

Miranda Benson

From: Lisa Lenn <lisa.m.morales@outlook.com>
Sent: Wednesday, December 11, 2024 2:30 PM
To: PCD Hearings
Subject: RE Turkey Canon Quarry MEETING 12/12/24

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TO: El Paso County Planning Commission & Board of County Commissioners

FR: Lisa Lenn, Homeowner, 7075 Silver Ponds Heights, Colorado Springs, CO 80908

RE: Schmidt Parcel Rezoning Application P248 (Schmidt RM-12)

Dear El Paso County Planning Commission and Board of County Commissioners,

We urge you to reject the rezoning application for the Schmidt parcel from RR-5 to RM-12 for the following reasons:

1. **Incompatibility with Surrounding Land Use:**
 - **North:** Adjacent Silver Ponds Neighborhood is RR-2.5. The area north of Marksheffel Road is predominantly RR-2.5 or RR-5, except for the RS-6000 Holiday Hills area, which lacks infrastructure to support dense development.
 - **South:** RM-12 zoning is incompatible with the RS-5000 zoning of Trails of Forest Meadows.
 - **West:** The lot immediately west is RR-5, and further west across Black Forest Road is RS-5000.
 - **East:** Recently approved RM-30 area should not justify further high-density zoning.
2. **El Paso County Master Plan:**
 - The area is designated for "suburban residential" development, which supports lower density housing. Rezoning to RM-12 contradicts this plan.
3. **Incompatibility with Current Development:**
 - Rezoning to RM-12 does not maintain the county's character of detached housing in suburban areas and disrupts seamless transitions between zones.
4. **Violation of Silver Ponds General Development Guide:**
 - The guide specifies lots of at least 2.5 acres and limits building heights, which RM-12 zoning would violate.
5. **Public Concern:**
 - We moved to this neighborhood for the space and serenity, which will now be disrupted by the road encroachment. We emphatically request a commitment for a sound and sight barrier along the Marksheffel extension to protect the Silver Ponds community.

In summary, we strongly urge you to reject the rezoning application from RR-5 to RM-12. If considering a higher density than RR-1, please resubmit the proposal for public comment with defined mitigations.

Sincerely,

Lisa Lenn

Homeowner less than 100 yards from this proposed development

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