EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: **El Paso County Planning Commission**
Brian Risley, Chair

FROM: **John Green, Planner II**
Daniel Torres, PE Engineer II
Craig Dossey, Executive Director

RE: **Project File #: P-20-010**
Project Name: Red Rock Acres Rezone
Parcel Nos.: 71090-00-024

OWNER:	REPRESENTATIVE:
JZS Land Development, LLC 15876 Furrow Road Larkspur, CO 80118	Olive Real Estate Group, Inc. 102 N. Cascade Avenue Suite 250 Colorado Springs, CO 80903

Commissioner District: 3

Planning Commission Hearing Date:	9/2/2021
Board of County Commissioners Hearing Date:	9/14/2021

EXECUTIVE SUMMARY

A request by JZS Land Development, LLC, for approval of a map amendment (rezoning) of 5.37 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural) and 15.51 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The 20.88-acre parcel is located along the east side Red Rock Ranch Drive immediately south of the intersection with Highway 105, which is approximately one (1) mile southeast of the incorporated boundaries of the Town of Palmer Lake, and is within Section 9, Township 11 South, Range 67 West of the 6th P.M. The property is located within the boundaries of the Tri-Lakes Comprehensive Plan (2000).

A. REQUEST/WAIVERS/DEVIATIONS/ AUTHORIZATION

Request: A request by JZS Land Development, LLC, for approval of a map amendment (rezoning) of 5.37 acres from RR-5 (Residential Rural) to RR-0.5 (Residential Rural) and 15.51 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural).

Waiver(s)/Deviation(s): There are no waivers associated with the map amendment (rezone) request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. Planning Commission Summary

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

In approving a map amendment (rezoning), the Planning Commission and the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 5.3.5 (Map Amendment, Rezoning) of the El Paso County Land Development Code (2019):

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions including, but not limited to C.R.S §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

D. LOCATION

North:	Town of Palmer Lake	Single-family residential
South:	RR-0.5 (Residential Rural)	Single-family residential

East:	RR-0.5 (Residential Rural)	Vacant
West:	RR-5 (Residential Rural)	Vacant

E. BACKGROUND

The 20.88-acre parcel was legally created by deed on February 2, 1970, which was prior to adoption of modern subdivision regulations. The parcel was zoned A-5 (Agricultural) when zoning was first initiated for this area of unincorporated El Paso County on January 3, 1955, (BoCC Resolution No. 94669). Due to nomenclature changes to the Land Development Code, the A-5 zoning district was renamed as the RR-5 (Residential Rural) zoning district.

Several map amendments have been approved in the vicinity in the past. Properties within the Rockbrook Road subdivision east of the subject property consist of unplatted residential parcels developed with single-family dwellings, which was initially zoned A-2, but was subsequently rezoned to the A-1 (now known as RR-0.5) zoning district in 1981. The Cloven Hoof Estates subdivision is located to the south of the subject property and includes RR-0.5 zoned lots platted in 1959. The parcel immediately west of the subject property is zoned RR-5 (Residential Rural) and is undeveloped. The Forest View Estates subdivision, which is located approximately one-half (1/2) mile west of the subject property, is within the Town of Palmer Lake and was platted in 1990.

Should the map amendment (rezoning) be approved, the applicant proposes to submit a request for approval of a preliminary plan and final plat to subdivide the parcel into individual lots and rights-of-way. The subsequent subdivision will need to demonstrate compliance with the standards of the RR-0.5 and RR-2.5 zoning districts, as applicable to the respective portions of the property, as well as the subdivision standards included in Chapters 7 and 8 of the Land Development Code.

F. ANALYSIS

1. Land Development Code Analysis

The 20.88-acre parcel is currently zoned RR-5 (Residential Rural). The applicant intends to rezone a 5.37-acre portion of the parcel located at the northern edge of the property from RR-5 (Residential Rural) to RR-0.5 (Residential Rural) and a 15.51-acre portion of the property located along the southern boundary of the parcel from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The zoning district boundary is proposed to follow the path of Monument Creek, which traverses the property. Per the applicant's Letter of Intent, the proposed map amendment is intended to facilitate future single-family residential development on the parcel in conjunction with the 33.69-acre parcel located directly east of the subject property. Specifically, the applicant intends to develop both properties

with single-family residences on lots ranging from 0.5 acres to 2.5 acres. The adjacent parcel is currently zoned RR-0.5 (Residential Rural) and is undeveloped.

The subject property is bordered by residential parcels on all sides. The parcels to the south, west, and east are zoned RR-0.5. The properties located north of the subject property are within the incorporated bondaries of the Town of Palmer Lake and are zoned RA (Residential Agricultural), which requires a minimum lot size of 5 acres and is intended for Residential Rural development. The Cloven Hoof Estates subdivision is located to the south of the subject property and includes RR-0.5 zoned lots platted in 1959 having lot sizes ranging from 35,000 square-feet to 2-acres.

The Forest View Estates subdivision located within the Town of Palmer Lake is located approximately one-half (1/2) mile west of the subject property and consists of lots ranging in size from 2.5 to 5 acres, with a density of 0.35 dwelling units per acre. Approximately one-quarter (1/4) mile to the east, at the intersection of Colorado State Highway 105 and Rockbrook Road, are located parcels zoned RR-0.5 (Residential Rural) and developed with single-family dwellings on properties ranging in size from 21,000 square-feet to 1.42 acres. The Rockbrook neighborhood was initially zoned A-2 but was subsequently rezoned to the A-1 (now known as RR-0.5) zoning district in 1981.

The proposed map amendment (rezone) is consistent with the density and character of the surrounding neighborhood. The subject parcel is immediately adjacent to the RR-0.5 zoning district and in proximity to densities similar to the RR-2.5 zoning district. Additionally, the request to rezone the southern portion of the property from RR-5 (Residential Rural) to RR-2.5 (Residential Rural) will provide a transition to the existing Cloven Hoof Estates subdivision.

Should the map amendment (rezoning) be approved, the applicant anticipates submitting a request for approval of a preliminary plan and final plat to subdivide the parcel into individual lots and rights-of-way. The subsequent subdivision will need to demonstrate compliance with the standards of the RR-0.5 and RR-2.5 zoning districts as well as the subdivision standards included in Chapters 7 and 8 of the Land Development Code.

2. Zoning Compliance

The applicant is requesting to rezone 5.37 acres to RR-0.5 (Residential Rural) and 15.51 acres to RR-2.5 (Residential Rural). The RR-0.5 (Residential Rural)

zoning district is intended to accommodate Residential Rural uses where urban services are generally available, while the RR-2.5 (Residential Rural) zoning district is intended to accommodate low-density, rural, single family residential development. The density and dimensional standards for the RR-0.5 (Residential Rural) zoning district are as follows:

- Minimum lot size: 21,780 square-feet
- Minimum width at the front setback line: 100 feet
- Minimum setback requirement: front 25 feet* **, side 10 feet*, rear 25 feet* **
- Maximum lot coverage: none
- Maximum Height: 30 feet

* Agricultural stands shall be setback a minimum of 35 feet from all property lines.

** The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.

The density and dimensional standards for the RR-2.5 (Residential Rural) zoning district are as follows:

- Minimum lot size: 2.5 acres
- Minimum width at the front setback line: 200 feet
- Minimum setback requirement: front 25 feet*, side 15 feet*, rear 25 feet*
- Maximum lot coverage: none
- Maximum Height: 30 feet

* Agricultural stands shall be setback a minimum of 35 feet from all property lines.

Should the map amendment (rezoning) be approved, the applicant anticipates requesting approval of a preliminary plan and final plat to subdivide the parcel into individual lots and rights-of-way. The subsequent subdivision will need to demonstrate compliance with the standards of the RR-0.5 and RR-2.5 zoning districts for the respective portions of the property.

3. **Policy Plan Analysis**

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County Master Plan. Relevant policies are as follows:

> **Policy 6.1.7** – *Encourage in-fill development which complements existing uses, is consistent with Small Area and other adopted plans.*
>
> **Policy 6.1.3** – *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access*
>
> **Policy 6.1.8** – *Encourage incorporation of buffers or transitions between areas of varying use or density where possible.*
>
> **Policy 6.1.11** – *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*
>
> **Policy 6.1.14** – *Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County.*

The proposed map amendment is intended to accommodate future residential single-family development on lots ranging from 0.5 acres in size to 2.5 acres. Per the applicant's Letter of Intent, it is anticipated that the proposed development will be part of a larger residential development that includes the parcel directly east of the subject property, which is currently zoned RR-0.5 (Residential Rural).

As noted within the Land Development Code Analysis section of the report, the subject property is bordered by residential land uses on all sides with similar densities to those proposed by this map amendment (rezone). Specifically, the applicant has stated in their letter of intent that the proposed single-family development will include seven (7) 0.5-acre residential lots located north of Monument Creek, and three (3) 2.5 acre lots located south of Monument Creek. The density proposed by the applicant in their letter of intent would be 0.5 dwelling units per acre.

Per the applicant's letter of intent, the applicant intends to preserve a corridor of open space along Monument Creek that will provide a natural buffer between the Cloven Hoof Estates subdivision and the proposed development. Although lots within the Cloven Hoof Estates subdivision are zoned RR-0.5, many lots exceed the minimum size requirement. Lots within the subdivision that border the subject property are between 1 to 2 acres in size. By rezoning the southern portion of the subject property to the RR-2.5 district, the applicant will create a transition from the larger lots within the Cloven Hoof Estates subdivision and the proposed 0.5 acre lots north of Monument Creek. The requested map amendment (rezoning) is consistent with Policy 6.1.8.

As discussed in subsequent sections of this report, the existing Monument Creek corridor may contain sensitive habitat and ecosystems for wildlife. The applicant proposes to incorporate a natural buffer within the development to reduce the potential impacts on sensitive habitats and ecosystems in the neighborhood with subsequent development applications. The proposed RR-2.5 zoning along the southern border of the property would require than any future lots be a minimum of 2.5 acres in size, preserving open space along Monument Creek. The specific design and layout of the anticipated subdivision has not been submitted or reviewed with the map amendment, therefore, a finding of consistency with the policies pertaining to preservation of open space areas, as well as any potential buffers and/or transitions, cannot be made at this time but may be found with the subsequent subdivision applications if the development is designed to incorporate the anticipated buffers and/or transitions.

4. Small Area Plan Analysis

The subject property is located within the boundaries of the Tri-Lakes Comprehensive Plan (2000) and is more specifically located within the West Monument Creek sub-area. Page 99 of the Plan identifies that development within the sub-area should be consistent with the size and density of the surrounding residential development. Specifically, the Plan states:

> "The area should remain primarily rural residential. Overall residential densities should be similar to adjacent densities. Consider cluster options to retain open space."

Relevant goals and objectives are as follows:

> **Objective 10.1.1** – *Encourage land use techniques such as cluster development and density transfer to preserve larger tracts of open space.*

Objective 7.1.14 – *Encourage carefully planned residential development that is consistent with the adjacent developments in the unincorporated planning area.*

Objective 7.1.16 – *Discourage zoning changes that change zoning density beyond present zoning unless provision that benefit the community are negotiated.*

The applicant's Letter of Intent states that the proposed map amendment is intended to allow future single-family residential development on the subject property. Additionally, the applicant's letter of intent states that development on the subject parcel will coincide with development on the parcel directly east of the subject property, which is already zoned RR-0.5 district.. As discussed in the Land Development Code Analysis section above, the map amendment is consistent with the size, density, and land uses of the surrounding neighborhood. Specifically, the proposed residential density is consistent with the density of the existing Cloven Hoof Estates subdivision and the current RR-0.5 (Residential Rural) density of the parcel located directly east of the subject property. The proposed map amendment (rezoning) is of similar character to the surrounding development, consistent with Objective 7.1.14 and 7.1.16 of the Plan.

The specific design and layout of the proposed subdivision is not submitted or reviewed with the map amendment request, therefore, a finding of those objectives pertaining to clustering and preservation of open space cannot be made at this time.

5. **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 1.2 – *Integrate water and land use planning.*

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.*

The subject parcel is in Region 2 of the El Paso County Water Master Plan. Region 2 has a current central water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 central water supply is projected to be 20,516-acre feet per year and the projected demand is 11,713-acre feet. The 2060 central water supply is projected to be 20,756-acre feet per year, whereas the demand is anticipated to be 13,254-acre feet per year; therefore, there is projected to be a surplus supply of water for central water providers in this region of the County.

A finding of water sufficiency is not required with a map amendment (rezone) but will be required with any future subdivision request. The applicant has stated that the proposed development will be included within the Forest View Acres Water Service District. Regarding the goals stated above, the applicant has engaged in preliminary discussions with the Forest View Acres Water Service District to ensure that the proposed development may be served by the district.

6. **Other Master Plan Elements**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. The El Paso County Community Services Department, Environmental Services Division, was sent a referral and have the following comments:

> "The subject property is transected with wetlands and potential Preble's Mouse habitat areas, requiring additional clearance and review with subsequent development applications. The applicant will be required to prepare a wildlife impact report, wetlands analysis report, and clearance letters from the U.S. Fish and Wildlife Service in addition to the U.S. Army Corps of Engineers regarding potential impact of the development on sensitive ecosystems impacted by the proposal.
> Should the map amendment request (rezone) be approved, the applicant will be required to submit a preliminary plan and final plat if they wish to further subdivide the parcel. Information regarding potential wildlife impacts, clearance letter from U.S. Fish and Wildlife, as well as an analysis of any significant natural habitats will need to be submitted with the preliminary plan."

The Master Plan for Mineral Extraction (1996) identifies potential stream terrace deposits 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.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

Please see the Floodplain section below.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential.

3. Floodplain

The FEMA Flood Insurance Rate Map panel number 08041C0257G, dated December 7, 2018 shows that a 100-year floodplain (Zone AE) flows through the site. This drainageway will be assessed with the required drainage report at the subsequent preliminary plan stage of development.

4. Drainage and Erosion

The property is located within the Palmer Lake (FOMO5400) and Raspberry Mountain (FOMO5600) drainage basins, which are unstudied drainage basins with drainage and bridge fees. Drainage and bridge fees are not assessed with map amendment (rezoning) requests but will be due at the time of final plat recordation. Drainage reports providing hydrologic and hydraulic analysis to identify and mitigate the drainage impacts of the development will also be required at the subdivision stage, as well as a grading and erosion control plan.

5. Transportation

The parcels are located southeast of the intersection of Highway 105 and Red Rock Ranch Drive. Highway 105 is a Colorado Department of Transportation (CDOT) state highway that is categorized as a Non-Rural Highway. Per the submitted traffic study, the primary access to the parcels will be via a proposed local roadway that will connect the existing roadways, Red Rock Ranch Drive and Rockbrook Road.

Per comments provided by CDOT on May 18, 2021, access permits for access to State Highway 105 at the intersections of Red Rock Ranch Drive and Rockbrook Road will be required. The applicant will be required to submit the appropriate access permit applications to CDOT for the proposed development.

Roadway improvements consisting of upgrading Red Rock Ranch Drive to a collector roadway and paving Rockbrook Road have been identified in the submitted traffic study. Additionally, auxiliary turn lane improvements at Highway

105 intersections with Red Rock Ranch Drive and Rockbrook Road have been identified. CDOT has authority over any roadway improvements to Highway 105. Further details regarding the recommended improvements to Highway 105 will be addressed during the CDOT access permit process.

The El Paso County 2016 Major Transportation Corridors Plan Update does not depict roadway improvement projects in the immediate vicinity of the development. The development will be subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

H. SERVICES

1. Water

Central water service is proposed to be provided by Forest View Acres Water Service District.

2. Sanitation

Central wastewater service to the lots within the proposed RR-0.5 (Residential Rural) zoned area will be provided by Palmer Lake Sanitation District. Lots within the area proposed to be zoned RR-2.5 (Residential Rural) will be served by individual onsite wastewater treatment systems. Suitability for site specific wastewater treatment systems will be reviewed with subsequent subdivision applications and at the time of residential site plan review and approval.

3. Emergency Services

The property is within the Tri-Lakes Monument Fire Protection District. The District was sent a referral and has provided the following comments:

> Please consider the anticipated traffic impacts and possible evacuation scenarios for the existing subdivision and additional traffic to the existing roadways during an evacuation.

Specific recommendations for ingress/egress to the site are not applicable to the review of a rezoning application but will be examined with subsequent plat applications should the rezone be approved. The Fire Protection District will be sent a referral for review and comment on all future subdivision applications within this development, at which time all evacuation scenarios proposed by the developer can be considered by the District.

4. **Utilities**
   Natural Gas service will be provided by Black Hills Energy and electrical service will be provided by Intermountain Rural Electric Association (IREA). Both agencies were sent a referral for the project and do not have any outstanding comments.

5. **Metropolitan Districts**
   The subject parcel is not currently located within a metropolitan district. The applicant has indicated that the proposed development will be included in the Forest View Acres Water Service District and the Palmer Lake Sanitation District.

6. **Parks/Trails**
   The 2013 El Paso County Parks Master Plan does not depict any existing or proposed trails or open space near the subject property. Land dedication and fees in lieu of park land dedication are not required for a map amendment (rezoning) application but will be required with the recording of any subsequent final plats associated with the development.

7. **Schools**
   Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application. Land dedication and fees in lieu of school land dedication are not required for a map amendment (rezoning) application but will be required with the recording of any subsequent final plats associated with the development.

I. APPLICABLE RESOLUTIONS

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Disapproval	Page 28

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.5, Map Amendment (Rezoning) of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations.

CONDITIONS

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and 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 threatened species.

2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RR-0.5 (Residential Rural) zoning district and the RR-2.5 (Residential Rural) zoning district with the applicable sections of the Land Development Code and Engineering Criteria Manual.

NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.

2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified thirteen (13) adjoining property owners on August 18, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Rezone Map
Adjacent Property Owner Responses

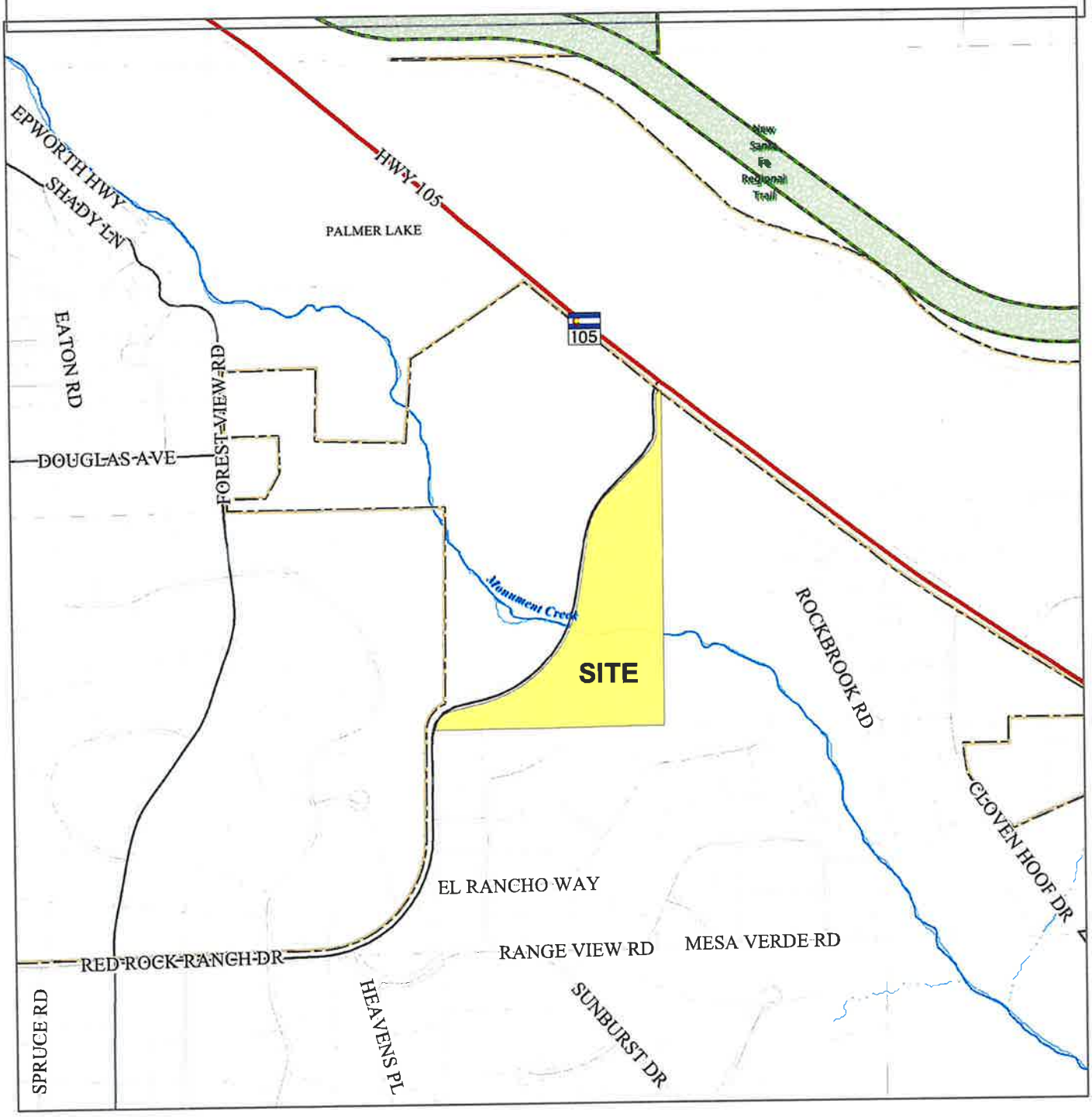
El Paso County Parcel Information

PARCEL	NAME
7109000024	JZS LAND DEVELOPMENT LLC

File Name: P-20-010

Zone Map No. --

Date: August 17, 2021



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

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LETTER OF INTENT
RED ROCK ACRES
December 17, 2020 – Revised April 7, 2021 – Revised May 27, 2021

OWNER:
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Larkspur, CO 80118
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Jim – Email: jim@masterbilt.com
Brendan – Mobile: (719) 459-8116
Brendan – Email: zahl@msn.com

APPLICANT:
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David R. Gorman, P.E.
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Phone: (719) 785-2800
Email: daveg@mvecivil.com

AUTHORIZED REPRESENTATIVE:
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Ingrid Richter
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TRANSPORATION CONSULTANT:
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Jeff Hodsdon
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Colorado Springs, CO 80903
Phone: (719) 633-2868
Email: jeff@lectrans.com

Site Location, Size and Zoning:

The site of the proposed zone change is a 20.88-acre tract of land currently zoned RR-5 (Residential Rural 5 acre lots) located in the West ½ of Section 9, Township 11 South, Range 67 West of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 71090-00-024 and is currently undeveloped.

The site is triangular shaped with the northern tip of the triangle situated south of Highway 105. The hypotenuse side of the triangle follows the curvature of Red Rock Ranch Drive along the western edge of the parcel. To the south, the adjacent side of the triangle borders Cloven Hoof Estates. The opposite, eastern edge of the triangular parcel borders a 33.69-acre vacant property currently zoned RR-0.5 (Residential Rural 0.5 acre lots), which is also owned by JZs Land Development, LLC, creating an overall developable parcel of 54.57-acres ("Red Rock Acres"). The southeastern edge of the Red Rock Acres aligns with Rockbrook Road and three ½ acre, single family homes border the property on the northeast. The overall site is bifurcated by Monument Creek allowing for a combination of densities within Red Rock Acres, with higher densities to the north and lower densities to the south of Monument Creek.

The rezone request for the subject 20.88-acre site is zoned RR-5 (Residential Rural 5-acre lots) is two-fold:

1. To rezone the northern 5.37-acre portion of the site to RR-0.5 (Residential Rural 0.5 acre lots) to align and remain compatible with the adjacent 33.69-acre site zoned RR-0.5 (Residential Rural 0.5 acre lots); and
2. To rezone the southern 15.51-acre portion of the site to RR-2.5 (Residential Rural 2.5 acre lots) to provide a transition buffer with Cloven Hoof Estates on the south end of the property, which is zoned RR-0.5 but has been developed as 1.0 acre lots.

Rezoning the 5.37-acre northwest portion of the property to RR-0.5 acre lots will allow for compatible development with the Owner's property to the east, currently zoned RR-0.5. Additionally, this rezone will create compatibility with the adjacent Cloven Hoof Estates and Merrick subdivisions, also zoned RR-0.5, along the eastern, southeastern and southern borders of the overall property.

Rezoning the remaining 15.51-acre southwest parcel to RR-2.5 will allow for lower-density rural residential lots, creating a natural buffer along Monument Creek to the north and a transition buffer with Cloven Hoof Estates to the south, which is zoned and developed RR-0.5. While the two properties across Red Rock Ranch Drive to the west and across Highway 105 to the north are both ~35± acres zoned RR5, the adjacent Cloven Hoof Estates and Merrick subdivisions are zoned RR-0.5 and comprise over 80 existing single family, developed homes directly adjacent to the south and east of the overall site. In addition, the proposed rezone will allow for cohesive development between two adjacent parcels with the same ownership.

Allowable zoning for the entire 54.57 acres is illustrated in the table below. Due to the topography of the site, this request is for approximately six additional lots than currently allowed on the 20.88-acre, rezone parcel.

Red Rock Acres	West	East	Totals
Acres	**20.88**	**33.69**	**54.57**
Current Zoning	RR-5.0	RR-0.5	
Allowed # of Lots	4	67	72
Proposed Zoning	RR-0.5	N/C	
Proposed # of Lots	10	27	37

Neighborhood Meeting:

A virtual neighborhood meeting was conducted on Tuesday, April 30, 2021. The Applicant sent pre-notification of the meeting via US and electronic mail to all adjacent neighbors and to each individual who submitted a letter of opposition to El Paso County. A total of 42 participants attended the virtual meeting. In addition, the Applicant launched a website prior to the meeting and posted site information as well as answers to Frequently Asked Questions taken directly from letters of opposition received on the initial rezone application. Topics covered at the neighborhood meeting included zoning compatibility with the surrounding area, traffic concerns, water and wastewater service and supply issues, and impacts to Lewis-Palmer school district.

Request and Justification:

This request is for approval of a zone change of a 20.88-acre parcel, with 5.37 acres to be rezoned from RR-5 to RR-0.5 and 15.51 acres to be rezoned from RR-5 to RR-2.5. The proposed single-family residential development will be laid out to comply with RR-0.5 and RR-2.5 zoning with respect to land use, lot size, minimum building setbacks, drainage, access, and utilities. The split zone is being requested to comply with and remain compatible with existing zoning and land uses of the surrounding area, as two of the three sides of the triangle-shaped parcel are adjacent to property zoned RR-0.5. The split zone from north to south is specifically designed to create a natural transition caused by the site's bifurcation of Monument Creek and provide a natural buffer between the existing single-family residential subdivisions to the east and south.

Various factors justify the rezoning of this 20.88-acre portion of Red Rock Acres. As population and employment growth along the Front Range increases, the rate of development in the unincorporated areas of El Paso continues to correlate with the current economic expansion of the Pikes Peak Region; specifically, those areas in northern El Paso County with a closer proximity to Denver. Monument, Colorado has seen exponential growth

over the past five years resulting in increased demand for new residential housing close to transportation corridors but in natural settings with recreational opportunities, beautiful landscapes, and nearby amenities.

Compatibility with El Paso County Policy and Water Plans and Tri-Lakes Comprehensive Plan:
On November 9, 2020, the Owner (JZs Land Development, LLC), the Applicant (M.V.E., Inc.) and Authorized Representatives (ISR Strategies, LLC) participated in a virtual Early Assistance meeting with El Paso County Development. The proposed zone change application is in conformance with the goals, objectives and policies of the El Paso County Policy Plan (1998), the El Paso County Water Master Plan, as well as the Tri-Lakes Comprehensive Plan (2000).

While the El Paso County Policy Plan does not include site-specific land use policies, it does establish broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the El Paso County Policy Plan as they specifically relate to this request:

- ***Policy 6.1.3 – Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***
    - The proposed rezone is contiguous and compatible with the adjacent, developed subdivisions to the east and south in density (RR-0.5 – ½ acre lots), land use (single family dwelling units) and access (utilizing existing urban arterials and collectors), as illustrated on El Paso County Zone Map 712, attached hereto as ***Exhibit 1***.
- ***Policy 6.1.7 – Encourage in-fill development which complements existing uses, is consistent with Small Area and other adopted plans.***
    - The Policy Plan defines 'infill development' as *"Development, including provision for parks and open space, which occurs adjacent to or within previously developed areas, and which relies on the existing infrastructure system with little or no needs for additions or expansions."*
    - The proposed rezone conforms to the previously developed, RR-0.5 subdivisions to the south and east and is compatible with the current zoning of the area, as well as the immediately adjacent parcel.
    - The proposed rezone relies on existing transportation infrastructure with the minimal addition of one interior roadway, cul-de-sacs and a private drive.
    - The proposed project relies upon and financially supports the existing water and sanitation infrastructure systems of Forest View Acres Water District and Palmer Lake Sanitation District, respectively.
    - The proposed rezone contains open space, as well as a planned trail corridor along Monument Creek with adjacent parking to access the planned open space.
- ***Policy 6.1.8 – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.***
    - The proposed rezone area creates a logical density transition between areas of varying densities and uses, with larger rural residential areas to the west and PUD-zoned areas to the north across State Highway 105.
    - The proposed rezone area is bifurcated by Monument Creek creating a natural buffer between the northern, higher density area (RR-0.5) and the lower-density southern area (RR-2.5).
    - The lower-density area is designed to create a transition buffer with the adjacent development to the south.
- ***Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.***

- The proposed rezone is planned to utilize the functionality of existing roadways and is designed to minimize impacts to adjoining properties.
- The proposed rezone includes various densities to create aesthetically pleasing transitions and natural buffers within the context of adjoining uses and densities.

- ***Policy 6.1.13 – Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.***
  - The proposed rezone utilizes a clustering approach with high-density residential on the north side of the property to maximize conservation of the natural creek corridor, promote open space areas and offer recreational opportunities.
  - The proposed rezone is planned to promote efficient land use, minimize roadway infrastructure costs and support existing water and sanitation districts that serve the area.
- ***Policy 6.1.14 – Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County.***
  - The proposed rezone supports the preservation of Monument Creek as open space and conforms with the existing and well-established land uses and character of the surrounding Tri-Lakes area and West Monument Creek Sub-area.
- ***Policy 6.2.15 – Recognize the need for new development and redevelopment to response to changes in demographic, market and technological conditions.***
  - The proposed rezone responds to and supports population growth within northwestern El Paso County and offers desirable, half acre lots for single family dwellings.

The proposed subdivision rezone complies the El Paso County Water Master Plan (2018). The subject property carries non-severed water rights which could be adjudicated through Water Court and developed accordingly. However, the Applicant is currently seeking inclusion into the Forest View Acres Water District (FVAWD) in exchange for (1) the dedication of the property's attached water rights to the district, (2) significantly higher district inclusion fees (and ultimately tap fees) than any other water district in the County, as well as (3) the commitment to extend water infrastructure to the subdivision at no cost to the district. All water infrastructure will be constructed in accordance with the district rules and requirements. Although a finding of water sufficiency is not required at this time, discussions with the district indicate that existing supply is available for use by the subdivision and the district can serve the development at the requested zone density.

Red Rock Ranch is located within Water Master Plan Region 2, comprising the northwest corner of El Paso County to include the Tri-Lakes area. The site is located within a designated 2040 Growth Area as determined in the Water Master Plan. The Water Master Plan contains estimated demand and available supply by region in years 2018, 2040 and 2060 Build-Out. The Region 2 2018/2040/2060 demand is estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The Region 2 2018/2040/2060 supply is estimated to be 13,607 acre-feet per year, 20,516 acre-feet per year, and 20,756 acre-feet per year, respectively, indicating a surplus of supply in Region 2 at each benchmark year. However, a significant portion of the supply is derived from non-renewable Denver Basin groundwater, which may act to diminish the projected surplus.

The following policies contained in the Water Master Plan are supported by the proposed rezone:

- ***Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County.***
  - The proposed water system will include metering of individual homes in the subdivision and the district tracts individual and total usage for the district, enabling the district to monitor the available supply over time.

- ***Policy 6.1.2.1 – Follow best management practices to maximize aquifer recharge, including supporting the use of greenway corridors, the maintenance of drainage ways in their natural state, and the avoidance of large amounts of impervious cover for recharge areas.***
    - Approximately, 16.0 acres of Monument Creek floodplain area through the site will be preserved as a greenway corridor. In addition, the approximately 21.2 acres of land adjacent to and south of Monument Creek is planned to be developed as 2.5-acre minimum lots, further creating a significant open space buffer on the property which will encourage and enable aquifer recharge.
- ***Policy 6.1.2.2 – Encourage and accommodate water conservation practices for existing and new developments.***
    - The future subdivision, in conjunction with the water district, limits landscape irrigation as part of the district's water conservation policies.
- ***Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible.***
    - The proposed rezone is to require minimum 2.5 acre lots along the south side of the property. These lots will utilize onsite wastewater treatment systems providing "Return Flows" to the environment.

Pursuant to the El Paso County Policy Plan Goal 1.1, it is the intention of the County to protect and enhance the unique and individual qualities that exist in El Paso County through identifying and articulating Small-Area Plans for all unincorporated and urbanizing areas within its boundaries. This project is located within the Tri-Lakes area and the proposed rezone compliments, complies and is compatible with several goals of the ***Tri-Lakes Comprehensive Plan*** (2000), which contemplates infill and contiguous expansion of existing developments, while preserving the natural amenities the area offers. The Tri-Lakes Comprehensive Plan details ten overarching principles for development in the area, with detailed objectives and proposed actions for each principle. However, this narrative will specifically examine *Chapter 7 – Growth and Land Use*, noting the following guiding principles and compatibility components of the proposed rezone and development:

- ***Principle 7.1 – Preserve the natural qualities of the Tri-Lakes Area and the individual character of each Sub-Area.***

The Tri-Lakes Sub-Area is comprised of various types of land uses and the subject property is situated in the West Monument Creek Sub-Area #3 of the Tri-Lakes area, attached hereto as ***Exhibit 2***. This map illustrates the sub-area's compatibility with the subject 20.88-acre rezone parcel and with the adjacent, RR-0.5-zoned, 33.69-acre parcel, as well as compatibility with the immediate adjacent and long-established Cloven Hoof Estates development to the east and south, also zoned RR-0.5. The proposed rezone complies with, preserves, and continues to promote the natural character of the West Monument Creek Sub-Area. In addition, the proposed rezone seeks to create 14.93 acres of open space to preserve the natural qualities and amenities of Monument Creek, to include a trail corridor along Monument Creek with parking to access open space.

- ***Principle 7.2 – Maintain a diversity of lifestyles, densities and employment options.***

The Tri-Lakes Comprehensive Plan presents the following density definitions:

- **Rural-Residential Development** – Residential lots or parcels ranging from 2.5 to 10.0 acres, typically provided with less-than-urban level of services (individual wells and septic systems, etc.)
- **Urban Residential Development** – Residential densities of more than one dwelling unit per 2.5 acres with services of an urban nature (i.e. central water and sewer, fire hydrants, paved roads with curb and gutter, etc.)
- **Semi-Urban Development** – Residential lots of 20,000 square feet or larger with residential characteristics in common with rural-residential development (drainage swales instead of curb and gutter, etc.)

The proposed rezone of property north of Monument Creek to RR-0.5 is best categorized as **urban residential** and the proposed rezone of the property to the south of Monument Creek to RR-2.5 is best categorized as **rural residential**. The proposed rezone promotes higher densities along State Highway 105 and minimizes drive-through traffic in neighboring area. Red Rock Acres offers a rural neighborhood lifestyle for families who frequently travel to Monument, Interstate 25 and beyond.

- ***Principle 7.3 – Support development standards that contribute to quality of life including schools, infrastructure and services.***

The proposed rezone will support development standards that contribute to the Tri-Lakes area quality of life, and specifically those services which have been established by region's water and sanitation districts. The proposed project will promote and financially support expansion of both Forest View Acres Water District and Palmer Lake Sanitation District. The Red Rock Acres development will support growth and expansion of the Forest View Acres Water District (FVAWD) in the following ways:

- All water rights associated with the property will be dedicated to FVAWD, ensuring significant and enduring rights in the Dawson and Arapahoe aquifers for future, surrounding development(s).
- Expands the FVAWD's service area boundary as illustrated on ***Exhibit 3***.
- Dedicates a 0.54-acre tract to FVAWD that currently houses a FVAWD well and pump house.
- Ensures financial sustainability of FVAWD through a $3,000 per acre Inclusion Fee (~$150,000) and 30+ residential tap fees at a cost of $30,000 per tap (~$900,000).
- Expands the District's current infrastructure to include a new, looped water system.

In addition, the proposed rezone will increase mill levy revenue to Lewis-Palmer School District No. 38, the Pikes Peak Library District, Tri-Lakes Monument Fire Protection District.

Existing and proposed facilities, structures, and roads:

The site will be served with water by Forest View Acres Water District and the developer will install a looped water system to serve the subdivision. Sanitary sewer treatment will be provided by Palmer Lake Sanitation District for the northern RR-0.5 acre lots and by septic/OWTS for the southern 2.5 acre lots. Electric service will be provided by Intermountain Rural Electric Association and natural gas service will be provided by Black Hills Energy. The site is located within the boundaries of Tri-Lakes Monument Fire Protection District.

When developed, the proposed 20.88-acre rezone will include approximately seven (7) half acre lots, and approximately three (3) 2.5 acre lots, for a total of ten (10) lots. Due to the presence of Monument Creek on the site, the actual density of the rezone property will be approximately one dwelling unit per two acres. Once the proposed 20.88-acre rezone parcel is combined with the adjacent 33.69-acre undeveloped parcel, the overall 55.69-acre Red Rock Acres development will include approximately:

- Thirty-one (31) single-family residential 0.5 acre lots; five (5) single family residential 2.5 acre lots; and one (1) 1.2-acre lot for a density of 1.47 dwelling units per acre;
- 15± acres of open space/flood plain to include a riparian zone area and trail corridor;
- A 0.69-acre tract for a neighborhood open space area with a parking area to access the trail corridor, and storm detention and water quality treatment;
- A 0.16-acre tract for overflow parking;
- A 0.54-acre tract to be dedicated to Forest View Acres Water District;
- Dedication of 1.06 acres to expand the Right of Way for Red Rock Ranch Drive to comply with El Paso County Engineering Criteria Manual roadway width requirements; and
- Dedication of 3.51 acres for construction of a connector road between Red Rock Ranch Drive and Rockbrook Road and two cul-de-sacs to serve the property along with a cul-de-sac extension of Vista View Drive.

