

Ryan Howser

From: dan@falconpersonalsecurity.com
Sent: Thursday, August 25, 2022 9:06 AM
To: Ryan Howser
Subject: RE: Meadow Lake rezone hearing

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.

Ryan,

Thank you for the information. Below is the email I sent to commissioner Geitner a couple of weeks ago. As you can tell, my wife and I (along with our neighbors) are roundly against the proposal.

First, a little history. A couple of years ago there was a plan to put a cement batch plant on the northeast corner of Stapleton and Judge Orr. That property is only $\frac{3}{4}$ mile north of my property (7880 Curtis Road, Falcon). The El Paso County Commissioners voted unanimously to disapprove the project.

Now, for current events. A couple of our neighbors received a letter announcing a meeting of contiguous neighbors about a 200+ acre area zoned I-2 (limited industrial) to discuss the requested zoning change to I-3 (heavy industrial). I-3 is listed as: "I-3, Heavy Industrial District. The I-3 zoning district is intended to accommodate manufacturing and industrial uses, which may include related outside storage of raw or finished materials." When I read this the first thought that came to mind, besides a cement batch plant, is the asphalt recycling plant in operation just northwest of Constitution and Markscheffel. The property for which they are applying to re-zone apexes at Curtis Road and Falcon Highway. Since I am a contiguous neighbor, I was curious to know why I was not copied on this letter, but that is another matter.

If this 200+ acre area is re-zoned to I-3 that leaves the possibility open for not only the once-disapproved cement batch plant, but other heavy industrial endeavors. Not only will all of my neighbors and I be impacted, but the brand-new development across Curtis Road which is under construction at this time. This new development is advertising \$1M+ homes. I have a hard time envisioning a development like this across the street from a heavy industrial complex. Additionally, adjoining this industrial complex to the west is a long-established housing development and an airport. Also, just cattycorner across Curtis Road and Falcon Highway from the property in question is the long-established housing development of South Fork.

The bottom line of this discussion is that re-zoning this area to I-3 certainly does not fit the area and more specifically, the neighborhood.

You are welcome to publish this letter and my name to those interested parties.

Regards,

Dan

Dan Lanotte
President and Chief Instructor
NRA Training Counselor
Falcon Personal Security
(719) 661-1318
<https://falconpersonalsecurity.com>

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Wednesday, August 24, 2022 05:33 PM
To: dan@falconpersonalsecurity.com
Subject: Meadow Lake rezone hearing

Dan,

I have been informed by my Director that you would like to attend the Board of County Commissioners hearing regarding these cases and speak in opposition to these requests. El Paso County welcomes all public participation in our hearings and I will look forward to meeting you at the hearing. I am the planner and project manager that has been handling these cases with Planning and Community Development.

I would like to inform you that the County staff takes a neutral stance on these matters and in no way provides representation or support on behalf of the petitioners or opposition.

I do want to make sure you are informed if you are wishing to oppose this request. They are currently petitioning for three (3) concurrent rezone applications, of 31 acres to CS (Commercial Service), 51 acres to I-2 (Light Industrial), and 172 acres to I-3 (Heavy Industrial). A rezone request does not necessarily approve a specific type of use and the applicants in this instance have not indicated intent to construct any specific uses. There are some uses that may also require subsequent special use permit approval. The special use process is another public process and would also likely require hearings before the Planning Commission and Board of County Commissioners. That being said at this time we are only considering the zoning, and not specific uses.

I would recommend if you are curious and would like to be kept aware of the details regarding these rezone requests, please navigate to our website here for project information:

<https://epcdevplanreview.com/Public/ProjectDetails/174160>

<https://epcdevplanreview.com/Public/ProjectDetails/183178>

<https://epcdevplanreview.com/Public/ProjectDetails/174158>

You may reach out to me at any time during the review process with questions.

If you would like to submit formal opposition, please submit in writing to me (email is fine). If you would like to speak at the public hearings in opposition to the rezone request, please also let me know. I'm happy to help if you need any assistance in understanding the code and regulations. Opposition gets three (3) minutes to speak at the public hearings. If you have exhibits or a presentation you would like to present, let me know. We can accept PowerPoint presentations or hard copy exhibits can be displayed on our overhead projector.

Thanks and I am looking forward to hearing back from you. Your feedback is greatly appreciated.

Thanks,



Ryan Howser, AICP

Planner III
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

719.520.6317 (Office)

<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in EDARP go to: <http://ecpdevplanreview.com>

To review all El Paso County projects in EDARP go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code (2021) go to: https://library.municode.com/co/el_paso_county/codes/land_development_code