

From: Mike Rokes <mdrokes@gmail.com>
Sent: Wednesday, May 12, 2021 10:07 PM
To: Kari Parsons <kariparsons@elpasoco.com>
Subject: Rezoning request P-20-005

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Ms Parsons

I am writing to express my strong opposition to the request by SR Land, LLC to rezone a parcel of land southeast of the Vollmer Rd/Poco Rd intersection. Their request seeks to change the zoning from RR-5 to RS-6000, a 35-fold increase in population density. This rezoning would be inconsistent with the land to the west and north of the subject property. Westward, across Vollmer Rd the land is zoned RR-5 and to the north, across Poco Rd the land is RR-2.5. This dramatic shift would be incongruous with the rural nature of the surroundings. It would unreasonably increase traffic and decrease safety, exacerbating the bottleneck that occurs already at the intersection of Vollmer Rd and Black Forest Rd.

A more reasonable request would be to rezone the property to RR-2.5 matching the zoning to the north for any part that lies to the west of Sand Creek. However, creating an urban development at this location is in violent contrast to the county's previously stated desire to blend the urban setting to the south with the more rural setting approaching the treed area of Black Forest.

Thank you for your consideration of this matter.

Mike Rokes
Pam Rokes
8155 Poco Rd, Colorado Springs, CO