NOT A PROPERTY RIGHT! You can use your currently zoned property as that zoning allows. Please distinguish between the two!

You don't have to allow a zoning change! There is much room for a discretionary call here!

And by the way, quit asking former EPC Land Use planner (Dossey) questions that should go to the Staff Planners.

Thanks.

Paul Pirog

Miranda Benson

From: Michael Schmidt <bull.f16@gmail.com>
Sent: Thursday, November 21, 2024 10:29 AM
To: PCD Hearings
Cc: Becky Schmidt
Subject: Monument Ridge East Rezoning and Preliminary Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning,

I am writing to voice my opposition to the proposed rezoning as well as the preliminary plan of the Monument Ridge East. These are items P246, P245, and SP241 on the 21 November Planning Commission meeting.

Unfortunately, while I was physically present for the meeting, I had to leave early for a medical appointment. Therefore, I'm writing to express what I would have said in person.

My opposition is based primarily on the fundamental change to the tenor, character, and natural beauty of the area. This is in direct conflict with the county master plan.

As I live very close to the proposed development, my daily life would be directly impacted both while traveling to/from my house, as well as the enjoyment of life at my house.

Having retired from 25 years in the Air Force, we chose to move to the Woodmoor community specifically due to its quiet, natural setting, protected from the noise, traffic, light pollution, and dispersal of wildlife associated with high density developments such as proposed today.

While I'm aware of, and support development of more housing in and around such a growing county, I believe there are far better locations that do not violate the intent of the county master plan, nor do they change the essential character of the surrounding areas.

This particular location is one of the last natural settings, which provide sanctuary for extensive wildlife, as well as a noise and light buffer against I-25. Additionally, the choke point of Monument Hill and County Line Road would not support the additional traffic, most specifically with the winter weather.

My wife, Rebecca, and I urge your disapproval of the above measures.

Thank you,
Michael and Rebecca Schmidt

Miranda Benson

From: Jennifer Wagner <jennifercwagner@gmail.com>
Sent: Thursday, November 21, 2024 12:39 PM
To: PCD Hearings
Subject: Monument Ridge East

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I wrote to the commission weeks ago regarding the traffic report. A 10% impact of feed roads is NOT adequate. Beacon Lite Road isn't even paved. They did not consider peak school times for three major schools within the area. It's obvious that this study was not done on a school day.

Highway 105 and Woodmoor has consistent gridlock in the mornings and afternoons.

NOTHING in Monument meets the description of urban development.

They have not proven that they will add egress channels for wildfire egress. This should absolutely be a requirement for anything more than one single family home.

These people are greedy grabby developers who don't care about keeping Colorado beautiful. They think that Monument is a suburb. It isn't. Monument is a small town, which requires different considerations for traffic flow and land uses.

Please deny both east and west versions of this project. It's a slap in the face to other landowners to even consider this. Remember your responsibility is to county landowners, not developers.

Thank you,

Jennifer Wagner

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A PRELIMINARY PLAN FOR
MONUMENT RIDGE EAST PRELIMINARY PLAN (SP241)

WHEREAS, Vertex Consulting Services did file an application with the El Paso County Planning and Community Development Department for the approval of a Preliminary Plan for the Monument Ridge East Preliminary Plan Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 21, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on December 12, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners.
2. That proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners.
3. That the hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, that all pertinent facts, matters, and issues were submitted and reviewed, and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. That the proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.

6. That the subdivision is in conformance with the subdivision design standards and any approved Sketch Plan.
7. That the subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of El Paso County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
8. That a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code.
9. That a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of the Land Development Code.
10. That all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.W. §30-28-133(6)(c)].
11. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
12. That the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.
13. That legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.
14. That the proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encouraging a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefor, reasonably related to the proposed

subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.