Existing transportation corridors affecting the rezone parcel include State Highway 105, a two-lane, non-rural principal highway to the north; Red Rock Ranch Drive, a two-lane, rural major collector that extends south from SH 105; and Rockbrook Road, a two-lane, rural gravel local road that extends 1,400 feet south of SH 105. A future east-to-west rural local roadway will bifurcate the property, connecting Red Rock Ranch Drive to the west, with Rockbrook Road to the east. Recommendations from the Traffic Impact Study prepared by LSC Transportation Consultants, include paving Rockbrook Road from State Highway 105 to the new east-west rural local roadway; a classification upgrade to Red Rock Ranch Drive to meet Rural Major Collector standards; the addition of a westbound left-turn deceleration lane at the intersection of SH 105 and Rockbrook Road; the addition of northbound to eastbound right-turn acceleration lane at State Highway 105 and Red Rock Ranch Drive and the addition of a westbound left-turn deceleration lane at State Highway 105 and Red Rock Ranch Drive.

Conclusion

Applicant requests a staff recommendation for rezone of 5.37 acres to RR-0.5 and 15.11 acres to RR-2.5 for the proposed Red Rock Acres development.

Attachments:

- Exhibit 1 – El Paso County Zone Map 712
- Exhibit 2 – West Monument Creek Subarea #3 Map
- Exhibit 3 – Forest View Acres Water District service area expansion Map

Rezone Request Details – (The data shown below pertains to either the rezone area only or the total development as indicated.)

The purpose and need for the change in zone classification	The proposed request is to rezone the parcel from RR-5 to RR-0.5 to cohesively develop the parcel in conjunction with the adjacent property zoned RR-0.5 under the same ownership and to offer compatibility in zone with the established and developed subdivisions adjacent to the overall property.
The total number of acres in the request - rezone area only	20.88 acres
The total number of residential units and densities for each dwelling unit type – rezone area only	Approximately 7 single family dwelling units – 0.5 acre lots (north 5.37 acres) Approximately 3 single family dwelling units – 2.5 acre lots (south 15.51 acres) *The proposed rezone area has been designed in conjunction with the adjacent property; therefore, densities are estimated.*
The total number of residential units and densities for each dwelling unit type – total development	31 single family dwelling units – 0.5 acre lots 5 single family dwelling units – 2.5 acre lots 1 single family dwelling unit – 1.2-acre lot *No mobile homes, industrial or commercial uses are being proposed.*
Typical lot sizes: length and width – total development	The majority of lots are irregularly shaped, but estimated typical length and width are 125' wide by 160' deep.
Type of proposed recreational facilities – total development	Approximately 14.93 acres of open space/flood plain with parking and access from adjacent drainage tract.
Drainage Detention and Water Quality Treatment Tract for 0.5 acre lots – total development	Approximately 0.12-acre tract and 0.69 acre tract with parking and access to adjacent open space tract.
If phased construction is proposed, how will it be phased – total development	Proposed development of the southern portion of the site (Phase 1) would commence in late 2021, with development of northern area (Phase 2) commencing in early 2022.
How water and sewer will be provided – total development	Water – Forest View Acres Water District; developer to build a looped water system. Sewer – Palmer Lake Sanitation District for RR-0.5 acre lots and septic/OWTS for RR-2.5 acre lots.

Proposed uses, relationship between uses and densities	Single family residential use with varying densities of RR-0.5 on the north 5.37 acres and RR-2.5 on the south 15.51 acres.
Areas of required landscaping	Common Landscaping is not required in these zones. Individual lot owners will provide their own private landscaping.
Proposed access locations – total development	One proposed connector road to be constructed between Red Rock Ranch Drive and Rockbrook Road and two cul-de-sac roads to serve 0.5 acre lots. One cul-de-sac to serve two 2.5 acre lots on the southeast and one private drive to serve three 2.5 acre lots on the southwest.
Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.	14.93 acres are to be set aside as open space. Additional open space is to be provided with two drainage tracts in conjunction with the stormwater detention and water quality treatment facilities.

EXHIBIT 1

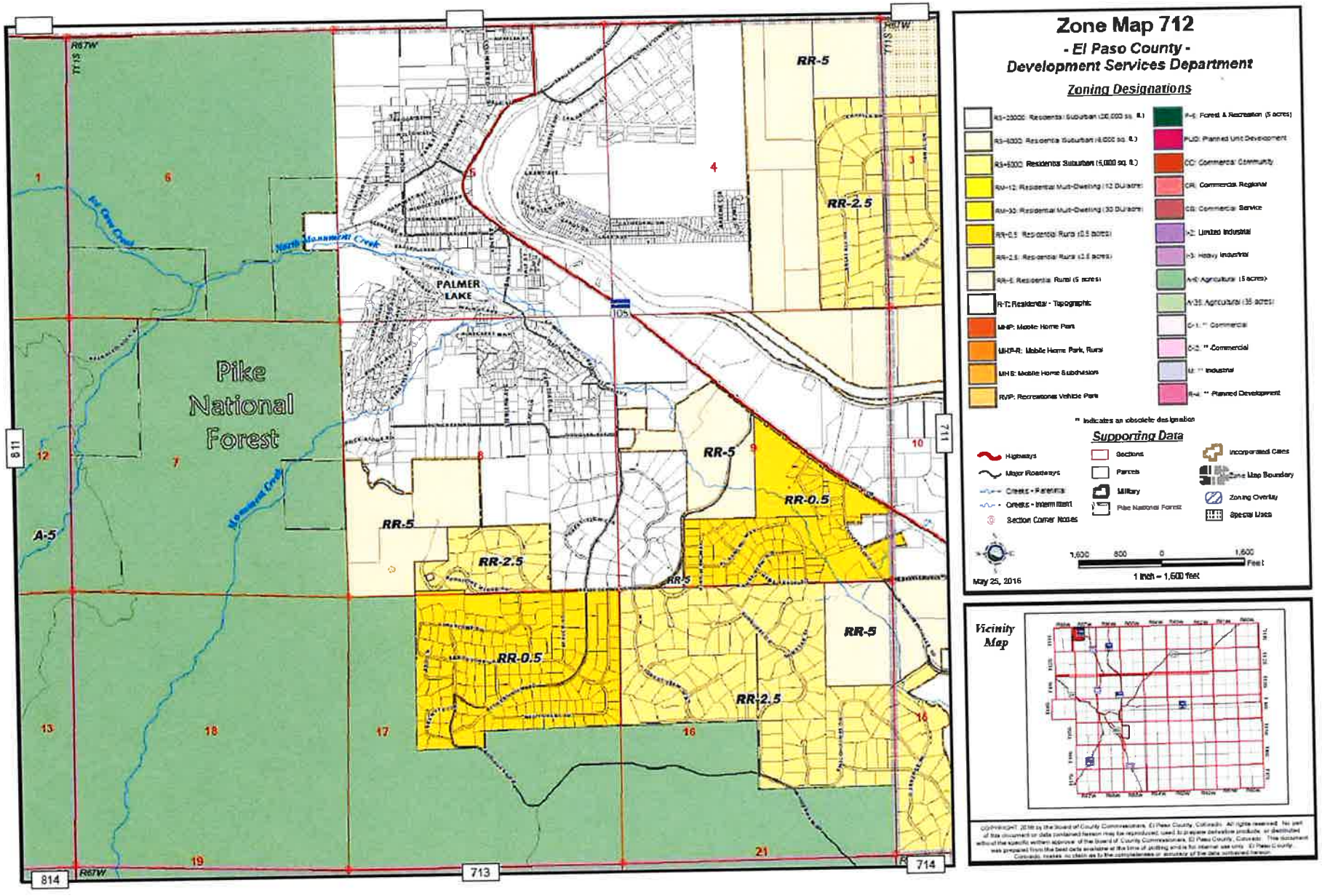
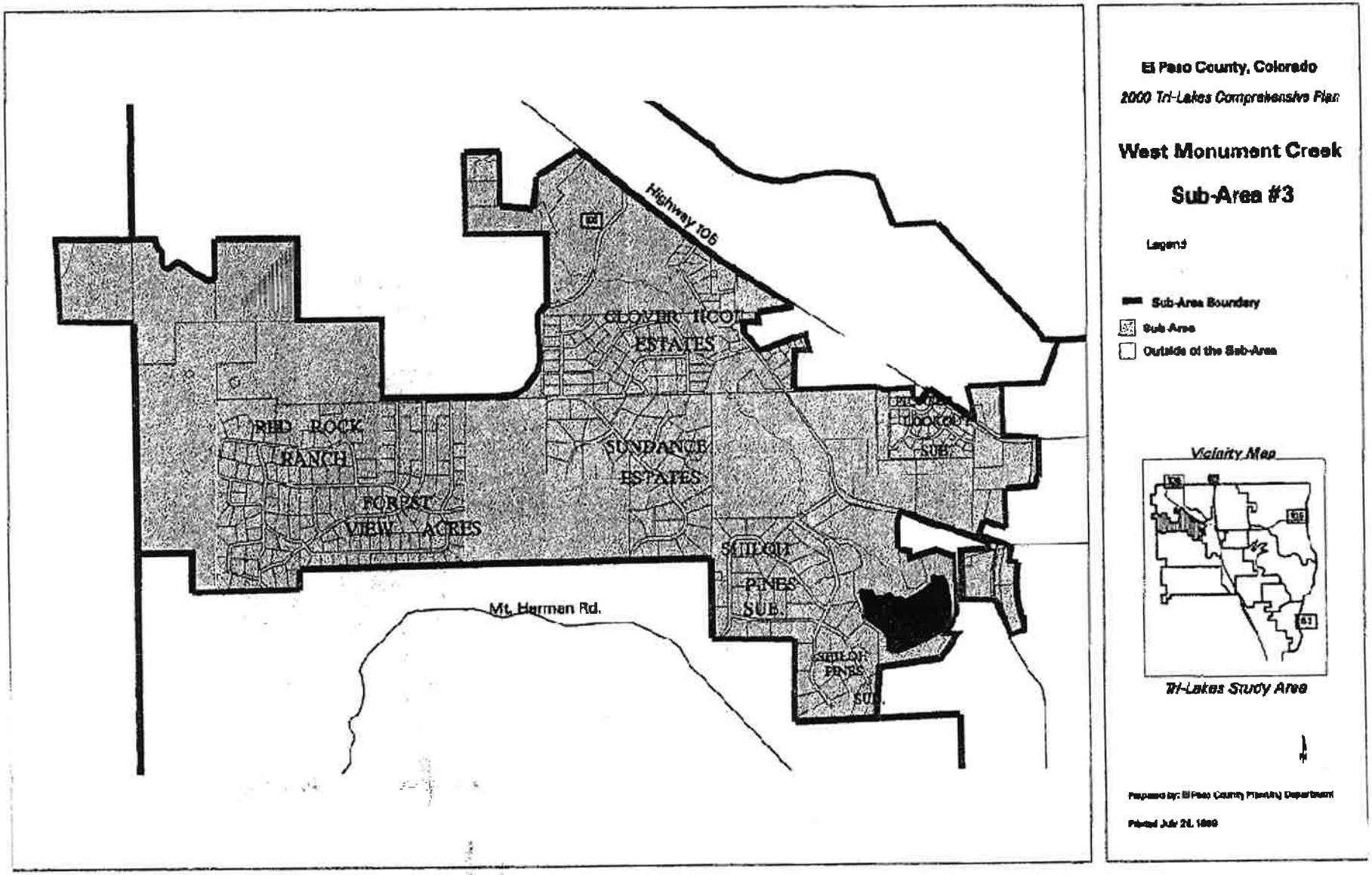
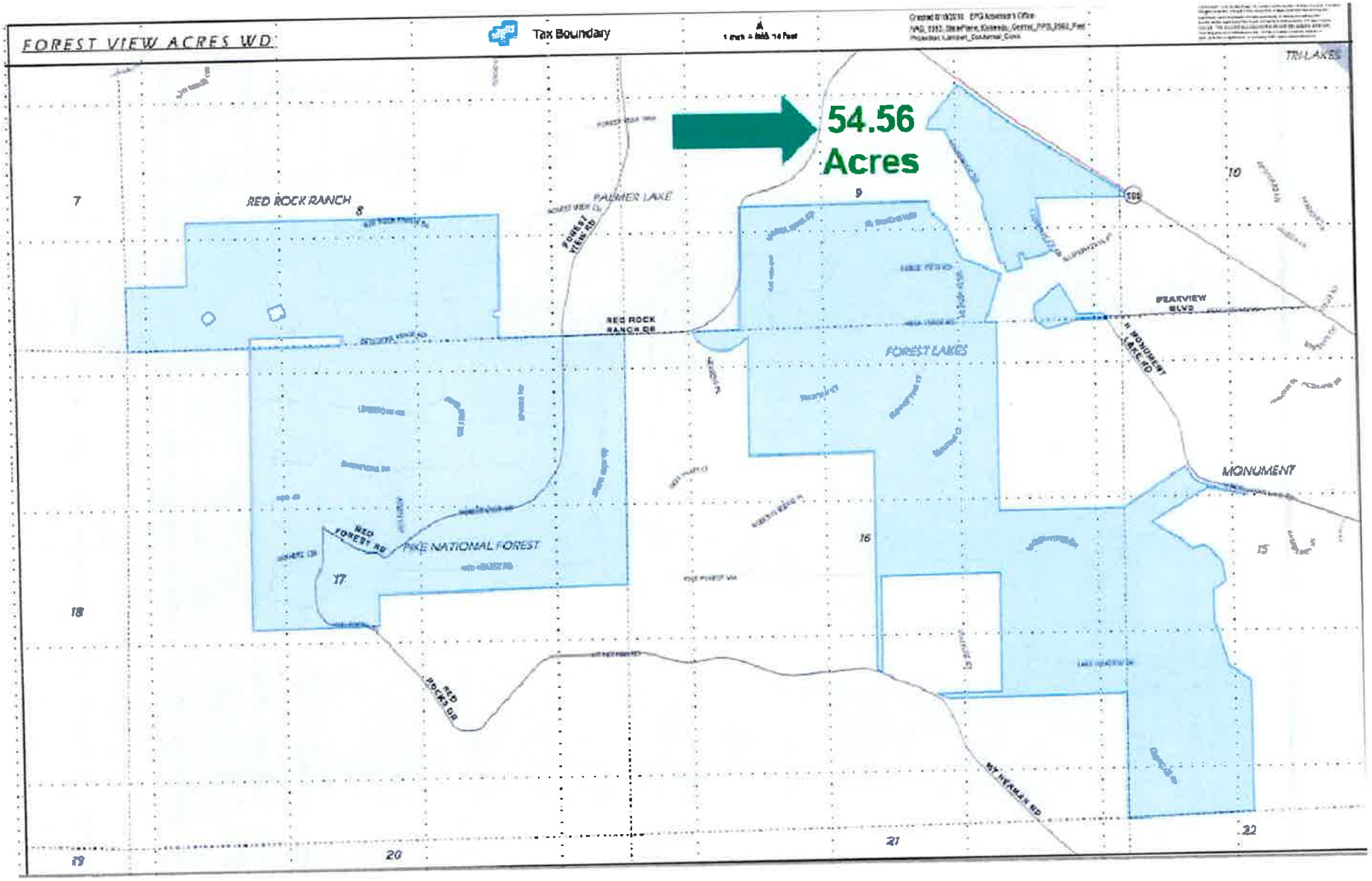

Zone Map 712
- El Paso County -
Development Services Department
Zoning Designations
Supporting Data
Pike National Forest
PALMER LAKE
RR-5
RR-2.5
RR-0.5
A-5
May 25, 2016
1 inch = 1,600 feet
Vicinity Map

EXHIBIT 2



El Paso County, Colorado
2000 Tri-Lakes Comprehensive Plan
West Monument Creek
Sub-Area #3
Legend
Sub-Area Boundary
Sub-Area
Outside of the Sub-Area
Vicinity Map
Tri-Lakes Study Area
Highway 105
Mt. Herman Rd.
RED ROCK RANCH
FOREST VIEW ACRES
CLOVER HOOK ESTATES
SUNDANCE ESTATES
SHILOH PINES SUB.
SHILOH PINES SUB.

EXHIBIT 3


FOREST VIEW ACRES WD
Tax Boundary
54.56
Acres
RED ROCK RANCH
PALMER LAKE
FOREST VIEW RD
RED ROCK RANCH CIR
FOREST LAKES
PEAKVIEW BLVD
MONUMENT
PIKE NATIONAL FOREST
RED FOREST RD
RED ROCKS CIR
MT HYMAN RD
TRI LAKES
7
8
9
10
15
16
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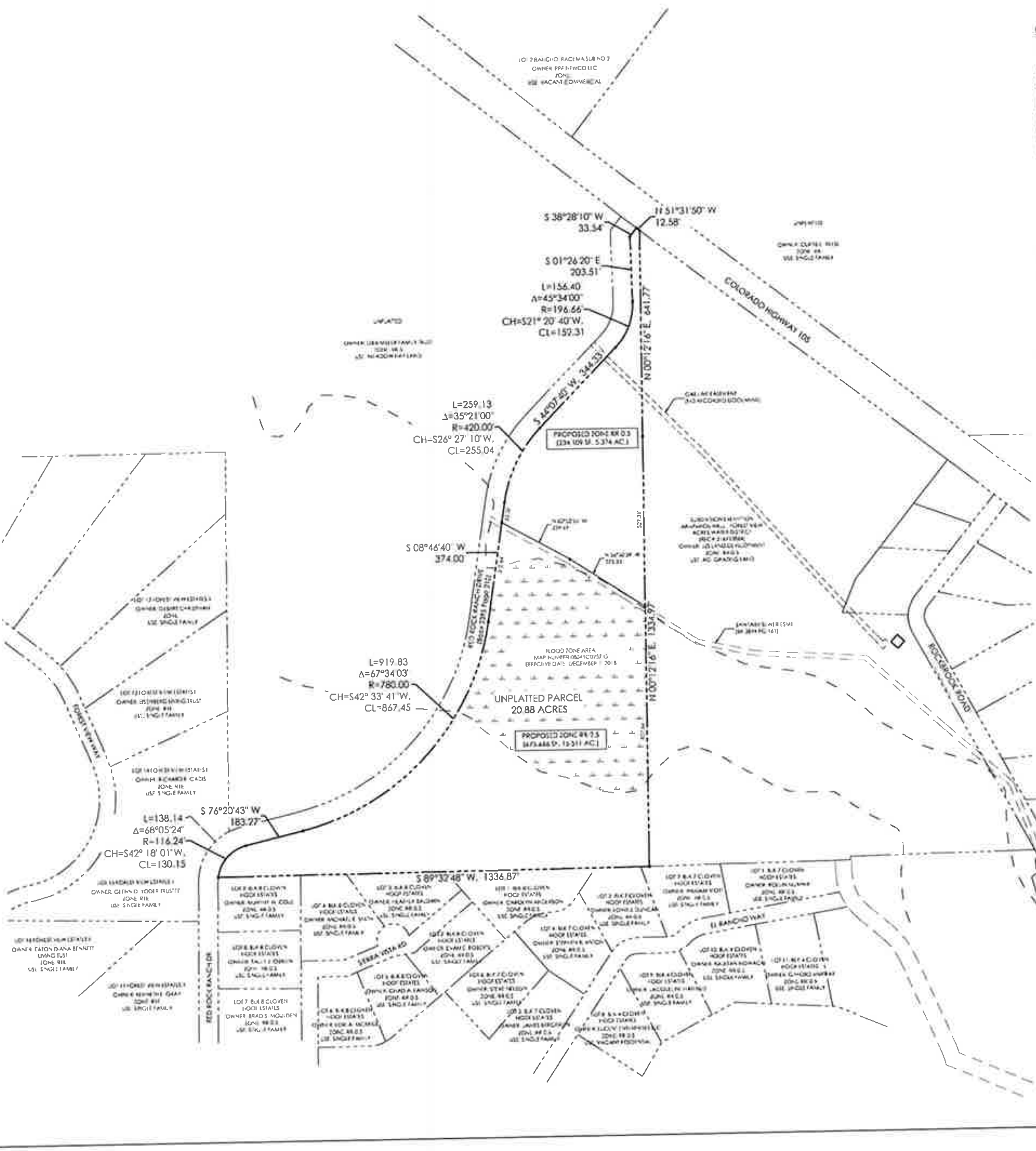
18
19
20
21
22



LEGAL DESCRIPTION (BOUNDARY):

A PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING [illegible]

[illegible]

THENCE NORTHEASTERLY, 919.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 67°34'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°33'41"E, 867.45 FEET;

THENCE N08°46'40"E, 374.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 259.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 35°21'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°27'10"E, 255.04 FEET;

THENCE N44°07'40"E, 344.33 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY, 156.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 196.66 FEET, A CENTRAL ANGLE OF 45°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N21°20'40"E, 152.31 FEET;

THENCE N01°26'40"E, 203.51 FEET;

THENCE N38°28'10"E, 33.54 FEET TO A POINT ON A SOUTHWESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 105;

THENCE S51°31'50"E, 12.58 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT AND THE POINT OF BEGINNING.

CONTAINING [illegible] ACRES MORE OR LESS.

LEGAL DESCRIPTION (ZONE RR 0.5):

A PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING [illegible]

[illegible]

THENCE N08°46'40"E, 62.38 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 259.13 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 35°21'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N26°27'10"E, 255.04 FEET;

THENCE N44°07'40"E, 344.33 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHERLY, 156.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 196.66 FEET, A CENTRAL ANGLE OF 45°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N21°20'40"E, 152.31 FEET;

THENCE N01°26'40"E, 203.51 FEET;

THENCE N38°28'10"E, 33.54 FEET TO A POINT ON A SOUTHWESTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 105;

THENCE S51°31'50"E, 12.58 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 9 AND THE WEST LINE OF SAID SUBDIVISION EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT AND THE POINT OF BEGINNING.

CONTAINING 5.374 ACRES MORE OR LESS.

LEGAL DESCRIPTION (ZONE RR-2.5):

A PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING [illegible]

(THE FOLLOWING FOUR BEARINGS AND DISTANCES ARE ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID RED ROCK RANCH ROAD)

THENCE NORTHWESTERLY, 138.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 116.24 FEET, A CENTRAL ANGLE OF 68°05'24" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°18'01"E, 130.15 FEET;

THENCE N76°20'43"E, 183.27 FEET TO A POINT OF CURVE TO THE LEFT;

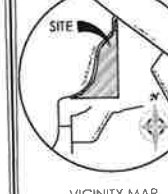
THENCE NORTHEASTERLY, 919.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 67°34'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N42°33'41"E, 867.45 FEET;

[illegible]

THENCE S56°50'39"E, 775.33 FEET TO A POINT ON THE EAST LINE OF THE [illegible] EXEMPTION ARAPAHOE WELL - FOREST VIEW ACRES WATER DISTRICT;

THENCE S00°12'16"W, 607.66 FEET ALONG THE [illegible] TO THE POINT OF BEGINNING.

CONTAINING [illegible] ACRES MORE OR LESS.



VICINITY MAP

NOT TO SCALE

SCALE: 1"=150' 1:1800

SITE DATA:

OWNER/APPLICANT
RED ROCK RANCH INC.
8663 PLEASANTS VALLEY ROAD
WINTERS CA. 95694-9684

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING
CURRENT: RR-5
PROPOSED ZONING: RR 0.5 & RR 2.5

SETBACKS
FRONT SETBACK = 25'
REAR SETBACK = 25'
SIDE SETBACKS = 15 (2.5 AC LOTS) 10 (0.5 AC LOTS)

TAX SCHEDULE NO.
7109000024

MVE, INC.
ENGINEERS SURVEYORS
1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 (719) 635-5736

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

RED ROCK ACRES

REZONE MAP

MVE PROJECT 61125
MVE DRAWING REZONE PS

DECEMBER 14, 2020
SHEET 1 OF 1

Jeff and Allison Cundith
18180 Sunburst Drive
Monument, CO 80132

Planning & Community Development Department
Board of County Commissioners
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Red Rock Acres Re Zone
File number P2010

Dear Mr. John Green, Mr. Craig Dossey, and Ms. Nina Ruiz:

This letter is in reference to the Red Rocks Acres Rezoning petition. We are strongly opposed to adding such high-density housing to this area. The town of Monument is already adding many new acres of high-density housing and such a project is neither warranted nor wanted in this area. The roads are designed for rural development and thus there are no sidewalks nor bike lanes. Changing the zoning and adding such a significant number of homes will not allow for pedestrians or bikers on the streets. Even if the applicant pays for new roads in the development, it will significantly negatively impact the existing homes and environment. There is no need for this type of housing here when it is readily available just a few miles away.

As the El Paso County Environmental Division review indicates, this area contains wetlands and habitat for wildlife and migratory birds. Monument Creek is adjacent to the property and would also be negatively affected by the rezoning. This area is designated as rural for a reason; it is rural and should remain as such.

The El Paso County Commissioners can reasonably anticipate the increased traffic will lead to accidents and it is a known liability to avoid. Furthermore, should there be an emergency and need to evacuate, which is not unforeseeable in light of recent fires, the increased traffic could cause serious harm.

As leaders you have the ability to prevent future harm caused by irresponsible expansion of this area. Your direction, foresight, and acumen in guiding the District will be well regarded when you deny the petition to rezone.

Sincerely,

Allison Cundith

Allison Cundith
acundith@gmail.com

From: Nina Ruiz <NinaRuiz@elpasoco.com>
Sent: Saturday, January 30, 2021 4:03 PM
To: Andrea Rusco <jabmlrusco@gmail.com>
Cc: John Green <JohnGreen@elpasoco.com>
Subject: RE: Proposed rezoning of land at Red Rocks Ranch and Highway 105

Thank you!

The assigned planner, John Green, will have your letter uploaded to the official file and will also provide you with an update on where the application is in the process, what to expect moving forward, and the applicable review criteria.

Have a wonderful weekend!

From: Andrea Rusco <jabmlrusco@gmail.com>
Sent: Saturday, January 30, 2021 3:43 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Proposed rezoning of land at Red Rocks Ranch and Highway 105

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

To the Planning and Community Development Department:

This letter is in opposition to the rezoning of parcels of land adjacent to Highway 105 and Red Rocks Ranch Dr. in the Tri-Lakes area. We are requesting that the rezoning application from 5 acre lots to 1/2 acre lots be denied. There are many reasons I believe this would be a mistake to allow.

First of which is safety, I believe additional congestion to an already busy area, with increased traffic due to the on-going construction on I-25, and the increased population growth in the Monument and Palmer Lake communities present a serious safety issue. Living in the Red Rock Ranch neighborhood we have only the one reasonable access point to Highway 105. During winter weather, we consistently have vehicles that go off the road near that intersection. Red Rocks Ranch Dr. has curves and is fairly steep downhill coming into that section of road. Regardless of how slowly and cautiously one drives on ice and snow there, the angle of slope makes sliding off the road and accidents common. In the event of an emergency or evacuation due to fire or other threats and disasters, the lack of accommodating infrastructure at that intersection would create a bottleneck of residents that would be trapped trying to flee to safety. Introducing additional structures and traffic to that intersection would create a serious safety hazard.

Second, The environmental impacts of rezoning those parcels of land eliminate vital prairie land for the beautiful wild life that makes our area so desirable. Additional structures and hard surfaces create barriers to the natural water flow and filtration that replenishes our already struggling aquifer system. The neighborhoods that currently exist in this area were specifically zoned as larger lots due to the strain on the aquifer. The overflow retention pond on the north side of that intersection is regularly dry now. It was rarely, if ever dry prior to the additional homes that have recently been added to the surrounding neighborhoods. That pond is a watering hole for a multitude of wildlife, including some on the endangered species list. The addition of somewhere around the 30 proposed homesites would be devastating to the ability of the aquifer to adequately replenish itself. In a period of extreme drought that we will inevitably face again, the additional demand put on the water system by this development would be disastrous.

Third, as stated above the increased population growth in the Monument and Palmer Lake communities not only present traffic and environmental problems, it also creates population density impacts on services such as the school system, and police and fire departments that are already burdened with rising populations and inadequate revenue to handle the additional costs and needs of the growing community.

Last, we are a Military family, we have lived in a multitude of communities around the country. We have seen the wonderful long term effects of intelligent zoning and planning and the negative results of poor and inadequate zoning and planning. The parts of the country that are most desirable to live in are those that put thought and care into their zoning and don't deviate from their plans. The original planned zoning of 5 acre parcels for that section of

land was the correct idea, for not only the immediate neighborhoods surrounding that section of land, but for the greater Tri-Lakes community as a whole. Allowing this rezoning will hurt the property values of everyone in the area. It would create a detrimental effect both to the community and the environment. We moved to this area because we love the wild natural beauty and less crowded, peaceful atmosphere that the Red Rock Ranch and surrounding neighborhoods provide. We also bought in this area because we knew these lots were larger and we would not have to deal with population density areas…which now there is a move to change. Please don't irreparably damage our area by allowing intelligent and beneficial planning to be altered by destructive and thoughtless rezoning to make a quick buck.

Thank you for your time and consideration.

Andrea Rusco
Red Rock Ranch Reserve

-----Original Message-----
From: drewwacker@aol.com <drewwacker@aol.com>
Sent: Wednesday, January 27, 2021 11:11 AM
To: Green@ElPasoCo.com; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Stan VanderWerf <StanVanderWerf@elpasoco.com>
Subject: Red Rock Ranch Rezoning

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El Paso Planners,

I would like to speak against the rezoning request by JZ Land Development at the hw 105/Red Rock Ranch Dr junction. The entire Red Rock Ranch subdivision is large lots, 1 acre and higher. By rezoning a section to smaller lots we would loose the more open, rural feel which is the reason we bought into this area. Obviously, it was originally zoned in this manner to keep the less dense feel to the area and to sell the lots to those of us desiring to live and invest in an area with larger lots. In my opinion, it represents a breach of faith by the county to rezone this area to smaller lots. There are other issues as well, most notably traffic & school and water capacity that should be considered.

Thank you,

Andrew Wacker
18165 Forest View Rd
Monument, CO 80132
719-210-2364

To whom it may concern,

We are writing to express our strong opposition to the proposed rezoning of two parcels of land adjacent to Highway 105 and Red Rocks Ranch Road. The parcels are currently zoned as 5 acre lots and the developer has proposed rezoning to .5 acre lots.

Our primary concern with this rezoning is the stress on our existing aquifer (Forest View Acres Water District). The aquifer does not appear to be keeping up with the current demand, and we have not received any information on proposed improvements (to include cost and time estimates) that would address the additional demand of nearly 40 new single family properties. We have had recent water line breakages (including one where we were without water for nearly a week) and we fear that the stress of a high density development will only exacerbate these existing issues.

Additionally, traffic and safety of residents are major areas of concern. Currently the only entry/exit point for the neighborhood is a hilltop intersection at Red Rock Ranch Road and Highway 105. In order to make the turn from the neighborhood to 105, residents must go from a complete stop on a hill to a speed of 55 mph in order to keep up with traffic on a one lane road with a narrow shoulder. In order to turn into the neighborhood on Red Rock Ranch Road, you must either pull onto a very narrow shoulder or block traffic on 105 entirely. This intersection is already a safety concern and we have not received any information on plans to accommodate increased traffic and congestion. We have already seen increased traffic on 105 from semi-trucks and commuters seeking to avoid the I-25 gap. An additional 40 homes in the neighborhood would disproportionately surge during morning and evening rush hours, causing traffic issues and creating a potentially dangerous situation. Furthermore, the proposed subdivision would include a 45 degree entry point off of Red Rock Ranch Road. This road is at an incline and the proposed entry point is located at a curve in the road that would present safety concerns, particularly during the winter when the road is not regularly plowed.

Finally, a high density subdivision like the one proposed is incongruous with the existing neighborhood, which contains 1 to 5 acre lots. A major appeal for the neighborhood is the open space, privacy between neighbors, and abundant wildlife. We do not oppose additional development in the area, but only ask that it is consistent with the existing neighborhood and surroundings.

We strongly urge you to disapprove the proposed rezoning. From recent discussion with my neighbors, I know many share this opinion as well.

Thank you for your time and consideration

Eryn and Colin Alexander
18205 Forest View Rd.
Monument, CO 80132

El Paso County Planning Commission and the Board of County Commissioners,

We are residents of the Red Rock Ranch area and would like to express our concerns with the proposed Red Rock Acres development, particularly to object to the proposed rezoning of the development for the high-density construction of houses. Allowing such a high-density development in this area will impose numerous negative impacts. Our concern is that those negative impacts would not only be reflected in our community and immediate vicinity, but also our neighbors and the surrounding areas. The items below are a summary of the major areas that would be impacted by the approval of the high-density development request, all of which are negative and vary in severity.

- Aesthetics and Community Feel: severe negative impact
- Stormwater and Drainage: negative impact, possibly severe
- Traffic: severe negative impact
- Wildfire Danger: negative impact, possibly severe
- Wildlife and Environment: negative impact
- Schools: negative impact
- Public Safety: negative impact
- Setting Precedent For Conversion To High Density Development: severe negative impact

Aesthetics and Community Feel: First and foremost, the natural setting and open space of the immediate and surrounding areas of this project would be greatly compromised should this higher density approach be approved. The area has been planned, and has historically followed approved planning instruments, to maintain the natural open environment. The ideal of preserving the natural setting and limiting its disturbance is a conscious and deliberate goal which has been accepted by all the nearby communities. Defying that goal and historical consensus would be disrespectful to the past planning efforts and the individuals who call these communities home, now and in the future.

Stormwater and Drainage: Original development planning and historic growth in the area did not anticipate such a high density of housing. Higher density development equates to increased runoff concentration times and resulting volumes. These factors lend themselves to an increased level of untreated pollutants being generated and potential discharged to natural waterways. As a result, the natural drainage ways will most certainly be impacted by the high-density development. Although certain control measures should be designed and constructed for the development to handle these conditions, such facilities are built to assumed minimum design conditions and cannot fully protect the existing natural streams and waterways from excessive discharges and pollutants generated.

Traffic: The high-density development would impose an unsafe, high density of traffic to the area. The high traffic density would be forced through the area and concentrated to the intersection of Red Rock Ranch Drive and Highway 105. The existing conditions of this particular intersection would make it a very dangerous area. The unprotected turning movements between Highway 105 and Red Rock Ranch Drive are not well supported by the current traffic loads and conditions. Larger traffic density forced through this intersection creates unacceptable and unsafe conditions. Even if improved roadway designs were funded and constructed by the project, the high traffic density would still impact the area negatively in terms of traffic volume, noise, congestion and safety.

Wildfire Danger: We have all been forced to accept the reality of wildfires occurring in this area. It is not a matter of if, but when, the next wildfire will happen. In a wildfire event, it is critical that evacuation routes be maintained and provide the capacity necessary to safely and effectively carry the traffic volumes. The addition of a high-density development will push the emergency evacuation routes beyond their limit. In particular, the location of the proposed high-density development is near the outlet of the primary evacuation route, Red Rock Ranch Drive to Highway 105. That location will create an extremely dangerous bottleneck. Another consideration is the close proximity of the houses that would be constructed in a high density setting. That concentrates fuel in the form of structures for a wildfire. It would not only promote the rapid spread of a wildfire through the area, it would make attempts at controlling a fire exponentially more difficult.

Wildlife and Environment: This category is a more tangible extension of the aesthetics and natural setting of the area. A high-density development obviously creates more developed hardscapes and impervious materials, while leaving less natural and vegetated land. Alternating the landscape through the reduction in natural land and environmental features then negatively impacts the wildlife and ecosystems in the area. Less land would remain available for the natural habitat of many species of wildlife. Less natural land would not only decrease the habitat for wildlife, it will also degrade the ecosystems in the area. Fewer natural elements would remain and a potentially dangerous increase in human to wildlife interactions could result as the high density developed area consumes larger portions of the natural environment.

Schools: Simply put, the local schools in the area are already near or at capacity. Adding a high-density development in the area would exacerbate the situation. The educational staff and facilities are struggling to deal with the stresses of overcrowding. Adding such a density development in the area would increase those stresses even more. Increasing the pressure on the facilities and worsening the overcrowding would be irresponsible at this time.

Public Safety: The general idea of public safety from a police, fire and emergency services standpoint follows the other categories. The existing systems are not equipped for a high-density development imposing a large concentrated demand for the services. This is especially true for the fire protection services. As stated in the wildfire danger section above, high density development poses its own unique challenges during a wildfire event. It also imposes another set of challenges in day-to-day operations and protection services increasing the burden on the existing staff, facilities and systems.

Precedent for High Density Development: Perhaps the most important point to make in the consideration of the proposed rezoning for a high-density development is that of setting precedent. As all the points above note, a high-density development in this area poses a multitude of negative impacts to the immediate and surrounding communities. Should this high density philosophy be approved, it will set precedent for countless future developments to do the same. Decades of planning and responsible development following established planning instruments and practices have maintained the area in its current state. Opening the door for future developers to create high density projects would be a definitive contradiction to the current planning philosophy and accepted documents. It would also defy the philosophy and will of all the communities in the area to maintain larger lot sizes and the natural open space environment. The surrounding communities have made a strong commitment over many decades to preserve the area's natural setting. Such a dedicated commitment is admirable, as is the strong support to stand behind that commitment and defend its integrity. We hope the El Paso County

Planning Commission and the Board of County Commissioners support the communities and their dedication to preserving the area.

For various reasons, we would like to remain anonymous at this time. However, we feel strongly that our concerns must be voiced on this matter. We sincerely hope the El Paso County Planning Commission and the Board of County Commissioners take to heart not only our concerns, but also those of multiple other persons, communities and entities, in a strong and definitive manner to uphold current planning instruments and community consensus and deny the rezoning request to change the proposed area to a higher density development.

Sincerely,
Anonymous resident of Red Rock Ranch.

