

Miranda Benson

From: PCD Hearings
Sent: Monday, December 9, 2024 2:54 PM
To: PCD Hearings
Subject: FW: Rezoning Application P248 and P249 Scheduled for 12-12

From: Rick Van Wieren <vanwierenrick@gmail.com>
Sent: Thursday, December 5, 2024 8:19 AM
Subject: Rezoning Application P248 and P249 Scheduled for 12-12

To: El Paso County Commissioners

Date: 12-4-24

Re: Rezoning Application for Property at Between Black Forest Rd and Vollmer Rd (P248 and P249, Schmidt RS-5000 Rezoning)

You are probably aware of the upcoming item on the December 12 agenda concerning this rezoning. I am writing to encourage you to vote no on this application.

The proposed high density development is NOT in keeping with the character of the land along Black Forest Rd, especially the 2.5 acre lots of the Silver Ponds neighborhood to the north of it. In addition, the 5,000 minimum lot size is not even in keeping with the lots adjacent immediately to the south along the north side of Vanderwood Rd, where NO lots are that small (contrary to a statement made publicly by the planner at the last meeting), and in fact the smallest lot on Vanderwood Rd is 5,576, and all of the rest are larger, most over 6,000 sf.

IF the commission is determined to allow the drastic rezoning from RR5 to a higher density, I would like to request that the zoning be AT LEAST to a minimum of 6,000 sf. Honestly, higher would be much more consistent with everything to the north along Black Forest Rd, and it would not be a hardship on the owner if this were in fact made even ½ acre or 2 acre minimum.

The applicant has not made water and sewer provisions as well, and is requesting the rezoning now from the county, I believe, to either stack the deck in their favor if they decide to attempt annexation in the future, or possibly try just to get a more favorable hearing at the county level for something the city might very well not agree to at all.

We have PLENTY of high density land use in the master plan in some of the new developments on the horizon. Let's not choke the little buffer areas that are left on the edges before the roads are even in place, in the name of property rights. The master plan says RR5. Many people bought homes assuming the master plan was authoritative. Please keep it RR5. If not, at LEAST make it something more compatible with the areas immediately to the north of it, and as a minimum, not more dense than the road immediately to the south that borders the property.

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