

## Marcella Maes

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**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

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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,

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