From: Blanca Gonzalez PRYOR <blanca.e.gonzalezpryor@gmail.com>
Sent: Friday, January 22, 2021 2:28 PM
To: Stan VanderWerf <StanVanderWerf@elpasoco.com>
Cc: Cami Bremer <CamiBremer@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>
Subject: Re: Red Rock Acres Rezone

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Red Rock Acres Rezone, EA Number EA20151, parcels 7109000024 & 7109014003

To whom it may concern

It has come to my attention that an application has been made to change the zoning to allow for a 38-lot subdivision in the Red Rock Ranch area. Granting this change would not be in compliance with the El Paso County Master Plan. The Master Plan lists the subject property as a Rural Place Type and does not allow for the proposed lot densities requested in the application. I am aware that the Master Plan is advisory only, however it does exist for a reason.

BOCC-Resolution-19-330-1-2 defines rural as "The zoning, use and development of land in zoning districts or areas which allow lot sizes that are 2.5 acres in size or greater, characterized by dispersed residential development, agricultural uses and activities, or vacant land." The entire Red Rock Ranch area is rural in nature and should remain so. I am asking you to stand by the Master Plan as it is written and not allow any waivers or deviations.

I would also point out that while some of the nearby parcels are zoned RR-0.5, the actual size of the vast majority of lots, in fact, exceed one acre. Many residents own more than one lot in order to keep the rural appearance that the lot owners are desirous of.

It should be noted that the HOAs from the surrounding neighborhoods require any development or improvement blend in and be consistent with other homes in the area and have a rural appearance. While this proposed subdivision may not be part of an HOA, it is obvious that the lot owners in Red Rock Ranch do prefer a rural appearance. Allowing a densely populated subdivision would be an affront to the current residents that moved here for the very reason that this project would be removing.

Also please consider our traffic situation. On a good day traffic can back up at the intersection of Red Rock Ranch Drive and 105. With the added number of drivers that this subdivision will force upon us, it will only get worse. When there is snow and ice on the road, drivers often get stuck at the stop sign as it is uphill. Some drivers even slide back, uncontrollably, on the ice. Two-wheel drive vehicles are sometimes required to get a running start and run the stop sign in order to make it through. On occasion, the speeders and impatient drivers pass on the double yellow and the blind curve. Couple this with the entrance to proposed subdivision being near the blind curve and we can have a serious

problem. The traffic engineers will put numbers on a white board, perform the necessary calculations, and tell us that the roads can handle the added traffic, but it will not be reflective of reality.

I respectfully requesting that you consider the residents of Red Rock Ranch, preserve the rural nature of our area, follow the County Master Plan, and do the responsible thing by denying this application.

Sincerely,

Blanca Pryor
18509 Pike View wy
Monument, co
Blanca.e.gonzalezpryor@gmail.com
(209)4016841

Mr John Greene
Project manager
El Paso County Planning and Community Development Dept.
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: File Number P2010, Red Rock Acres Rezone

Dear Mr Greene,

I am a current resident and property owner in the Forest View Estates IV filing. We built our home and took occupancy October of 2018. We selected the Red Rocks Ranch area because of the open feel and larger parcels in this area.

We (my wife and I) are sternly opposed to the rezone of lots associated with the subject proposed development. We are concerned about many implications with rezoning to .5 acres parcels, including but not limited to:

- Worsening safety of all motor vehicle, bicycle and pedestrian traffic at the intersection of Highway 105 and Red Rocks Ranch Drive, which is already a high risk intersection.
- Additional drain on local water resources and wetlands impact
- Potential unfavorable impact to local wildlife (deer, birds, etc)
- Inconsistent zoning with existing surrounding parcels, and unfavorable impact on existing property values

Please do not grant the request for rezoning for the subject development.

Thank you for your consideration.

Thank you,
Bertram T. Thruston
726 Forest View Way
Monument, CO 80132
Spikehj9@gmail.com

DEAR MR. GREEN

MY HUSBAND AND I ARE CONCERNED HOMEOWNERS IN RED ROCK RANCH THE ADJACENT DEVELOPMENT TO THE PROPOSED RED ROCK ACRES DEVELOPMENT. WE HAVE LIVED IN RED ROCKS SINCE 1985 AND THUS ARE LONGSTANDING MEMBERS OF THE AREA AND COMMUNITY. WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO VOICE OUR CONCERNS REGARDING THIS PROPOSAL. WE HAVE THE FOLLOWING PRIMARY CONCERNS;

THE REZONING PROPOSED FROM RR5 TO RR0.5 WILL SIGNIFICANTLY IMPACT THE AREA IN THE FOLLOWING WAYS.
OF MAJOR CONCERN FOR US IS WATER AVAILABILITY. IN THE 36 YEARS WE HAVE LIVED HERE WATER IS A CONSTANT ISSUE. MULTIPLE TIMES OVER THAT PERIOD WE HAVE LOST WATER SERVICE, MOST RECENTLY FOR APPROXIMATELY A WEEK. SOME OF THAT ISSUE IS DUE TO EXISTING INFRASTRUCTURE WHICH WAS NOT DESIGNED TO SERVICE THE CURRENT NUMBER OF HOMES. AN ADDITIONAL 40 ODD HOMES WOULD PLACE TOO MUCH STRESS ON AN ALREADY STRESSED SYSTEM. THESE COMMENTS EXCLUDE THE CHANGES THE AREA HAS SEEN FROM DEMAND ON THE AQUIFERS, STATEWIDE DROUGHT CONDITIONS AND GLOBAL WARMING.

WE ARE ALSO CONCERNED REGARDING THE PROPOSED DENSITY AND ITS IMPACT ON TRAFFIC FLOW. IT IS ALREADY HAZARDOUS ACCESSING HWY105 FROM RRR. WITH NO CHANGES TO THE CURRENT TRAFFIC FLOW(AS WE UNDERSTAND) MORE BACKUPS, ACCIDENTS, AND HARM TO PERSONS AND PROPERTY ARE INEVITABLE. WE ARE ALSO CONCERNED ABOUT EVACUATION ISSUES. WE WERE HERE DURING THE FIRE OF 1989 AND RECOGNIZE THE FRAGILITY OF THIS AREA TO EVACUATE EFFICIENTLY AND ALLOW ACCESS FOR EMERGENCY RESPONSE.

FINALLY, ONE OF THE REASONS WE MOVED HERE AND CONTINUE TO RESIDE IN RRR IS THE QUALITY OF LIFE WE HAVE BENEFITED FROM IN LIVING IN AN ECOLOGICALLY DIVERSE ENVIRONMENT THAT SUPPORTS NOT ONLY HUMANS BUT WILDLIFE. WE HAVE WATCHED COLORADO SPRINGS, CASTLE ROCK, AND DENVER CONTINUE TO SPRAUL AND PUT PRESSURE ON THE TRILAKES COMMUNITYS. THE PROPOSED DEVELOPMENT'S DENSITY INTERFERES WITH THE COUNTY'S GOAL TO PRESERVE OUR COLORADO WAY OF LIFE.

THANK YOU FOR CONSIDERING OUR COMMENTS. WE BELIEVE THAT DEVELOPMENT WILL COME BUT HOPE THAT BASED ON THESE COMMENTS AND THOSE OF OTHERS THAT THE CURRENT RR5 ZONING BE MAINTAINED.

RESPECTFULLY,
JAMES AND BRIDGET BALBIERZ

Mr. John Green (Project Manager, Planning & Community Development Dept) 1/21/2021

As longtime residents of Red Rock Ranch HOA located in an unincorporated county area, and after careful review of applicable County and area documents, we *respectfully express our opposition* to the *rezoning* proposed by JZs Land Development, LLC.

Developer proposes 1) rezoning a 20.00 acre property (Tax Schedule Number 7109000024) and an adjacent 33.69 acre property (Tax Schedule Number 7109014003), SW corner of Red Rock Ranch Road and State Highway 105, and 2) combing the two parcels, specifically:

-rezoning a 5.374 acre portion of the 20.00+ acre parcel from existing RR-5.0 to RR-0.5 (½ acre); and rezoning the remaining 15.111 acre portion from RR-5.0 to RR-2.5.

-rezoning adjacent 33.69 acre property (Tax Schedule Number 7109014003) from RR-5.0 to RR-0.5 ;

-combining the two parcels with no more than 38 lots--31 x 0.5 acre lots and 7 x 2.5 acre lots

We oppose the proposed rezoning for the following reasons.

Rezoning is incompatible with surrounding properties and residences: Red Rock Ranch – 200+ homes, 0.8 acre to 2.5 acre lots; Forest View Estates, 2.5 acre lots. Both HOA's are in rural environment: no sidewalks, no curbs or gutters; no central sewer service, no street lighting, mix of paved and gravel roads. For unincorporated areas of ½ acre, El Paso County denotes these as "urban", typically with curbs and gutters, sewer and water service and paved streets. Additionally, proposed rezoning to predominantly half acre lots would impact any future development along SH105 corridor (Palmer Lake – Monument).

Rezoning would significantly impact SH105 Corridor safety: Developer's traffic study describes *addition of two SH105 slowdown lanes* (Rockbrook Road and Red Rock Ranch Drive) *and a SH105 merge lane* (Red Rock Ranch Drive north to Palmer Lake). Tri-Lakes Comprehensive Plan 2000 describes *"difficult challenges" in making SH 105 improvements.* Difficulties would include topography, limited right-of-way, narrow shoulders, 45-degree hilltop intersection (RRR Drive/SH105), and relocation of extensive/installed utilities (gas, electric, fiber optic lines, Comcast/Centurylink). *SH105 trafficability* would also be impacted by proposed rezoning. Traffic volume on SH105 (Palmer Lake/Monument corridor) is increasing, and significantly, includes increased volume of semi-trucks, construction vehicles, and passenger vehicles avoiding the I25 Gap construction project.

Rezoning increases environmental risks – water and wildlife. The development straddles *Monument Creek Watershed* which lies within *a defined floodplain area*. Developer grading and fill operations could result in excessive soil runoff and impact downstream water. *Abundant wildlife* (especially deer and coyote, less so for bear, mountain lion, beaver) are seen almost daily in the proposed development area, and construction would result in permanent dislocation of area wildlife.

We're not anti-growth. We do support suitable and compatible growth and development. With this letter we're simply identifying significant issues with the propose rezoning which is incompatible with surrounding properties, impacts SH105 safety and trafficability, and poses increased environmental risks.

We urge close consideration of our letter, and we appreciate this opportunity to express our views on this proposed rezoning development.

Sincerely

David Betzler & Barbara Betzler: 4710 Sandstone Drive, Monument 80132
Betzler13@gmail.com; bbetz@me.com;

El Paso County Commissioners
Centennial Hall
200 South Cascade Ave, Suite 100
Colorado Springs, CO 80903

Subject: Opposition to request to rezone 62 acres near Hwy 105 and Red Rock Ranch Dr

TO: All El Paso County Commissioners

We are strongly opposed to JZ's Land Development's requested to rezone 62 acres of land near the intersection of Hwy 105 and Red Rock Ranch Dr in order to create building sites for over 35 homes. The creation of a high-density subdivision in this location would be a bad decision for the following reasons:

- The areas surrounding this site are zoned for much larger homesteads (2.5 to 5 acres) and it would be a betrayal of the development concept that enticed the current homeowners to build or buy in the area. Larger plots equal larger, more expensive homes, with more open space, and less congestion.
- Speaking of congestion, the roads leading in-and-out of the proposed area would add considerable congestion to two already dangerous intersections on Hwy 105. Due to the steep slope of Red Rock Ranch Dr at its intersection with Hwy 105 (made exponentially worse with snow/ice), and the precarious angle of the intersection, this location is prime for high-speed collisions already. More traffic will just make the matter worse.
- Environmental impacts should be strongly considered, since Monument Creek runs directly through the middle of this property, and its development will affect the local wildlife (deer, beaver, muskrats, skunks, and raccoons).
- Are the local schools (District 38), Palmer Lake and Monument Fire and Police Departments capable of handling the increased load?
- Water is already a problem in this area, and the surrounding water districts are scrambling to provide for customers already. If the houses must drill their own wells, they will be another drain on the diminishing aquifer.

Therefore, we strongly recommend that you reject this request to rezone these 62 acres.

Sincerely,

LARRY W. BRYANT
18040 Sunburst Dr.
Monument, CO 80132

MELINDA L. BRYANT

Home: 719-481-9878 Cell: 719-217-6525 Email: larry_bryant@comcast.net

Christopher J. Amenson
and other Residents of the
Forest View Estates Property Owners Association
620 Forest View Way
Monument, CO 80132

January 21, 2021

To: El Paso County Planning Commission
Board of County Commissioners
John Green, EPC Planning and Community Development Dept Project Manager

Re: Red Rocks Acres Rezone Request – Letter in Opposition

This letter is submitted by Christopher J. Amenson, a resident of the Forest View Estates Property Owners Association (FVEPOA), on behalf of himself and 31 fellow homeowners within this association. All referenced homes are to the immediate northwest of the subject area and will be affected by the decisions made by the El Paso County Planning Commission and the El Paso County Board of County Commissioners. Each owner has in various times past purchased their respective home with certain understandings described by the zoning and other requirements of both the FVEPOA and El Paso County.

We object strenuously to the request by Olive Real Estate Group and JZs Land Development, LLC, to rezone the subject land area from the current RR-5 to RR-.5. Changing the zoning of the subject area the developer will substantially increase lot density, increase the traffic on an already congested road (Red Rock Ranch Drive) and intersection (Red Rock Ranch Drive and Highway 105) defeat the established standards in area lot density, and overly tax the already severely depleted Forest View Acres Water District.

According to the El Paso County (EPC) Land Development Code, paragraph 5.3.5, zoning (1) protects the rights of property owners and (2) promotes the general welfare of the community. The area in question is part of West Monument Creek, Sub Area 3 of the Tri-Lakes Comprehensive Plan. Zoning is primarily for 2.5 and 5 acre lots south of Hwy 105 and Rural agricultural lots (10+ acres) north of Hwy 105. Any increase in density will not promote the general welfare of the community and will unnecessarily overtax the local water, traffic, sewage and other infrastructure in place. Any rezoning undertaken as contemplated would be arbitrary in nature and damaging to both the existing homeowners and to intent of the original zoning in place.

According to the EPC Land Development Code, there are four criteria for approval of any rezone request:

1. **It conforms with the EPC and Tri-Lakes Comprehensive Plans.** Both of the referenced plans require careful consideration of new developments on the integrity and carrying capacity of the roadway system.as well as consideration of impact on schools, police and fire departments, water usage, and current land use expectations. The Tri-Lakes plan requires this West Monument Creek Sub Area to remain primarily rural residential. Zoning requires predominantly residential lots or parcels ranging from 2.5 to 10 acres in area (Ch IV: Section 7 – Growth and Land Use.) A rezone to ½-acre lots does not comply.

2. **The rezone is in compliance with statutory provisions.** Both C.R.S. section 30-28-111 and C.R.S. section 30-28-113 state that county planning commissions must consider size of lots and open spaces when making zoning decisions, as well as density, distribution, and safety of population. A change from 5-acre to ½-acre lots would adversely impact these considerations and we believe that the vast majority of residents polled are against a this drastic reduction in lot size and substantial increase in density for this parcel of land.

3. **The zone district is compatible with existing land uses in all directions.** EPC has zoned areas north and west of the proposed area as agricultural or rural residential with which we are sure you are familiar. To rezone to .5 acre lots would not be consistent with adjacent developments and would not "ensure the orderly progression of land use densities." Therefore, a rezone to higher density would violate the objectives of both the EPC Land Development Code and the Tri-Lakes Comprehensive Plan.

4. **The site is suitable for the intended use.** The site under consideration is part of a watershed and is used extensively by deer, waterfowl, fox, coyote and other wildlife. Based on the 1998 EPC Policy Plan, this rezoning would not be in compliance with the stated policy to protect "the natural resources or unique land forms." This development should not have reduced lot sizes and higher home density than currently mandated.

Attached hereto are the comments of the homeowners in FVEPOA, exactly as submitted to me, for your review. We collectively believe that you should deny this request to rezone the parcel from 5-acre to ½-acre lots.

Respectfully submitted,

Christopher J. Amenson
620 Forest View Way
Monument, CO 80132
camenson@comcast.net

NOTE: Below is the letter soliciting comments from the homeowners with the Forest View Estates Property Owners Association as well as their responses:

From: Christopher Amenson <camenson@comcast.net>
Sent: Friday, January 15, 2021 10:31 AM
Subject: Important Call for Your Comments

FVEPOA Neighbors,

The following is information you should find of interest, and here is an opportunity to let your voice be heard, but you must act soon.

DEVELOPMENT NEARBY:

A developer has purchased the land on the right side of Red Rock Ranch Drive, as you go up the hill from the pond toward Rte. 105. His intent is to seek rezoning of the majority in the area down to RR.05 so that the developer can build approximately 37 single family homes between Monument Creek and Rte. 105 with the overwhelming majority (31) on ½ acre lots. (For comparison, that is the equivalent density of

putting 4 additional homes on your lot).

The development, as planned, would get its fresh water from the Forest View Acres Water District and dispose its sewage into the Town of Palmer Lake sewage drainage pipe which runs along Monument Creek.

If you copy and paste into your web browser the link below, you will go to El Paso County website where you can see the proposed Zoning map as requested by the developer, along with other documentation concerning the project including detailed descriptions:

https://epcdevplanreview.com/public/projectdetails/167954

Go to Review Documents and take a look at the full project details by clicking on the 'View" tabs.

CALL FOR COMMENTS:

An ad hoc group, Red Rock Ranch United (RRRU), has been formed to provide constructive comment to the El Paso County decision makers. I have volunteered to work with this group and to contact the members of the FVEPOA. This issue has been and is visible on Nextdoor Palmer Lake should you wish to catch up on some of the conversation concerning this.

You may or may not personally favor this development plan. The intent of RRRU is to seek to provide sufficient neighbor input to substantially reduce the project density, for aesthetic, safety, water, traffic and property value reduction reasons.
I am asking that you provide to me any comments and concerns you may want included in the response to be provided by RRRU by this coming Tuesday evening, January 19th, in the form of a return email. I will consolidate (not edit) all FVEPOA members comments and get them included in the response being provided to El Paso County. Please provide logical, calm comments in a paragraph or two concerning the impact you anticipate from this development and the concerns you may have. You may also include any photos which describe the concern you may have.

Time is of the essence so please consider this carefully and use this opportunity to let your voice be heard.

Thank you,

Chris Amenson
camenson@comcast.net

COMMENTS FROM HOMEOWNERS OF FOEST VIEW ESTATES PROPERTY ONERS ASSOCIATION.

1.Chris,

Thanks for organizing a response! Rhonda and I concur with the same themes as the rest of the responses you received: water; wildlife and traffic. Danke!

Check Six!

Popeye

Tod Fingal

Tod.fingal@gmail.com

2 .Chris,

Thank you for taking the lead to gather the input from FVEPOA.

I also have read through the project on the El Paso County website. The biggest concerns that I have are water, traffic safety, and wildlife impact with the density of these homes. David Kumpf has described these concerns that I have with his questions and I do agree with his recommendations. The wildlife impact is concerning for traffic safety as the creek runs through the area and homes that are in smaller lots may be allowed fencing, which will redirect the movement

.

I believe that FVEPOA needs to be included in the notifications in the future on this project. Also, investigations and further explanations into these three areas of concern need to be further addressed to our community.

Thanks,

Melissa Bronson

616 Forest View Way

adamsmelissa83@me.com

3. Chris,

Thanks for the conversation this AM and the clarification on several issues.

I have read all of the comments that have been provided and in addition I have read the El Paso County website on the project, including the comments on the website and the full Traffic Impact Study.

I am in total agreement with the comments by Dave Kumpf and those comments would have my total proxy for as an addendum to my comments shown below.

My comments specifically in addition to Dave Kumpf's are:

- I think there are several key pieces of information lacking for us to make an informed decision.The plot layout of the proposed subdivision is not included in the materials on the El Paso County website (showing the layout of the lots and roads). As Dave indicates in his comments the Red Rock Acres Traffic Impact Study is a **Draft** and more importantly the key maps are unreadable because they are obscured by the **Draft** watermark. Without this information the reviewer can not make an informed decision about the proposed development. I realize a draft preliminary plot plan was shown on the Red Rock Ranch Nextdoor Site, but if this is the actual proposed plan it should be on the El Paso County site for review. I was unable to locate on the El Paso County site. I think these items are both "War Stoppers" and I think the plan should be rejected until they are provided to the public.
- The developer indicates that they have plans for Forest View Acres Water. I can understand that is what they represent and the FVAWD (Forest View Acres Water District) may have given them representation for the water. My only comment (based on the history of the FVAWD) is that a 3rd party should verify that the FVAWD can actually supply not only the water quantity but also reliably supply the water. Once the new homes are built it will be too late if there are water issues for the new homeowners.
- Dave does a great job on discussing the traffic issues and I am complete agreement. One other issue after reviewing the Traffic Study is access to Red Rock Ranch Drive from lots 34,35,&36. The

access road from the subdivision to Red Rock Ranch Drive is described on Page 2 of the study and it identifies several issues in regards to sight distance. This road from the proposed subdivision is shown entering Red Rocks Ranch Drive right at the beginning of the curve on the south side. This placement has some serious safety issues and should absolutely be rejected. I won't go in to details, except to say I was in a very serious accident on this road 16 years ago when someone went thru the curve going north while I was going south and they missed the curve and hit me. I know this stretch of road and this would not be a place to enter Red Rocks Ranch Drive. This needs to be seriously reviewed as part of the Traffic Impact Study.

- It would be appreciated if the developer would expand the adjacent owner notification letter beyond what they have provided at this point.

Thanks for taking the lead on this important issue for our subdivision and thanks for allowing the opportunity to comment.

Respectfully,

Bob Scharp

bobscharp@earthlink.net

4.

Janis and I agree with much of what has been pointed out so far and resonate with the the key issues that have been raised:

1) The density is not consistent with our neighborhood. Would prefer 2.5 acres as the minimum.

2) The water issue is critical and its irresponsible to add to the problem without viable solutions to solve it. We are already in conservation mode and it's likely to get worse. Adding that many units will only make the problem worse.

3) Traffic

4) Environmental impact to the creek area.

Thank you, Chris. We really appreciate your involvement.

Best regards,

Kevin and Janis Pettijohn

kjpettijohn@gmail.com

5. I don't know if you are aware of the activities of Ms Marty Brodzic, who has been very active since December trying to galvanize support to oppose this development [biz1@mmbrodzik]. She and her husband live directly across Hwy 105 from Red Rock Ranch. She might be a useful allie in influencing the County.

My concerns are much the same as everyone else in Forest View Estates. The addition of a large number of residences on that parcel of land will have a significant impact on traffic flow, infrastructure degradation, increased burden on fire and police protection, emergency egress in case of wildland fires in areas to the West and South, and aesthetic incompatibility with the surrounding area.

If the RRRU feels strongly enough about the request by the developer to re-zone to the higher density on the western parcel, I would be willing to contribute to hiring a land-use consultant to advise us on our options.

Regards,

Robert Tramaloni

tramalonir@gmail.com

6. Chris,

As this is my backyard, literally, I am very concerned for each of the things mentioned below as well as the aesthetics of views of monument ridge.

Thanks for taking point and making this happen.

Del

dchristman@mac.com

7.

Along with all the other comments so far, these these comments hit right to the bone for the county and will go far to set some hard limits (I would prefer nothing less than 2.5 acres if any at all). The water situation is a mess, let alone the traffic.

David and all, thanks for elaborating so well on this. Letting them do this will cause a myriad of problems now and well into future, probably adding traffic lights as it's already a pain to just in and out of neighborhood

Steve Sicola

gumbydi@aol.com

8. Chris,

Thanks so much for representing us. None of us want to see homes go up there, but the reality is, we probably can't stop it. I agree with Lisa and the others that water is the main factor. It doesn't make sense to me that we have water restrictions and yet new developments keep popping up.
I tried to see how Boulder stops development and it appears as if they tag land as open space.
I think you should go to the meeting and say you saw a Preble's Jumping mouse on the other side of the pond.

Good luck!

Susan
voyzey@comcast.net

9.

I am concerned about the effect it will have on our home values. I am also concerned about the water situation We have had many water restrictions in the past. The extra traffic is also a consideration. I understand that this is progress but the security of our present residents must be considered. We invested in this neighbourhood because of it's beauty and convenient location. I know that this is progress but I hate the thought of this turning into a crowded , town like community. I love the country setting and small, caring community Please don't spoil it

June Isobel
juneisobel@comcast.net

10. Chris:

I hope the powers to be are not taking the attitude that silence is a stamp of approval on the proposed project. Liz and I are out of state, recently saw your text and obviously have not had a great deal of time to respond.

I have read the response from Dave Kumpf and would join in his well-reasoned concerns. I trust restating the issues raised; water, traffic, light pollution, infrastructure, is not needed. I do not oppose the right of development, I moved into a new development 30 years ago when I would imagine people in the area raised similar concerns. I just hope that plans are not rubber stamped and that thorough evaluation of the impact and consequences occurs.

Ron Schreiber
941 Forest View Road

Monument, CO 80132
719-641-1358

ronaldkschreiber@hotmail.com

11. Chris:

Judy and I agree with the comments posted, and think that any development of lots at highway 105 and red rocks ranch rd. should be compatible with existing neighborhoods of Forest View, Red Rocks, and Sundance Estates.

Dennis Augustine augptg@outlook.com

12.

I feel Lisa Butler's comments on the proposed development are excellent, well stated and accurate on the salient points of concern. One of the newest developments on the east side of 105 is Pioneer Preserve and the lot size is 5 acres. The proposed development is adjacent to Red Rock Ranch and Forest View Estates each with 21/2. acres. Thank you for addressing out concerns to El Paso County. Lynn Gardner

Lynn Gardner

lynnieg7@gmail.com

13.

Chris,

First – thanks for your interest in the RRRU and keeping us informed.

Second – Laurie & I don't have any new ideas/info to add. But we feel the water issue is huge, impacts all

neighborhoods and has dramatic implications into the future. I believe this needs to be resolved before any earth is moved. I do not believe there is any interest from Palmer Lake or Monument to provide water to the surrounding neighborhoods. Not far behind is safety – the increased vehicle traffic and additional families with children changes the current dynamic of the area. Since we moved in four years ago the number of children has increased. We have noticed two things – the increase speed of young drivers driving in the residential area and the increase of children using the road (biking, playing ball, etc.). Again there needs to be a plan. The request to re-zone can't be ignored without a comprehensive plan & impact to the current homeowners. Lot size, the water shed and wildlife are also part of the issue

Thanks again

Jim Wolf

akwlfpck@gmail.com

14. Hi Chris,

We have to be concerned about how the value of our properties will be affected by smaller lots and probably lower valued homes. We have worked hard as I expect you have also , to acquire what we have and hate to see our wonderful community be degraded by smaller lots and houses. This will be detrimental on the value of all of our properties. We love our community and do not want to see it deteriorate and the values bottom out June and Ken Gray
Ps. The water situation has to be of great concern

juneisobel@comcast.net

15.

Chris. I share Lisa"s concerns about proposed dense development at Hwy 105 and Red Rock Ranch Road. Traffic on 105 has become heavy as people divert off I-25 through Palmer Lake to Larkspur. Is there any way to appeal to County officials?

Carrie Bartell,
348 Forest View Road
carriebartell3@gmail.com

16. Chris,
Gary and I appreciate you collecting the concerns of the potential rezoneing.
We read folks input and agree with the comments. Dave Kump's email would be a ditto for us. And there's not much more to pile on. We certainly would want concerns addressed as we are hard pressed to understand how the infrastructure could support 37 homes in a sustainable way.

Liz and Gary Gipson
1lizgipson@gmail.com

17. Chris,

Yes--Kris and I are concerned about this development. We agree with the resident's previous comments. The water issue, the traffic, and of course, the amount of homes in the small area. Not sure if we will have any affect on the outcome (it seems like it is a "done" deal), but we do not want this to happen.

Thank you for representing our neighborhood!

Dennise and Kris Wilson

denniseloree@yahoo.com

18. Chris,

I think all the others have addressed our concerns. We are not in favor of this development. Our main concerns are lot size, traffic, and water. I think David summed it up nicely. Thanks for your efforts, and good luck. I really hope you can get the lot sizes up to at least 2.5 acres.

Drake and Charlotte Dennert

dennert257@gmail.com

19.

Following are two important factors that should lead to the rejection of this proposal:

1. Water: The dearth of water, as can clearly be seen by the vanished pond just across Red Rock Ranch Drive from the acreage in question, is a primary reason to deny permission to construct such relatively high density housing. As another surface example of how local aquifers are not being replenished, take a ride one exit south down I25 to the new Forest Lake development and notice how the large Bristlecone Pine Lake has lost much of its water.

From a personal experience, a couple of decades ago we were ready to build a house on our 3 acre lot in Forest View Estates. We had to wait several years to do so, as there was a moratorium on permits to hook up to the water line. I reckon that these days, water resources are much more limited. If so, isn't it prudent to preclude a development that is five times more dense?

2. Traffic: Rte 105 traffic is much heavier than even a couple of years ago. The road should have two lanes in each direction. The bottleneck at the intersection of 105 and Red Rock Ranch Drive would be intensified with the proposed increase of contiguous housing. It is surprising that serious accidents don't often occur as cars that are headed north on 105 try to turn left onto Red Rock Ranch Drive. Following cars often speed past on the right shoulder, even though there is no official lane for them, creating a dangerous situation.

So to summarize, water and traffic issues are the two main arguments against allowing this proposed development.

Thank you for your consideration,

David and Marie O'Donnell
davidmarieodonnell@comcast.net

20.

SECOND COMMENT: Thanks Lisa. Your comment is on point. The question is where to draw the line. I originally wrote something like "2.5 acre preferred, minimum of 1 acre" as a concession to that issue, but deleted it as the question is where to draw the line in negotiating. Chris or others might have more background in that area. Nevertheless, many of the lots to the east and northeast are larger; I think the lots in the recent development on the north side of 105, maybe 1/2 mile to the east, are 5 acre.

David Kumpf

dckumpf@yahoo.com

FIRST COMMENTS: Thanks Chris.

Sharon and I agree with the comments presented so far. Water is a serious concern; so is the density (well out of character for the immediate area), as well as the environmental impact. Traffic is also a problem. Two areas of specific comments, as follows:

Water. Forest View Acres Water District is, in our view, in no position to add 37 homes to its distribution network. There has been a history of mismanagement and lack of controls in this district, in our knowledge and experience. Just a few months ago, they had imposed water restrictions, and there were tanker trucks pulling up to refill the storage tank located next to our home on Red Rock Ranch Drive. Based on that and other history, we don't think that the District actually has a long-term water management plan that is realistic. Therefore, they should not be considered as a viable provider of water for the development. In fact, to paraphrase a movie quote, it seems as if the Forest View Acres Water District plan might be "if you build it, we'll go find water" - and it's unclear that there is any such water to be found, nor have they had enough to fulfill their existing commitments. (Note the Town of Palmer Lake's own challenges in this regard.)

Traffic. While I've not read the entire traffic report in detail, I've skimmed enough of it to be concerned. Much of that document - provided in PDF on the web link - has its images and maps obscured by the "DRAFT" watermark created in what was obviously Microsoft Word, rendering much of the document useless. Thus, it is unclear how traffic might enter/exist State Highway 105 or Red Rock Ranch Drive. Beyond that, the report recommends construction of a westbound left-turn lane from 105 onto southbound Red Rock Ranch Drive now, as well as a northbound Red Rock Ranch Dr to eastbound Hwy 105 acceleration/merge lane to be added now. Both make sense and must be implemented. However, the traffic report doesn't contain a single mention of the word "light" and that raises concerns. While we wouldn't necessarily advocate for installation of a traffic light at the intersection of Highway 105 and Red Rock Ranch Drive, there is a significant nighttime lighting problem at this intersection. That problem has existed for many years. There is also a grade issue that compounds the lighting problem.

Specifically, when a vehicle approaches Highway 105 northbound, intending to make a right-hand (eastbound) turn, the vehicle's headlights are pointing skyward because of the grade. The poor illumination means the driver consequently has no real view of the road surface, shoulder location, or lane location until the turn is mostly completed. Eventually, this will cause a serious accident at this intersection (if it hasn't already). Significantly upgrading the street lighting at the intersection will help. Re-grading the approach of Red Rock Ranch Dr to Hwy 105 would also help, and would address a second problem - that of poor traction during winter snow and ice on the grade. It's fine for 4WD or AWD vehicles but a hazard for 2WD (even FWD) vehicles.

Another implication is that if there is more traffic turning left from Hwy 105 onto Red Rock Ranch Drive, the ability to make a left-hand turn from Red Rock Ranch Dr to Hwy 105 westbound will become increasingly difficult - increasing the probability that traffic will stack on Red Rock Ranch Drive. It is unclear to me from the traffic report whether the upgrade of Red Rock Ranch Dr to "rural major collector standards" would offset this somewhat by including dedicated left-hand and right-hand turn lanes on northbound Red Rock Ranch drive.

A related consideration is that people turning left from Hwy 105 onto Red Rock Ranch Dr southbound often "cut the corner" into the northbound lane of Red Rock Ranch Drive.

Beyond those issues, it's hard to predict the likely impact of 37 addition units on the traffic flow on Red Rock Ranch Drive if the ingress/egress is from the Drive. Will we see stacking of traffic at the Red Rock Ranch Drive and Hwy 105 intersection? Almost certainly during construction, which could realistically be an period of two years. Longer term, it may be difficult to know.

Recommendations. Given these concerns, and those expressed by others, the following recommendations seem reasonable:

1. Require the developer to determine a viable source of water.

2. Address the traffic concerns by implementing the recommendations for turning lanes, acceleration/merge lanes, and adding new considerations for improvements to Red Rock Ranch Drive and lighting at the intersection of Hwy 105 and Red Rock Ranch Drive.

3. Reducing density to being more in character with the area, with recommended lot sizes of 2.5 acres.

4. Addressing all environmental impacts to minimize impact to the creek area.

As an aside, we have not received the adjacent owner notification letter. Judging by the mailing receipts in the PDF letter posted to the website, those notifications were sent only to immediately adjacent owners, not others that might be affected (namely, residents of FVE I, II, and III).

Thank you for the opportunity to provide comment on this important issue.

Dave Kumpf

dckumpf@yahoo.com

21.

FIRST COMMENT: Dear Chris,

I fear we have little hope of stopping the rezoning (developers seem to have all the influence) but I do think we should call for an environmental impact investigation. I have put in 3 lawns in 20 years due to stringent water restrictions. There simply is not enough water to support the current residents. With climate change we have been warned that there will hotter weather and less water in the not so far future. If we can't guarantee water to the current residents, we can't support another 37 homes.

You say the lots will stretch to Monument Creek. When Dave Miller divided the lots up, he retained about 10 feet of land on our side of the creek. I am not sure of his reasons but it has meant that that stretch has stayed untouched and pristine. It is also a vital source of water for animals in the area. Tall fences would block the natural flow of animals to the creek. I know because they traverse my property to access it. I worry that home owners might not accept stewardship of that vital watershed. Will the pond and boggy areas be back filled to increase buildable lots? Will they divert water for ponds, watering yards, and their fertilizers degrade the water. etc. ? Will they pollute it with dumping toxic liquids like used oil? Laws alone can't prevent them from doing so, only fine them after the fact, if any one notices. I would think that Monument Creek is a vital part of the watershed of the area and provides runoff in case of flooding. How will the cities beyond us feel about the use of the land being changed and the water flow disrupted? Do they have a say?

Lastly, though our large lots sizes In Forest View are certainly a privilege, it has meant that the wild life and natural fauna are not crowded out. Two of my acres leading down to the creek are natural meadow. Such small lots would preclude any wild meadows filled with species we want to encourage. It would also affect the natural drainage and filtering of the water from that side of the creek.

The site below says we would get a letter of intent from the developer. I have received NO NOTIFICATION from any official source. Is that coming after the fact to preclude our action?

Feel free to share my letter with my permission.

Sincerely, Lisa Butler

lisa.butler5@comcast.net

SECOND COMMENT: Me again,

One last thought. I think if we push for 2.5 acre lots, as much as we would like to see that, it may be perceived as elitism, just trying to extend our our neighborhood and view. I think the number of lots should be decreased but allowances for some more affordable housing must be part of the solution. I think it is more vital that we stress the environmental impact, protecting the the waterway, pond, and wetlands to preserve the flood plain and the wild life corridor, the water considerations, and traffic implications.

By the way, a 10 acre lot on the other side of Dave and Bev Miller's is up for sale for $450,000. Is the impact of that being factored in? It must be very narrow as there are houses on either side and it extends from 105 to Monument Creek also. Has zoning been changed for that lot?
Will it be allowed to be divided up by the new owner?

Just some thoughts for consideration.

Lisa
Lisa Butler lisa.butler5@comcast.net

22. Chris,

I am also concerned about the development and I agree with David's comments below. Much more info is needed

Dee Dee Eaton

deedeeeaton@comcast.net

23.

Of course we object for the reasons I have read and others.. Would you give me a call? Let's see what else we can do and by when it has to be done.

Ron and Linda Voss

719-651-1705

Voss, Ron ron.voss@theoneilgroupco.com

24. Thank you Chris,

Denise and I are also concerned with this development. David addressed our three primary concerns, water, traffic and density very precisely. These three items are major issues that will negatively impact our community if they are not properly addressed.

Bob Lapham

rjlapham@msn.com

25.

I would vote against this new development.... for all the reasons you listed!!!!

Karen Jones
ksjones1975@gmail.com

26.

Dear Chris

Thanks so much for raising awareness about this project. My first knee jerk reaction was heck no. Lisa makes great points. I too am concerned the developers will have their way, and to me, the absolute worst case scenario would be a get rich quick, poorly designed development with cookie cutter large houses on small lots with privacy fences and our wildlife corridor and natural beauty of the creek geography destroyed or compromised to say nothing about our views. I did not see a development plan on the site. That said, in my experience, I feel the need to come to this discussion with an idea for a solution in the spirit of compromise. So I looked at this problem as an opportunity for excellence that could be a win for the developer, our community and future residents of Red Rock Acres. I realize this is more than you asked for or want. However I feel the need to offer the ideas below in an effort for us to think about acceptable alternatives in hopes the developer cares at all. I included a rough sketch as an idea of what a site plan of this area could look like as well as pics of similar communities.

So — here goes:

Build A High End Pocket Neighborhood

This idea is for certain types of buyers willing "to sign up for" the responsibility of participating and supporting a certain, community-conscious lifestyle.

