

Miranda Benson

From: Miranda Benson
Sent: Monday, October 5, 2026 10:47 AM
To: Miranda Benson
Subject: Public Comment Submission: Opposition to Project PPR2515 (7610 Maverick Road)

From: Jacki Jensen <jensen.jacki@gmail.com>
Sent: Monday, October 5, 2026 10:38 AM
To: Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>
Subject: Public Comment Submission: Opposition to Project PPR2515 (7610 Maverick Road)

Dear Ms. Benson,

Please find below my formal letter of opposition regarding the proposed Site Development Plan for 7610 Maverick Road (Project File Number: PPR2515).

As an El Paso County resident, I have significant concerns regarding how a commercial-scale assembly infrastructure of this size will impact our rural residential (RR-5) zone, localized stormwater drainage, and traffic safety along Maverick Road.

I request that these comments be formally entered into the official public record for this project's review. Thank you for your time and diligence in reviewing these materials.

Sincerely,

Jacki Jensen
6053 Callan Drive, Colorado Springs, CO 80927
719-352-5513
jensen.jacki@gmail.com

OFFICIAL LETTER OF OPPOSITION

Date: October 5, 2026

To:

Miranda Benson, Project Manager
El Paso County Planning and Community Development Department
Colorado Springs, CO

Subject: Public Comment and Opposition to Project File Number: PPR2515 (7610 Maverick Road Site Development Plan)

Dear Ms. Benson,

I am writing to formally submit my opposition to the proposed Site Development Plan for 7610 Maverick Road (Project File Number: PPR2515), which outlines plans for an assembly facility totaling over 25,000 square feet. As a resident and property owner in El Paso County, I have serious concerns regarding the intensity of this proposed project and its incompatibility with the surrounding Residential Rural (RR-5) zoning district.

My opposition is based on the following specific land development and zoning criteria:

1. Incompatible Land Use and Zoning Environment:

A facility of this magnitude—requiring over 25,000 square feet of structural building and hundreds of parking spaces—is commercial in scale, intensity, and operational impact. This type of high-density assembly building belongs in, and should be planned for, a designated Commercial or Business zoning district where municipal water, central sewer, and high-capacity arterial roadways are readily available to absorb the impact. Forcing a commercial-scale infrastructure footprint onto an RR-5 parcel undermines the county's master planning goals and directly conflicts with the low-density, quiet pastoral character the RR-5 zone is legally established to protect.

2. Infrastructural and Utility Constraints (Wastewater):

The surrounding Black Forest area relies entirely on private wells and Onsite Wastewater Treatment Systems (OWTS). Introducing an assembly facility designed for hundreds—and ultimately over a thousand—peak users will place an unprecedented volumetric surge demand on a rural septic design. The required primary and secondary reserve absorption fields severely crowd the 5-acre parcel, risking long-term soil saturation issues that are fundamentally incompatible with a rural-residential groundwater ecosystem.

3. Stormwater Runoff and Impervious Acreage:

The proposed development converts an extensive amount of natural rural soil into impervious surfaces (roof and massive asphalt parking fields). El Paso County Engineering Criteria demands robust stormwater detention to prevent localized flooding. Given the tight spatial layout of this 5-acre parcel after accounting for the building footprint, mandatory 15-foot landscape buffers, and internal parking lot islands, there is insufficient remaining open acreage to handle a dry extended detention basin capable of protecting downhill property owners toward Woodmen Frontage Road.

4. Traffic, Access, and Safety along Maverick Road:

Maverick Road is a rural residential roadway not engineered for high-volume, highly concentrated vehicular surges. Mosques feature exceptionally compressed arrival and dismissal windows (typically within a single 1-to-2-hour period on Friday afternoons). Introducing an estimated 300 to 450 vehicle trips onto Maverick Road in such a tight window creates severe traffic bottlenecks, limits emergency vehicle access, and compromises safety for neighboring residential properties.

For these reasons, I request that the Planning and Community Development Department carefully scrutinize the civil engineering, traffic impact, and public health filings for PPR2515. The commercial scale of this multi-phase development presents real, long-term infrastructure risks to the immediate neighborhood that a 5-acre rural plot cannot safely absorb.

Thank you for your time, consideration, and for entering this letter into the official public record.

Sincerely,

Jacki Jensen

Address: 6053 Callan Drive, Colorado Springs, CO 80927

Phone: 719-352-5513

Email: jensen.jacki@gmail.com