

EL PASO COUNTY

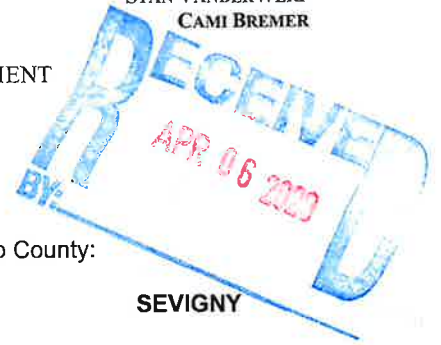


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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR



March 23, 2020

This letter is to inform you of the following petition which has been submitted to El Paso County:

CR-19-001

SEVIGNY

**MAP AMENDMENT (REZONE)
 FALCON FIELDS MAP AMENDMENT**

A request by Falcon Field, LLC, for approval of a map amendment (rezoning) of 57.67 acres from RR-5 (Residential Rural) to CR (Commercial Regional). The property is located on the southeast side of Highway 24 and at the East Woodmen intersection. (Parcel Nos. 43070-00-001 AND 43072-00-015) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

 For Against No Opinion

Comments: _____

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on April 7, 2020.** The meeting begins at 1:00 p.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs. **** NOTE CHANGE TO HEARING ROOM AND TIME ****
- **The item will also be heard by the El Paso County Board of County Commissioners on April 28, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2020-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,

Gabe Sevigny, Planner II

Your Name: Kristen North Kristen North

Address: 12570 Pinto Pony Rd Peyton, CO 80831

Property Location: _____ Phone 229-269-2628



Kristen and Micah North
12570 Pinto Pony Road
Peyton, CO 80831
229-269-2628
kristen_ridall@yahoo.com
03/31/2020

El Paso County Planning Commission
El Paso County Board of County Commissioners
El Paso County Planners and Commissioners
Colorado Springs, CO 80910

Re: CR-19-001 Sevigny, Falcon Field, LLC Rezone

Dear El Paso County Planners and Commissioners:

We do not believe that rezoning the property (Parcel Nos 43070-00-001 and 43072-00-015) will protect the rights of the adjacent property owners.

We understand that if it is built into a subdivision that there will still have more traffic and noise in the area, however, there will be less traffic and noise than a shopping center. We did not move to a rural area to live next to stores and city life.

Furthermore, we do not believe that the zone change is necessary for the general health, safety, or welfare of the community. By putting a commercial building on the property, like a shopping center, we believe there will be more chances of crime such as drug deals, graffiti, trespassing, and theft. There will also be more noise, light, and general pollution and trash, which will impact not only the adjacent property owners but even those living in the general area. It can also lead to *more homeless living in the area (as they congregate around shopping areas)*, which will also lead to more trash, trespassing, and sometimes theft. These impacts and others will likely increase overall energy costs by increasing temperatures and air pollution and will decrease surrounding property values for adjacent owners.¹

¹ Land Development Code Chapter 5, section 5.3.5.A, under Standards for Review, Approval, and Administration of uses.

El Paso County Planners and Commissioners

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There also has not been a substantial change in the character of the neighborhood since the land was last rezoned. It is still only 5 acre lots with residential owners.²

Sincerely,

Kristen North

² Land Development Code Chapter 5, section 5.3.5.B, under Standards for Review, Approval, and Administration of uses.