

**Sylvan Meadows Property Owners Association**

P.O. Box 88265  
Black Forest, CO. 80908

March 15, 2023

Ms. Kylie Bagley  
Planning and Community Development Division  
El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Sent Via email: [kyliebagley@elpasoco.com](mailto:kyliebagley@elpasoco.com)

Subject: Objection to Makings Subdivision 9MS-23-0030

Dear Ms. Bagley:

I am the president of the Sylvan Meadows Property Owners Association and I'm writing representing our Board of Directors and on behalf of our POA members. The southwest corner of our development is directly across Goodson Drive from the Makings parcel and subdivision plans. Our POA is objecting to the applicant's subdivision proposal for the following reasons, among others:

The applicant purchased his lot knowing it is zoned RR-5 and now he is requesting exceptions to that zoning. Our specific objections are:

He is seeking approval for commercial stabling of up to 35 horses. This is a residential, not commercial, area and such a commercial stabling of horses will have negative impact on our single family quiet residential area to include, increased traffic as horse owners would come and go to see and pick up their horses, smell, and increased water and sewer impacts. Commercial operations should be limited to those areas specifically zoned for commercial applications and not allowed in residential areas.

He is seeking approval for a second dwelling on his 23.8 acre lot and that is not permitted in RR-5 zoning. If a second dwelling is desired, the applicant should not subdivide his 35 acres and instead request A-35 zoning. Moreover, a second dwelling would open the possibility of it being used as a commercial rental property.

Thank you for including our objection to the subject subdivision proposal in the County's decision process. Please keep me informed of progress on this application to include when a decision will be made by your office on the applicant's request.

For the Board of Directors:



Joe Arbuckle

President, Sylvan Meadows POA

719-371-8288