Benefits for New Residents

Attracts a diverse community of families, seniors & singles who are looking to participate & contribute to an active, outdoor-oriented lifestyle in a community that fosters care for our environment while enjoying security, privacy and independence.

Benefits for surrounding Communities

Spaces & homes that are beautiful, unobtrusive & blends & not blights the unparalleled beauty of Palmer Lake while keeping our wildlife protected

Benefits to developer

An opportunity to be conscientious and discerning & creative by building a community with soul that is green, award-winning & built for people with varied lifestyles. It needs to be a development that is as unique as the land on which it rests.

The Land

- preserve all 22 acres of the land currently listed as a flood zone but improve it by adding trails, a playground, a dog park, greenhouse for community gardening etc. Call it a preserve so our wildlife is protected and has enough room to prosper

- Make the preserve accessible to "members only" outside the community so it doesn't get crowded. Personally I would be the first to sign up & have no problem paying an annual fee to use it.

• Because overall buildable acreage would be reduced because of the preserve, use the 5 acres on the north side to build small homes on 1/4 acre & tuck in a few well-designed 800-1000 sf houses on 1/8 acre for singles or healthy seniors who want to downsize & might be lonely & can participate in a community such as this. No garages but community parking area (see sketch below).

• The remaining 9+ acres on the south side could be used for 1/2 acre sites w similar homes but are slightly bigger with garages accessible by alleys in the back of the houses yet still have the pedestrian walkways & front porches in front.

• additional perk is to build a Community Center and maybe a pool that backs up to the preserve

Features of Houses

• High end, natural materials (stone, wood, metal, slate roofs)

• High attention to detail

• One-story but high enough ceilings to provide psychological breathing space (17 ft) that could accommodate loft spaces)

• Houses are not big & range in size from 1-3 bdrms and at least 4 styles

• Build on 4' crawl spaces for storage etc (no basements)

• Deep front porches that welcome impromptu chats & gathering — pedestrian walkways not streets

• no privacy fencing bordering the lots

• xeriscape gardens

References:

"Creating the Not So Big House", by Susan Susanka

"Creating the Inspired House", by John Connell

"A Pattern Language", by Christopher Alexander, Sara Ishikawa & Murray Silverstein

Thanks for your time and consideration

Marea Yoswa

591 Forest View Way

303-246-8338

marea16@msn.com

27. Chris,

Thanks for taking the lead on this. Here are our concerns:

1. Demand on the water supply that seems already stressed (from what I've read in local paper). As

someone else commented, consumption/demand would raise at the same time that all signs point towards forest fire seasons continuing to worsen.

2. Insfrastructure demands: there have already been 2 significant breaks in this general area in the last months (one up in RRR, the other on our street in FVE). Will infrastructure be updated/reinforced or is it just going to age faster?

3. Demand on the septic systems. Is there capacity? Is the infrastructure capable?

4. As I saw in NJ during my youth, as farmers sold to developers, thousands of houses went up along county and farm roads that were never designed to handle the traffic. At what point will the added density of homes cause excessive traffic and road "wear and tear" on 105?

Good luck!

Dave & Cynthia Bickerstaff

dave.bickerstaff.f16@gmail.com

28. Chris,

awfully good of you to act as focal point for this issue. Does anyone know if the Millers just sold the pasture or their house [Pickwick house] too.

While we on this side of RR Drive get our water from the town, the addition of 35 homes on that corner would impact us significantly as far as traffic, infrastructure, fire protection, law enforcement and drainage/flooding issues in the Monument creek drainage. For this reason I think it is important that the County know there is going to be significant interest from the HOA and probably from Palmer Lake Council.

Let me know what you think, and of course if I can assist in any way.

Bob

Robert Tramaloni tramalonir@gmail.com

29.

Lisa makes excellent points and I agree with all of them! Especially where is all this water supposed to come from? We don't have enough for the population density we currently have! I also think 1/2 acre lots are out of character for the area and it would definitely impact the wildlife...

Kristin Woestehoff

kgwoestehoff@comcast.net

30. Hi Chris,

Mike Brennan here. I won't give much input, due to conflict of interest, as Rhonda represented Ryan Nevins on the sale of that property to Jim Stiltner, MasterBilt Homes. As you know, although semi retired, I am a developer & builder as well. The acreage on the two parcels Jim purchased totals 52. As you say, at

max density of 37 lots for that zone, that comes out to a density of a home on every 1.4 acres. I would recommend you pull up properties just to the east & south of the aforementioned parcels on the EPC Assessor site. The community named Clover Hoof Estates has primarily .5 to 1 ac lots. This subdivision was developed back in the 70's/80's, & is serviced by FVAWD & septic systems. Furthermore, the Spanish looking building, on Rockbrook Rd, just adjacent to the east, is a duplex, two units on one lot. With the above said, I would request, & expect, the facts & truth of this development be included in your final comments for RRRU submitttal. I could go into more details regarding the Nevins family owning & developing the FVAWD, exclusively for the development of the surrounding property. Also know that Dave Miller, thru precedent set by the Nevins, could of very likely got approved, & developed, FVE at the. 5 to 1 acre density. Just wanted to share. Please confirm receipt with a reply.

Thank you! MB

michael@mountaindesertgroup.com

31. Hi Chris,

I already wrote a letter regarding the development although, here are my concerns.

1. Impact to wildlife as this piece of land is a thoroughfare and source of water.
2. Very dangerous turn off from a two lane way road which will be even more dangerous in our severe winter weather.
3. Increased traffic in general.
4. Water usage issues and shortage of. Compounding a chronic problem.
5. Parcel size is not conducive to plot or surrounding neighborhoods. This development compromises the tone, aesthetics and natural environment of the area.

Thank you,
Cathy Wilcox
cfishwil@icloud.com

From: CRAIG PRYOR <cnbp@comcast.net>
Sent: Friday, January 22, 2021 1:52 PM
To: Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Red Rock Acres Rezone

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

RE: Red Rock Acres Rezone, EA Number EA20151, parcels 7109000024 & 7109014003

All,

It has come to my attention that an application has been made to change the zoning to allow for a 38-lot subdivision in the Red Rock Ranch area. Granting this change would not be in compliance with the El Paso County Master Plan. The Master Plan lists the subject property as a Rural Place Type and does not allow for the proposed lot densities requested in the application. I am aware that the Master Plan is advisory only, however it does exist for a reason.

BOCC-Resolution-19-330-1-2 defines rural as "The zoning, use and development of land in zoning districts or areas which allow lot sizes that are 2.5 acres in size or greater, characterized by dispersed residential development, agricultural uses and activities, or vacant land." The entire Red Rock Ranch area is rural in nature and should remain so. I am asking you to stand by the Master Plan as it is written and not allow any waivers or deviations.

I would also point out that while some of the nearby parcels are zoned RR-0.5, the actual size of the vast majority of lots, in fact, exceed one acre. Many residents own more than one lot in order to keep the rural appearance that the lot owners are desirous of.

It should be noted that the HOAs from the surrounding neighborhoods require any development or improvement blend in and be consistent with other homes in the area and have a rural appearance. While this proposed subdivision may not be part of an HOA, it is obvious that the lot owners in Red Rock Ranch do prefer a rural appearance. Allowing a densely populated subdivision would be an affront to the current residents that moved here for the very reason that this project would be removing.

Also please consider our traffic situation. On a good day traffic can back up at the intersection of Red Rock Ranch Drive and 105. With the added number of drivers that this subdivision will force upon us, it will only get worse. When there is snow and ice on the road, drivers often get stuck at the stop sign as it is uphill. Some drivers even slide back, uncontrollably, on the ice. Two-wheel drive vehicles are sometimes required to get a running start and run the stop sign in order to make it through. On occasion, the speeders and impatient drivers pass on the double yellow and the blind curve. Couple this with the entrance to proposed subdivision being near the blind curve and we can have a serious problem. The traffic engineers will put numbers on a white board, perform the necessary calculations, and tell us that the roads can handle the added traffic, but it will not be reflective of reality.

I am respectfully requesting that you consider the residents of Red Rock Ranch, preserve the rural nature of our area, follow the County Master Plan, and do the responsible thing by denying this application.

Sincerely,

Craig Pryor
18509 Pike View wy
Monument, co
cnbp@comcast.net
(209)401-7579

From: Cfishwil@comcast.net <cfishwil@comcast.net>
Sent: Wednesday, January 13, 2021 8:48 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; John Green <JohnGreen@elpasoco.com>
Subject: Red Rocks Acres Development

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Dear Planning Commission and Board of County Commissioners,

As a long term resident of the Tri- Lakes Area and Palmer Lake, I am asking you to deny a zoning change for the potential Red Rocks Acres development. Approving a development of this size and density, compromises the character of the area and this particular parcel of land.

This piece of land is a thoroughfare for many species of wildlife. Water runs through the south side of the property which is also attracts and helps sustain wildlife. This development will impact not only the wildlife but the quality of life of current residents. Highway 105 is already busy and during frequent winter storms, this highway can be treacherous. Additional traffic and the location of the turn into the potential development is dangerous. The entrance to the development is at the crest of a hill on a two lane/two way highway. People traveling uphill will not have enough time to stop if the roads are snowy. The same will be true of those traveling downhill on winter roads.
Even in clear weather, the increased traffic will impact flow, safety and the overall environment of the area.

In addition to compromising the integrity of the area, the water supply is a constant worry. I realize that we citizens, don't understand all the workings of our water supply but it seems important that we play it safe and err on the side of conservation.

I ask that you please consider these points as you make a decision regarding the development of this parcel of land and preserve it as is.

Thank you,
Cathy Wilcox
902 Forest View Way
Palmer Lake, Co.

February 3, 2021

Dear Council,

Project Manager- John Green

We are writing to express our strong opposition to the proposed rezoning of Red Rock Ranch open land at Highway 105 and Red Rock Ranch Drive. While the local community may be unable to prevent development, that in itself will be detrimental to the area, most of the residents in the Red Rock Ranch subdivision are completely opposed to the addition of multi-family housing and rezoning that will cause several issues.

To begin the turn off from Highway 105 to Red Rock Ranch Drive is already a concern because of only being one lane. There is congestion now at this intersection. There is no discussion of adding lanes to Hwy 105. This will create even more congestion and increase the risks of accidents.

Roads into the Red Rock Ranch subdivision will become more congested and we are concerned about the safety of the residents in the case of a wildfire and the evacuation of the residents.

With this new proposal, our wildlife will be forced out and we truly need to protect them. We will also lose our prairies and the other natural land in which the wildlife dwell.

The Forest View Acre Water District has old infrastructure, that leaks and has other issues on a regular basis; to add additional housing to this water district would put that much more stress on an already stressed system.

Thank you for consideration,

Darren Wheatley & Tracey Pearce
3710 El Rancho Way
Monument, CO 80132

From: **Micheale Duncan** <micheale.duncan@gmail.com>
Date: Thu, Jan 28, 2021 at 1:13 PM
Subject: Copy of Letter to Stan VanderWerf Address Rezoning Requesting by JZ Land Development
To: <plnweb@elpasoco.com>, <JohnGrenn@elpasoco.com>, <NinaRuiz@elpasoco.com>

January 28 2021

Dear Commissioner VanderWerf:

re: Red Rock Ranch Opposition to Rezoning

We have recently been notified that JZ's Land Development applied to rezone two parcels (33 acres and 29 acres) adjacent to Highway 105/ Red Rocks Ranch Road. The proposed rezoning - in particular five acre tracts to 0.5acre - would create a high density development adversely impacting the local area.

It should be noted that this same developer recently built homes on five acre lots (Pioneer Preserve) on 105 nearby, which was more in keeping with the surround structures and building integrity of the area.

We are objecting to this rezoning request for the following reasons:

1. Such congestion impacts the already high demand on a stressed aquifer that is not being replenished adequately.

2. The builder has requested to be included in our Forest View Acres Water District which wouldrequire substantial additional access infrastructure costs, apart from the tap fee. Currently newresidents building within our already existing neighborhood already have that infrastructure in place.

3. His congested plan does not comply with our existing zoning, nor with the existing lot sizes of adjacent residential sites.

4. CO 105 is a two-lane road and cannot support the additional congestion for the entrance to this high-density plan.

5. Much of this land area includes dedicated wetlands and is the habitat sanctuary of the Preble's Meadow Jumping Mouse.

In conclusion, our district welcomes sensible and sensitive development that reflects the challenges to the basic water supply while also adhering to current zoning that has always been honored. To build otherwise is irresponsible.

Sincerely,

Micheale and Lowell Duncan

cc: Craig Dossey, Executive Director

John Green, Project Manager

Nina Ruiz, Supervisor

"Tell me and I forget, teach me and I may remember, involve me and I learn."
~ Benjamin Franklin

Edward Contract

3520 Mesa Verde Road

Monument Co, 80132

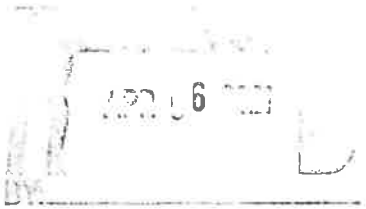
To Whom it may concern,

Please accept this letter as opposition to rezoning in Red Rock Ranch. My main concern is how increasing our local population density significantly will adversely affect the safety of and quality of living for my family, friends, and neighbors.

Today, our existing community has important challenges concerning how to balance water use, wildlife, environmental & light pollution concerns and traffic as it was anticipated. Adding to our density will not make these problems easier to solve.

In times like these where the threat of Covid is real and rapid improvements to our technology allows greater flexibility in how we live our lives, I feel we should focus on the advantages of living in a less densely populated area where wildlife still visits, you can't always hear the neighbor next door, and quality of life is put before profitability.

Edward Contract



3-31-2021

Planning & Community Development Department:

I am writing with regard to the proposed zoning change requested by the developer JZ's Land Development LLC for the Red Rock Acres site. The developer has requested a zone change from RR 5 acres to .5 acres and from RR5 acres to RR2.5.

I strongly oppose this proposed zoning change for many reasons. It is clear that the predecessors to the present El Paso County Commissioners understood that the Red Rocks Ranch subdivision and adjacent areas are located in an aesthetically beautiful rural residential community, hence the 5 acre lot requirement. Continuing the 5 acre lot requirement is compatible with the rural residential designation.

I have had the privilege of living in the Red Rock Ranch subdivision for 25 years. I do not want to see this rural residential community slowly and insidiously devolve into an urban residential community with all the associated negative impacts, some of which are already occurring at an alarming rate.

Rezoning from 5 acres to .5 acres will substantially degrade wildlife habitat along and adjacent to Monument Creek. Traffic along HWY 105 between Palmer Lake and Monument has increased exponentially the past 5 years. Red Rock .5 acre lots will only serve to exacerbate this growing issue.

Forest View Acres Water District states that there is adequate water supply in the district at the present time, even with the addition of 38 homes which would increase estimated use by 11%. What is not addressed is the long term sustainability of water for the FVAWD. Most of the water for residential users within FVAWD is currently drawn from the Arapahoe aquifer which is being depleted at a rate of 30 feet per year. Should this continue, unmitigated, hydrologists estimate that the aquifer will run dry in 10 to 15 years. This issue is not addressed by FVAWD or JZ Land Development LLC.

For the sake of the preservation of our rural residential way of life here in the Red Rock Ranch subdivision , I urge the Planning & Community Development Dept. and the El Paso County Commissioners to leave the proposed Red Rock Acres site as 5 acre RR as was originally intended.

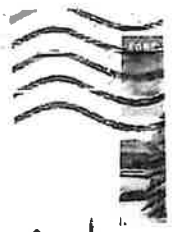
Respectfully,

Eric Lawson

Eric Lawson

18065 Forest View Rd.
Monument, CO 80132

DENVER CO 802
1 APR 2021 PM 2 L



El Paso County Planning & Community Development Dept.
Attn: Nina Ruiz
2880 International Circle, Suite 110
Colorado Springs, CO
80910

80910-610799

Red Rock Ranch
Homeowners' Association

PO Box 1463
Monument, CO 80132

January 18, 2021

Planning and Development Department
Board of County Commissioners
2880 International Circle
Suite 110
Colorado Springs, CO 80910

Re: Red Rock Acres Re Zone
File#P2010

John Green, Project Manager

This letter is a request to not change existing zoning for the Red Rock Acres in the Tri Lakes area of El Paso County. Original zoning was RR1, with 1 acre lots. Infrastructure does not support this dense ½ acre development proposal in this area. This is a lynchpin property that will set a precedent as to how the area will be developed with more open land that will be up for sale and development in the future.

The original zoning of the east parcel along Rockbrook Rd was originally zoned RR1, as demonstrated by the majority of developed lots in the adjacent Clovenhoof subdivision. The new Land Development Code (revised Jan 9, 2018) altered the RR1 to RR.5.

According to the current Land Development Code definition of Rural Residential, "Newly developed Rural Residential lots should be between 2.5 and 10 acres. ... Designation in the rural residential category does not automatically imply the acceptability of lots as small as 2.5 acres." Lot sizes in the Red Rock Ranch area vary from very close to 1 acre to 38.87 acres. There are 125 lots that are 1 acre to 2 acres, about 245 lots that are 2½ acres to 38.87 acres with 20 of those larger parcels5 acres or larger. This is a rural setting with narrow paved roads, some dirt roads, a community well for some lots and single wells for other lots and septic systems.

If part of this parcel were to be developed as ½ acre parcels, it would appear to be Residential Suburban as demonstrated by the Pioneer Lookout Suburb 1.3 miles from the Red Rock Ranch Drive and 105 intersection.

Infrastructure does not support dense housing.

The Red Rock Ranch HOA has concerns about traffic congestion on a daily basis. As the traffic study provided by the developer demonstrates, the intersection of Red Rock Ranch Dr. and HWY 105 is already at the threshold of needing a left turn lane, deceleration and acceleration lanes. There are no indications of improvements in the Master Plan through 2040 for this intersection. There is not enough ROW on either side of HWY 105 to create the required lanes for an increase in traffic. The highway speeds are 50 mph in this area and west bound traffic already backs up making a left turn.

Fire evacuation is another concern. This area has been compared to the Paradise area in California, with National Forest providing fuel and few exits for existing homes. Evacuation will be slow and difficult. I have been told by Wildland/ Urban fire experts that it is not a matter of if, but when an event will occur. The Red Rock Ranch HOA is very active in Firewise, with national recognition by the National Fire Protection

Association. The Red Rock Ranch HOA is reducing fuels and alerting authorities to the evacuation situation we already have. Dense housing of 38 homes will add 76 to 114 cars to that mass emergency evacuation. Those vehicles will enter at a crucial bottle neck exit road for the existing community. Most roads are rural in nature, about 1½ lanes wide. This area will not "drain" as fast as Rockrimmon area during the Waldo Canyon Fire with major roads of 2 lanes each way (converting to 4 lanes) in different directions. We are actively preparing our neighbors for an evacuation, which would become more problematic with an additional dense subdivision and additional vehicles.

With the main intersection currently at capacity and with the inability to expand prior to development, this will produce a hazardous situation to the safety of the residents in the Red Rock Ranch area.

Schools in the Lewis Palmer Lake area are at maximum capacity. Population has had a 43% increase from 2017 to 2020 with what has been approved by January 2020. With more developments approved in 2020 for the Tri Lakes Area, Lewis Palmer schools, and basic services sheriff and fire departments are stretched beyond the ability to provide those services quickly. Some schools do not have the ability to expand due to an already developed area around the schools. There is no place for additional school room, temporary or permanent.

Water, a very contentious commodity, is not plentiful in our area. There are 15 undeveloped lots in the area that Forest View Acres Water District is already obligated to supply water. We have had water restrictions in the summer, broken infrastructure with no water to the community. A dense sub division may become problematic.

Monument Creek flows year round and is prone to flash flooding, erosion and deposition. Many small ponds are manmade, but over the years these bodies of water, and Monument Creek, have evolved into important wildlife habitat.

Wildlife and wetlands are located in this area of the Red Rock Ranch area. Animals include deer, occasional moose, beaver, bear, mountain lion, bobcat, fox, skunks, porcupines, wild turkeys, owls, hawks and migrant species of ducks, geese and egrets have all been seen in this area. I am sure there are more nocturnal and smaller animals not seen that inhabit this area. Residential ½ acre lots and culverts are not amenable to maintaining a habitat for these animals. "Identify and protect wildlife and sensitive natural areas and unique landscape features. " (Tri Lakes Master Plan 2000, Chapter 4 page 12).

"We need to accommodate growth that **preserves the natural environment**, character, history and natural beauty of the Tri Lakes area." (Tri Lakes Master Plan 2000, Chapter 3 page 8). The most recent development ½ mile east of Red Rock Ranch Dr., Pioneer Preserve, is developed as 5 acre lots.
The west parcel the developer wants to change, located along Red Rock Ranch Rd., is zoned 5 acre lots, consistent with what is in the area.

5 acre parcels will preserve the habitat that has formed along Monument Creek. 5 acre lots will decrease the impact on the already stressed infrastructure. 5 acre lots will be more compatible to the existing area. 5 acre lots will keep Red Rock Ranch ...rural.

Elizabeth Lonnquist
Red Rock Ranch HOA
President

cc. Nina Ruiz, BOCC: Stan VanderWerf, Holly Williams, Carrie Geitner, Longinos Gonzales Jr. , Cami Bremer

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Dear Planning Commission and Board of County Commissioners,

We are Ed and Sandy Regan. We live on Forest View Court in Palmer Lake. This letter is to restate our concerns regarding the proposed rezoning to develop the corner of Red Rock Ranch Road and Highway 105 to be known as "Red Rock Acres." We believe JZ's Land Development LLC's request to rezone does not meet the criteria needed for such action.

The Master Plan prescribes that new developments must be compatible with previously developed areas. The surrounding areas to "Red Rock Acres" are rural properties of 2.5 acres and greater. We live across Red Rock Ranch Road from the proposed site, and each property in our neighborhood is a minimum of 2.5 acres. To the west of the site is 5-acre lots, and to the north it is zoned Residential Agriculture. Parcels of land that are of .5-acre density would not be compatible to surrounding and previously developed areas. (Criteria: Conformance to Master Plan and Compatibility with Surrounding Developments)

The proposed rezoning to half-acre lots will create unsafe traffic conditions for residents. Traffic Safety Compliance is critical as Highway 105 can not support the change from a rural to an urban designation. Traffic onto and off of Highway 105 will become hazardous with the increased amount of vehicles, congestion, and dangerous in/egresses currently planned too close to the highway. We can not afford to sacrifice safety for variances needed for a dense, urban-type development. (Criteria: Traffic and Safety)

Protecting the unique environmental character of Monument Creek and the area is vital. We are concerned Monument Creek's water quality will be compromised and polluted by lawn care, fertilizer, and home maintenance. A high-density development will have a negative impact on animal migration and habitat, cutting off access to the creek and pond. The development has plans to go right up against Monument Creek. We need to protect this unique environmental resource by giving it the space it needs and prevent human encroachment so close upon it. (Criteria: Compliance with Statute Policy 6.1.14 Unique Environmental Conditions)

Please consider protecting the resources, wildlife, aesthetic, and openness of Red Rock Ranch by zoning to no fewer than 2.5 acres per parcel throughout "Red Rock Acres."

Sincerely,
Mr. and Mrs. Edward Regan

From: Fred & Gloria <flzippy2@gmail.com>
Sent: Wednesday, January 27, 2021 11:41 AM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>
Subject: RE: JZ's Land Development Rezoning Proposal

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As regards JZ's Land Development proposal to rezone two parcels adjacent to Highway 105/Red Rocks Ranch Road to RR.05 -

I am strongly against this rezoning. Decreasing the lot size from 5 acres to half acre lots would be inconsistent with the surrounding area. Current roads, water availability, school facilities, and emergency evacuation routes are all sized for the current density of the surrounding area.

My wife and I moved into the Red Rocks Ranch neighborhood 23 years ago specifically because we liked and wanted a less crowded more open neighborhood.

Please vote against this proposed rezoning!

Thanks for your consideration,

Fred Lanyon
18080 Red Rocks Dr.
Monument, CO 80132
719-684-4360

Forest View Estates Neighborhood Association - Filing IV
Board of Directors
January 19, 2021

To: El Paso County Planning Commission
Board of County Commissioners
John Green, EPC Planning and Community Development Dept Project Manager

Re: Red Rocks Acres Rezone Request – Letter in Opposition

The Board of Directors, Forest View Estates Neighborhood Association – Filing IV, represents 38 owners of 2.5 acre lots on 160 acres southwest of the proposed Red Rock Acres. We object strenuously to the request by Olive Real Estate Group and JZs Land Development, LLC, to rezone a 5-acre portion of a 20-acre parcel from the current RR-5 to RR-.5. By extending an existing RR-.5 portion (currently being used as agricultural grazing land) west toward Red Rocks Ranch Drive, the developer will impede an open view and migration corridor, increase the traffic on an already congested road and intersection, defeat the orderly progression in lot density, and provide a temptation for increased density rezone requests west of Red Rocks Ranch Drive, destroying the current visual separation between the towns of Monument and Palmer Lake.

According to the El Paso County (EPC) Land Development Code, paragraph 5.3.5, zoning (1) protects the rights of property owners and (2) promotes the general welfare of the community. The area in question is part of West Monument Creek, Sub Area 3 of the Tri-Lakes Comprehensive Plan. Zoning is primarily for 2.5 and 5 acre lots south of Hwy 105 and Rural agricultural lots (10+ acres) north of Hwy 105. Higher density residential development is discouraged because the area provides a buffer between the towns of Monument and Palmer Lake. Property owners in the area will be disadvantaged by increased traffic, water usage, police and fire department requirements, and school capacity limitations. Any increase in density will not promote the general welfare of the community.

According to the EPC Land Development Code, there are four criteria for approval of any rezone request:

1. **It conforms with the EPC and Tri-Lakes Comprehensive Plans.** Both the county and local planning documents stress the orderly progression of lot sizes with increasing distance from towns and other services. Both require careful consideration of new developments on the integrity and carrying capacity of the roadway system. Both require consideration of impact on schools, police and fire departments, water usage, and current land use expectations. This parcel is part of the valuable buffer area between the towns of Monument and Palmer Lake. There is only one main road, Red Rocks Ranch Drive, which intersects Hwy 105 at an already overly-saturated intersection. The Tri-Lakes plan requires this West Monument Creek Sub Area to remain primarily rural residential. Zoning requires predominantly residential lots or parcels ranging from 2.5 to 10 acres in area (Ch IV: Section 7 – Growth and Land Use.) A rezone to ½-acre lots does not comply with these planning considerations and negatively impacts current services and infrastructure.

2. **The rezone is in compliance with statutory provisions.** Both C.R.S. section 30-28-111 and C.R.S. section 30-28-113 state that county planning commissions must consider size of lots and open spaces when making zoning decisions, as well as density, distribution, and safety of population. A change from 5-acre to ½-acre lots would adversely impact these considerations. C.R.S. section 30-28-116 states that rezoning requires a majority vote of the commissioners, as well as notifications, hearings, and comments by the public. We understand that your general notification efforts are limited to publication in the Fountain Valley News, which is not typically available in northern El Paso County. Despite that limitation, we believe that individual property owners, homeowner associations, and other community groups are all against a tenfold reduction in lot size and thus a tenfold increase in density for this parcel of land.

3. **The zone district is compatible with existing land uses in all directions.** EPC has zoned areas north and west of the proposed area as agricultural or rural residential. To the north, lots are mostly 30+ acre agricultural parcels and to the west it is currently agricultural, although zoned for RR-5. South is a watershed for Monument Creek, then 1-acre lots. To the east are 1-acre lots, as well. Although EPC changed the existing 1-acre developments south and east to RR-.5 on 9 Jan 2018, all lots south and east are already developed as 1+ acre. Thus, despite the rezone in 2018, the current density of existing homes is 30 acres to the north, 30 acres to the west, and 1+ acre to the south and east. To squeeze in ½-acre lots between these existing larger parcels of land would not be consistent with adjacent developments and would not "ensure the orderly progression of land use densities." Thus, a rezone to higher density would violate the objectives of both the EPC Land Development Code and the Tri-Lakes Comprehensive Plan. In fact, in order to follow EPC guidelines, the entire 20-acre parcel owned by JZs should more appropriately be zoned for 2.5 acres to fit between the 1 and 5 acre lot sections.

4. **The site is suitable for the intended use.** The site is currently part of a watershed, a deer and waterfowl migration corridor, and a buffer between two towns. It contains numerous mature and healthy trees, which would have to be removed to build on the ½-acre lots. Based on the 1998 EPC Policy Plan, this would not be in compliance with your policy to protect "the natural resources or unique land forms." While we understand that development may be inevitable, this development should not have a higher density than currently mandated. Nor should the lots be smaller than all those surrounding it.

We understand the desire for both the owner and developer to increase their profits by reducing lot sizes for this area. But we believe that the health, safety, and welfare of the community outweigh the request for higher density of this parcel. Both the county and local planning documents require lower densities with greater distance from services and I-25. Both require that new developments complement the unique environmental conditions and be harmonious with the overall established land use and character of the Sub-Area. Thus, in order for you to be in compliance with state, county and local requirements and planning documents, you should deny this request to rezone the parcel from 5-acre to ½-acre lots.

Respectfully submitted,

Marianne O. LaRivee
Secretary, FVENA-IV Board of Directors

From: Gina Pryor <gina.renee.ramirez@gmail.com>
Sent: Friday, January 22, 2021 4:00 PM
To: Cami Bremer <CamiBremer@elpasoco.com>
Cc: Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Red Rock Acres Rezone

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RE: Red Rock Acres Rezone, EA Number EA20151, parcels 7109000024 & 7109014003

All,

It has come to my attention that an application has been made to change the zoning to allow for a 38-lot subdivision in the Red Rock Ranch area. Granting this change would not be in compliance with the El Paso County Master Plan. The Master Plan lists the subject property as a Rural Place Type and does not allow for the proposed lot densities requested in the application. I am aware that the Master Plan is advisory only, however it does exist for a reason.

BOCC-Resolution-19-330-1-2 defines rural as "The zoning, use and development of land in zoning districts or areas which allow lot sizes that are 2.5 acres in size or greater, characterized by dispersed residential development, agricultural uses and activities, or vacant land." The entire Red Rock Ranch area is rural in nature and should remain so. I am asking you to stand by the Master Plan as it is written and not allow any waivers or deviations.

I would also point out that while some of the nearby parcels are zoned RR-0.5, the actual size of the vast majority of lots, in fact, exceed one acre. Many residents own more than one lot in order to keep the rural appearance that the lot owners are desirous of.

It should be noted that the HOAs from the surrounding neighborhoods require any development or improvement blend in and be consistent with other homes in the area and have a rural appearance. While this proposed subdivision may not be part of an HOA, it is obvious that the lot owners in Red Rock Ranch do prefer a rural appearance. Allowing a densely populated subdivision would be an affront to the current residents that moved here for the very reason that this project would be removing.

Also please consider our traffic situation. On a good day traffic can back up at the intersection of Red Rock Ranch Drive and 105. With the added number of drivers that this subdivision will force upon us, it will only get worse. When there is snow and ice on the road, drivers often get stuck at the stop sign as it is uphill. Some drivers even slide back, uncontrollably, on the ice. Two-wheel drive vehicles are sometimes required to get a running start and run the stop sign in order to make it through. On occasion, the speeders and impatient drivers pass on the double yellow and the blind curve. Couple this with the entrance to proposed subdivision being near the blind curve and we can have a serious problem. The traffic engineers will put numbers on a white board, perform the necessary calculations, and tell us that the roads can handle the added traffic, but it will not be reflective of reality.

I am respectfully requesting that you consider the residents of Red Rock Ranch, preserve the rural nature of our area, follow the County Master Plan, and do the responsible thing by denying this application.

Sincerely,

Gina Gonzalez-Pryor
18509 Pike View Way, Monument, CO 80132
Gina.renee.ramirez@gmail.com
209.405.0629

Subject: Red Rock Acres (Corner of Co Hwy 105 and Red Rock Dr.) 1/31/21

Dear Mr. Green

Ms. Ruiz

Mr. Stan VanderWerf,

We are writing to oppose the rezoning of the 62 acres parcel of land from RR5 to RR0.5. This section of Co Hwy 105 is currently sparsely populated adjacent to the highway. RR5 is the appropriate density. There is no section of Co Hwy 105 that is not in an incorporated city limit that has a density anywhere close to RR0.5 from the Douglas county line to Co Hwy 85 to the east.

This is not merely a overpopulation issue (which it most certainly is) but a safety issue. Co Hwy 105 is a 2 lane with no shoulder between Palmer Lake and Monument. There is a wider pavement section only at Red Rock Dr. but it is not marked as a turn lane. There have been multiple accidents in this area and the frequency is increasing. The proposed development plan has 7 lots abutting to Co Hwy 105 and 5 lots abutting to Red Rock Dr. These lots should be left as green space or they are bound to see some damage due to accidents.

The residents of this general area selected to live here to have consistent zoning policy in this area of Palmer Lake and Unincorporated El Paso County. There are a multitude of other issues with the proposed development plan including adequate water supply, county law enforcement and environmental issues but the safety of residents should be of significant concern. At the proposed density there would be quite a few school aged children. These existing roads and the proposed roads will be very difficult for school buses. They will also be difficult to navigate for firetrucks.

The traffic on Co Hwy 105 is radically higher than it has ever been. This is partially due to the Gap Project, however the increasing population in the area has led to a much higher traffic volume which will still occur once the Gap is completed. The roadway is currently inadequate for the current amount of traffic let alone when 35 new lot owners are added to the mix at the two current intersections.

Please support the current residents of this beautiful area by disapproving the proposed rezoning request.

Respectfully,

Diane and Michael Gaines

From: John & Georgina <gigittins@yahoo.com>
Sent: Tuesday, January 19, 2021 8:28 AM
To: PLNWEB <PLNWEB@elpasoco.com>
Cc: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>
Subject: Red Rock Acres Preliminary Plan

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Dear Planning Commission and Board of County Commissioners,

I am a resident of Red Rock Ranch Preserve. I had a chance to look over the preliminary proposal for the new development. A couple of concerns I have; is the density of the lots, from 5 acre lots originally to a planed 2.5, to as little as 0.5. This does not conform to the adjacent developed sections of the Red Rock Ranch area. 1 acre lots should be the minimum. Even at 5 acre lot size, Pioneer Preserve had no problem selling lots, and they are adjacent 105 and the railroad tracks! I have to say less is more, and the area turned out nice!

Traffic on 105 is pretty busy and along with Red Rock Ranch Drive. Is there a plan to widen, put in turn lanes, light signals? I only see one entrance off of 105, could there be done more to mitigate traffic?

Lastly, I just have to say the one commodity that most homeowners are concerned with is water. I am sure a study has been produced to show adequate water is available. But, why have a density of 0.5 when it's better for us all to have less homes and use less water?

I know a builder can make more money with small lots verse larger ones, but we get to deal with the congestion, noise, and light pollution so a builder can make a couple of bucks more?

This plan in my view does not hold to the pre-established scope of the Red Rocks Ranch area. Thank you for your time and understanding.

Sincerely,

John and Georgina Gittins
4550 Red Rock Ranch Drive
Monument, CO 80132

719-314-8027

From: honi <honij@mac.com>
Sent: Tuesday, January 19, 2021 9:58 AM
To: John Green <JohnGreen@elpasoco.com>
Subject: JZs Land Development Hwy 105 and Red Rock Ranch Drive

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Dear Mr Green, 1.19.21

JZs Land Development has submitted an application to re-zone land on 20 acres and combine it with a 34 acre parcel all with more half acre (.5 ac) lots located on the south side of Highway 105, east of Red Rock Ranch Drive and west of Rockbrook Road.

This request would combine the two parcels and convert 5 acre zoning into five 2.5 ac lots on the southern boundary and re-plot the entire north portion unto .5 ac lots as shown in the December 3, 2020 MVE, Inc Engineers Surveyors preliminary draft.

This is undesirable for many reasons. I understand progress and the need for new construction, but shouldn't we try and maintain the compatibility of the area as it was originally designed with larger lots like all those around this area and use better judgement about densities?

I am basically opposed to any half acre lots on either parcel but understand it's too late to change the eastern 20 acres but it's not too late to deny the same for the western 34 acres. Here are some logical reasons why we should deny re-zoning or combining to accommodate more and smaller lots:

. Water availability is my main concern in Forest View Acres water district. I understand the serviced homes actually ran out of water in the '80s. We have been restricted frequently for water usage with just the current homes utilizing the current water supply. This higher density development would further strain the system.

. Another major concern will be traffic! That concentration of new homes funneling into Highway 105 at two entry points will significantly hamper traffic flow. The parcels empty on to red rock ranch along with more than 260 others from Red Rock Preserves, Forest View Estates, Forest View Acres IV, Sundance Estates, Forest View Estates Filing 3, and Shiloh Pines Subdivision. By the way, ALL of these are zoned RR-2.5

Exiting Rockbrook Rd to the west on 105 is dangerous. The fifty mile an hour traffic from Monument going west to Palmer Lake is hidden behind a hill until it is very close to traffic entering Hwy 105 from Rockbrook Rd.

. New projects should be compatible with surroundings and high density small lots will not fit in to what has long been expected for the area.

Thanks for considering these inputs.

Honi Garvin
Sundance Estates

January 22, 2021

Mr. John Green, Project Manager
El Paso Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

18215 Forest View Road
Monument, CO 80132

Dear Mr. Green,

As a resident of Red Rocks Ranch in northwest El Paso County, I am writing to object to the rezoning proposal that would negatively impact this community. The proposal is to rezone two parcels (33 and 29 acres) to create a high-density development.

Wildfire is a huge concern in Red Rocks Ranch and we have had an active fire mitigation effort underway for several years to help residents' clear fuels from their properties. The Tri Lakes Monument Fire Protection District (tlmfire.org) has documented the risk areas and their concern for access into some streets and exit paths for residents in the event of a wildfire and evacuation. Residents of Red Rocks Ranch will likely evacuate via Red Rocks Ranch road to state highway 105 and we cannot have this main evacuation route congested with the additional traffic from the proposed high-density development. This rezoning effort cannot take place as it would be detrimental to fire services access into Red Rock Ranch to fight wildfire and would hamper resident evacuation.

Thank you for your consideration.

