

EPC PC (Cont. from 1)

WOSC purchased 70 acres of the site in May 2020 to be kept in perpetuity as open space. The replat request associated with this will be submitted separately by WOSC.

If the rezoning application is approved, then the applicant will seek approval of a preliminary plan and final plats for the creation of the 144 single-family residential lot Cloverleaf development. Lots 1-141 would be built on the rezoned land; lots 142, 142, and 143 would be built on two separate parcels under their existing RS 20000 zoning.

The commissioners heard that the developer had made changes to the project following neighborhood meet-

ings. Certain lots would be restricted to single-story ranch homes. At a meeting specifically with the residents of Leggins Way, concerns were raised about groundwater, access, small lots adjacent to larger lots, a walking trail at the rear of properties, and overall density. As a result, lot sizes bordering Leggins Way were increased, the trail was removed, and an additional landscaping buffer and a groundwater capture system were added. There will also be sidewalk, crosswalk, and signage installed to facilitate pedestrian access to Lewis-Palmer High School.

Barlow said some 130 neighbors had signed a petition in support of the develop-

ment.

Nina Ruiz, planning manager, Planning and Community Development, told the commissioners that the county had notified 145 adjacent property owners and had received no official responses. At the Planning Commission hearing, three members of the public spoke in favor of the development and three spoke against. Tish Norman, a South Woodmoor resident and director of WOSC, reiterated that ProTerra had made numerous changes to the proposed development to meet neighbors' concerns and that WOSC could not have purchased the land for open space without its involvement. She added that

deed restrictions would be placed on the WOSC-owned land to ensure it remains open space in perpetuity.

Speaking against, Andrei Bedoya, a Leggins Way resident, voiced density and access concerns. He said the RS 5000 zoning would encroach heavily on the character of the area. He called for significant improvements to be made at the intersection of Bowstring Road and Leggins Way where he said traffic would be significantly increased and would be a safety concern, particularly given that students walk to the

high school in that area. Maggie Bedoya expressed wider concerns about the planning process and the changing nature of Monument. Another speaker also raised concerns about the increase in traffic and the safety issues this would cause.

In rebuttal, Barlow said many of the comments would be addressed during the preliminary plan process and reminded the hearing that this was just a rezoning application. She said the Traffic Study had gone through a rigorous review process with the county

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