

From: [Mary Bruning](#)
To: [Justin Kilgore](#); [Kari Parsons](#); [Ryan Howser](#); [Kylie Bagley](#); [Ashlyn Mathy](#); [Christian Haas](#); [Lekishia Bellamy](#); [Cristel Madden2](#); [Holly Williams](#)
Subject: Opposition to 1825 Summit Drive Rezone; File Number P231
Date: Monday, March 6, 2023 7:34:07 PM

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.

March 6, 2023

RE: File number P231

Project Name: 1825 Summit Drive – Rezone

Description: Rezone RR-5 to RR-2.5

To: Justin Kilgore, Kari Parsons, Ryan Howser, Kylie Bagley, Ashlyn Mathy, Christian Haas, Cristel Madden, Holly Williams CC: Lekishia Bellamy, project manager

The petition filed by Steven and Jennifer Liebowitz to rezone their 5.23 acre property located at 1825 Summit Drive to RR2.5 is not without precedent. In 2013, our neighborhood opposed a similar effort to rezone a property at the corner of Roller Coaster and Old Northgate Road from RR-5 to RR2.5. On September 13, 2013 that application was heard by the Planning Commission and rejected by a vote of 7-2. It was heard on September 24, 2013 by the Board of County Commissioners and rejected unanimously 5-0.

Sixteen months later, the property owner tried again and presented essentially the same petition to the Planning Commission. This time, it was defeated 8-1 and the property owner did not take his efforts further.

Nothing has changed that should make the Planning Commission consider a different outcome on the request currently before you. Surrounding neighbors continue to have strong opposition to rezoning. If approved, a dangerous precedent is set. More property owners will potentially be incented to try to divide their parcels into the smallest possible lots for maximum monetary benefit. How will the Planning Commission and the Board of County Commissioners defend future denials to rezone if this one is approved?

I live on a five-acre lot within walking distance of 1825 Summit Drive. I have lived here for almost thirty years. I do not want to see my neighborhood become a mish-mash patchwork of homes on subdivided lots. Please do not approve this rezoning request. Preserve the resources, the character, and the quality of life that our RR-5 zoning continues to provide and that the residents who purchased homes in this area have a right to see maintained.

Primary Concerns:

- Preserving the character of the neighborhood
- Protecting the interests and rights of residents who purchased five-acre lots expecting the area to remain RR-5
- Preserving the integrity of our wells and water

Sincerely,

Mary Fox Bruning