Regards,

Heidi Juell ©PMP

From: holly sly <hollysly@me.com>
Sent: Saturday, January 30, 2021 4:41 PM
To: Larry Sly <larry.sly@comcast.net>
Subject: Opposing JZ's Land Development - RRR Rezoning

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I am a resident in the Red Rocks Ranch (RRR) area for over 22 years. When my family first moved here, we immediately knew there was water issues.

My families home uses the Forest View shared water wells. These wells have been miss managed in the early years, and now we currently only have one well. Four months ago, our only well had issues, leaving several homes without water for almost two weeks. RRR was in trouble with water 22 years ago, which means today, we have questionable amount of water for existing residents.

Palmer Lake is in the same situation as the RRR residents - with not having enough water to continue with new building of homes, since they have the same topo and aquifer issues. This is why Palmer Lake denied JZ's Land Development to tap into their septic system.

I am asking you to use critical thinking, and common sense with clearly reviewing the facts. Please deny the rezoning of JZ's Land Development from 5 acres to 1/2 acres.

Thank you for taking this water issue seriously.

Holly Sly

Project Manager, John Green
Planning and Community Development Department
2880 International Circle, STE 110
Colorado Springs, CO 80910

22 Jan 2021

Subj: OPPOSITION TO JZ's LAND DEVELOPMENT PROPOSAL/APPLICATION FOR REZONING

Dear Mr. Green,

We write this letter in strong opposition to JZ's Land Development proposal for rezoning two land parcels (@ HWY 105 and Red Rock Ranch DR) from 5 acre to ½ acre lots. We have recently retired from the U.S. Navy after serving more than 25 years. Our family decided to finally establish roots and build a home in the Monument/Palmer Lake area, specifically Red Rock Ranch Reserve. Our decision was based on the natural beauty of the area, low density of homes, and traffic safety for our four children as they become new drivers. All of these attributes would be decimated by this rezoning proposal resulting in an increase of housing density of 10-fold.

This proposal would create a housing development not consistent with the other surrounding developments negatively impacting the natural beauty, the environment and creating an extremely dangerous traffic situation on HWY 105. As well as, reduced property values for the existing Red Rock Ranch, Red Rock Reserve and Forest View Acres neighborhoods.

We understand there is a demand for low income housing development in northern El Paso County. However, this need is currently being more than adequately fulfilled in Monument along old Denver HWY and east of I-25 between HWY 105 and Baptist RD where the high-density neighborhoods are common and the schools, infrastructure and roads are built to accommodate this density safely.

A prime example of parcel rezoning destroying an existing neighborhood is the rezoning of the Walden Preserve area (East of HWY 83 between HWY 105 and Hodgins RD). Rezoning from 5 and 2.5 acre lots to 1 acre lots was approved causing a devastating impact on the natural beauty, wetlands, density, traffic safety, and water demands for the area.

We strongly urge you to vote against JZ's Land Development proposal for rezoning.

Dr. Timothy W. Halenkamp
CAPT USN (Ret)
4671 Red Rock Ranch RD

Lorri A. Halenkamp
CDR USNR (Ret)
4671 Red Rock Ranch RD

Peter & Ute Hill
18620 Pike View Way
Monument, CO. 80132
Ph: (719) 651-6817
E-mail: pete.utehill@gmail.com

22 January 2021

Planning & Community Development Department
2880 International Circle, suite 110
Colorado Springs, CO. 80910

Subject: Opposition to the rezoning of the proposed Red Rock Acres development

TO: Ms. Nina Ruiz and Mr. John Green:

The reason we are contacting you is in regard to the Red Rock Acres, a proposed development that is in the near vicinity of our neighborhood. My wife and I learned of this new development in our local newspaper and word of mouth from our neighbors. Furthermore, we were informed of the proposed rezoning of this development which as we understand it is comprised of 33- and 29- acre parcels respectively which will be rezoned from 5 acre to ½ acre lots.

We are concerned about this proposed development and are in opposition to the rezoning of the lots for multiple reasons, of which I detail below:

1. In the last couple of years, we have noticed a marked increase in the volume of traffic on Highway 105 as motorists are trying to avoid the I-25 Gap project. Highway 105 was not designed to accommodate the volume and size of the vehicles that are using this road. With the number of proposed rezoned lots, this will create additional congestion and we believe will significantly increase safety risks to all motorists.
2. The proposed rezoning from 5 to ½ acre lots is not compatible with our surrounding 1 to 5 acre lots.
3. With the increase in resident density, this will increase the demand on our local resources such as Fire, Police and medical.
4. The local environment will also suffer due to the destruction of wetlands and streambed in the Monument Creek system and the loss of natural prairieland.
5. This development will also create an additional demand on valuable water resources such as our aquifer and natural snow melt that is just keeping up with current water demand.
6. And last but not least in the event of an emergency be it natural or manmade, would cause additional traffic congestion with the number of new residents' and the additional entry and exit points that are associated with this proposed development.

Thank you for your time and consideration of our concerns as stated above.

Sincerely, Peter and Ute Hill

Peter Hill, Ute Hill

From: John Dallmann <johndallmann@gmail.com>
Sent: Saturday, January 30, 2021 12:30 PM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; StanVanderWert@elpasoco.com; LoginosGonzalesJr@elpasoco.com; Cami Bremer <CamiBremer@elpasoco.com>
Subject: Red Rock Ranch Rezoming

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Hell John and Nina -

Thank you for receiving my letter and listening to my concerns regarding the proposed rezoning for the property on the south side of Hwy 105 and Red Rock Drive (JZ Land Development). I've lived in this neighborhood since 2013 and so appreciated the open spaces in and around the Monument and Palmer Lake areas. In many ways the growth we've seen in the last years is encouraging and I'm all for progress. But it needs to be tempered and not allowed to go unrestricted. Rezoning what has been designed for 5 acre plots down to 1/2 acre plots is something that must be restricted. The negatives are too great to ignore and include:

- Overloading an already busy Hwy105 corridor with more traffic.
- Environmental effects on wildlife in the area: This particular portion and the Monument Creek valley are frequented by deer, geese, ducks, fox and other wildlife. This will further reduce habitat and push them into the few smaller areas that remain. We need forested open spaces but also need open grassland areas as well. The 5 acre plots will allow that.
- Environmental effects on drainage, water rights and grasslands: Building with such intensity will increase runoff from storm events and decrease deep percolation of water into the Monument Creek aquifer. This will potentially cause erosion and drainage issues in the creek valley, Other effects will be a decrease of interflows into the alluvial aquifer which will further 'dry up' Monument Creek and even impact water rights on the creek (and potentially bring lawsuits). Finally, a high density build out will result in the removal of most all native grasses in these parcels and decrease percolation rates and negatively affect the environment in this beautiful area.

There are other important factors and negative impacts that I've not mentioned. But based on the ones listed above, rezoning these areas with a higher housing density will only create new problems and push them to the future for the county to solve. It will also leave irreparable damage to our environment and the Monument Creek system and water rights. Please reconsider this decision and do the right thing for the next generation.

Sincerely,
John L. Dallmann, P.E.
17955 Red Rocks Drive
Monument, CO 80132
(719)-373-0092

Dear Development Officer & Commissioners,

Please consider this as my letter as resident in Red Rock opposing the rezoning application by JZ's Land Development for various reason as cited below:

*Destruction of wetlands and streambed in the Monument creek system
*Environmental issues as we loose prairie land and disrupt the natural habitat and flora
*Additional water demand on the aquifer that is not keeping up with demand, we have restrictions on a continual basis as is; the small pond on red rock is often a dry bed as well as the creek system
*Density issues as we do not have adequate capacity in the schools as is
*We are against natural forest and the continued parsing of the land is not compatible with the natural surroundings and parks used by many from and outside of Monument and Palmer Lake
*Apartments or small home development magnified at the end of Red Rock against the creek and pond and prairie habitat will be congested and not compatible with the homes and beauty of the surrounding area which brings many visitors to hike, run, bike and make use of our many trails
*Palmer Lake can not effectively manage the trail systems or parking
*I05 is a narrow intersection that would not support such development, the infrastructure would need to be invested in and additional resources will be needed to maintain the roads and surrounding properties.

I recall this being a protected wetland area and hope it is here for future generations to enjoy.

Please let me know if you need anything further for this to be part of the public record.

Regards,
Jacqueline Hatfield
Local Red Rock Resident

-----Original Message-----
From: joline m lee <jlee0834@yahoo.com>
Sent: Wednesday, January 13, 2021 1:49 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Re: Red Rock Area Preliminary Plan cc: John Green @ el Paso Co.com Nina Ruiz Mark Gebhart Craig Dossey

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Dear Planning Commission and Board of County Commissioners:

As a resident of Red Rock Ranch, located in El Paso County I am writing to you about the planned development in this area. The area has grown significantly since I moved here in 1983. Not many of our resources have kept up with the growth. One example was during the Hayman fire when it was nearly impossible to get out on to Hwy. 105. Since that time, many new structures have been built without any improvement to Red Rock Ranch Drive or Hwy. 105. This route is the only feasible exit in case of any emergency. Recall the chaos during the Mountain Shadows disaster.

There are many other ways I feel any development could impact our way of life and the safety of not only the residents in the area but those who would be added in new development.

Thank you very much for considering my concerns.

Sincerely,

Joline Lee
4750 Limestone Rd.
Monument, Do 80132

From: John Mann <john.mann500@gmail.com>
Sent: Wednesday, April 14, 2021 3:18 PM
To: PLNWEB <PLNWEB@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>
Cc: Red Rock Ranch United <redrockranchunited@gmail.com>
Subject: Rezoning Request, Project 167954

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Ladies and Gentlemen,

I'm writing to express my strong concern and disapproval of the proposed rezoning for a development of land at the intersection of Red Rock Ranch Drive and HWY 105. This would be parcel numbers 7109000024 and 7109014003.

I've reviewed several documents you are using to make your decision; one document alarms me. That would be the Red Rock Acres Traffic Impact Study written by LSC Transportation Consultants for the developer, Olive Real Estate Group, Inc. The developer is asking to rezone a large part of the parcel to 0.5 acre lots; the Traffic Impact Study acknowledges some increase to traffic, but does not raise alarm flags.

However, LSC Transportation Consultants makes an egregious assumption in their study that minimizes the impact of the traffic. There is another parcel west of Red Rock Ranch Dr that is currently not under development. The Traffic Impact Study notes that it is currently zoned for 5 acre lots and assumes that will not change. It concludes that the impact to traffic if that parcel were to be developed in 5 acre lots would be minimal.

But if that parcel were to be rezoned to 0.5 acre lots, then the impact to traffic would be 10 times that estimated by LSC Transportation.

Given that the current parcel is to be rezoned into 0.5 acre lots, the assumption that the second parcel would be developed as currently zoned is without merit. And I have to point out that the traffic study was performed for the developer, not current residents of the area.

I urge you to reject this bid to rezone parcel numbers 7109000024 and 7109014003. The traffic study used to support that rezoning is invalid. In the very least, you should require a new traffic study that includes the assumption that the second parcel will be developed to 0.5 acres before approving a rezone request.

Thank you for your consideration.

John Mann

-----Original Message-----
From: Joan Pollard <Joanmpollard@outlook.com>
Sent: Sunday, April 4, 2021 2:42 PM
To: Holly Williams <HollyWilliams@elpasoco.com>
Subject: Development in Northern El Paso County

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Hi Holly, I know you have lived in this area for almost 20 years, and remember the pleasant area that was Northern El Paso County. I moved to the Monument area from the western slope in 1984, and loved the rural nature of the community. I know nothing stays the same, especially as the population in our state continues to increase, but please consider the needs and desires of existing residents as you vote on requested zoning changes, and higher density development. There are many legitimate concerns with higher density development, especially water issues. I don't need to list them for you. I just hope you consider all of your northern El Paso county neighbors, including old timers like myself. I don't have a problem with people selling their property, just a problem with constant rezoning for higher density housing and commercial or industrial use. It might even be possible that a voice for some public land like we see in southern Douglas County would be appreciated in northern El Paso County as well. Many of your fellow citizens may feel, as I do, that higher density development in northern El Paso County is negatively impacting the quality of life here.

Thank you for your consideration as you exercise your responsibility to the communities we all call home.

Sincerely,

Joan Pollard
719-339-9673

JAMES ZALMANEK
18040 Granite Circle
Monument, CO 80132
February 2, 2021

Planning and Development Department
Board of County Commissioners
2880 International Circle
Suite 110
Colorado Springs, CO 80910

Re: Red Rock Acres Rezone File P2010

John Green, Project Manager

I oppose the rezoning currently under consideration. When I purchased my property and constructed a home in the late 70s, the lower development density was and still is especially important to me. The proposed rezoning is inconsistent with the larger lot sizes in the area.

This development will increase traffic. This is of particular concern in the event of a wildland fire. I have experienced four major fires in the time I have lived here that have required evacuation or called for an evacuation watch. Additional development will worsen evacuation efficiency. Recent experience has demonstrated the need to minimize development in the wildland-urban interface.

I am also concerned about stressing our water resources and overcrowding our schools.

Keeping development density to 5-acre parcels will be more consistent with the already developed area.

James Zalmanek

James E. Zalmanek
18040 Granite Cir.
Monument, CO 80132

DENVER CO 802
3 FEB 2021 PM 7 L

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JOHN GREEN
PLANNING + DEVOLOPMENT DEPT
BOARD OF COUNTY COMMISSIONERS
2880 INTERNATIONAL CIRCLE STE 110
COLO. SPGS. CO 80910

80910-610799

Johannes G. Zimmermann
18330 Spruce Road
Monument, CO 80132

719-487-1953
hztrail@gmail.com
January 23, 2021

Subject: Red Rock Ranch Opposition to Rezoning

Planning & Community Development Department
Mr. Craig Dossey- Executive Director
Mr. John Green- Project Manager
Ms. Nina Ruiz – Supervisor

JZ's Land Development applied to rezone two parcels (33 acres & 29 acres) adjacent to Highway 105/Red Rocks Ranch Road. Developer proposal is to rezone from 5 acres to half acre lots.

1: I want to state my opposition to this higher density and request that the minimum size of each lot be no less than 1 acre which is currently the minimum for our development.

2: The addition of all these new homes will drastically increase the flow of traffic which could put the rest of the home owners in jeopardy in an emergency such as fire evacuation. The current lay out of roads and intersections make it difficult at best.

3: The current intersection and turn off from Rt 105 on to Red Rock Drive going west is dangerous as it turns off at a 45 degree angle and is on the crest of the hill.
To reduce the danger of collisions and or backups Red Rock Drive should be modified so that the turn off is a 90 degree angle, Rt 105 needs to be widened at that point so that a turning lane can be constructed to minimize traffic backups going north/west on Rt 105 to Palmer Lake. The developer should make this possible by donating a few yards to accommodate this change in the road and intersection.

These are my major concerns, so I ask the Planning & Community Development Department to take these matters in to consideration when making their decision on rezoning.

Sincerely

Johannes Zimmermann

From: Keith Allen <keith_allen53@yahoo.com>
Sent: Friday, January 22, 2021 3:43 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: Zoning Change to High Density for JZ Land Development aloong Hwy 105 & Red Rocks

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Dear Project Manager John Green and Supervisor Nina Ruiz,

It has come to my attention that JZ's Land Development has applied to rezone parcels (33 and 29 acres) adjacent to Highway 105/Red Rocks Ranch to permit high density housing.

For the record, I am vigorously opposed to this rezoning.

Others will communicate the many and valid reasons why this should not be permitted: traffic issues on 105, increased water use on an already over-taxed water supply, destruction and damage to the Monument creek watershed, increased use on already maxed out sociological infrastructure like D-38 schools and fire and police. These alone are sufficient grounds for rejecting the high density rezoning.

However I would urge you to consider a different perspective: that the US and indeed the world is now past an inflection or tipping point regarding humanity's relationship with the natural world. Our outsized influence on the support systems that sustain all life has already surpassed the ability of these systems to regenerate and repair themselves. It makes no sense to speed up their degradation. For the past few decades the alarm has been ringing out in greater volume and amplitude from sources like The Guardian, The Washington Post, the NY Times and The Atlantic (to name but a few) that growth at all costs needs to stop, it is no longer sustainable. More development is only going to make things worse. It is time to reverse this trend thus I urge you to reject the zoning change to high-density.

Setting aside these existential issues and focusing on just the human issues for a second, rezoning at high density is going to utterly destroy a lovely meadow that we all gaze upon as we travel to and fro. Deer are plentiful in the meadow, sometimes Turkeys, birds of prey hunt in the fields, coyotes and foxes look for mice and the grasses green and gold waving in different hues as the season pass. 1-5 acre low density housing would preserve much of this idyllic setting. In its place will be an ugly development if high density is permitted – cortisol levels in the people who witness its demise will climb and the world will lose faith and lose one more place that inspired us, that kept us a little bit sane in a world that is quickly going off the rails. Do you really want another ugly California megalopolis? This is not progress. I urge you to reject high density housing for these parcels.

Sincerely, Keith Allen

Jan 20, 2021

To: johngreen@elpasoco.com
ninaruiz@elpasoco.com

Subject: JZ Land Development LLC proposed Rezone for "Red Rocks Acres"

1. I have reviewed the JZ Land Development proposed rezoning request of a 20 acre parcel into smaller lots, and combining it with the adjacent 34 acre parcel at the corner of Highway 105 and Red Rocks Road in Monument.

2. My family and I have happily lived and enjoyed the rural area of Red Rocks Ranch for 17 years and object to this proposed rezoning for the following reasons:

a. Safety: Highway 105 has become a very busy road. There are days when there are solid lines of traffic in one or both directions and it is not possible to safely turn left from Red Rocks Road toward Palmer Lake, no matter how long we wait.
Further, there have been several accidents at that intersection and adding more houses in the same immediate area will only increase the safety hazards.

b. Water: We have gone without water for 1 - 3 days at a time on probably a dozen occasions in the last 10 years. Just last week Shiloh Pines (same water system as us) was without water for more than 2 days. Despite portions of the water system being replaced, large sections are decades old and unreliable. The new development is proposing to join our water system. Further stress on our water resources is a health and safety issue. Note that Palmer Lake had to implement water restrictions and recently stopped approving new construction as they are at the limit of available water supplies.

c. Schools: Best information is that Palmer Lake Elementary School (PLES) is at / near capacity. Lewis Palmer Elementary is already well beyond capacity. Adding some 38 new houses via subject development would surely include school age children, which would require more space. Due to deep division in the community, D38 bond issues have failed at least twice for additions / new school construction. If history is a guide, and especially considering Covid-induced financial stresses, another bond would be unlikely to pass to expand either elementary school to accommodate an influx of new students.

d. Precedent and Impact to Rural Environment: Rezoning for smaller lots would set a bad precedent. There are other large parcels in the vicinity and if the JZ proposal is approved, it would set precedent for breaking these larger parcels into .5 acre lots if they are sold in the future.
Most if not all the residents chose to live here for the open spaces and rural feel. Rezoning would ruin that and set the precedent for even more small lots' development to follow.

3. For all of the above reasons, I urge you to disapprove the proposed JZ Land Development LLC proposed re-zoning request for "Red Rocks Acres".
Thank you for your consideration.

//signed//

Kenneth S. Dunphey
18655 Pike View Way
Monument, CO 80132

From: TOM KELLY <kellytompaula@comcast.net>
Sent: Sunday, January 24, 2021 1:41 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: Red Rock Ranch Opposition to Rezoning

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January 24 th, 2018
Project Manager, John Green

Good Day! We are concerned Rock Rock Ranch residents who strongly object to the rezoning of land from Hwy 105 to Red Rock Ranch Drive, to permit an increase in the number of homes at this north part of the Ranch. We object strenuously because of five points:

1. The Highway turn off from 105 is already a problem, and with more congestion, and nothing proposed for widening 105, (making turn lanes, widening shoulders), and another sharp turn from Red Rock Ranch Drive into the proposed subdivision, it will create significantly more potential for accidents.
2. The new proposed zoning is incompatible with the current 1-5 acre lots we have now, and are the reason we chose to be in the Ranch years ago.
3. Environmentally, we lose prairie, wetlands, natural habitat and ultimate destruction of wetlands in the Monument Creek ecosystem and drainage system.

These last two points, however are most critical to us:

4. We have an aquifer not keeping up with current demand without adding significant more demand; this just seems dangerous and careless.
5. As former members of the Firewise Committee in this community, we feel that putting so many homes at our most critical exit point is careless and dangerous, also.

Thank you for your time and serious consideration!
Sincerely Tom and Paula Kelly, 18190 Aspen Way

From: kev kob <belkoracin@yahoo.com>
Sent: Saturday, February 20, 2021 12:51 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>
Subject: Second submission of email in opposition to JZ's land development/Red Rock Ranch/Monument, CO

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Nina and John, this is the second email I have sent and my comments have yet to be posted in opposition this redevelopment. Please see that they are posted. Regards, Kevin

https://epcdevplanreview.com/Public/ProjectDetails/167954

El Paso County Planning and Community Development
RE:Red Rock Acres rezone proposal

EPCPCD,

My family and I have been long term residents of Colorado (over 40 years) and have resided in the Monument, Colorado area for 15 years. Growing up on the front range and seeing the exponential growth that started in the earlier 1980's has been unbelievable to watch. Multifamily housing, business growth, overdevelopment, and sea of homes in our beautiful Colorado has been hard to believe. I realize that many wish to move here and make Colorado home but some of us remember the days before the massive growth; no reservations needed, easy travel across the state, wildlife galore, low public school class size, safe communities. The pre-planners of this Red Rock Ranch had this in mind 40 years ago when the set the limits on lot sizes for Red Rock Ranch and Red Rock Acres in particular to five (5) acres. Who are we now to say that they were wrong? They were trying to protect a lifestyle that includes nature, outdoors, limited traffic, limited traffic noise, and low density, rural living. There are many reasons I left the hustle and bustle of the big city (Colorado Springs and Denver) and moved to the "country". Many of those I noted above. This lifestyle and the "priceless" things our community offers are in jeopardy due to overpopulation and big business. There are already many communities around us that are built like this proposal that cover a need for these type of communities; Jackson Creek, Forest Lakes, Santa Fe Trails, etc. Keep Red Rock Acres as the original planners have wanted and keep our community how it stands today; rich with friends, neighbors, wildlife, water, safe, and quiet. Do not allow these changes to destroy the community we love. Preserve what was planned.

"Overconsumption and overpopulation underlie every environmental problem we face today" - Jacques Cousteau

Kevin and Jennifer Koback
Red Rock Ranch homeowner

From: Laura <rodgymotto@yahoo.com>
Sent: Friday, January 22, 2021 7:11 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: Re-zoning City of Monument, High Density for JZ Land Development along Hwy 105 & Red Rocks

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Dear Project Manager John Green,

I have been informed that JZ's Land Development has applied to re-zone parcels (33 and 29 acres) to allow high-density home construction. These parcels are located in the city of Monument, adjacent to Highway 105/Red Rocks Ranch Rd.

For the record, I am strongly opposed to this re-zoning that will permit high density ½ acre or less, home dwellings, as they are inconsistent and not compatible with the neighborhoods that exist and have been developed on 1-5 acre lots in the Red Rocks Ranch area.

The main reason I purchased my home in Red Rocks Ranch is the zoning regulations that allows for open space and homes being built on large 1-5 acre lots. I did not want to live in a residential area that allowed higher density home construction, if that was the case I could have purchased in a different location in Monument or Colorado Springs for a much lower price; but in addition to my personal reasons there are much more significant grounds for why the re-zoning should not be approved:

1. An increase in traffic in an already heavily congested Highway 105/Red Rock Ranch Rd. Increasing number of vehicles, semi-trucks, Denver commuters avoiding I-25 to name a few. There are no plans to accommodate for increased traffic and congestion at the turn to Red Rocks Ranch Road.
2. An increased water demand on an already over-taxed water supply that is facing an extreme drought situation.
3. This approval will result in the irreversible damage and possible destruction to the Monument Creek watershed.
3. Our schools in the area are already reported at overcapacity.
4. We have maxed out fire and police departments.

These alone are fundamental reasons for rejecting this high density re-zoning approval.

But there is more! Wildlife including deer, foxes, coyotes, turkeys, ducks, geese, cranes and birds of prey have been observed and are plentiful in

the beautiful meadow that comprises these parcels, re-zoning for high density housing is going to destroy their habitat and a lovely meadow that we all gaze upon as we enter our neighborhood. In its place we will have a high density housing development if this re-zoning is approved.

I urge you to reject high density housing for these parcels and instead uphold the current 1-5 acre low density parcel zoning, as this low density housing will preserve much of this open space setting. We don't want another high density neighborhood, this is not progress. Please, I urge you to reject re-zoning for high-density housing for these parcels.

Sincerely,
Laura E. Colin
3780 Range View Road
Monument, CO 80132

Lori McBride
3885 Sierra Vista RD
Monument, CO 80132

January 24, 2021

RE: Opposition to Rezoning of two parcels adjacent to Highway 105 and Red Rocks Ranch Road.

I am writing you, as a resident of Red Rock Ranch, to express my **ardent opposition** to the request made by JZ's Land Development for rezoning of two parcels adjacent to Highway 105 and Red Rocks Ranch Road.

Our community is bounded on two sides by Pike National forest. It is characterized by large lot sizes in the range of 1 to 5 acres, with open sight lines, and minimal, largely native, landscaping. The two parcels in question flank the main entrance to the community and are situated, by virtue of their placement and the natural elevations of the site, in such a way that they would redefine the community.

Rezoning the parcels in question would create an abrupt break in the continuity of the area stripping it of it's special nature. I would urge you to visit the site, in-person, to literally see the "lay of the land". I cannot think of any other way to adequately convey my primary concern.

There are many valid reasons to oppose this rezoning: Negative effects on traffic, schools, the environment, wetlands and safety, but to my mind this particular request cuts to the heart of why we, as citizens, submit ourselves to the restrictions of zoning. To direct development in a way that creates a cohesive, well functioning environment that serves the interests of us all.

High density housing in this location would create an awkward break in the community. Surely there is no shortage of sites that are appropriate for higher density housing, we see them springing up all around us in the Monument area.

I would further beg you, to dismiss any argument that says that "if you average out the total number of houses over the entire parcel size, including the existing stream and wetlands, that's nearly 5 acres per house." This argument would not be valid because the net result would still create the same, high-density, out-of-place gateway to our community.

I am certainly **not against** development of private property. And, I am **not against** development of the property in question. I am **strongly against** any development that does not conform to the existing 5 acre restrictions and adequately addresses all of the other concerns mentioned above.

Sincerely,

Lori McBride

Dear Planning Commission and Board of County Commissioners,

I live at 18885 Rockbrook Rd, Palmer Lake. I have seen the plans for development of new homes in this area. I really do not know if the water and sewage can support this but I trust you will make sure it does before approval. I would like to address two areas of concern. The lots in Red Rock Ranch are 5 acres lots. Most lots on Rockbrook are 1 acre lots. The lots that are being proposed are much smaller than either of our areas. Cramming people in an area that was never designed for that purpose is not conducive to this location. I assume that is why they are wanting to link up to Rockbrook. They have too many homes in such a small area that one street outlet would not accommodate the traffic. Also, Rockbrook gets large potholes in the winter. I have personally taken a wheelbarrow and shovel up and tried to fill in the worst potholes. More traffic will only add to the problem. If it is deemed necessary to have a road linking to Rockbrook then they should pave this road. Thank you for listening to my concerns.

Loa Kay Welles

Dear El Paso County Commissioners,

I am writing this letter re: the proposed rezoning of the parcels located at the SE corner of Red Rock Ranch Rd. and Hwy 105. We are opposed to the rezoning of 5 acre lots into .5 acre lots. We believe the increased density would have a highly detrimental effect on the existing surrounding properties. Due to the following reasons.

1. Increased traffic volume on Red Rock Ranch Rd. especially at the intersection at Hwy 105 which could cause massive congestion issues in the event of an evacuation.
2. Additional demand on an already marginal water supply.
3. Destruction of natural landscape and negative impact on Monument Creek streambed and wildlife habitat.
4. Proposed lot size is not commensurate with the surrounding properties.

We would ask that you thoroughly evaluate these issues.

Respectfully,

John & Roxanne Lehn

PO Box 446
Palmer Lake, CO 80133
April 19, 2021

Mr. Craig Dossey, Executive Director
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear Mr. Dossey,

Earlier this year I opposed the JZs LLC's request for rezone of the 20-acre parcel (71090-00-024), otherwise known as Red Rock Acres Rezone. On Mar 30, 2021, I attended the JZs LLC virtual neighborhood meeting; I found it very controlling. Without an open microphone, all questions were written or texted in, and as a result were not necessarily answered. No one dialing or linking into the virtual meeting knew who was actually present. I remain firm in my opposition to the JZs LLC rezone request. Again, I request you consider my objections based on the rezoning criteria in the El Paso County Land Development Code (LDC).

Per the Map Amendment (Rezoning) approval criteria outlined in the El Paso LDC paragraph 5.3.5, my objections are as follows:

Criteria B.3: *"The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions."* The **proposed 1/2-acre zone district is not compatible with lots to the north and west**, zoned as 5-acre districts. Furthermore, JZs LLC's primary justification for the proposed rezone is based on the previously RR-1 (1-acre) zoned and originally developed lots to the **south and east**, which were **rezoned to RR-0.5 due to the County's county-wide obsolescence of the RR-1** zone district. There is **no evidence** that property owners were aware of this County mandated rezoning.

Criteria B.1: *"The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood."* **JZs LLC's rezone request does not conform with policies** in the Master Plan; several examples and reasons are stated below.

Policy 6.1.3: *"Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use, and access."* **No part of the area surrounding the 20-acre parcel is developed to smaller than 1-acre lots**, and the **majority of the surrounding lots are much larger than 1-acre. If not for for the County's rezone of the RR-1 zone district to RR-0.5, Mr. Jerome Merrick's 1-acre lot** (71090-00-057) **couldn't have subsequently been divided into two 0.56-acre lots** (71090-14-001 and 71090-14-002) called **Merrick Subdivision**; these two lots are now the **only lots** on Rockbrook Rd less than 1-acre.

Policy 6.1.7: *"Encourage infill incorporating buffers or transitions between areas of varying use or density where possible."* Per the JZs LLC site plan, the requested rezone for use as 1/2-acre lots has **no buffer to the north and west** (both 5-acre zoned districts), **and east** (rezoned from RR-1 to RR-0.5 as stated above, but developed to RR-1). If not for Monument Creek bifurcating the 20-acre parcel, JZs LLC would likely **not propose the RR-2.5 lots as a buffer to the south of the Creek**. This is evidenced by the **need for septic systems on the proposed R-2.5 lots**, since Monument Creek prevents access to the proposed use of Palmer Lake Sanitation District on the north side of the Creek.

Policy 6.1.9: *"Viable residential properties should be reasonably protected from adverse impacts*

of major roadways and other potential incompatible land uses." The JZs LLC proposed **site plan does not account for safety and noise** with **1/2-acre lots immediately adjacent to State Highway 105**, a non-rural principal highway with a **posted speed limit of 50 mph**, and **Red Rock Ranch Rd.** a **rural major collector** with a posted speed limit of 30 mph.

Policy 6.1.11: "*Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and land use.*" **None of the original subdivisions adjoining the 20-acre parcel are developed to less than 1-acre.** Property to the south and east is developed to 1-acre, and properties to the north and west are 5-acres or larger. **None of the surrounding area has urban attributes**, such as "curb and gutter." **which are included in JZs LLC's** revised Apr 7, 2021 **Letter of Intent.**

Policy 6.1.14: "*Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*" The **area surrounding this 20-acre parcel is rural**, and as such, **does not have urban attributes** (e.g., "curb and gutter").

Policy 6.1.16: "*Allow for new and innovative concepts in land use, design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.*" Allowing a **dense, urban development in the middle of a rural area would increase traffic, noise and safety concerns**. The Tri-Lakes Comprehensive Plan 2000 states "this area has become congested and in some places **unsafe due to traffic** and roadway design." The difficulty of attempting to **safely infill this rural area with an urban subdivision is further evidenced by the two** [Traffic Impact Study] **Deviation Requests** submitted by JZs LLC for an **"intersection spacing deviation,"** and a **private road "access deviation."**

Finally, I understand that **only five application documents** (Letter of Intent, Application, Title, Map of surrounding area, and Traffic Impact Study) **are required** for the rezone request phase, and that the **Planning Commissioners have to read all but the Traffic Impact Study**. I also understand that the **Planning Commissioners do not have to read the community letters and emails**. Questions:

1. Why is the **Traffic Impact Study required** for the rezone request phase if the **Planning Commission**, the entity that votes and makes a recommendation on the rezone request, **is not required to read the Traffic Impact Study** and take traffic impacts into account?
2. Why does the County **encourage the community to submit comments** in the form of letters and emails, if the **Planning Commission is not required to read them**? The Mar 30, 2021 neighborhood meeting held by JZs LLC gave the appearance of working with the community. Their subsequently revised Apr 7, 2021 Letter of Intent gives the impression that all concerns were addressed. I assure you, the neighborhood meeting *did not mitigate* the community's concerns. At a minimum, the County staff, in the Project Staff Report that Nina Ruiz's staff prepares for each project presented to the Planning Commission, should include a paragraph addressing the community letters/emails submitted, AND a summary of the issues presented. I request that you require the Planning Commissioners to read all of our letters/emails, those submitted prior to and after the neighborhood meeting.

Sincerely,

Martha Brodzik

cc: Holly Williams, Carrie Geitner, Stan VanderWerf, Longinos Gonzalez, Jr, Cami Bremer

Dear Mr. Greene:

I have written once before regarding this potential development concern. Since it is still an on-gong concern, that has not been resolved, I feel compelled to address this issue once again.

The concern, first of all, is density that does not comply with the surrounding area. I find it ironic that his development across the street - Pioneer Preserve - consists of homes on five acre tracts and yet with similar restrictions in our area that have density no less that one house per acre at the minimum, this developer wishes to change the rules and ordinances to approve 35 one-half acre lots. Such a density impacts not only aesthetically, it also creates a traffic toll taxing Highway 105 and Red Rocks Ranch Road.

In addition to that, he wishes to build five two-acre lots in a flood plane and an area that was restricted for the Preble's Meadow Jumping Mouse preservation. Access for that area would necessitate lengthening a cul de sac (El Rancho Way) that was determined several decades ago. This developer has offered not one kind of improvement to that dirt road, which already suffers from traffic, which would be further impacted by more traffic on it, even beyond the construction phase.

Developers have a right to develop but it is a stretch beyond the pale that it does not need to be in compliance with the surrounding area that consists of one acre lots at the minimum. I find it bold that he is pushing the limits and not offering to comply with them.

Also, he wishes to be join our water board. It is no secret that water is a critical issue in the entire state of Colorado and for years we have been told that our water table is shrinking. Putting a demand on a limited water supply that would be twice the current drain (one-half acre vs one-acre) is not wise in the long term. We are at a point that we need to think beyond the immediate benefit and consider the future impact.

I want to be fully heard that his developement plans are singular-intended and in no way are in compliance with the surrounding area.

Sincerely,

Micheale Duncan

-----Original Message-----
From: Monica Lohf <mmlohf@kellin.net>
Sent: Monday, March 22, 2021 2:42 PM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>
Subject: Proposal to Rezone Parcels Adjacent to Highway 105

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Dear Manager, Supervisor, and County Commissioner;

I am writing to comment on the current proposal to rezone two parcels of land at the intersection of Highway 105 and Red Rocks Ranch Drive in Monument. My husband and I have been residents of Red Rocks Ranch Reserve since 2014 and are concerned that the current proposal to rezone these two parcels of land from 5 acres to half acre lots would adversely affect our residential area. We are, therefore, opposed to rezoning to decrease lot sizes.

Current traffic access to Red Rock Ranch Drive is already heavy when turning left from Highway 105. Our concern is that the addition of a high density neighborhood at the corner of this intersection would result in a more dangerous and congested traffic situation on both Highway 105 and Red Rock Ranch Drive. This would not only impact day-to-day traffic flow, but could also adversely impact the area in emergency situations such as forest fires where quick evacuations are necessary.

The proposed zoning is, furthermore, not compatible with the existing homes that are currently 1 to 5 acre lots. Property values in this area remain every current home owner's concern, and our HOAs have strived to maintain our property standards to ensure this. Larger home sites have been one of the main attractions for home ownership in this area as well as the beauty of the existing mountain and valley views and the natural wildlife.

The proposed development area is currently home and feeding ground to several herds of deer and other animals. The environmental impact to the natural prairieland where the deer roam and to the Monument Creek system where native animals water needs to be considered in allowing development in this area.

I hope that you will consider the above factors when considering the rezone application.

Sincerely,
Monica Lohf

From: Michael McGinnis
Sent: Monday, February 15, 2021 5:13 PM
To: JohnGreen@elpasoco.com
Cc: Susan McGinnis
Subject: Red Rock Acres planned subdivision
Importance: High

Dear Mr. Green

As a resident on Rockbrook Road (18815 Rockbrook Road) which adjoins the planned Red Rock Acres subdivision, I have a few comments and questions regarding the new subdivision:

- With 36 new lots/houses there will be a significant increase in traffic accessing Rockbrook Road.
  - Rockbrook Road is unpaved. There will be substantial dust created by the traffic. I do not want more dust at my residence!!
  - As a condition for development, El Paso County must require the developer to **pave the affected portion of Rockbrook Road**. This means all of Rockbrook Road that is adjacent to the subdivision.
- The new houses will increase traffic on Red Rock Ranch Drive as well as Rockbrook Road.
  - At the intersections of these roads with Highway 105, there are already significant safety concerns for turning traffic. I have personally witnessed several traffic accidents at these intersections.
  - As a condition for development, El Paso County must require the developer to **widen Highway 105 at the intersections and create "left turn lanes" on Highway 105** to alleviate some of the safety issues.
- I moved to this area to enjoy the scenery, wildlife, relative quiet, reduced traffic and reduced light pollution as compared to Colorado Springs.
  - As a condition for development, I want El Paso County to **prevent the developer from installing street lights along the new roads and at the new houses**. We do not want more light pollution in this area!!
- What are the planned improvements for Tracts B, C, D and E??
  - These tracts are along the flood plain and are habitat for wildlife.
  - As a condition for development, these tracts should **not have any improvements in any way! These tracts should remain undisturbed!**
- What is the plan for the driveway along Lot 36 where it intersects Red Rock Ranch Drive?
  - The intersection of the "Lot 36 access easement" at Red Rock Ranch Drive is not a good location for a driveway in terms of visibility and safety.
  - As part or your planning review, please be certain that the developer creates a safe access for the owners of Lots 34, 35, and 36.
- Is Forest View Acres Water District the source for water for this subdivision?
  - As a resident utilizing this water district service, I know that we already have issues with water availability and infrastructure.
  - Forest View Acres Water District also has problems with financial integrity and sustainability.
  - What is going to be done to guarantee that the new subdivision does not cause further problems for the water district?