15. That necessary services, including police and fire protection, recreation, utilities, open space, and transportation system are or will be available to serve the proposed subdivision.
16. That the subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.
17. That the proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Land Development Code.
18. That for the above-stated and other reasons, the proposed subdivision is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the Preliminary Plan application for the Monument Ridge East Preliminary Plan Subdivision;

BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Applicable traffic, drainage and bridge fees shall be paid with each Final Plat.
2. Applicable school and park fees shall be paid with each Final Plat.
3. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of 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 species.
4. 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.
5. A Landscape Plan and detailed tract table shall be submitted to the Planning Department for the entirety of the Monument Ridge East Preliminary Plan, concurrent with the Final Plat Submittal.
6. Applicant shall comply with all recommendations by Amy Crandall, Engineering Geologist contained in the Colorado Geological Survey's Review letter, dated 9/18/2024, as provided by the Colorado Geological Survey.

7. Applicant shall comply with all requirements contained in the Water Supply Review and Recommendations, dated November 14, 2024, as provided by the County Attorney's Office.

NOTATIONS

1. Subsequent Final Plat filings may be approved administratively by the Planning and Community Development Director.
2. Approval of the Preliminary Plan will expire after twenty-four (24) months unless a Final Plat has been approved and recorded or a time extension has been granted.
3. Preliminary Plans not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.
4. The El Paso County Road Impact Fee Program Resolution (Resolution Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted.

DONE THIS 12th day of December 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

PARCEL E-1:

LOT 1, HEIGHTS FILING ONE, COUNTY OF EL PASO, STATE: OF COLORADO.

PARCEL E-2:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691 AT PAGE 1415 AND RE-RECORDED NOVEMBER 8, 1991 IN BOOK 5901 AT PAGE 177 AND RE-RECORDED JANUARY 14, 1992 IN BOOK 5924 AT PAGE 316.

PARCEL E-3:

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION;
TH S 89 DEGREES 06 MINUTES 54 SECONDS W A DISTANCE OF 1320.00 FEET;
THENCE S 00 DEGREES 53 MINUTES 12 SECONDS W A DISTANCE OF 300.01 FEET;
THENCE S 89 DEGREES 06 MINUTES 34 SECONDS W A DISTANCE OF 1599.97 FEET;
THENCE S 14 DEGREES 12 MINUTES 38 SECONDS W A DISTANCE OF 887.45 FEET;
FOR THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREBY;
THENCE CONTINUE S 14 DEGREES 12 MINUTES 38 SECONDS W, A DISTANCE OF 102.63 FEET; THENCE S 86 DEGREES 45 MINUTES 14 SECONDS W A DISTANCE OF 350.00 FEET;
THENCE S 00 DEGREES 24 MINUTES 09 SECONDS W A DISTANCE OF 236.98 FEET;
THENCE N 89 DEGREES 57 MINUTES 36 SECONDS W A DISTANCE OF 649.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25;
THENCE N 06 DEGREES 43 MINUTES 00 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 696.96 FEET;
THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E A DISTANCE OF 251.71 FEET;
THENCE S 06 DEGREES 43 MINUTES 00 SECONDS W A DISTANCE OF 337.98 FEET;
THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E A DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING.

PARCEL E-4:

A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PORTION OF PARCEL A AND PARCEL B AS DESCRIBED BY DOCUMENT (RECEPTION NO. 99035205, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A PORTION OF THE WESTERLY LINE OF SAID PARCEL A, Monumented AS SHOWN AND ASSUMED TO BEAR NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1833.20 FEET) (THE FOLLO'MNG SIX (6) COURSES ARE ALONG THE LINES OF SAID PARCEL A AND PARCEL B);

- 1) NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, 1833.20 FEET;
- 2) NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, 370.05 FEET;
- 3) NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, 443.01 FEET;
- 4) NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 395.12 FEET;
- 5) NORTH 07 DEGREES 27 MINUTES 26 SECONDS EAST, 1273.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B;
- 6) SOUTH 89 DEGREES 15 MINUTES 42 SECONDS EAST, 437.24 FEET TO THE NORTHWEST CORNER OF MISTY ACRES SUBDIVISION FILING NO. 1 (RECEPTION NO. 205190028, SAID EL PASO COUNTY RECORDS)

(THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE WESTERLY LINES OF SAID FILING);

- 1) SOUTH 00 DEGREES 48 MINUTES 57 SECONDS WEST, 54.29 FEET;
- 2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEGREES 23 MINUTES 27 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 171.93 FEET;
- 3) SOUTH 15 DEGREES 34 MINUTES 30 SECONDS EAST, 647.10 FEET;
- 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 264.52 FEET;
- 5) SOUTH 13 DEGREES 30 MINUTES 52 SECONDS WEST, 382.56 FEET;
- 6) AN A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 13 MINUTES 34 SECONDS, A RADIUS OF 650.71 FEET, AN ARC LENGTH OF 331.92 FEET TO A POINT OF REVERSE CURVE;
- 7) AN SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 398.96 FEET;
- 8) SOUTH 01 DEGREES 01 MINUTES 38 SECONDS WEST, 172.86 FEET;
- 9) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 326.03 FEET;
- 10) SOUTH 24 DEGREES 12 MINUTES 57 SECONDS EAST, 474.89 FEET;
- 11) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 63 DEGREES 36 MINUTES 53 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 578.76 FEET;
- 12) SOUTH 39 DEGREES 25 MINUTES 56 SECONDS WEST, 87.74 FEET;
- 13) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 26 MINUTES 58 SECONDS. A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 183.08 FEET;
- 14) SOUTH 21 DEGREES 58 MINUTES 58 SECONDS WEST, 91.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARCEL A'S SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF DESCRIBED IN DEED RECORDED NOVEMBER 20, 2020 AT RECEPTION NO. 220189049.

PARCEL E-5

LOT 27, MOSTY ACRES SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

NORTH PARCEL

A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 60 FOOT WIDE COUNTY LINE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF 60 FOOT WIDE DOEWOOD DRIVE AS DEDICATED 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 POINT BEING ALSO THE NORTHEAST CORNER OF THAT RIGHT OF WAY PARCEL FOR COUNTY LINE ROAD GRANTED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214002145, OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S 00° 02' 24" W, ALONG THE EASTERLY LINE THEREOF, 20.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S 00° 02' 24" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DOEWOOD DRIVE, 250.05 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHTS FILING TWO";
THENCE S 89° 06' 54" W, ALONG SAID NORTHERLY LINE, 129.47 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE S 15° 04' 41" W, ALONG THE WESTERLY LINE OF SAID "HEIGHTS FILING TWO", 981.29 FEET TO THE NORTHEAST CORNER OF "HEIGHTS FILING ONE" AS RECORDED IN PLAT BOOK E-5 AT PAGE 167 UNDER RECEPTION NO. 2225904 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S 88° 45' 14" W, ALONG THE NORTHERLY LINE THEREOF, 306.89 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED IN BOOK 5852 AT PAGE 323 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N 14° 12' 38" E, ALONG SAID EASTERLY LINES, 102.54 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N 89° 57' 36" W, ALONG THE NORTHERLY LINE THEREOF, 732.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY OF SAID TRACT;

THENCE (1) N 06° 43' 00" E, 337.98 FEET;

THENCE (2) N 89° 57' 36" W, 251.71 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED IN BOOK 1984 AT PAGE 836 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE;

THENCE (1) N 06° 43' 00" E, 36.92 FEET;

THENCE (2) N 29° 16' 30" E, 675.30 FEET;

THENCE (3) N 89° 05' 00" E, 500.00 FEET;

THENCE (4) N 29° 33' 00" E (BASIS OF BEARING), 180.19 FEET TO INTERSECT THE SOUTH LINE OF AFORESAID 60 FOOT WIDE COUNTY LINE ROAD;

THENCE N 89° 06' 54" E, ALONG SAID SOUTHERLY LINE 258.85 FEET TO THE NORTHWEST CORNER OF THE AFORESAID RIGHT OF WAY PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY LINE ROAD UNDER RECEPTION NO. 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY LINE THEREOF;

THENCE (1) S 00° 53' 11" E, 11.00 FEET;

THENCE (2) S 89° 57' 43" E, 186.01 FEET;

THENCE (3) N 89° 48' 13" E, 87.26 FEET;

THENCE (4) S 89° 02' 16" E, 154.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING 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.

