

Marcella Maes

From: Hannah Shea <goofnutball@gmail.com>
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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