    - As a condition for development, **El Paso County must require the developer to pay for improvements to our water system. The new subdivision must guarantee that it will not impact our access to water and it's quality.**
- Is Palmer Lake Sanitation District going to service the new subdivision for wastewater?
    - I thought there was a moratorium in place for any new sewer taps for PLSD?
    - What is the plan for wastewater treatment and is the developer paying for the required upgrades to the system?

Thank you for your time. Please contact me directly if it is appropriate.

Please confirm receipt of this email.

Michael McGinnis
18815 Rockbrook Road
Palmer Lake, CO 80133
Cell phone: 719 332 8253

Sent from Mail for Windows 10

Date: 20Jan2021

From: Michael Parks
4490 Red Forest Rd.
Monument, CO 80132

To: Planning & Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Regarding: Red Rock Ranch Opposition to Rezoning

As a 20+ year resident of Red Rock Ranch, I am writing to object to JZ's Land Development application to rezone two parcels (33 acres & 29 acres) adjacent to Highway 105 /Red Rocks Ranch Road.

The Developer's proposal to rezone from 5 acres to half acre lots, RR5 down to RR.05 and combine the two parcels so setbacks wouldn't be required, would create a high-density development on ½ acre lots and 5 homes on 2.5 acre lots.

Some of my issues are:

- Zoning is not compatible with the surrounding area (proposed half-acre lots incompatible with existing 1 to 5 acre lots).
  - We love our community, and this proposal will deeply change it for the worse.
- We have 3 children in district 38 schools.
  - The schools are at capacity, making for a high teach student ratio. Adding students decreases the quality or our and all other students
  - increase demand on fire/police. Just a few years ago the community approved a bond issue to help offset the lack of fire/police services. This will only aggravate the shortfall
- Traffic issues on Highway 105 will worsen, such as:
  - increasing volume added to semi-trucks and Denver commuters avoiding 1-25 gap, narrow shoulders/right-of-way and installed utilities, hilltop intersection RRR Road/105.
- Increased traffic and congestion will be adversely affected especially at the turn to Red Rocks Ranch Road.
- Dangerous 45-degree entry point for the subdivision onto Red Rock Ranch Road
- We lose natural prairieland, which is happening at a rapid pace in our community
- This proposal would damage or even destroy the wetlands and streambed in the Monument Creek system
- Additional water demand on an aquifer that is not keeping up with demand. Recently we have gone with reduced or without water.

-----Original Message-----
From: Nina Ruiz <NinaRuiz@elpasoco.com>
Sent: Wednesday, January 20, 2021 7:48 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: FW: Hwy 105 Development

Another for the file

-----Original Message-----
From: Mikki Tramaloni [mailto:mikkitram@gmail.com]
Sent: Wednesday, January 20, 2021 4:49 PM
To: PLNWEB
Cc: Nina Ruiz; Green@ElPasoCo.com
Subject: Hwy 105 Development

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I would like to add my voice of strong objection to the new development planned outside Monument along highway 105. My name is Mikki Tramaloni of 805 Forest View Circle in Forest View Estates. Our home is on 2 1/2 acres off of Red Rock Ranch Road.

As a long time resident of this lovely established area, I hate to see homes crowded onto 1/2 acre plats. Such zoning would not fit in with the surrounding community. More importantly research shows that water and sanitation for 38 or so homes is a clear concern, if indeed doable.

Traffic congestion on highway 105 would certainly be detrimental to the current residents, as would adding another street for access to the new housing area. As a retired teacher, I have concerns for space in our public schools as well as overloading other services such as fire and police.

The wildlife and forests are beautiful and the reason many of us moved here. Let's not destroy more of it.

Sincerely,
Mikki Tramaloni
mikkitram@gmail.com

Sent from my iPad

Terry Lowderman

From: John Green
Sent: Monday, January 4, 2021 11:13 AM
To: Terry Lowderman
Subject: FW: Re-Zoning and Water Inclusion Concern in Momument

Terry,

Here is another comment regarding the Red Rock Acres Rezone. Please let me know if you need anything else.

John Green
Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6442 (Direct)

To review all El Paso County projects go to: https://epcdevplanreview.com/
To review the El Paso County Land Development Code go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS
Monday - Friday, 7:30 AM to 4:30 PM

From: Mark Tapper <TAPF0016@msn.com>
Sent: Monday, December 21, 2020 3:37 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: Re-Zoning and Water Inclusion Concern in Momument

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Good afternoon John,
I got your name from Lindsay Darden when I called and talked to her about a potential development project in Monument. Lindsay told me that you recently had an early assistance meeting concerning 53.69 acres South of Hwy 105 between Red Rock Ranch Drive and Rockbrook Road. I got a letter from lawyers representing JZ's Land Development, LLC in Larkspur working that parcel of land and also informing me of a 27 January hearing on inclusion of this potential development into the Forest Lakes Water District.
In my research of zoning for that 53+ acres, I noticed on the zoning maps that part of the acreage the project concerns is zoned RR-5. The remaining appears to zoned RR-0.5. This note is my expression of concern over the re-zoning the RR-5 to 0.5 and the project overall. My concern is primarily driven by already heavy traffic on Hwy 105 and difficulty turning on/off of Red Rock Ranch Drive. Adding 35 or more homes on this parcel of land will only exacerbate the traffic situation. Without widening Hwy 105 it may make a difficult situation even worse.
In addition to my traffic concerns, I am also concerned about this inclusion into the Forest Lakes Water District due to limited water resources and infrastructure to support the 35 new homes proposed in this project.
Is there an opportunity for the general public to weigh in on the potential rezoning? I assume the 27 Jan inclusion hearing is the opportunity to ask questions and voice concerns on that topic. Thank you for any insight you can provide.
Mark Tapper
Cell 703-376-7531

Dear Planning Commission and Board of County Commissioners,

Hello. We are Ken and Kerry Manzo. We live at 708 Forest View Way, Monument, CO 80132 in Red Rock Ranch. We'd like to express our concerns about the development to be known as "Red Rock Acres" planned for the corner of Highway 105 and Red Rock Ranch Road in Monument.

We moved to the Red Rock Ranch development because it is open, spacious, peaceful and offers spectacular mountain and field views. Families who purchase property in this area do so because of the ambience and careful, well-thought-out environmentally-friendly developments planned or already established here. To learn there is a development planned at the corner of RRR and Hwy 105 that would obliterate the open space by rezoning the lots to **cram** in **38** homes is upsetting to say the least.

We understand development, but to rezone and overcrowd so many homes into that small area thus rendering it a tract-home-feel neighborhood would destroy the aesthetic of Red Rock Ranch. (In fact, the land was probably purchased because of the beauty of the area it plans to destroy.) Building a reasonable amount of homes on 2.5 acre lots would be more aesthetically pleasing and it would prevent the amount of congestion that the plans are currently threatening. It is not safe to have homes so close to a busy highway. Not to mention how unsafe it will be to have so many cars attempting to proceed out of Red Rock Ranch onto 105. Water in the area is at a premium and putting in more homes on smaller parcel lots puts considerably more stress upon this limited resource. We already had the Town of Monument FORCE a water tower on what was planned a homesite in our lovely neighborhood (probably because of this such development) in spite of its citizens' protests. It's disheartening to see this sort of mentality happening yet again.

I implore you to NOT rezone and permit homes to be built in the new development on fewer than 2.5 acre parcels. I implore you to instead of looking at how much money can be grabbed by thoughtlessly developing open space, to take a step back, look at the big picture, the vision of Monument and the Tri-lakes, and preserve the beauty of this area. I implore you to be responsible and develop the land in such a way as to uphold the beauty of Red Rock Ranch's natural environment and its surrounding neighborhoods. Building on no fewer than 2.5 acre parcels would be a "win" for the developer, surrounding neighborhoods, resources, and wildlife. Thank you for your thoughtful stewardship and your consideration of what is best for your constituents, not just builders, developers, and tax dollars.

Thank you very much.

Sincerely,
Ken and Kerry Manzo

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Dear Planning Commission and Board of County Commissioners,

We are Ken and Kerry Manzo of 708 Forest View Way, Monument, CO 80132 in Red Rock Ranch. We'd like to reiterate our concerns regarding the rezoning for the development "Red Rock Acres" planned for the corner of Highway 105 and Red Rock Ranch Road in Monument. JZ's Land Development LLC has not addressed or assuaged our concerns, and we remain opposed to the dense development as it is currently proposed.

We believe the "Red Rock Acres" development is in conflict with the criteria needed to rezone in Conformance to the Master Plan, Compatibility with Surrounding Properties, Traffic Safety Compliance, and Environmental Conditions Policy.

The Master Plan indicates that new developments must be compatible with previously developed areas. The surrounding areas of "Red Rock Acres" are rural. Properties surrounding the area are 2.5 acres and greater. Reducing to RR .5 acres is simply not compatible with the surrounding properties. To the south and west is Forest View Estates with a minimum of 2.5 acres per parcel. To the west, properties are zoned for 5 acres, and to the north properties are zoned Residential Agriculture. Parcels the size of the densely proposed .5 acres are not compatible with the surrounding zones' more spacious properties.

The density that the proposed development would bring will create dangerous driving conditions for residents of the area. The in/egresses will be hazardous and unable to support the amount of traffic a dense development would bring. We can't compromise on safety with variances in an infrastructure that is unable to safely support an urban-like dense half-acre development. This area was envisioned as rural, and to date, all subdivisions in rural areas of the county are developed on a minimum of one acre lots.

The area that is proposed as "Red Rock Acres" is detrimental to a unique wildlife area with a critical water source for animals. "Red Rock Acres" will abut Monument Creek, and we are concerned for the health of the creek and the animals that need it for survival. Drain-off from lawn and household maintenance will be harmful to the creek and the animals it supports.

We understand and support the responsible and safe development of land. We believe creating a development that has no fewer than 2.5 acres per parcel would maintain the beauty of the area, create fewer traffic and safety concerns, and protect animals and the environment.

We thank you for thoughtful stewardship and consideration.

Sincerely,

Ken and Kerry Manzo

Allen D. & Beverley B. Miller
PO Box 567, Palmer Lake, CO 80133
719-481-2003, bevanddavemiller@comcast.net

Mr. Craig Dossey, Executive Director (via registered mail)
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

April 9, 2021

Subject: Proposed rezone of the JZs LLC 20 acre parcel no. 71090 00 024

Dear Mr. Dossey:

We have lived west of JZ's parcel since 1971. In the early 1970s, the attraction of this area was its rural atmosphere and low density home development. At that time, we saw the Red Rock Ranch, Forest View Acres, and Cloven Hoof subdivisions developed to a reasonable minimum density of 1 acre lots. Later, we bisected Forest View Acres Water District with our own minimum 2.5 acre lot subdivisions, known as Forest View Estates I, II, III, and IV. All of these lower density lots are very compatible and complementary with the previously developed areas (*see attached FVAWD Map*).

We object to JZ's extreme rezone application (*from 5 acres down to 1/2 acre*) of the 20 acre parcel on the southeast corner of Highway 105 and Red Rock Ranch Drive (*see attached Rezone Map*).

As owners of the parcel on the southwest corner of Highway 105 and Red Rock Ranch Drive (71090 00 098), also zoned 5 acres, we are adjacent property owners along Red Rock Ranch Drive (*see attached Rezone Map*). In order to maintain the compatibility, density standards, and established development pattern of all surrounding land and residences, we are against any rezone in this area that is smaller than 2.5 acres. Approving the rezone of JZ's 20 acre parcel down to 1/2 acre would not allow for any buffer area between our property and this 20 acre parcel.

Furthermore, we were never informed of a 1/2 acre rezone (*from 5 acres*) on the 34 acre parcel (71090 14 003) on the southwest corner of Highway 105 and Rockbrook Rd. We would like to work with a point of contact in the County that can walk us through the history of this parcel before it was sub-divided in the County records, to get specific information/documentation as to when this rezone was made, for what purpose, and why all surrounding residents were not notified, etc. We are aware that the JZs LLC draft land use plan shows the majority of the lots at 1/2 acres, with streets, curbs, and sidewalks. Such urban-type development is surely not appropriate for this rural area.

Perhaps the rezone activity of the 34 acres parcel was done in error and the parcel should be reverted back to its original zoning of 5 acres. I mention this because two of our nearby properties were zoned RR-3, but were converted to RR-5 without our notice and approval. Did the County make RR-3 zoning obsolete? Thank you for considering these critical points and for identifying your point of contact.

Sincerely,

Allen D. Miller

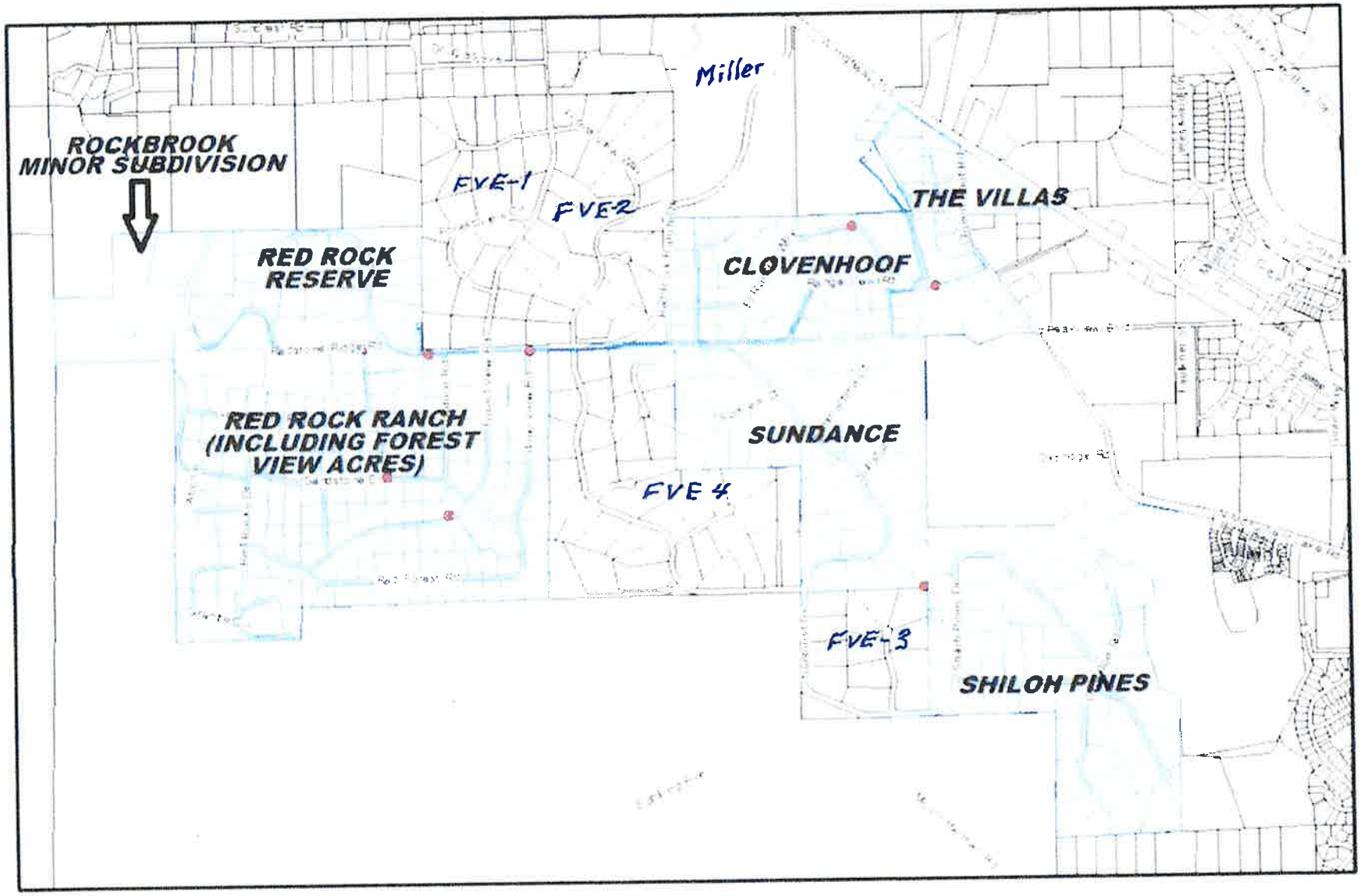
Beverley B. Miller

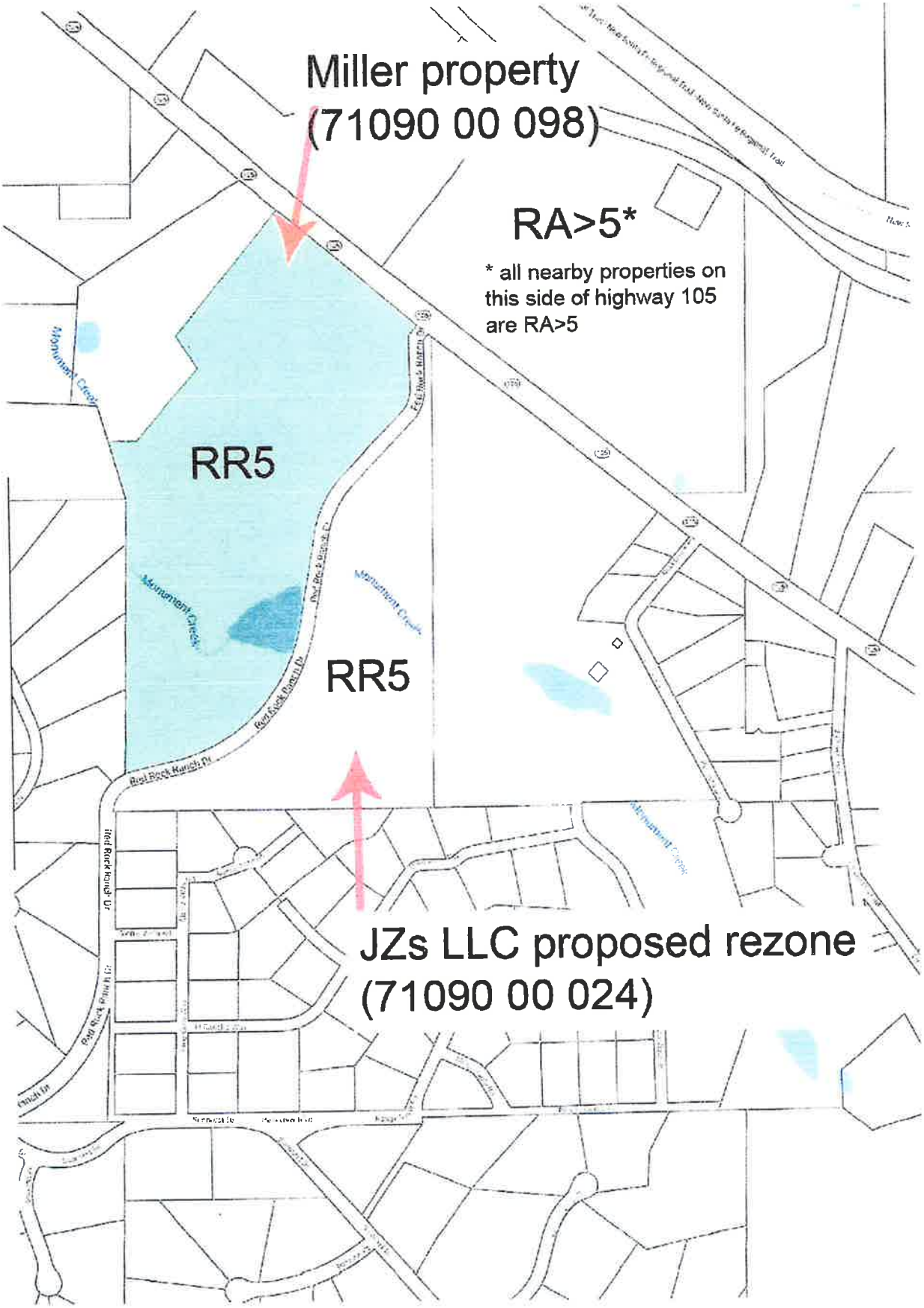
Allen D. Miller

Beverley B. Miller

encls: FVAWD service area map showing Miller's Forest View Estates Subdivisions, and map showing JZ's proposed rezone across from Miller properties.

FVAWD Service Area




Miller property
(71090 00 098)
RA>5*
* all nearby properties on this side of highway 105 are RA>5
RR5
RR5
JZs LLC proposed rezone
(71090 00 024)
Monument Creek
Red Rock Ranch Dr
Red Rock Ranch Pl
Red Rock Ranch Ct

From: DEB MUIR <debsmuir@comcast.net>
Sent: Friday, February 5, 2021 9:50 AM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Holly Williams <HollyWilliams@elpasoco.com>; CarrieGeitner@elpaso.com; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>
Subject: Red Rock Ranch Rezoning

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

We are residents of Red Rocks Ranch and are writing to oppose rezoning the property that adjoins our community. All of the homes in Red Rocks are on at least an acre and most are on 2.5 acres or more. This proposed group of houses would not be compatible with what exists here.

It is easy to understand why a developer would want more than one dwelling on 5 acres but the impact on our area would be a negative. We hear again and again that there is no stopping developers but are hoping that the board will hear the many voices of those who live here.

Red Rocks Ranch Road and 105 both carry large amounts of traffic. Getting on to 105 during peak hours and on weekends is already difficult. Red Rocks Ranch Road is often icy during the winter and just stopping at the stop sign can be an issue. A line of cars turning onto Red Rocks from the proposed entry road, especially during peak hours, will create a dangerous situation.

We understand that our local schools are at capacity now, not to mention the additional load on firemen and police.

The aquifer that we get our water from is barely able to take care of existing homes. This is a problem we hear about continually. How can we possibly supply water to this many new homes?

The natural prairieland in our area is being taken away. This proposed development will certainly have an effect on the Monument Creek system as well.

We hope that you will deny this request from the developer and not allow the number of houses they are proposing.

Sincerely

Jim and Deb Muir
4385 Sandstone Dr

To: El Paso County Planning and Community Development Department; El Paso County Commissioners

From: Residents of Rockbrook Rd, Palmer Lake, CO

Re: Red Rock Acres Development Plans

Date: January 18, 2021

To Whom it may Concern:

JZ's Land Development applied to rezone two parcels (33 acres & 29 acres) adjacent to Highway 105 /Red Rocks Ranch Road. Developer's proposal is to rezone from 5 acres to half acre lots, RR5 down to RR.05 (see map) and combine the two parcels so setbacks would not be required. Proposed rezoning would create a high-density development on ½ acre lots and 5 homes on 2.5 acre lots.

As residents adjacent to the proposed development, we have a number of concerns that we would appreciate if you would consider in evaluating the proposed development.

1. Traffic concerns, both internal to the development and external concerning Highway 105
    a. Internal - Residents of rockbrook road currently reside on a dead-end dirt road. We enjoy the privacy, lack of traffic, and relative safety for our children to play that our road provides to us. The proposed development would connect Rockbrook Road to the proposed development, creating a loop that would come out to Red Rocks Ranch Road. This will be a significant and frankly unwelcome change to our community, and we are opposed to this feature.
    b. External. The proposed plan would provide access to the development from 105 at Red Rocks Ranch Road and Rockbrook Road. For reference when plans for the nearby Pioneer Preserve development were considered, it was determined that a deceleration/turning land was not possible due to space considerations. It is our understanding that this factored largely into the larger lot size of the Pioneer Preserve development. It is our current understanding that deceleration/turning lanes are not possible at Rockbrook Road and Red Rocks Ranch Road for the same reasons. Adding nearly 40 residences to this space without major traffic upgrades will pose a serious safety concern. As our economy opens back up post-COVID, increased overflow traffic from 25 will once again impact our region, a consideration that may have been missed in recent traffic studies.

2. The RR0.5 zoning is not compatible with the surrounding areas. Nearly all of the residents of Rockbrook Road purchased their property when the zoning for the lot proposed for development was RR1. While we understand that in 2018 an effort to simplify and standardize zoning throughout the county was undertaken, and the current RR0.5 for one lot was changed at that time, it is not consistent with the region we chose to make a home and raise our families. Such dense housing does not currently exist in our region, and would be a break from the rest of the area.
3. While we understand that District 38 has provided a response to the proposed plan, additional conversations with the Principal of the nearest Elementary school suggests that the school was not involved in the conversation, and is not in favor of adding such a high number of residences that the school would need to service. ould need to be made to bring this building up to code if an addition was planned.
4. Conversations with Forest View Acres Water District suggest that the board is in favor of the development. However, recent water outages in the area and no plans for increased surface storage for use in fighting fires suggest that the addition of 38 residences to the area is not sustainable at this time.

We understand that the landowner/developer purchased this land with the intent to develop it. The growth we have seen in the region is evidence enough that it would be unreasonable to expect that this land not be developed, and for many reasons we are generally in favor of the development of this land.

However, the proposed plans are so far away from the development of the surrounding area that it will dramatically, and we propose negatively, change the area. A plan to develop the area with larger lots, and less density, is more compatible with the development that has taken place in the region, and is more compatible with the development that JZ's Land Development created just east of this proposed development. We are willing to work with the developer to identify a plan that is agreeable to all sides.

Thank you for your consideration in this matter, and please contact us with any questions.

Respectfully,

Name: Lea Kay Welles

Signature: Lea Kay Welles

Date: January 18, 2021 Phone: 316-208-6406

Address: 18885 Rockbrook Road

Palmer Lake, CO 80133

Name: Rob and Gloria Pennison

Signature: [signature]

Date: 1/18/21 Phone: 719-313-2713 or 719-391-7000

Address: 18890 Rockbrook Rd.
Palmer Lake, CO 80133

Name: Jack Tatum

Signature: [signature]

Date: 1/18/20 Phone: 719-632-0625

Address: 18905 Rockbrook Rd Palmer Lake, Co 80133

Name: Erin Tatum

Signature: [signature]

Date: 1/18/20 Phone: 719-632-0625

Address: 18905 Rockbrook Rd
Palmer Lake Co 80133

Name: Beth Sauley

Signature: Beth Sauley

Date: 1/18/20 Phone: 985-237-4831

Address: 18704 Rockbrook Rd
Palmer Lake, CO 80133

Name: MARCUS SAULEY

Signature: [signature]

Date: 1-18-21 Phone: 985 237 4657

Address: 18704 ROCKBROOK RD

PALMER LAKE, CO 80133

Name: Jennifer Gardner

Signature: Jennifer Gardner

Date: 1-18-21 Phone: 443-864-3311

Address: 18886 Rockbrook Rd.

Palmer Lake, CO 80133

Name: [signature]

Signature: David Gardner

Date: 1/18/21 Phone: 443-864-3716

Address: 18886 Rockbrook Rd

Palmer Lake, CO 80133

Name: _____

Signature: _____

Date: _____ Phone: _____

Address: _____

_____

From: Kathy Mutz <kmutz44@gmail.com>
Sent: Friday, February 5, 2021 12:04 PM
To: pinweb@eloasoco.com; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; LonginosGonzalesJr@elpasoco.com; CamiBremer@elpasoci.com; Dave Mutz <macmootz1@msn.com>; kmutx44@gmail.com
Subject: Red Rock Opposition to Rezoning

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Hello,

My husband and I live in Red Rocks Ranch in Monument and just became aware of the proposed rezoning of property in our area to build more homes in the natural prairie lands at the entrance to the area. We have lived here for 13 years, having designed and built our home. We love the area for the natural Colorado beauty but after we moved in and through present day we have experienced problems with the water supply as more people moved in. It is not uncommon for rationing and total shut down of the water due to the increase need. Plus we used to have a beautiful pond as you entered the area and it has almost completely dried up. Water is in short supply in the area and yet it is a critical need for everyone who lives here. Adding more homes will put unnecessary burden on an already difficult situation. This issue is our biggest concern as you consider this rezoning project.

Additionally the traffic has become very busy and more dangerous on highway 105 and our 2 lane road coming in to the property. Increasing the residents will put an even bigger strain on the traffic patterns.

We also so enjoy the wild life in this area. With increased population on the natural prairie area proposed for the new homes, the wild life will have no where to live and will cause more accidents with the increased traffic.

One other issue that worries us is the increase on city and educational resources that would be the result of more homes built in this area.

There are many other issues that could be addressed however, these are the most concerning to us.

Please, please carefully consider these issues as you review this proposed rezoning and vote no. My husband and I are both natives of Colorado and know what a beautiful state it is. Let's wisely protect and use our natural resources so we can all carefully grow together.

Thank you,
Dave and Kathy Mutz
18496 Pixie Park
719/360-2229 (Kathy)
719/360'2221 (Dave)

Dear El Paso County Officials,

I am writing to express my opposition to the proposed rezoning from JZ Land Development at the HWY 105/Red Rock Ranch Road area. My family has lived in this area for over twenty years, and there are three issues that primarily concern my opposition. The first issue would be the additional water demand on an aquifer that is barely keeping up with current demand. The Forest View Acre Water District has old infrastructure, that has leaks and other issues on a regular basis; to add additional housing to this water district would put that much more stress on a already stressed system. The second issue would be the increased traffic this development would bring. HWY 105 is already experiencing increased traffic from commuters avoiding the I-25 gap project. It is a two lane highway with narrow shoulders. It is my understanding that there are no plans to accommodate the increased traffic and congestion at the turn off to Red Rock Ranch Road. The third issue would be concerns about evacuating in an emergency (wild land fire). The increased traffic congestion issues with an additional entry point would make this an even more dangerous scenario; again, not to mention the potential lack of a reliable water supply to fight a fire. Finally, the proposed zoning change would go from 5 acres to half acre lots. This is incompatible with the current 1 to 5 acre lots in existence. I ask that you consider these issues carefully as you decide to grant the rezoning proposal. Thank you for your time.

David Naumann Jr
Resident in Red Rock Ranch
719-237-7770

18 Jan 2021

MEMORANDUM FOR: El Paso County Planning and Community Development Department

FROM: SH-105 North Side Residents, Palmer Lake, Colorado

SUBJECT: JZs Land Development, LLC, Application for Rezone of Tax Schedule No 7109000024 and Combine with Tax Schedule No 7109014003

We, the residents on the North Side of SH-105 (Town of Palmer Lake residents) who reside in the lots adjacent to the north of the subject parcels, have the following comments to offer El Paso County Commissioners and Board for their review, consideration, and records.

We understand the owner and developer, JZs Land Development, LLC has a right to improve this property in a manner that is compliant with Colorado, and specifically El Paso County, statutes and policies. However, we have the following concerns with his application, as it appears it may not comply with the said statues and policies. Furthermore, after looking at the properties surrounding these two parcels *in all directions*, a more appropriate approach to development would be to rezone *both* properties to RR-2.5.

A. Surrounding Area: The two parcels, if rezoned down to RR-0.5 with the majority platted as ½-acre lots would not be "contiguous and compatible with previously developed areas in terms of factors such as density, land use and access".[1] Furthermore, the land development would not be "functionally and aesthetically integrated within the context of adjoining properties and uses."[2] To the north (north side of SH-105) are several private lots *developed* as 5 to 35-acre; to the east (along Rockbrook Rd area) are several lots *developed* as ~1-acre lots (with the exception of five ½-acre lots); to the south (Cloven Hoof Estates) was *developed* to ~1-acre lots, and Forest View Estates IV, Sundance Estates, Forest View Estates III and Shiloh Pines were all *developed* to 2.5-acre lots; and to the west is a single undeveloped 39-acre lot (zoned RR-5), and Forest View Estates I & II, and Red Rocks Preserve all *developed* to 2.5-acre lots. Refer to Exhibit 1, Surrounding Developed Subdivisions, which illustrates this. From a *zoning* perspective it appears, at some more recent time, El Paso County conducted a "rezoning exercise" whereby it assigned a "zone code" (RR-0.5, RR-1, RR-2.5, etc.) to each subdivision based on the smallest lot within each subdivision, and that this was done without regard to the overall appearance of the existing single family homes. Allowing the 20-acre parcel to be *rezoned* (from RR-5 to RR-0.5) and *combined* with the 34-acre parcel would not complement this unincorporated area of northern El Paso County and the Town of Palmer Lake, best described as rural residential.[3] In 2017, a 63-acre property (Tax Schedule No 7104300001) in this immediate area of Palmer Lake, was placed in conservancy in order to preserve the rural atmosphere. Furthermore, Exhibit 2, West Monument Creek Sub-Area #3, of the developer's 17 Dec 2020 Letter of Intent (which is attached to this memorandum also as Exhibit 2), is misleading in that it does *not* show how several of the immediate surrounding subdivisions in this area of unincorporated El Paso County (Forest View Estates III, Forest View IV, and Red Rock Reserve) and Palmer Lake (Forest View Estates I & II, and SH-105) are now *all* developed to 2.5-acre lots, with the exception that lots along the north side of SH-105 are at least 5-acres.

B. Granting a Rezone Would Set Precedent: If the 20-acre parcel were to be rezoned from RR-5 down to RR-0.5, this will set a precedent for the owner/future owner of other undeveloped large-acre parcels in this area to be rezoned down to RR-0.5. For example, the lot 39-acre on the northwest (NW) corner of Red Rocks Ranch Rd and SH-105 (within the RR-5 area noted in Exhibit 1) is directly across Red Rock Ranch Rd from the two parcels in this rezone request. It is currently zoned RR-5, and should remain as such. As the few remaining undeveloped parcels in this part of unincorporated El Paso County are "developed", it would best suit all interests to maintain the rural residential "look and feel" of the immediate surrounding area.

C. General Appearance: The northwest hillside area of the 20-acre parcel has a large cluster of relatively old and very mature, healthy trees. Looking at the developer's 3 Dec 2020 Draft Preliminary Plan, drafted by MVE Engineering Surveyors (which was attached to the 23 Dec 2020 Forest View Acres Water District (FVAWD) letter and included herein as Exhibit 3), the majority of these trees would need to removed in order to build on ½-acre lots. Per the El Paso County Policy Plan 1998, this would not comply with the development protecting "the natural resources or unique land forms."[4]

D. Roads: The 20-year old Tri-Lakes Comprehensive Plan 2000[5] states, "In recent years, SH-105 has become congested, and in some places unsafe, due to traffic and roadway design," and "Improvements between Palmer Lake and Furrow Rd are necessary, but difficult due to right-of-way and existing development." The draft Traffic Study, conducted by a consultant hired by the developer, recognizes this congestion and proposes constructing two slow-down lanes northbound SH-105 at Rock Brook Rd and northbound SH-105 and Red Rock Ranch Rd; of note is that it appears the Traffic Study was started around 6 Nov 2019, and much of the data was possibly collected during the COVID-19 lock down period, and therefore not reflective of normal traffic volume. These slow-down lanes would be challenging to add due to topography and installed utilities (Comcast, CenturyLink, IREA Power, new fiber line, etc.) already in the right-of-way. Perhaps that would explain why there are no improvement plans proposed for this portion of SH-105 in any of the Master Plans listed on the El Paso County Planning and Community Development resource page. Developing ½-acre lots directly adjacent to SH-105 would not be compliant with, "Viable residential properties should be reasonably protected form the adverse impacts of major roadways and other potentially incompatible land uses,"[6] as stated in the El Paso County Policy Plan. And finally, the edition of ~38 single family residences would impact SH-105 during a wildfire evacuation as all access roads feed into SH-105, and the SH-105 is the only arterial road out of this area of unincorporated El Paso County and Palmer Lake.

E. District-38 Schools, specifically Palmer Lake Elementary: From conversations with both staff and parents of students at Palmer Lake Elementary, the school is at capacity. Due to its location, bounded on all sides by private property, there is no room to add additional classrooms; there is no room to add classroom "pods" in the parking lot. Furthermore, since the school was constructed prior to passage of the Americans with Disabilities Act, if improvements were pursued, the entire building would need to be brought up to all current code standards, an even more costly endeavor. Taking these constraints into account, District-38's 5 Jan 2021 comment to this Rezone Application, "Lewis-Palmer School District-38 has previously requested cash-in-lieu-of land funding for any residential lots developed in this area," is inappropriate. Bottom line—no amount of funds can remedy this problem. The Elementary School would be overburdened, not only with the addition of ~38 single family residences, but also due to several recent developments (the east side of Palmer Lake Lake Shadows and Lakeview Heights, and the Willow Creek Townhouses on the south end of Palmer Lake) that do not appear to have considered Palmer Lake Elementary School capacity during their respective planning processes.

F. Water: Everyone living in the high desert climate/ecosystem in Colorado, understands that water is a precious resource. The developer is working with FVAWD for water, per the 23 Dec 2020 letter FVAWD sent to its customers. However, it should be noted that the infrastructure for FVAWD is somewhat fragile, resulting in frequent water main breaks, etc. Some recent examples include: (1) During the summer of 2020, Shiloh Pines subdivision was on water restrictions; (2) On 3 Oct 2020, there was a water main break in the Red Rocks Ranch subdivision lasting several days; (3) On 5 Oct, residents of Shiloh Pines subdivision were notified that they needed to boil their water; and, (4) Most recently, on 15 Jan 2021, the Shiloh Pines area lost their water again. Although the lots on the north side of SH-105 are on private well water, all properties in Palmer Lake and northern El Paso county draw water from the same aquifers. Every time FVAWD suffers a break/leakage in their system, significant repeated loss of water occurs, which is an unacceptable draw and waste of this precious resource. Although the addition of new residences to FVAWD would be a new source of funds (tap fees, etc.) to the District, there is no guarantee that any these funds would be used for restoration and maintenance of FVAWD's existing infrastructure.

G. Sanitation: The developer is working with Palmer Lake Sanitation (PLS) for sewage. During a 12 Jan 2021 conversation with Becky at PLS, she explained currently, PLS is not approving any new sewage tap applications. PLS is trying to determine where the sewage system is relative to the system's capacity, and is also in the process of studying options/costs to expand capacity in order to accept applications for new taps. Since they are not funded by Mill Levy and only funded with service fees, they do not yet know if current rates will be sufficient to finance the cost of expanding capacity. If not, rates for *all* Palmer Lake Sanitation customers would increase.

