

September 29, 2020

NEPCO  
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Planning and Community Development  
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**Reference: The Dancing Wolf Estates PUD Amendment**

NEPCO is providing the collective input from its membership that includes more than 9,500 homeowners, 45 HOAs, and over 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members and encouraging the beautification and planned development and maintenance of northern El Paso County.

1. We again appreciate that the developer responded to all of the previous comments from NEPCO's March 31, 2020 review of this application; however, we still have a further comment for consideration by El Paso County.
2. In light of the fact that this property has already been rezoned once and is now subject to another rezoning amendment, we question whether the basis for the latest rezoning is sound and whether it will set a harmful precedent for the future of El Paso County.
  - a. The change in zoning is an important issue for this area and a look at Google earth will confirm the beginnings of increased densities and a suburban-like development pattern and sprawl. But this sprawl should not be increased using the logic of "we convinced you to let us create a PUD zone in this neighborhood by pledging mostly 5-acre lots, but now that we see there were other nearby undeveloped lots that rezoned to higher PUD densities because they convinced El Paso County to rely on our and other local 5-acre lots as reasonable buffers and transitions from more urban densities, we now want to adopt their model of higher density."
  - b. If this rezoning is allowed, what rationale will prevent every PUD zone developer or development from rezoning PUD lots to the highest density in the local area? Much of the current Dancing Wolf Estates logic articulated in their Letter of Intent (it will make the parcels more residential in nature; it will make the lots more consistent with neighboring subdivisions; it will encourage enjoyable and helpful interactions among neighbors; it will allow for the accommodation of

neighborhood-oriented design features, etc.) would also support all other PUD zones. The result may well be a deluge of applications to increase densities and turn Northern El Paso County into suburban Denver! The bottom line: If this rezoning is granted, please do not employ an analysis and precedent that will be a basis for increased densities throughout the County.

3. NEPCO still believes that the highest and best use for this land is residential (with a commercial node at the intersection of SH83 and Hodgen); however, density and its ultimate effects on water, schools, traffic, etc., will continue to be a big concern. Thank you for the opportunity afforded NEPCO to work with the El Paso County to ensure we have planned, responsible growth.

//SIGNED//

Paul E. Pirog  
Vice Chairman  
NEPCO Transportation and Land Use Committee

//SIGNED//

Greg Lynd  
President, NEPCO