

Miranda Benson

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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