H. Statute Compliance: Per CSR 30-28-116, prior to adopting a rezone application, the County commissioners are to hold a public hearing, and at least 14 days prior to the hearing notify the public of the date, time, and place via a notice in at least one publication "in a newspaper of general circulation in the County." In a recent phone call with the El Paso County Planning and Community Development Department, we were told this publication is the Fountain Valley News, which is not commonly available in this area. Although this may meet the minimum legal requirement of CSR 30-28-116, it likely does not meet the *intent* of the statute.

Very respectfully,
SH-105 North Side Residents, Palmer Lake, Colorado 80133

Signature
ROGER H MOSELEY
Print Name

551 HIGHWAY 105, PALMER LAKE, CO
Address
18 JANUARY 2021
Date

Signature
STEVEN W FESSLER
Print Name

593 HWY 105 PALMER LAKE, CO
Address
18 JANUARY 2021
Date

Susan D. Miner
Signature
Susan L. Miner
Print Name

595 Hwy 105, Palmer Lake
Address
January 18, 2021
Date

Robert L. Miner
Signature
Robert L. Miner
Print Name

595 Hwy 105 Palmer Lake
Address
January 18, 2021
Date

Allen D. Miller
Signature
Allen D. Miller
Print Name

3855 Hwy 105 W
Address
January 18, 2021
Date

Attachments:
Exhibit 1 – Surround Developed Subdivisions
Exhibit 2 – From Owner's Letter of Intent, Exhibit 2, West Monument Creek Sub-Area #3
Exhibit 3 – Draft Preliminary Plan, 30 Dec 2020

[1]El Paso County Policy Plan 1998, Policy 6.1.3
[2]Ibid, Policy 6.1.11
[3]Ibid, definition of "Rural Residential"
[4]Ibid, Policy 6.1.14
[5]Tri-Lakes Comprehensive Plan 2000, page 48
[6]El Paso County Policy Plan 1998, Policy 6.1.9

James B. Clifford
Signature
James B Clifford
Print Name

503 Hwy 105 Palmer Lake Co 80135
Address
Jan 18, 2021
Date

Exhibit 1 - Surrounding Developed Subdivisions

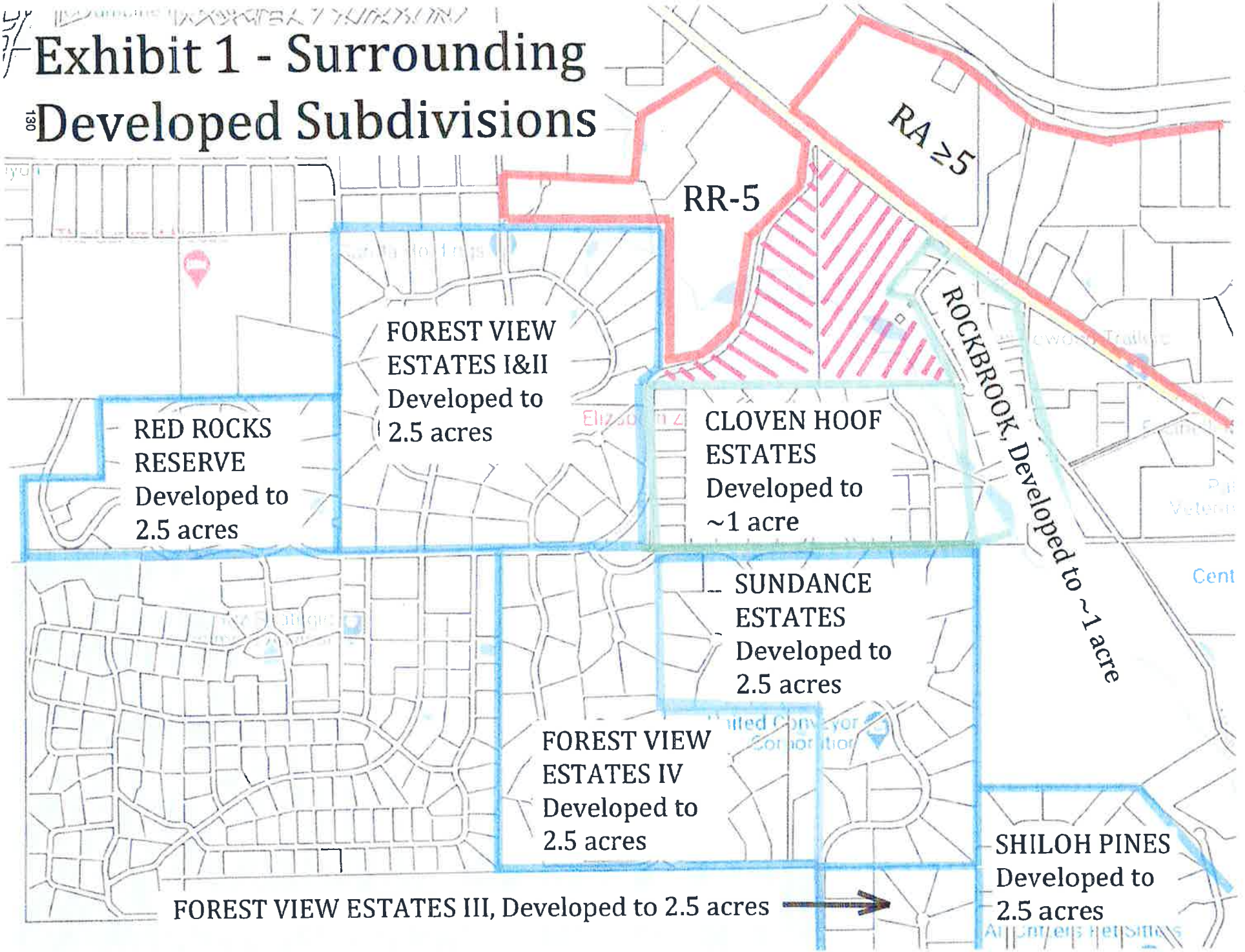


EXHIBIT 2

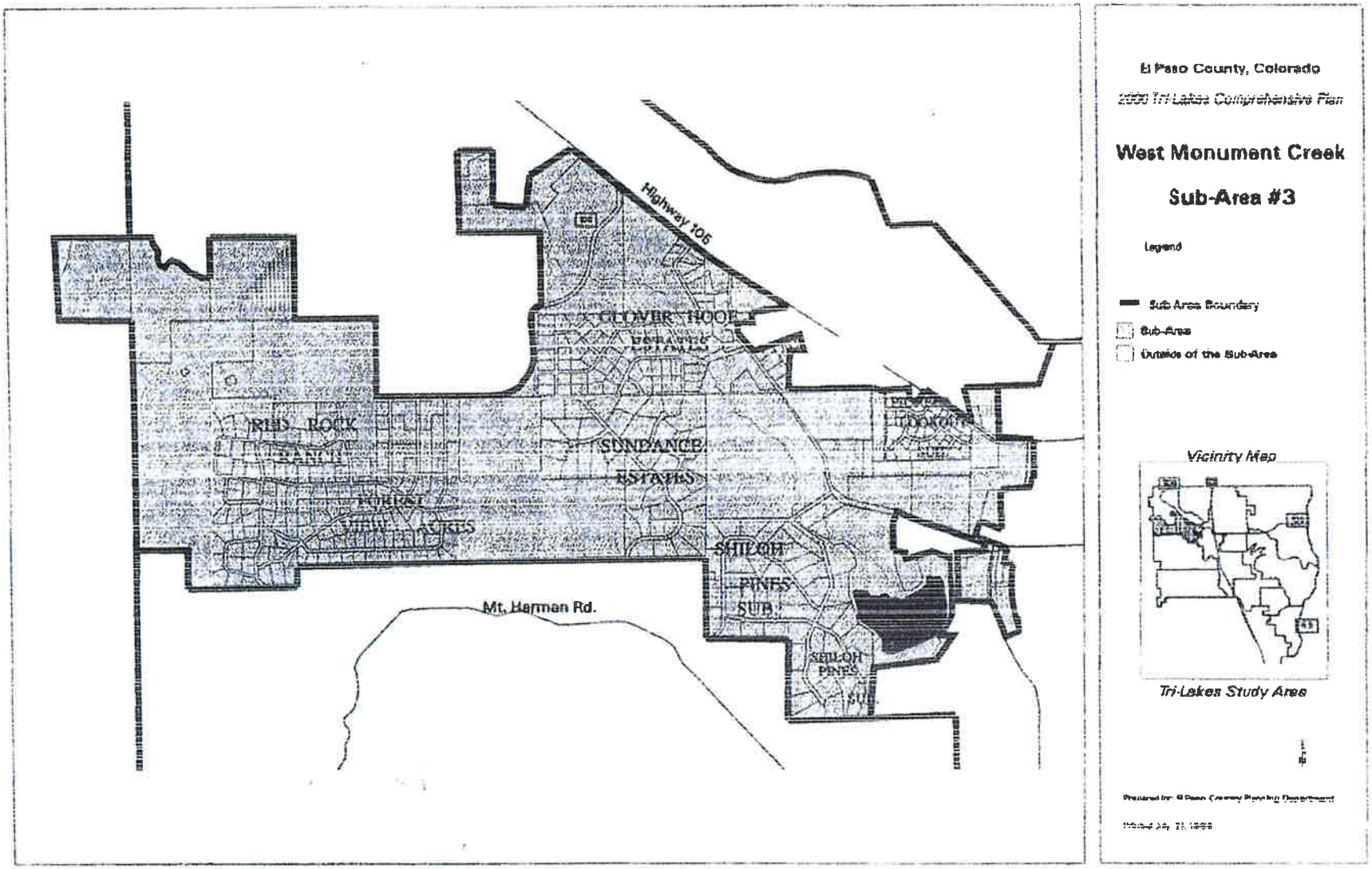
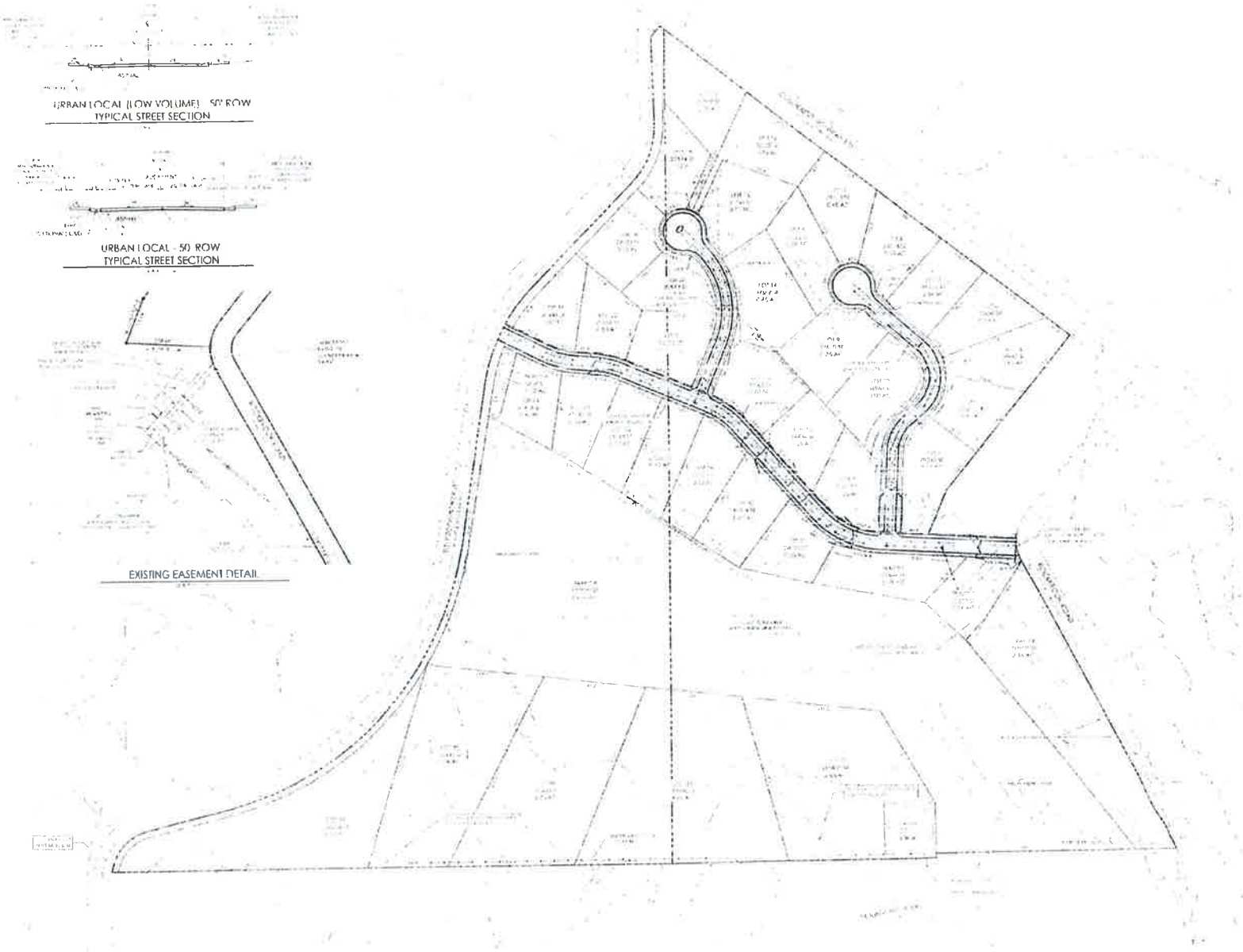

Highway 105
CLOVER HOOF
RED ROCK
SUNDANCE
ESTATES
SHILOH
PINES
SUB.
Mt. Herman Rd.
El Paso County, Colorado
2000 Tri-Lakes Comprehensive Plan
West Monument Creek
Sub-Area #3
Legend
Sub-Area Boundary
Sub-Area
Outside of the Sub-Area
Vicinity Map
Tri-Lakes Study Area

Exhibit 3 - Draft Preliminary Plan



April 27, 2021

Ms. Nina Ruiz

Manager, El Paso County Planning and Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

RE: JZ 's Land Development LLC Re-Zoning Request

Dear Ms. Ruiz,

Following on from our letter of January 22, 2021 regarding our concern about the proposed development and change of zoning for Red Rock Acres request by JZ's Land Development LLC., we are writing again to reiterate our concern about the proposed development and its impact on the neighborhood and surrounding areas. We have lived on Sierra Vista Rd in the Cloven Hoof Estates subdivision of Red Rocks Ranch since 1994.

We are aware that JZ's has submitted a changed letter of intent following a public meeting in late March with invitation-only community members suggesting that all questions relative to the concerns about density, traffic, neighboring development plans and conformance with the county's master plan had been asked and answered. Indeed, the developer and his agent offered a hosted Zoom meeting that was informative, well-presented and provided an opportunity for the attendees to learn more about the proposed development.

In spite of the meeting, however, our concerns remain the same in terms of the anticipated impact on the immediate neighborhood and the surrounding areas around Hwy 105 and Red Rock Ranch Drive. With specific reference to existing zoning in the adjacent Cloven Hoof Estates, although the land is zoned RR-0.5 nearly all of the existing homes were built on one acre or larger thus this neighborhood is effectively viewed and treated as 1.0+ acre lots. The Red Rock Acres proposed plan indicates that thirty-one dwellings will be built on lots less or much less than 1.0 acres, thus making this development incompatible with the surrounding area. JZ's suggestion that the lower-density area of their plan (comprised of five lots on proposed RR-2.5 acres) creates a transition buffer to the existing Cloven Hoof Estates neighborhood lacks credibility given that nearly 84% of the proposed development will be on lots all less than the neighboring 1.0+ acre lots.

In addition, there are proposed changes to the regrading of the eastern portion Sierra Vista Road in the immediate area behind several existing home sites to accommodate a new "private access" driveway for several of the newly proposed home sites. To achieve this, the developer is seeking an access deviation request, which indicates that the proposal is not in compliance with existing development policies. It is our understanding that current statues strive to reasonably protect residential properties from adverse impacts of major roadways. Proposing to add a private access roadway at the exact location of a sharp corner, known by all residents and visitors to be a very dangerous corner in adverse weather conditions, is not reasonable and is likely to contribute negatively to safe traffic in all directions.

In terms of the overall impact to traffic and travel into and out of Red Rocks Ranch, there are serious concerns about the immediate and long-term impact on Hwy 105 and the effect of the proposed density and any future growth and expansion planned for Hwy 105, Red Rock Rand Drive and Rockbrook Drive. Building thirty-some new residential properties onto a major thoroughfare that is already suffering from congestion and lack of turn lanes, is effectively putting considerably more traffic into an already congested roadway. We are aware of the Traffic Study that was conducted and the recommendations associated with adding deceleration lanes, etc. and can only assume that all technical matters associated with this study are being incorporated into the re-zoning review.

Our primary concern about this re-zoning request is that it seeks to reduce the lot size such that the developer can build more homes into an already dense development plan and that it seeks to establish new roadways and entangle established roadways that will surely impact already existing home sites and lots located immediately east, north and south of the proposed development.

We appreciate the opportunity to share our concerns with you and ask that you deny JZ's request to re-zone the 20.88-acre tract of land. We ask that the re-zoning request be denied as the proposed development is not in compliance with the surrounding area and is expected to negatively impact safety and traffic in the surrounding area.

Thank you for your prompt attention to this matter.

Sincerely,

Sally O'Brien

Janet M. Giese

-----Original Message-----
From: Kupka Patt <froggy5318@gmail.com>
Sent: Monday, February 1, 2021 8:31 AM
To: John Green <JohnGreen@elpasoco.com>
Subject: Red Rock Acres

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Dear Mr. Green,

I received a letter about a the planned housing on 105 between Rockbrook and Red Rocks Ranch Road.

I would like you to know that I am against the proposition of creating lots smaller than 2.5 acres in the area between in this area. This will not only increase the traffic in this area considerably, but will also change the character of the existing neighborhood. We moved to the Palmer Lake area for the environment. Although I know that this area will be developed, 38 lots is a significant change to the area.

This proposed area surrounds a creek that is one of the tributaries of Fountain Creek. I'm sure you are aware of the value of riparian areas. Not only does healthy riparian vegetation helps to reduce stream erosion and protect the quality of water, but it is also valuable habitat for wildlife. At this time we have mountain lions, bears, deer, fox, herons and a myriad of other wildlife that depend on this area. By removing vegetation and adding a large population to the area, we will be losing a natural resource that we should be working hard to protect. The amount of housing suggested would greatly affect animal habitat and water quality, something that would be very difficult to replace in the future.

I would appreciate if those who have the authority to oversee land use in this area would think about sustainable development and consider the impact of such a large development on the fragile ecosystem of this area.

Thank you for your time,

Patt Kupka

From: alidobob@aol.com <alidobob@aol.com>
Sent: Sunday, January 17, 2021 9:03 AM
To: John Green <JohnGreen@elpasoco.com>
Subject: Red Rock Acres

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Dear Mr. Green

As a resident of the Red Rock Ranch community, we would like to share our concerns with the proposed subdivision, Red Rock Acres at highway 105 and Red Rock Ranch Drive.

The requested rezoning of this property to half acre lots would increase the traffic coming in and out of Red Rock Ranch Road. There are no turn lanes on highway 105 at this intersection so traffic backs up when someone is waiting to turn left. The traffic on highway 105 has significantly increased due to the gap project on I25 and it is very difficult and dangerous to make a left turn out of Red Rock Ranch drive onto highway 105. There doesn't appear to be any way to widen highway 105 to put turn lanes in.

This community is comprised of larger lots (1-5 acres) and nestled into the Pike National Forest. If half acre lots are approved this would change the look and feel of this community. We moved here 7 years ago to be in a semi-rural area. If this property is rezoned to half acre lots it takes away from the rural feel and becomes more suburban. It also sets a precedent for future developments in this area. There are many open pastures and fields that may someday be sold to a developer.

The district 38 schools are at capacity and have no way to expand. Adding 36 homes to this community would further exacerbate this situation. In addition, the infrastructure cannot support that many more homes. As I understand it, the palmer lake sewer system is at capacity already and this development would like to tap into that system. Also, our water system is old and subject to problems. Adding an additional 36 homes can only make that situation worse.

We are a Firewise community and have worked hard to mitigate the fire risk on our properties. There are few egress routes in this community and adding additional homes would create a safety issue in the event of an emergency evacuation.

Monument creek runs through the proposed subdivision. Not only is that a source of water for the community but it is a habitat for many of our local wildlife. The wetlands, Monument Creek and ponds support native plants and wildlife that migrates along the Front Range. They create a critical habitat for many wildlife species. Disrupting the natural landscape of that wetland area would be detrimental.

We understand that we have to accommodate growth, but we would hope that the property would not be rezoned to smaller lot size in order to preserve and enhance the natural environment, character and natural beauty of Red Rock Ranch.

Thank you for your consideration.

Sincerely,
Julia and David Pheteplace
4510 Red Forest Road
Monument, CO 80132
Ph: 719-344-8204

April 25, 2021

To: El Paso County Planning and Development

Dear Mr. Green,

In February of this year, we wrote you a letter stating our concerns and opposition to the JZ's Land Development LLC project at the corner of Red Rock Ranch Drive and Highway 105 which I will call Red Rock Acres (RRA). After watching the Zoom video of the developer's presentation on March 30, 2021, we still have many concerns which we feel were not adequately addressed.

Conformance and Compatibility - The developer contends that this new development is compatible with the development on Cloven Hoof Rd which is RR0.5 acre zoned. This is true, but this ignores the fact that all the other surrounding properties are RR1.0 acres or greater in size, including - Red Rock Ranch, which is contiguous with RRA on its southwest and westsides; the Miller property on the northwest side of Red Rock Ranch Drive with the pond is zoned for 5 acres; and the 35 acres Reece property which is across Rt 105 from RRA is zoned residential agriculture. Consideration of these properties by JZ's Land Development, which surround the majority of RRA, have been specifically excluded from their rezoning argument. RRA is not compatible with these surrounding properties as it is currently envisioned. RRA is not compliant to section 6.1.11 of current Statutes.

Traffic and Safety. The developer has requested safety deviations for a new street exiting onto Red Rock Ranch Drive too close to Rt 105 and a second "driveway" that would exit onto Red Rock Ranch Drive on a downhill curve which would be too close to Sierra Vista Road. Red Rock Ranch Drive (RRRD) is perpetually snowy and icy during the winter months. When vehicles exit Rt 105 onto the RRRD, the street slopes downward and curves. The exiting vehicles would have a hard time stopping for any cars turning onto Red Rock Ranch Drive from RRA. Similarly, for the "driveway", it is a very icy area. There would be limited visibility of the "driveway", from the uphill side or the downhill side, because of the curves and embankments in this section of RRRD. This would be a constant traffic danger to the current residents of Red Rock Ranch.

Traffic and Safety. The developer has made no provisions to address the dangers of the intersection of Red Rock Ranch Drive (RRRD) and Rt 105 with the increased traffic from this high-density development. The traffic on this section of Rt 105 has a speed limit of 50 mph. Cars turning left onto RRRD have no left-hand turn lane. Car turning onto Rt 105 from RRRD have to accelerate uphill to get on the highway and there are no merge lanes into the 50-mph traffic in either direction. There are near misses at this intersection every day. There is insufficient right-of-way on either side of the Rt 105 to widen it. This new development, which would be built too close to the existing right-of-way on 105, would preclude from ever widening this section of road. In addition, the new homes up against Rt 105 right-of-way would reduce visibility of oncoming traffic headed north toward Palmer Lake. The increased traffic from RRA would make a bad situation worse and is not in compliance of section 6.1.16 of current Statutes.

Environment Concerns. The developer is building right up to the edge of the Monument Creek drainage area and this property slopes into the drainage area on both sides of the creek. Policy section 6.1.14 states

that "Developments should complement unique environmental conditions and established land use character." Monument Creek is a wildlife corridor and a source of drinking water for humans and animals in this area. Both would be jeopardized by the density of this project.

Many of the residents of Red Rock Ranch, and other surrounding properties, are not opposed to all development. We are just asking that any developments are compatible with the surrounding area and comply with the policies and development standards of El Paso County.

If the proposed development plans for RRA were modified to be less dense (fewer homes) and addressed the traffic issues, I believe there would be less opposition from the current property owners.

Thank you for consideration of our concerns.

Sincerely,

Julia and David Pheteplace
4510 Red Forest Rd.
Monument, Colorado 80132

CC via email
Project Manager, John Green: JohnGreen@ElPasoCo.com
Manager, Nina Ruiz: NinaRuiz@ElPasoCo.com
Craig Dossey, Department Head: craigdossey@elpasoco.com

From: John Green
Sent: Monday, February 8, 2021 9:57 AM
To: Elena Krebs
Subject: FW: Letter regarding RRR Zoning for LZS Land Development
Attachments: LetterToPlanningDevelopment.pdf

Elana,

Please add the comments below to EDARP for File# P-20-010, the Red Rock Acres rezone. Thanks!

John Green
Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6442 (Direct)

To review all El Paso County projects go to: https://epcdevplanreview.com/
To review the El Paso County Land Development Code go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS
Monday - Friday, 7:30 AM to 4:30 PM

From: R McKean <mckeanrc@gmail.com>
Sent: Tuesday, January 26, 2021 11:26 AM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>
Subject: Letter regarding RRR Zoning for LZS Land Development

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To all recipients:
Please find my letter below. Also see attached as pdf. Thank you, Rosalia McKean

26 January 2021

To: John Green; Nina Ruiz; Commissioners: Holly Williams, Carrie Geitner, Stan VanderWerf, Longinos Gonzales and Cami Bremer

As a resident of Red Rock Ranch and member of the nationally recognized and acclaimed Red Rock Ranch FireWise Committee, I express my opposition to the current zoning of lot 7109014003 and proposed rezoning by LZS Land Development of lot 7109000024, located at Red Rock Ranch Road and Highway 105.

In the first instance, the zoning of the property changed in January 2018 as an arbitrary decision made countywide. All smaller rural lots were zoned RR.5 or RR2.5. Since lot 7109014003 was zoned 1 acre, it automatically became zoned half acre (RR.5). This decision did not take into account the surrounding developed residential lots that range from .88 acre to 5+ acres.

The rezoning request from LZS Land Development for lot 7109000024 further compounds the issue of densely populated lots that do not match the surrounding area.

As mentioned, I serve on the Red Rock Ranch Firewise Committee. This is an all-volunteer group. We are in the fourth year of a ten-year plan to educate and help neighbors fire harden their homes and properties. We provide chipping opportunities, educational information, free wildfire risk assessments and, at times, physical assistance. To date, about 50% of our HOA has participated in some level of mitigation.

There is concern regarding the availability of water in the event of a fire in our area. Underground water aquifers do not equate to readily available water in the event of an emergency. The Forest View Water District has one water tank. Last fall, a leak caused the tank to drain quickly. Neighbors were asked to drastically reduce water consumption until repairs could be made.

I hope you will require a study to better understand the average volume of water in the community water tank compared to the amount of water one fire hydrant uses per minute when firefighting. Please review the evacuation plans by the El Paso County Sheriff's department for the greater Red Rock Ranch area and town of Palmer Lake. A recent evacuation exercise was postponed. There should be concern

about adding another development exiting onto Red Rock Ranch Road given the number of residences that already exit the community at that location.

I remain committed to helping our neighbors with FireWise efforts. I ask that you aid in this critical work by not allowing a densely populated community to be built in the Red Rock Ranch area.

Respectfully,

Rosalia McKean
4715 Limestone Road
Monument, CO 80132

-----Original Message-----
From: Nina Ruiz <NinaRuiz@elpasoco.com>
Sent: Sunday, April 18, 2021 11:54 AM
To: Roger Moseley <rmoseley@charmedquark.net>; John Green <JohnGreen@elpasoco.com>
Subject: RE: JZs LLC development proposal

Hello Roger,

Thank you for your email! I have added the assigned planner, John Green, to this email. He will facilitate a discussion between you, himself, and the assigned engineer to discus the process moving forward as well as how the traffic study is reviewed and accepted as part of the file.

Please let us know if you need anything further following the meeting. Have a wonderful rest of your weekend!

Nina

-----Original Message-----
From: Roger Moseley <rmoseley@charmedquark.net>
Sent: Saturday, April 17, 2021 5:20 PM
To: Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: JZs LLC development proposal

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Ms Ruiz,

I've been following this proposed development along Highway 105 for a couple of months. I'm a little concerned about the process that gets the developer's intent to the attention of the County Commissioners. I don't see a balanced process for getting the public's input to the same level.
In the same regard, I have a few question about the traffic report that was submitted and how it is technically reviewed by or for the county, in particular how issues are presented at the Commissioner level.

I have also looked closely at the zoning of the property in question, as well as the zoning, and the as-built development, of all the properties in the surrounding area. It's not clear how this area wound up being R-0.5, e.g., what was the community rationale at the time? As a result, I'm interested in what documents and information are required to be submitted to a rezone hearing.

Can I get on your schedule this week? I imagine this could take 45 minutes to an hour. Thank you.

Roger Moseley
719-439-0883

From: Richard Simms <rchrdsmms@gmail.com>
Sent: Monday, January 18, 2021 7:55 AM
To: PLNWEB <PLNWEB@elpasoco.com>
Cc: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>; Colette Simms <cocosmms@gmail.com>
Subject: Red Rock Acres Preliminary Plan: Objection

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Dear Planning Commission and Board of County Commissioners,
I am writing to you to lodge my wife and my objection to the planned development by JZs Land Development, LLC, of 53+ acres of land referred to as Red Rock Acres.

We are homeowners on Rockbrook Road and have lived in the same home for over twenty years. We love the area and love the natural beauty and openness of our neighborhood.

We understand that development of land in and around Monument and Palmer Lake is a fact of life as the area becomes ever more attractive to people moving to the greater Colorado Springs area. Our concerns about the development of the parcel of land have to do with overburdening an already strained infrastructure for Red Rock Villas, our neighborhood.

The new development's planned access is through Red Rock Ranch Road and Rockbrook Road. Rockbrook Road is unpaved and requires regular maintenance to insure drivability and safety. With the likelihood of at least a four-fold increase in traffic on our road as one of two access points to Red Rock Acres we are deeply concerned that our road will become unnavigable and unsafe. We are talking about potentially 70 or more vehicles accessing the area on a regular daily basis whereas today the traffic flow is a small fraction of that number.

The other concern we have about traffic flow relates to construction traffic on our road. A new home currently being built at the end of our road produces a stream of heavy construction vehicles throughout the day. This is one house and the road after three weeks of construction is in terrible shape. We would expect Rockbrook Road will quickly become undriveable if construction vehicles are allowed access to the Red Rock Ranch construction sites.

What accommodations is JZs Land Development planning to make to ensure current Rockbrook Road residents have safe and unobstructed access to their homes during the construction phase of the project?

The cost of our water and sewage service are already among the highest in all El Paso county. We have regular challenges with water pressure and service interruptions due to regular maintenance. Adding 38 single family homes to our existing water and sewage service will only serve to further compromise an already strained infrastructure unless a significant upgrade is undertaken and at a significant cost to existing residents.

Is JZ Land Development prepared to shoulder the full cost of an infrastructure upgrade to accommodate the new residents of Red Rock Acres?

We urge the Planning commission and Board of County Commissioners to carefully study the concerns I have raised here and reject JZs Land Development proposal until such time as they submit a plan, acceptable to all current Red Rock Ranch and Red Rock Villa residents, for addressing the negative infrastructure impact this development will have on our neighborhoods.

Sincerely,

Richard Simms
18855 Rockbrook Road
Palmer Lake, CO 80133

From: Reta Thieme <tomandreta2@gmail.com>
Sent: Wednesday, January 20, 2021 9:28 PM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; LonginosGonzalezeJr@elpasoco.com; Cami Bremer <CamiBremer@elpasoco.com>
Subject: Opposition to Rezoning of JZ's Land Development

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My husband and I have lived in Red Rocks Ranch since October 1993. Of course, we have seen growth in our area, but it has been compatible with the surrounding area. This growth has definitely impacted the traffic issues on Highway 105 and since the construction on "the I-25 Gap" started, traffic is definitely heavier and the wait to turn onto Highway 105 is much harder, especially if you are turning left onto 105. Also the wait to turn into Red Rocks Ranch Road from the south is longer and cars are going around on the right side, which i had been told was not a passing lane, thus increasing the chances of accidents. With the proposed high-density development, traffic will become even more difficult. This is especially worrisome if an evacuation was imminent due to a wild fire. There was an evacuation order for the Mt. Hermann fire in the 1980's (the previous owners had to evacuate) and we were told to be prepared to evacuate with the Waldo Canyon fire. With the increased number of proposed homes, the probability of all residents leaving Red Rocks Ranch without injuries greatly decreases, especially if a fire was in our immediate area. If this development is approved, would there be a widening of Highway 105 and a traffic light at 105 and Red Rocks Ranch Road?

Another concern is the increased demand this new development would put on the aquifer that is not keeping up with the current demand. The small "pond" as you turn into Red Rocks Ranch has definitely been an example of this.

With the onset of the coronavirus, we have seen more people enjoying the trails around Red Rocks Ranch as well as in Monument and Palmer Lake. If this high density development goes through, the chances of destroying the natural environment around here greatly increases. It also impacts the wild life that we enjoy seeing here. It's always a shame to see a dead deer or fox along the side of the road.

Lastly, we definitely would have to increase our police force and fire fighters to handle the increased population and potential problems. Also, can the current school situation handle the increase in the number of students who would be attending our D38 schools?

Please consider all of the above when choosing to allow JZ's Land Development this rezoning of the two parcels they want to build on.

Thank you,

Reta Thieme

From: kregan8681@aol.com <kregan8681@aol.com>
Sent: Monday, January 18, 2021 2:52 PM
To: PLNweb@aol.com
Cc: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Craig Dossey <craigdossey@elpasoco.com>
Subject: Red Rock Acres Preliminary Plan

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Dear Planning Commission and Board of County Commissioners,

We are Ed and Sandy Regan. We live on Forest View Ct, Palmer Lake. This letter is to express our concerns regarding the proposed rezoning to develop the corner of Red Rock Ranch Road and Hwy 105, to be known as "Red Rock Acres."

Rezoning Red Rock Acres to such small parcels creates an overcrowded, urban development that impacts not only the aesthetics of Red Rock Ranch, but harms wildlife migration, depletes already scarce water resources, and creates traffic hazards for residents. We request that the area maintains its rural status and is zoned for no fewer than 2.5 acres per parcel.

- We live in a high desert area prone to drought and water rationing. Having fewer than 2.5 acre parcels will further deplete this precious, finite resource regardless the water source.
- Forest View Acres Water District has struggled with the distribution of water. Water restrictions have recently been imposed, and water trucks in the past have been employed to haul water to fill the storage tank. Adding so many more homes will only exacerbate any ongoing water problems in our area.
- Traffic onto and off of Highway 105 will become hazardous. If 38 homes are built in the development, that creates more vehicles and more congestion. Because of the grade of Highway 105, there are considerable visibility and blind spots for the proposed ingress and egress onto the highway from Red Rock Acres.
- The surrounding neighborhoods are zoned Rural Residential. It is critical that the Red Rock Acres matches its surrounding neighbors and conforms to no fewer than 2.5 acre parcels to preserve the rural nature of the area.

- We are concerned that the quality of the creek water will be polluted by lawn care, fertilizer, and the home maintenance of an urban-type development.
- Overcrowding houses as planned into this small area will have a negative impact on animal migration and their habitat, cutting off their access to the creek and pond.
- The higher the density a development is, the more likely it will negatively impact animals' habitat. The deer, coyote, bear, mountain lion, fox, and occasional moose, all seen in Red Rock Ranch using the pond and creek as a lifesource will find it difficult to access water.

Please consider protecting the resources, wildlife, and aesthetic of Red Rock Ranch by zoning to no fewer than 2.5 acres per parcel.

Sincerely,
Mr. and Mrs. Edward Regan

From: John Green
Sent: Monday, February 8, 2021 10:51 AM
To: Elena Krebs
Subject: FW: RRR Opposition to Rezoning

Elena,

Please add the comments below to EDARP for File# P-20-010, the Red Rock Acres rezone. Thanks!

John Green
Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6442 (Direct)

To review all El Paso County projects go to: https://epcdevplanreview.com/
To review the El Paso County Land Development Code go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS
Monday - Friday, 7:30 AM to 4:30 PM

From: designsoak@aol.com <designsoak@aol.com>
Sent: Tuesday, January 26, 2021 4:09 PM
To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Cc: Stan VanderWerf <StanVanderWerf@elpasoco.com>
Subject: RRR Opposition to Rezoning

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To Whom It May Concern,

I am writing to share that I am in opposition to the new housing development being considered at the corner of Hwy 105 and Red Rocks Ranch Rd. We moved to Monument to get away from the feel of "city" life. We were lucky to find this amazing neighborhood and our "forever" home in Red Rocks Ranch Reserve. We love that after working all day and driving home we could turn into our beautiful, open

neighborhood and see the deer, the geese, ducks in the pond and foxes running around in the open fields and wooded areas. We love the large lot sizes because we feel like we are a part of nature here. Cramming approximately 40 homes into a small section ruins what we all escaped to this wonderful neighborhood for...OPEN AREAS, NATURE, and COLORADO MOUNTAIN LIVING! By allowing these parcels of land to be divided into ½ acre lots you detract from the beauty of our neighborhood. You take away the land that has an abundant amount of wildlife, you cause issues to the natural creek bed, you congest an already narrow neighborhood entrance and you allow for the city mentality of stuffing too many houses in small spaces to creep into the small town life we cherish in Monument/Palmer Lake!

The homes backed up to Hwy 105 will literally not have backyards because at some point 105 will have to expand and add more lanes. Will there be a berm or high fences? That does not seem safe or attractive to home buyers!
Wouldn't it be nice to instead consider a nature preserve with walking trails, a "real" park with soccer fields & play areas for kids or even a dog park??

I understand folks wanting to make money and land development is booming, however, there is something to be said for understanding that some folks want to live in a small town, some folks want to escape life on top of neighbors and love the idea of owning some of your own land! Red Rocks Ranch provides that way of life for so many families, please don't allow our small piece of the world to be sectioned off to cram too many homes into a small section of land! Please don't take away land that wildlife thrive on and create issues where there currently are none!