RESOLUTION NO. 24-
BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO
STATE OF COLORADO
DISAPPROVAL OF A PRELIMINARY PLAN
MONUMENT RIDGE EAST (SP241)

WHEREAS, Vertex Consulting Services did file an application with the El Paso County Planning and Community Development Department for approval of a Preliminary Plan for the Monument Ridge East Preliminary Plan Subdivision for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on November 21, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the Preliminary Plan application; and

WHEREAS, a public hearing was held by the El Paso County Board of County Commissioners on December 12, 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, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board 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 hearing before the Planning Commission;
- ☐ 3. The hearing before the Planning Commission was not 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 not received into evidence;
- ☐ 5. 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

- ☐ 6. For the above-stated and other reasons, the proposed Preliminary Plan is not in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.
- ☐ 7. The proposed Subdivision is not in general conformance with the goals, objectives, and policies of the Master Plan;
- ☐ 8. The Subdivision is not consistent with the purposes of the Code;
- ☐ 9. The Subdivision is not in conformance with the subdivision design standards and any approved Sketch Plan;
- ☐ 10. A sufficient water supply has not been acquired in terms of quantity, quality, and dependability for the type of Subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of the Code (this finding may not be deferred to Final Plat if the applicant intends to seek Administrative Final Plat approval);
- ☐ 11. A public sewage disposal system has not been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of the Code;
- ☐ 12. All areas of the proposed Subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have not been identified and the proposed Subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
- ☐ 13. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of the Code and the Engineering Criteria Manual ("ECM") are not provided by the design;
- ☐ 14. The location and design of the public improvements proposed in connection with the Subdivision are not adequate to serve the needs and mitigate the effects of the development;
- ☐ 15. Legal and physical access is not or will not be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Code and the ECM;
- ☐ 16. The proposed Subdivision has not established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the Subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and

pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the Subdivision to provide a transition between the Subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed Subdivision so the proposed Subdivision will not negatively impact the levels of service of County services and facilities;

- ☐ 17. Necessary services, including police and fire protection, recreation, utilities, open space, and transportation systems are not or will not be available to serve the proposed Subdivision;
- ☐ 18. The Subdivision does not provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Code; and
- ☐ 19. The proposed Subdivision does not meets other applicable sections of Chapter 6 and 8 of the Code.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby denies the Preliminary Plan application for the Monument Ridge East Subdivision;

AND BE IT FURTHER RESOLVED that the record and recommendations of the El Paso County Planning Commission be adopted, except as otherwise modified herein.

DONE THIS 12th day of December 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

PARCEL E-1:

LOT 1, HEIGHTS FILING ONE, COUNTY OF EL PASO, STATE: OF COLORADO.

PARCEL E-2:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN DEED RECORDED DECEMBER 5, 1989 IN BOOK 5691 AT PAGE 1415 AND RE-RECORDED NOVEMBER 8, 1991 IN BOOK 5901 AT PAGE 177 AND RE-RECORDED JANUARY 14, 1992 IN BOOK 5924 AT PAGE 316.

