

## Details

**Case Number:** CCM-2410208

**Case Type:** Contact My Commissioner

**I affirm that I am submitting my electronic email address, telephone number, and/or home address for the purpose of receiving future electronic communications from El Paso County related to this Citizen Connect request. I request that this information be kept confidential under C.R.S. § 24-72-204(2)(a)(VII):** No

Please note that information you submit, including your name, may be subject to release under the Colorado Open Records Act. Certain specific information may be withheld if you checked the box above. If you do not wish for your name to be potentially released, please submit your request anonymously.

**Contact All Commissioners:** No

Please note that anything put in these fields will be viewable by members of the public.

**Type of Submission:** Other

**Subject:** File Number RVP231; Project Name Lazy Y Rocking J RV Park Rezone

**Notes (Describe the issue for the Commissioner):** I am writing to express my concerns over the proposed RV park that Scott and Deidra Smith, working through N.E.S. Inc., are trying to get approved by changing the zoning of the 35 acre property they own off Peyton Highway from A-35 (Agricultural) to RR-5 (Residential Rural) for 5 acres and to RVP (Recreational Vehicle Park) for the remaining 30 acres. The "real Peyton" being an additional 10-ish miles farther from Colorado Springs is and has been a completely different community. Residents in the "real Peyton" have properties that are mostly 5 acres or larger in size and a large percentage have farm and ranch animals like horses, cows, sheep, goats, yaks, donkeys, llamas, chickens, etc.. It is discernably a much more rural and agricultural environment. The few businesses that are located in the "real Peyton" support the agricultural and ranching community. They include a tractor repair guy who supports his local farmers and ranchers by keeping their equipment operational and a gentleman that does meat processing of wild game for local residents who hunt. Neither of these small businesses does any advertising nor do they change the dynamics of the neighborhoods that they operate in in any way. It is only word of mouth that local residents hear about them and very small numbers of visitors to the sites occasionally. There is a gentleman who drives a semi-truck for a living and parks his truck on his acreage when he is not working. There are 2 properties both with access directly on Highway 24 - one of which has a small fenced off area for RV storage only and the other is someone who owns a construction company and built a barn-dominium style house to store the heavy equipment used in offsite construction projects attached to their personal residence. I know at one of the meetings, Andrea representing N.E.S. Inc., had brought up that there were was also a property with stables and kennels, but this is not the case. The owners of another 35 acre+ property built a large barn and put up a few 3 sided open shelters for animals several years ago, but there has not been a single horse or dog on the property since the construction of the additional outbuildings. The reason that I am pointing all of this out is that the proposed RV park development of putting 111 campsites on this 30 acre property is not compatible with the existing land uses and zone districts in any direction of this property or for the broader "real Peyton" community as a whole. All the surrounding properties are residences that may or may not have agricultural outbuildings that support the agricultural design of this portion of El Paso County. As a longtime resident I can attest to the fact that there has not been any substantial change in the character of the "real Peyton" area in the last 30 years nor since the last rezoning. In Falcon there absolutely has been substantial and dramatic changes in the last 10-15 years. The "real Peyton" is a community of residences, agriculture, ranching and our Peyton JT-23 schools. We do have 2 small churches, a cemetery established in the 1800's, a corner store that sells some basics (think ¼ the size of any 7-11) but with no gas, and the Peyton Post

Office. I believe, and those that I speak to agree, that the future master plan of El Paso County will be best served to leave some open space and the residential/agricultural community of the "real Peyton". Residents of El Paso County are as diverse as the areas that they choose to live in and thrive. Some thrive in urban downtown areas of Colorado Springs, the suburbs of Colorado Springs, or at the base of the mountains in the wooded communities there. I would describe our area in the "real Peyton" as a prairie agricultural and ranching community. To put 111 - 150 campsites on 30 acres of land surrounded by 5 - 35 acre residential home sites and agricultural land is not compatible nor does it in any way conform to the supporting land use.

## Contact Info

**Renaë Hollenbeck**

Individual  
Complainant

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**Updated by:**

Anonymous

**On:**

07/18/2024