Miranda Benson

From: Miranda Benson
Sent: Tuesday, November 10, 2026 3:19 PM
To: Miranda Benson
Subject: Public Comment – Opposition to PPR2515 – 7610 Maverick Road Site Development Plan

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From: RW German <ncsprach@icloud.com>
Sent: Tuesday, November 10, 2026 2:26 PM
To: Miranda Benson <MirandaBenson2@elpasoco.com>
Cc: PLNWEB <PLNWEB@elpasoco.com>
Subject: Public Comment – Opposition to PPR2515 – 7610 Maverick Road Site Development Plan

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Dear Ms. Benson,

I am writing to formally register my opposition to the proposed Site Development Plan for the Islamic Society of Colorado Springs at 7610 Maverick Road (File Number PPR2515, Parcel 5304004008).

As a local resident, I have significant concerns about the scale, intensity, and compatibility of this project with the surrounding RR-5 rural residential neighborhood. The proposal for a 14,680-square-foot Phase 1 facility (with later expansion potentially exceeding 25,000 square feet) on a 5-acre site is commercial in character and intensity. It is not consistent with the established low-density residential pattern, open space, and rural character of the area.

Specific issues I request the Planning and Community Development Department carefully evaluate include:

1. **Traffic and Road Infrastructure**

   The existing traffic impact study appears outdated relative to recent residential growth in the vicinity. Maverick Road and connecting local roads are narrow, chip-seal or lightly improved rural roads not designed for the high peak volumes associated with a facility expecting hundreds of attendees for Friday prayers and larger gatherings. Vehicle stacking, drop-off/pickup activity, and event traffic have not been adequately addressed.

2. **Parking Capacity**

   The congregation reports over 1,000 members and regularly draws 250 people to each of two Friday services. The proposed parking appears insufficient for realistic peak occupancy, special events, or future growth, creating a high likelihood of overflow onto neighboring streets and properties.

3. **Noise and Operational Impacts**

   While verbal assurances have been made regarding the call to prayer, there is no binding written restriction on outdoor amplification or early-morning activity. A facility of this size will generate significant vehicle noise, lighting, and activity incompatible with the quiet rural residential setting.

4. **Infrastructure and Utilities**

   The project relies on private well and septic systems in an area not served by central utilities. High-occupancy use raises questions about water supply, wastewater capacity, drainage, and stormwater management that require rigorous review.

5. **Building Scale and Height**

   The proposed structure (including dome and tower elements) and overall massing exceed the scale of surrounding residential development and may not fully comply with RR-5 height and setback standards once all architectural features are considered.

A religious institution may be an allowed use in RR-5, but an allowed use must still demonstrate compliance with applicable development standards designed to protect neighboring properties, public safety, and infrastructure. The current proposal does not adequately do so.

I respectfully request that El Paso County deny the Site Development Plan for PPR2515 or require substantial revisions that reduce the intensity of the use to a scale compatible with the surrounding neighborhood.

Please enter this comment into the official public record for the project. I am available to provide additional information if needed.

Thank you for your time and consideration.

Sincerely,

Kind regards, Robert German
6870 Ancestra Drive
Fountain CO 80817