PARCEL E-3:

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION;
TH S 89 DEGREES 06 MINUTES 54 SECONDS W A DISTANCE OF 1320.00 FEET;
THENCE S 00 DEGREES 53 MINUTES 12 SECONDS W A DISTANCE OF 300.01 FEET;
THENCE S 89 DEGREES 06 MINUTES 34 SECONDS W A DISTANCE OF 1599.97 FEET;
THENCE S 14 DEGREES 12 MINUTES 38 SECONDS W A DISTANCE OF 887.45 FEET;
FOR THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED HEREBY;
THENCE CONTINUE S 14 DEGREES 12 MINUTES 38 SECONDS W, A DISTANCE OF 102.63 FEET; THENCE S 86 DEGREES 45 MINUTES 14 SECONDS W A DISTANCE OF 350.00 FEET;
THENCE S 00 DEGREES 24 MINUTES 09 SECONDS W A DISTANCE OF 236.98 FEET;
THENCE N 89 DEGREES 57 MINUTES 36 SECONDS W A DISTANCE OF 649.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25;
THENCE N 06 DEGREES 43 MINUTES 00 SECONDS E, ALONG SAID RIGHT OF WAY LINE, 696.96 FEET;
THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E A DISTANCE OF 251.71 FEET;
THENCE S 06 DEGREES 43 MINUTES 00 SECONDS W A DISTANCE OF 337.98 FEET;
THENCE S 89 DEGREES 57 MINUTES 36 SECONDS E A DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING.

PARCEL E-4:

A TRACT OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO BEING A PORTION OF PARCEL A AND PARCEL B AS DESCRIBED BY DOCUMENT (RECEPTION NO. 99035205, EL PASO COUNTY, COLORADO RECORDS), SITUATE IN COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO A PORTION OF THE WESTERLY LINE OF SAID PARCEL A, Monumented AS SHOWN AND ASSUMED TO BEAR NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 1833.20 FEET) (THE FOLLO'WING SIX (6) COURSES ARE ALONG THE LINES OF SAID PARCEL A AND PARCEL B);

- 1) NORTH 01 DEGREES 04 MINUTES 39 SECONDS EAST, 1833.20 FEET;
- 2) NORTH 00 DEGREES 50 MINUTES 54 SECONDS EAST, 370.05 FEET;
- 3) NORTH 00 DEGREES 47 MINUTES 39 SECONDS EAST, 443.01 FEET;
- 4) NORTH 89 DEGREES 06 MINUTES 35 SECONDS WEST, 395.12 FEET;
- 5) NORTH 07 DEGREES 27 MINUTES 26 SECONDS EAST, 1273.57 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B;
- 6) SOUTH 89 DEGREES 15 MINUTES 42 SECONDS EAST, 437.24 FEET TO THE NORTHWEST CORNER OF MISTY ACRES SUBDIVISION FILING NO. 1 (RECEPTION NO. 205190028, SAID EL PASO COUNTY RECORDS)

(THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE WESTERLY LINES OF SAID FILING);

- 1) SOUTH 00 DEGREES 48 MINUTES 57 SECONDS WEST, 54.29 FEET;
- 2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEGREES 23 MINUTES 27 SECONDS, A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 171.93 FEET;
- 3) SOUTH 15 DEGREES 34 MINUTES 30 SECONDS EAST, 647.10 FEET;
- 4) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 264.52 FEET;
- 5) SOUTH 13 DEGREES 30 MINUTES 52 SECONDS WEST, 382.56 FEET;
- 6) AN A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 13 MINUTES 34 SECONDS, A RADIUS OF 650.71 FEET, AN ARC LENGTH OF 331.92 FEET TO A POINT OF REVERSE CURVE;
- 7) AN SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 41 DEGREES 42 MINUTES 48 SECONDS, A RADIUS OF 548.00 FEET, AN ARC LENGTH OF 398.96 FEET;
- 8) SOUTH 01 DEGREES 01 MINUTES 38 SECONDS WEST, 172.86 FEET;
- 9) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 25 DEGREES 14 MINUTES 35 SECONDS, A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 326.03 FEET;
- 10) SOUTH 24 DEGREES 12 MINUTES 57 SECONDS EAST, 474.89 FEET;
- 11) ON A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 63 DEGREES 36 MINUTES 53 SECONDS, A RADIUS OF 521.00 FEET, AN ARC LENGTH OF 578.76 FEET;
- 12) SOUTH 39 DEGREES 25 MINUTES 56 SECONDS WEST, 87.74 FEET;
- 13) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 26 MINUTES 58 SECONDS. A RADIUS OF 601.00 FEET, AN ARC LENGTH OF 183.08 FEET;
- 14) SOUTH 21 DEGREES 58 MINUTES 58 SECONDS WEST, 91.58 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL A;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS WEST ALONG SAID PARCEL A'S SOUTHERLY LINE, 64.39 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PORTION THEREOF DESCRIBED IN DEED RECORDED NOVEMBER 20, 2020 AT RECEPTION NO. 220189049.