I appreciate your consideration and hope that it is not too late to stop this new zoning. Surely, as a community we can protect our small town and not congest it with high density housing! Let's keep Monument, Tri Lakes and Palmer Lake a place where we can support local, know our neighbors and appreciate nature and open spaces!

Sincerely,
Ami and Kel Robinson
4560 Redstone Ridge Road
540-454-8959

From: PK Robinson <PK-Robinson@msn.com>
Sent: Wednesday, January 20, 2021 11:55 AM
To: John Green <JohnGreen@elpasoco.com>
Subject: FW: Proposed Development on Red Rock Ranch Road

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John Green, FYI...my email concerning proposed development on Red Rock Ranch Road. PKR

From: PK Robinson <PK-Robinson@msn.com>
Sent: Wednesday, January 20, 2021 11:49 AM
To: Stanvanderwerf@elpasoco.com
Subject: Proposed Development on Red Rock Ranch Road

Commissioner VanderWerf, as the commissioners proceed with discussion/approval of the development on Red Rock Ranch Road, I would like to express my concerns about the proposed easement. Placing ¼ acre lots in this area is inappropriate!

I believe the developers should maintain the "community standard" and have at least 1.5 acre lots, or more desirable, 2.5 acre lots. The ¼ acre lots will detract from the appearance of the "Red Rock Ranch area. And, for sure, ¼ acre lots at the corner of 105 and Red Rock Ranch Road are poorly placed. Before this development is approved, regardless of final plans, either the county or the developer should be required to establish a safe exit from 105 to Red Rock Ranch Road. Currently, there are no "Turn Lanes" in either direction and in particular, vehicles coming from Monument toward Palmer Lake desiring to turn left, across oncoming traffic, are at great risk. And, when the turning vehicle pauses to turn left to avoid oncoming traffic, other vehicles either are forced to wait or to make an unauthorized pass by using the side of the road.

I understand that land owners want to make a profit, but I believe they should conform to the existing open acreage of the area. Put ¼ acre lots in a city, not on the open, front range vista.

Paul K. Robinson, Jr.
Colonel, USAF (Ret)

4625 Limestone Road
Monument, CO 80132

From: John Green
Sent: Monday, February 8, 2021 9:59 AM
To: Elena Krebs
Subject: FW: Red Rock Ranch Opposition to Rezoning

Elana,

Please add the comments below to EDARP for File# P-20-010, the Red Rock Acres rezone. Thanks!

John Green
Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6442 (Direct)

To review all El Paso County projects go to: https://epcdevplanreview.com/
To review the El Paso County Land Development Code go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE
Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS
Monday - Friday, 7:30 AM to 4:30 PM

From: Dan Rose <rolodan@yahoo.com>
Sent: Tuesday, January 26, 2021 12:13 PM
To: John Green <JohnGreen@elpasoco.com>
Subject: Red Rock Ranch Opposition to Rezoning

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To Mr. John Green and whom it may concern,

My Husband, Danny Rose, and myself, Shelley Rose, have lived 4860 Limestone Road in Red Rock Ranch for over twenty years. We have seen the ups and downs of living here but are blessed to live in this beautiful area of Colorado.

The downside of living here is we deal with the issue of having no water at unexpected times due to an aquifer that does not keep up with demand. Adding too many more homes would be a nightmare.

Included in that nightmare: Our wetlands and stream beds in the Monument Creek system would be destroyed with the new zoning.
We see too many deer being hit by cars and killed or wounded. Adding more traffic is an issue that will lead to more death of our wildlife that roam freely in our 1 1/2 to 5 acre lots. Losing prairie land is a sad thing.

Traffic is a major concern, especially when there is fire danger. We know first hand, evacuating when the Hayman fire got just a little too close for comfort. The traffic leaving the ranch was bad enough. Now due to the issue of the increased traffic on Hwy 105 due to semi trucks and Denver commuters using 105 as a shortcut, adding so many homes in a small space will just add to this traffic issue

As far as I can tell, there are no planning committees put together to solve these problems, mainly the water issue.

Please take our concerns under consideration and do not let this idea of changing the zoning laws take place. Bottom line, we all know it is about the all mighty dollar. Please let Red Rock Ranch remain as it is.

Kind regards,
Danny and Shelley Rose

January 21, 2021

Mr. John Green

Project Manager, Planning & Community Development Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910

RE: Red Rocks Acres Re-Zoning Request

Dear Mr. Green,

As residents of the Red Rocks Ranch Homeowners Association, we are writing to you to express our concern about JZs Land Development, LLC's pending re-zoning request.

In addition to our concerns about the sizeable number of proposed 0.5 acre lots that would contribute negatively to the traffic congestion (and the evacuation in the event of an emergency) on Highway 105 and Red Rock Ranch Drive and surrounding roads, we are very concerned about the environmental impact and the capacity of the existing surface water tanks to properly support effective fire mitigation to the surrounding homes and structures.

The pending request to re-zone the land parcels to support over thirty 0.5 acre lots is inconsistent with the zoning that was established when the Red Rocks Ranch communities were originally built. The rural residential zoning that is in place now is well suited to support the current number of homes and natural grasslands as well as the traffic on Highway 105, Red Rock Ranch Drive and Rockbrook Road.

It is our concern that by adopting the re-zoning request to allow construction of over thirty new homes this decision would significantly diminish the quality of life and livability and usability of the homes, natural habitat, watershed and grazing lands of the surrounding area.

We are asking for your assistance in helping to defeat the re-zoning request so as to preserve the quality of life for the residential members of the Red Rocks Ranch Homeowner Association.

Thank you for your prompt attention to this matter.

Sincerely,

Sally O'Brien

Janet M. Giese

From: skipkoebbeman@gmail.com <garlicqueen@comcast.net>
Sent: Tuesday, April 20, 2021 4:51 PM
To: PLNWEB <PLNWEB@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; John Green <JohnGreen@elpasoco.com>
Subject: JZ's Land Development LLC Request for Rezoning

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Dear Mr. Dossey, Ms. Ruiz and Mr. Green:

I am concerned about the request for rezoning by JZ's Land Development LLC (owner: Jim Stiltner), an Olive Real Estate, agent Ingrid Richter, to rezone 20 acres of land from RR5 (five acres) to RR.5 (half acre).

I am opposed to this rezoning mostly because 5 acre parcels are much more in keeping with the surrounding area, including Red Rock Ranch, than 1/2 acre parcels. I would be much more comfortable with 2 1/2 acre parcels and would perhaps even be content with 1 acre parcels.

Half acre parcels do not conform to the El Paso County Master Plan Policy 6.1.3. which states that new developments must be compatible with previously developed areas in terms of like density. This rezoning is not compatible with these previously developed areas. The developer justified the rezoning based on the adjacent 34-acre parcel that is zoned RR.5 (half acre). But that rezoning was a county-wide arbitrary decision. In their promotional meeting the developer and agents excluded properties to the north and west. Zoning to the west of the property is RR5 (five acre) and to the north is RA (residential agriculture). Red Rock Ranch density is at least one acre per lot. Currently there are no subdivisions in rural areas of the county that are developed on less than 1 acre lots.

I also feel that this designation does not meet the traffic and safety standards of Land Development Code 3. The variances requested by the developer: a road entrance too close to the highway and a "driveway" that exits the RRR Drive too close to Sierra Vista are not a good idea in terms of health and safety. Making Rockbrook Road a paved entrance point and the end of El Rancho Way an entrance for several homes presents additional traffic concerns. The developer acknowledged these but did not provide any solutions. They stated those problems already existed but I believe they will be exacerbated by this development.

Policy 6.1.8 encourages incorporating buffers or transitions between areas of varying use or density. There is not an increase of lot sizes to buffer lots to the west and north. Additionally, building homes this close to HWY 105 precludes maintaining a buffer zone when/if an expansion of 105 occurs to accommodate turning lanes at a later date.

I have personally had difficulty getting out of Red Rock Ranch to Highway 105 via Red Rock Ranch Drive on many occasions, especially during times of high traffic volume or when there are problems on the adjacent Highway I-25. These problems will only get worse if more homes are built directly adjacent to this intersection.

I also do not believe that the developer's meeting to put forward his plan to Red Rock Ranch residents was very helpful with regard to mitigating our concerns. I, along with many other residents, did not attend this meeting since the developer required personal information that I was reluctant to provide for such a meeting.

Please consider these concerns, already expressed by me and other residents of Red Rock Ranch, and deny this request.

Thank you.

Skip Koebbeman
4635 Limestone Road
Monument Colorado 80132

From: Michael Parks
4490 Red Forest Rd.
Monument, CO 80132

Date: 20Jan2021

To: Planning & Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Regarding: Red Rock Ranch Opposition to Rezoning

As a 20+ year resident of Red Rock Ranch, I am writing to object to JZ's Land Development application to rezone two parcels (33 acres & 29 acres) adjacent to Highway 105 /Red Rocks Ranch Road.

The Developer's proposal to rezone from 5 acres to half acre lots, RR5 down to RR.05 and combine the two parcels so setbacks wouldn't be required, would create a high-density development on ½ acre lots and 5 homes on 2.5 acre lots.

Some of my issues are:

- Zoning is not compatible with the surrounding area (proposed half-acre lots incompatible with existing 1 to 5 acre lots).
    - We love our community, and this proposal will deeply change it for the worse.
- We have 3 children in district 38 schools.
    - The schools are at capacity, making for a high teach student ratio. Adding students decreases the quality or our and all other students
    - increase demand on fire/police. Just a few years ago the community approved a bond issue to help offset the lack of fire/police services. This will only aggravate the shortfall
- Traffic issues on Highway 105 will worsen, such as:
    - increasing volume added to semi-trucks and Denver commuters avoiding 1-25 gap, narrow shoulders/right-of-way and installed utilities, hilltop intersection RRR Road/105.
- Increased traffic and congestion will be adversely affected especially at the turn to Red Rocks Ranch Road.
- Dangerous 45-degree entry point for the subdivision onto Red Rock Ranch Road
- We lose natural prairieland, which is happening at a rapid pace in our community
- This proposal would damage or even destroy the wetlands and streambed in the Monument Creek system
- Additional water demand on an aquifer that is not keeping up with demand. Recently we have gone with reduced or without water.

- Greatly increased risk in the event of the need for an emergency evacuation due to traffic congestion issues

Because of these issues and other I and my family strongly oppose the rezoning and respectfully request you deny the application to rezone.

Sincerely,

Sheri Parks

Sheri Parks
4490 Red Forest Rd
Monument, CO 80132
407 230 6169

From: Susan Permut <garlicqueen@comcast.net>
Sent: Tuesday, January 19, 2021 6:11 PM
To: PLNWEB <PLNWEB@elpasoco.com>; LonginosGonzalesjr@elpasoco.com <LonginosGonzalesjr@elpasoco.com>; John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; stanvandeerwerf@elpasoco.com <stanvandeerwerf@elpasoco.com>; CarriBremer@elpasoco.com <CarriBremer@elpasoco.com>
Subject: Red Rock Acres Rezoning project (File# P-20-010)

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Dear El Paso County Planning & Community Development Department
and County Commissioners:

As a longtime resident of Red Rock Ranch, I am very concerned about the developer's plan for the Red Rock Acres rezoning project. My concerns are:

1. The increase in traffic this will cause on Highway 105 and other roads in the area. 105 traffic has increased steadily since my husband and I moved here over 15 years ago. Especially when there is an accident on I-25, cars and often large trucks tend to take 105 to get around the problem. Even without this, traffic can be heavy and frustrating. The road is narrow and the entrance to Red Rock Ranch is at the top of a hill and at an angle to 105.
The traffic study done by the developer was performed in December 2020, when many people were either staying at home because of COVID or on holiday, so I don't think this is an accurate showing of the 105 traffic.

2. This would become even worse if there were a fire in the area, since the most direct way out of Red Rock Ranch and Red Rock Reserve is via Red Rock Ranch Drive and onto 105. I noticed when there was last a July 4th fireworks display in Palmer Lake that getting onto 105 from Red Rock Ranch was practically impossible. I am sure that even more people will want to avoid a raging wildfire than want to attend a fireworks display.

3. My third concern is the wildlife in the area. The wetlands part of the new Red Rock Acres is home to many water birds, including great blue herons and kingfishers as well as a variety of ducks and geese that live here, and other migratory birds that pass through. Wetlands are becoming scarcer as droughts become more common in the Rocky Mountain West and these creatures depend on them for survival. We also see mule deer, foxes, coyotes, and occasionally bobtail cats, mountain lions and bears in our neighborhood. They will be impacted by more building.

I can't tell from the map on the town of Monument's website whether this area is within the area designated as Preble's mouse habitat, but I do know that the wetlands portion of the proposed development is ideal for this endangered creature. The wetland and the area to the north is a wildlife corridor that will also suffer from more development. Surely

there should be an environmental impact study to make sure the mouse is not severely impacted?

4. I am very concerned about the probability of a wildfire in the not-too-distant future and although many of us in Red Rock Ranch have undertaken lengthy and voluminous fire mitigation efforts I worry about the addition of more buildings, people and gardens. Much of Red Rock Ranch and Red Rock Reserve is still very vulnerable to fire and the new development will only exacerbate this problem.

5. The character of the neighborhood does not lend itself to 1/2 acre lots, which the developer wants for much of the property. My husband and I have 2 1/3 acres and most plots are at least an acre. When we moved here, Red Rock Reserve was supposed to have 5 acre parcels but that was quickly changed to 2 1/2 acres. It seems as though the beauty and integrity of the neighborhood is being slowly degraded, which is heart-wrenching to see and worse to experience. There are no 1/2 acre residential properties in the immediate vicinity and once 1/2 acre plots are allowed, many more may follow. I believe at least 2 /12 acre plots and preferably 5 acres would be more in keeping with the surrounding area.

5, Although FVAW seems to think that there will be enough water to serve these new houses, I am concerned that in case of a fire, the water tank and any other above-ground water source will be depleted and water will be hard to get and harder to replace afterward. This would impact the value of all properties in the neighborhood.

6. Finally, I cannot believe that the current schools, hospitals, libraries and other community services will not be overwhelmed by the addition of many more residents.

Thank you for the opportunity to voice my concerns. I would like to be informed about any meetings or discussions open to the public about this proposed development.

I would also like to see a map of Preble's mouse habitat that shows landmarks: roads, intersections, etc. which the one on the Monument website does not. Can you please help me with that?

Sincerely,

Susan Permut
4635 Limestone Road
Monument CO 80132

Dear Sir:

Thank you for your kind reply.

I would like this information added to the letter I have already sent to the Planning and Development Department.

I received this from the El Paso County Environmental Dept when I enquired whether Red Rock Acres was in Preble Mouse habitat:

On 01/21/2021 4:10 PM Nancy Prieve < nancyprieve@elpasoco.com> wrote:

Hello Ms. Permut,

The property that you are referring to does show up as having Preble's meadow jumping mouse habitat on it. The developer will be required to consult with the US Fish and Wildlife Service (USFWS) and the county will require documentation regarding what impacts the USFWS has permitted prior to allowing any ground disturbing activities to commence.

Please let me know if you have any additional questions.

Nancy Prieve

Susan Permut
4635 Limestone Road
Monument CO 80132

From: Sue Walker <sue@monumentalfitness.com>
Sent: Tuesday, January 19, 2021 10:19 AM
To: Stan VanderWerf <StanVanderWerf@elpasoco.com>; John Green <JohnGreen@elpasoco.com>
Subject: Red Rock Ranch Rezoning

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Good Morning Stan and John,

As a home owner in the Red Rock Ranch neighborhood since 1995, I am writing to you in the hope that you will not allow the rezoning of this very pristine section of Unincorporated El Paso County. There are many concerns in this area if high-density development is allowed to happen:

- Destruction of natural prairieland and wetlands in the Monument Creek system
- Traffic issues on Highway 105 (this already is a problem due to the GAP project)
- Additional water demand on an aquifer that has trouble keeping up with demand
- Evacuation in the event of a major emergency (currently there are two exits out of RRR and Palmer Lake also feeds into this exit)
- Dangerous 45-degree entry point for the subdivision onto Red Rock Ranch Road
- Zoning is not compatible with the surrounding area (it was promised to the homeowners that 1-5 acre plots would be the "norm")

I understand that this is a very desirable area to move to but this is not what the homeowners envisioned. I would be more than happy to give you a tour of the neighborhood and potentially show you how the high-density build is definitely not a good fit for this area. Thank you for your consideration in this matter.

Sincerely,

Sue Walker

4835 Abo Lane

Monument, CO 80132

719-330-0241

February 15, 2021

John Green,
Nina Ruiz
Planning & Community Development Department
El Paso County Colorado
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Mr. Green and Ms. Ruiz,

We have just become aware of a rezoning proposal by JZ's Land Development of two parcels adjacent to Highway 105 and Red Rock Ranch Drive in northern El Paso County. This letter is to record our opposition to any consideration of such rezoning for the following reasons:

Regional incompatibility:

- The proposed rezoning to allow 0.5 acre lots is not consistent with adjacent properties under existing zoning. The existing zoning accommodates 1 to 5 acres parcels.

Regional Infrastructure:

- This area of El Paso County was developed under the existing zoning plans. As such, the roadways and water systems are not designed to accommodate such increased population densities as the proposed rezoning would allow.
-

Safety:

- The proposed entrance to the new development is at a dangerous angle to Red Rocks Ranch Drive, Increased traffic at the intersection of Highway 105 and Red Rocks Ranch Drive, which serves as a primary entrance to the overall Red Rocks Ranch community.
- This Red Rocks Ranch Drive – Highway 105 intersection is at a hilltop with decreased visibility. Neither roadway appears engineered to accommodate increased traffic from that which is already present. Traffic has already increased significantly in the last several years, creating a dangerous environment. The rezoning proposal does not address any improvements to the intersection allowing for safe traffic flows.
- In the event of a natural disaster, evacuation routes will see further congestion, decreasing public safety.
- Public safety resources such as fire and police are not staffed to accommodate the proposed rezoning density.
- Monument Creek and its watershed is an important resource for the area's

water quality. The area of proposed rezoning is adjacent to Monument Creek and further development is likely to degrade the safety and qualities of the water in this valuable water system resource.

We urge you to not allow this rezoning to proceed, which would result in degrading the character of the neighborhood, degrading the neighborhood safety via increased traffic flows on unimproved roadways, impacting public safety by clogging evacuation routes, and the likely degradation of our local waterways and systems.

Thank you for your consideration in denying the proposed rezoning request.

Kevin and Lynn Schutz
(3525 El Rancho Way)
PO Box 1764
Monument, CO 80132

Cc: Executive Director Craig Dossey
County Commissioner Holly Williams
County Commissioner Carrie Geitner
County Commissioner Stan VanderWerf
County Commissioner Longinos Gonzalez, Jr.
County Commissioner Cami Bremer

26 Jan. 2021

Planning & Community Development Dept.

2880 International Circle, Suite 110

Colorado Springs, CO 80910

Subject: Petition for Inclusion of Red Rock Acres

Into FVAWD Water District

To Whom it May Concern,

We have been notified that a petition for inclusion of the Red Rock Acres subdivision has been issued to the Forest View Acres Water District for consideration of (31) new residential lots.

We have been residents of this water district for over 20 years and have concerns regarding this petition.

1. The current district relies on a system that sources its water from **only two locations**. The first is surface water from Limbaugh canyon and the second is well water from a single pump (Arapahoe well) into the Dawson aquifer.
2. Both sources have been maintained over the years but consist of equipment that is decades old and may not be capable of supporting a high-density subdivision with upwards of (31) new homes.
3. The system infrastructure is dated, and water outages have been encountered numerous times over the years. A high-density subdivision will compound this issue.
4. While we understand the need to generate revenue, we don't believe a new subdivision that adds nearly 10% demand to the system is the most cost-effective means to do so.
5. Current District tap fees are $31K per home. The new subdivision would generate approximately $961K, but would require upgrades to the current infrastructure to support that growth.
6. The higher demand will strain the current delivery system and place demand on our two sources which are nearly at maximum production already.
7. A high-density subdivision may ultimately require a new well to support this demand. Has the district reviewed costs to do so? That may offset the revenue generated from the new tap fees.

We understand a public meeting is scheduled for 27 Jan. 2021, but we will not be able to attend. We thank you for your attention and look forward to hearing from you regarding this issue.

Sincerely,

Daniel & Kelly Spiegelberg

18230 Sunburst Drive

Monument, CO 80132

Dear Stan, Commissioners and Planning Department,

We are writing today to express our opposition to the rezoning effort by JZ's Land Development for the proposed development at CO Highway 105 and Red Rock Ranch Drive based on the following concerns:

- The current zoning is in compliance with the County Master Plan and the current surrounding area. The area is supposed to be zoned as "rural", with limited housing density. One of the reasons we decided to move to this area is to get away from high density housing developments. Re-zoning this property would allow for housing density that will not conform to the surrounding area. Currently, there are no housing developments along CO HWY 105 that are directly next to the highway. All current properties have significant offset's along CO HWY 105. The proposed development will have 7 lots directly next to CO HWY 105 which does not conform to the area. Lots in Red Rock Ranch and surrounding area's are currently 1 - 5 acres in size.
- Traffic in the area is very busy today. In fact, trying to turn left (East onto CO HWY 105) from the latest development (Pioneer Preserve) is more than challenging and dangerous. The volume of traffic requires drivers to wait a considerable amount of time before they can safely proceed with a left hand turn onto CO HWY 105. Red Rock Ranch Drive is a main collector for the Red Rock Ranch area and is already congested, especially at busy times of the day. In addition, the current left turn (South from Hwy 105 to Red Rock Ranch Drive) is already a very dangerous configuration. Several accidents have occurred in the past several years. Adding additional vehicles will only make the situation worse. In addition, should there be an emergency, the proposed development would become a bottle neck for those in Red Rock Ranch trying to egress out of harms way.
- Lewis Palmer School District 38 is at capacity. The developer mentions that the district will receive additional funding from property taxes as a result of this development. In reality, the funding received outweighs any benefit due to the district being at capacity. It would take many millions of dollars in funding to provide enough relief by way of building new schools. This development is only a drop in the bucket with respect to additional funding and will only make the situation with District 38 worse.
- The land does not have water in place for the proposed lots. Instead, the developer is hoping that Forest View Acres Water District will allow this project to be included in the district. In fact, the developer is willing to pay over one million dollars in fees for acceptance by the district. Considering the district needs funding, we are concerned this is simply a way for the developer to pay his way into the district regardless of water supply for the development.

In summary, everyone wants to be the one that closes the gate after they pass through. However, we realize land is going to be developed. In this case, it is just another example of what we call carpet housing, where houses are built as cheaply and densely as possible to maximize return on investment to the developer....who is the only real winner. Wildlife is simply forced to find another place to live while the increase in housing simply decreases the quality of life for an area. This is especially true when you look at some of the developments that have been built recently in El Paso County where occupants of one home can stare directly into their neighbors home because the homes are so close together. **An example of where this has not occurred is Pioneer Preserve on CO HWY 105. The land was developed while conforming to the surrounding area ensuring true balance for both people and wildlife.**

The developer mentions that they are trying to help solve the housing crisis in the county by building this development. When compared to other developments within El Paso County, this development does nothing to solve that problem. 37 homes is not going to make any contribution to the housing crisis. Instead, they are only using that as an excuse to develop a community that does not conform to the surrounding areas. In contrast, if rezoning is approved, it will cause significant damage to the land and those living in surrounding areas. The outcome simply does not outweigh the benefit.

We urge you to reject the re-zoning of this development and keep the current zoning in place.

Respectfully,

- Sean and Sandi Starks
Stone View Road
Monument, CO 80132

From: Sean Starks <seanstarks@icloud.com>
Sent: Wednesday, March 31, 2021 10:09 AM
To: John Green <JohnGreen@elpasoco.com>
Cc: Sandi Starks <sandistarks@icloud.com>
Subject: Red Rock Acres Rezone - Objection

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Good morning John

I wanted to write to tell you we attended the Red Rock Acres presentation last night. The developer provided a lot of information, but in listening and reviewing the presentation, we learned the developer's foundational business case for this development is the financial gain to the county and regional entities. The developer was adamant that they were providing significant funding to the area with this development. The developer portrayed the area as being in desperate need of cash flow and without it the area will decline.

The developer proposed this development would add funding to Lewis Palmer D38 School District. The projected additional funding to the district would be $63,710.00. Looking at the Lewis Palmer D38 financial audit for 2020, total revenue for the district was $74,245,786. The additional funding proposed by the developer represents .08% increase to annual revenue. Quite simply, this is a drop in the bucket and has absolutely no impact whatsoever to the D38 financials.

In fact, the report calls out the increase (13.7%) in average median single family home sales price increases for 2020. This means that even more funding will be received by the school district (and the regional area) through property tax assements WITHOUT this development.

The biggest financial contribution from this development would be to the Forest View Acres water district. The position is that the developer will pay the water district in excess of $1M in tap fees. They are positioning this as a way to improve capital projects for the district. However, what they are really proposing is to solve problems that $1M will not solve. Every water district is going to have financial challenges and need to prioritize capital expenditures. But this proposal is trying to solve a problem that does not exist. If the district was in financial trouble, the board would have taken action (or proposed to take action) including rate increases. This has not been done.

If the development increases annual revenues by 1 - 5%, we have a different conversation because there really is a big financial impact. However, this development simply does not even come close to those numbers so their position that this is a financial benefit to the community is not accurate. It is their way to try and invoke influence rather than being honest about the true financial impact.

We moved to this area from Woodmoor. We no longer wanted to live an in area that we deemed was too dense. Carpet housing is now a thing in Colorado Springs, just roll them out as fast as you can, as cheaply as possible so developers can make as much money as possible.

The reason we moved here is to be in a rural setting. We enjoy the open space. We enjoy not looking at a lot of homes right off the roadway. We enjoy the abundant wildlife. These are the reasons we live in Colorado, but specifically Red Rock Ranch.

We fear this development opens the gates to develop land along HWY 105 with this same approach. Today, **there are NO properties or homes that directly backup to HWY 105.** This property does not conform to the current conditions of the surrounding area, and in fact will be a negative change to the look and feel of the area. If this is approved, we fear HWY 105 will become a housing corridor and completely destroy the rural setting the community enjoys while creating a traffic / population nightmare at the same time.

We were open minded to this project. After hearing and seeing the presentation by the developer, **we adamantly oppose this development as planned.**

We are asking to have this message added to the project details as well.

Respectfully,

- Sean and Sandi Starks

Alcock Law Group
A Professional Corporation

Tammy M. Alcock
Tammy@AlcockLawGroup.com

February 5, 2021

Via email to JohnGreen@ElPasoCo.com and NinaRuiz@ElPasoCo.com
Planning and Community Development
John Green
Nina Ruiz
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Red Rock Acres Proposed Development Plan

Dear Mr. Green and Ms. Ruiz:

My husband and I live in the Red Rock Reserve community off of Highway 105 and Red Rock Ranch Drive. We are aware of a proposed development at the corner of this intersection. I write to vigorously oppose this proposal. Traffic and congestion on Highway 105 is already a problem. Turning from Red Rock Ranch onto Highway 105 or vice versa is difficult, especially when heading northbound and turning left onto Red Rock Ranch where there is an 45 degree or more angle. The increased traffic and decreased visibility caused by construction of homes on that corner will present a dangerous new challenge to drivers, particularly with slow moving construction equipment introduced into the mix.

Further, the existing lots are 1-5 acres. The proposed half acre lots are incompatible with the surrounding uses and the natural, rural environment here.

Finally, the environmental impact will be severe. The existing prairie, wetlands and streambed are home to a wide range of wildlife including deer, bear, mountain lions, birds and other animals. This construction would devastate the habitat and existing watering pond essential to the survival of these animals.

Please reject the proposed development.

Very truly yours,

Tammy M. Alcock

Cc: El Paso County Commissioners via email to:
Hollywilliams@elpasoco.com, Carriegeitner@elpasoco.com,
Stanvanderwerf@elpasoco.com, Longinosgonzalezjr@elpasoco.com,
Camibremer@elpasoco.com

From: thatzenb@gmail.com <thatzenb@gmail.com>
Sent: Thursday, January 28, 2021 10:23 AM
To: John Green <JohnGreen@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>
Subject: proposed rezoning of red rocks acres at the corner of red rock ranch and 105

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Gentle men
My name is Ted Hatzenbuhler I live at 18010 red rocks dr monument. Thia address is located in the red rock ranch development.
The subject of this email is the JZ'S land development LLC . Most residents of the red rock ranch oppose the number of lots being requested to be approved for development.
The reason for this opposition to the rezoning is the lots in the rest of the ranch are lots size from 1.2 to 5 acre lots . The ranch was designed to be a rural environment not a high density city atmosphere. With the growth we see in the el Paso county we believe this development is excessive.
The design does not address the road usage of the 105 and red rock ranch intersection the volume of traffic on 105 has been increasing and overwhelming current repairs in the area.
There are also the possibility of damage to the monument creek wet land with the over development of these parcels. We are not opposed to the development just over development and the precedent this may set for the rest of the tri lakes community.

Thank you for your time in reviewing this rezoning request

Ted Hatzenbuhler
Resident of the red rock ranch

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I would like to express our objections to the newly proposed residential development, Red Rock Acres, located at the intersection of Highway 105 and Red Rock Ranch Drive in Monument.

1. Per the Master Plan Policy 6.1.3 new developments must be compatible in density with previously developed areas. Thirty-one single family homes on 1/2 acre lots are not compatible with surrounding developments of 1 acre or more lots. As you know properties west of the development are zoned RR5(5 acres) and to the north zoned RA.

2. There are significant traffic issues with the intersection of Highway 105 and Red Rock Ranch Drive as well as the proposed driveway on Red Rock Ranch Drive. Highway 105 is increasingly becoming a major roadway and will only get more congested with this densely populated project. Westbound traffic currently has difficulty turning left on to Rockbrook and Red Rock Ranch Drive. Therefore I believe this project will adversely affect the surrounding developments contrary to 6.1.8, 6.1.9, and 6.1.16 of the current statues.

The driveway that intersects with Red Rock Ranch Drive is in a dangerous location at the top of a curve. During winter months the curve is shady and icy with a impeded view. Southbound traffic will create a hazardous situation when turning east.

3. There are serious environmental concerns at Monument Creek. The creek provides drinking water for this area and for the wildlife which use this corridor. Grading for infrastructure before building homes, especially those homes along the north and south perimeter of the creek, and runoff caused by landscaping will cause destruction of wetlands, the streambed, natural character and eco system of the area. Increased human and pet activity in the wildlife habitat will drive away wildlife. The aesthetics of the community will be forever lost.

4. The Letter of Intent dated 12-17-2020 and Revised 4-7-2021 references the water and sanitation issues. Policy 6.1.7 states "the proposed project relies upon and financially supports the existing water and sanitation infrastructure systems of Forest View Acres Water District and Palmer Lake Sanitation District, respectively."

a. Since 1994 I have lived in the Cloven Hoof Estates area located southeast of the proposed development. The homes are in Forest View Acres Water District and receive only water. Individual septic systems were required to be installed by the homeowner.
The water infrastructure system is OLD and needs replacing but all the original pipes can't be found. Example: in October 2020 there was a waterline break that took 5 days to locate and repair. These are a few reasons to be skeptical the system can withstand additional stress.

b. Water table depletion is also a concern in the entire area. In March 2021 the Palmer Lake Board of Trustees hired Mr. Dave Frisch of GMS Inc. to study "the Town"s residential wells water usage". It was reported in the local newspaper "Our Community News" Issue #243-Volume 21 Number 5 dated 5-1-2021 Mr. Frisch found the Denver Aquifer was dropping about 16 feet a year in the Palmer Lake area and 20 feet a year in other areas. He also stated "as the number of wells increases the likelihood that

aquifers will be depleted also increases". The website for the newspaper is www.ocn.me for your reference. This raises concerns that Palmer Lake will allow this development to tap into its sanitation district.

I hope each of you will agree Red Rock Acres is too large a development and is not compatible in this area therefore should be denied.

Respectfully,

Ed and Pat Taylor

Dear Mr. Green,
We are a homeowner off of Red Rock Ranch Rd. We have serious concerns regarding JZ's Land Development's plan to rezone two parcels - 33 acres and 29 acres that are adjacent to Highway 105 and Red Rock Ranch Rd. They want to rezone from the proposed 5 acres to half acre lots and combine with 5 homes on 2.5 acre lots so setbacks won't be required. This causes many concerns for us.

First of all, this rezoning will create new neighborhoods that are inconsistent with what is already here. We have all invested in a specific way of life. The development would totally change the character of our neighborhood.

Secondly, we will lose our natural prairie land as well as causing destruction to our wetlands and stream bed that are part of our Monument Creek system.

Traffic is already an issue at the intersection of Red Rock Ranch Rd and Highway 105 so it is easy to see what the additional homes will add to this problem. We also already have schools for this area that are at their limits. This also brings up concerns for how police and fire stations can handle the extra demands. The aquifer is also struggling to keep up with what is already needed for our area.

We hope you will consider all of our concerns. Our way of life that we have invested in and worked so hard for will change for the worse if the rezoning is approved.

Thank you,
Robin and Jeff Ward
18065 Sunburst Dr
Monument, CO 80132

From: David Weitz <david_weitz@hotmail.com>
Sent: Saturday, January 23, 2021 6:56 PM
To: John Green <JohnGreen@elpasoco.com>
Cc: Lesa Weitz <lesa_weitz@hotmail.com>; Nina Ruiz <NinaRuiz@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>; Longinos Gonzalez, Jr <LonginosGonzalezJr@elpasoco.com>; Cami Bremer <CamiBremer@elpasoco.com>
Subject: RE: Red Rock Acres Rezoning File#P2010

John Green, Project Manager

This letter is a respectful request to not change the existing zoning for the **Red Rock Acres** in the Tri Lakes are of El Paso County from Residential Rural 1 Acre lots (RR1) to RR5 with one-half acre lots. Developing over 30 half acre lots would permanently and negatively impact Red Rock Ranch's original plan, beauty and available resources. This would also negatively impact the values of the existing homes in Red Rock Ranch and those down Rockbrook Dr. In addition, the surrounding infrastructure can not support it. Half acre lot developments are very urban like and those of us who consciously decided to purchase and live in such a wonderful rural-like development made our purchase choice knowing our existing zoning would preserve this atmosphere. Otherwise, had we wanted to live closer to our neighbors in a denser community we would have purchased in Palmer Lake, Monument or North Gate proper or even the various urban communities in Colorado Springs or Castle Rock. Respecting and preserving our rural development and not overstressing the infrastructure and supporting 19 agencies that will be impacted is vital.

Many of us in Red Rock Ranch have worked hundreds of hours on our own & surrounding properties to mitigate fire danger over the past 5 years. Developing this parcel of land in half-acre lots goes against this overall communal fire mitigation plan and poses very real evacuation plans and traffic of Red Rock Ranch and those living down Rockbrook Rd. in the event of a major forest fire.

Since the minimum lot size is 2.5 acres for those requiring a septic system this Red Rock Acres development is planning on tapping into the Palmer Lake Sewer system. This is not possible since the Palmer Lake Sewer system is already at or above capacity.

Such a densely populated development would also cause traffic issues long highway 105 and RockBrook. A turn/deceleration lane would be needed to safely accommodate 30 plus households and would pose additional risk for automobile accidents.

The Red Rock Acres plan also infringes on the Monument Creek. These are protected wetlands that many others downstream rely on as well as the wildlife it attracts.

My wife and I have proudly owned in Red Rock Ranch/Forest View Acres for over 15 years now. Since then, we've always enjoyed and admired the main farm house, surrounding fields and beaver pond and Monument Creek as it naturally provides free and wild space for various wildlife. A diverse habitat that brings a great deal of peace and tranquility to those living in the surrounding communities. This habitat is home to beavers, deer, elk, fox, cranes, red tailed hawks, crows, owls, bear, coyotes, and the endangered Preble's jumping mouse.

Expanding and development is a natural process and is usually accepted if and when done properly while respecting certain existing community & development zoning and the by-laws of various home owner associations. This is the sole purpose of why our local governments have zoning and work with home owners associations. I'm sure you will be hearing from Red Rock Ranch HOA, as well as many others who have similar concerns.

Those of us opposing Red Rock Acres rezoning are not being unrealistic as we are not expecting nor are we asking to stop this development entirely. We simply want to increase the lots sizes to 5, 2.5 or 1 acres so that it naturally blends in and complements our existing plan.

Thank you for reading my letter and considering our concerns. We trust you will take them into account and do the right thing. We look forward to hearing form you during the upcoming district meetings.

Sincerely,

David and Lesa Weitz
4675 Red Forest Rd.
Monument, CO 80132

January 27, 2021

El Paso County Commissioners
Stan VanderWerf
200 South Cascade, Suite 100
Colorado Springs, CO 80903

Re: Rezoning – Red Rock Acres, Monument CO

Greetings:

We are writing today to express our concerns and opposition to JZ's Land Development's rezoning application as it relates to two parcels (33 acres and 29 acres) within the Red Rock Acres development adjacent to Highway 105 and Red Rocks Ranch Road in Monument.

As community residents, we find this attempt to rezone poorly planned, short-sighted and irresponsible. The proposed rezoning would create a high-density development on .50-acre lots and 5 homes on 2.5-acre lots. Some of our concerns are indicated below:

- **Additional Water Demands on the Arapahoe Aquifer:** Increased growth of the Monument area has put an additional strain on the Arapahoe Aquifer. It is unable to keep up with current demand.
- **Inadequacy of Ingress/Egress Infrastructure:** The ingress/egress proposed is insufficient to accommodate the increased traffic congestion, particularly in the event of evacuation or other emergencies. A new, high-density development puts an additional, unnecessary strain on emergency resources of fire/police.
- **Environmental:** This proposal results in the destruction of wetlands, natural prairie land and the streambed of the Monument Creek system resulting in wildlife displacement. Many residents, ourselves included, reside in this area for the access to wildlife.
- **Density/Traffic Issues on Highway 105:** The significant impact of increased traffic volume on 105 has not been addressed, nor the demands on fire/police and district 38 schools.
- **Zoning:** This proposed rezoning is not compatible with the surrounding area of 1 to 5 acre lots, thereby depressing existing home values.

Therefore, we respectfully request that JZ's application be denied.

Thank you.

Debra and Douglas Wieland
3755 Sunview Court
Monument, CO 80132
dmwieland@comcast.net

cc: Stan VanderWerf, El Paso County Commissioner