

Ryan Howser

From: Kathy and John Genz <jdkjgenz@gmail.com>
Sent: Friday, April 19, 2024 2:09 PM
To: Ryan Howser
Cc: PCD Hearings
Subject: Opposition to rezoning of parcel 4200000477, Meridian Ranch

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We have lived at 11960 Oregon Wagon Trail, Elbert, CO 80106 in Latigo Trails since 2018. The parcel in question in Meridian Ranch was always designated as 1 acre parcels on their master plan which creates a transition zone between our 2 1/2 acre parcels and the more densely populated neighborhoods in Meridian Ranch. Our expectation for the past 6 years is that this parcel would be developed in the same manner as Meridian Ranch Estates.

We view changing the zoning to an urban density of less than 8000 sq ft lots (78.873 ÷ 441) as nothing but a profit center for the developer with no regard to the livability and aesthetics of the adjoining properties when such urban density abuts our neighborhood. We already have problems with teenagers starting fires in our retention pond and we have personally had to call the fire department more than once in these situations. Our opinion is that there is a lack of respect for the property rights of those of us on larger parcels when the neighboring home density creates such a disparity. Our property is viewed as "open space" when it definitely is not. It is a path to greater possibility of crime in our neighborhood as I have observed that Meridian Ranch suffers more than other areas near Falcon with vandalism, theft, and other undesirable criminal activity.

We had heard this parcel could be rezoned to 1/4 to 1/2 acre parcels which is not ideal, but would still provide a transition. But the current proposal is decidedly not acceptable to us and I'm sure also to our neighbors who back up near the southern border of Latigo Trails. The fact we also are zoned for horses is another issue as well.

Please do not pass the rezoning of parcel 4200000477 to the density proposed. We do not agree with this.

We were not aware of the April 18 planning meeting because of a long delay in our mail delivery and we did not receive the notice until after that meeting had passed. We wish our comments to be considered for the May 9th meeting on this issue.

Sincerely,

Kathleen and John Genz
11960 Oregon Wagon Trails
Latigo Trails