PARCEL E-5

LOT 27, MOSTY ACRES SUBDIVISION FILING NO. 1, COUNTY OF EI PASO, STATE OF COLORADO

NORTH PARCEL

A TRACT OF LAND IN THE NORTH ONE-HALF OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 60 FOOT WIDE COUNTY LINE ROAD AND THE WESTERLY RIGHT OF WAY LINE OF 60 FOOT WIDE DOEWOOD DRIVE AS DEDICATED IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EI PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THAT RIGHT OF WAY PARCEL FOR COUNTY LINE ROAD GRANTED IN SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 214002145, OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S 00° 02' 24" W, ALONG THE EASTERLY LINE THEREOF, 20.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S 00° 02' 24" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID DOEWOOD DRIVE, 250.05 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID "HEIGHTS FILING TWO";
THENCE S 89° 06' 54" W, ALONG SAID NORTHERLY LINE, 129.47 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE S 15° 04' 41" W, ALONG THE WESTERLY LINE OF SAID "HEIGHTS FILING TWO", 981.29 FEET TO THE NORTHEAST CORNER OF "HEIGHTS FILING ONE" AS RECORDED IN PLAT BOOK E-5 AT PAGE 167 UNDER RECEPTION NO. 2225904 OF THE RECORDS OF EI PASO COUNTY, COLORADO;

THENCE S 88° 45' 14" W, ALONG THE NORTHERLY LINE THEREOF, 306.89 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN PUBLIC TRUSTEES DEED RECORDED IN BOOK 5852 AT PAGE 323 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N 14° 12' 38" E, ALONG SAID EASTERLY LINES, 102.54 FEET TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 3951 AT PAGE 1433 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N 89° 57' 36" W, ALONG THE NORTHERLY LINE THEREOF, 732.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 6488 AT PAGE 243 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THE FOLLOWING TWO COURSES ARE ALONG THE BOUNDARY OF SAID TRACT;

THENCE (1) N 06° 43' 00" E, 337.98 FEET;

THENCE (2) N 89° 57' 36" W, 251.71 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED IN BOOK 1984 AT PAGE 836 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE;

THENCE (1) N 06° 43' 00" E, 36.92 FEET;

THENCE (2) N 29° 16' 30" E, 675.30 FEET;

THENCE (3) N 89° 05' 00" E, 500.00 FEET;

THENCE (4) N 29° 33' 00" E (BASIS OF BEARING), 180.19 FEET TO INTERSECT THE SOUTH LINE OF AFORESAID 60 FOOT WIDE COUNTY LINE ROAD;

THENCE N 89° 06' 54" E, ALONG SAID SOUTHERLY LINE 258.85 FEET TO THE NORTHWEST CORNER OF THE AFORESAID RIGHT OF WAY PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY LINE ROAD UNDER RECEPTION NO. 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY LINE THEREOF;

THENCE (1) S 00° 53' 11" E, 11.00 FEET;

THENCE (2) S 89° 57' 43" E, 186.01 FEET;

THENCE (3) N 89° 48' 13" E, 87.26 FEET;

THENCE (4) S 89° 02' 16" E, 154.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING 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.