

Petra Rangel

From: Krystal Ostrom <krystal.ostrom@gmail.com>
Sent: Tuesday, April 11, 2023 7:27 PM
To: PCD Hearings
Subject: Opposition to File P231 - 1825 Summit Drive rezoning
Attachments: image.png

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.

Today we are asking you to represent our interests and vote against rezoning the lot in question. What good are zoning laws if they are allowed to be changed? Why do we have zoning laws in the first place? To establish an agreed upon vision for an area? What good is this social contract under which we purchased our home? The rest of the community purchased here wanting that zoning agreement. Why should the will of one person outweigh the rest? When is it the owner's responsibility to move out of the neighborhood if the agreed upon zoning doesn't meet their needs?

The biggest concern for this area is water. The homes in this RR-5 area are on well water. Some wells have already run dry. They are telling us that our aquifers are not renewable and the lifespan with them may be as little as 50 years. We cannot continue to add more houses to these aquifers. If rezoning is allowed this sets a dangerous precedence for further development and shortens the life of our water source. The city is putting in some new regulations about new developments and meeting future water requirements. Are these protections also being made for those who are on well water? If continued growth is allowed into these aquifers and they run dry due to this growth is the city going to take responsibility and provide an alternative water source for these same people? You must take a conservative approach and not allow further development into the aquifers.

The other concern with this rezoning request is that it creates a disparity with the rest of the lots in this area. It violates the agreed upon social contract during which homes were purchased in this area. Looking at the Google satellite map you can see how Old North Gate Rd. is a clear dividing line between those two zones of RR-5 and PUD. People purchased their homes in the RR-5 area because they wanted a rural life. This area is a rural area with no sidewalks, no street lights, some dirt roads and grazing animals. It is not an area that can accommodate unfettered growth. If the house in question wants a guest house that is allowed. But by subdividing instead of adding an extra one house to the neighborhood it in essence adds two. Because for each subdivision a other 2 houses can be added per lot. This greatly affects the character of the neighborhood and its intent.

One of the best things about living in Colorado Springs are these rural pockets. You can be in the heart of the city but find this neighborhood that is nestled in the trees or rolling pastures. As urban sprawl grows these areas are getting harder and harder to find. When you do find them, they are a gem to be preserved. Please do not destroy one of the things that make living in Colorado Springs great.

We are trusting you to protect the future of our community and maintain the integrity in which it was developed.

Krystal Ostrom

Lots to the north of Old North Gate are RR-5.

