

Brief Counter Points to [MVE's Letter of Intent Dated January 6, 2023](#)
On Behalf of Sun Hills Homeowners Association

Information from **El Paso Land Development Code (2021) section 5.3.5 (B), El Paso Master Plan** and [MVE's Letter of Intent](#)

- [MVE's Letter of Intent Item # 1. "The request for rezone to RR-2.5 does not represent a significant change in use or density for the area."](#)
 - The requested change DOES REPRESENT A SIGNIFICANT CHANGE. It potentially DOUBLES the number of residential units in the area.

- **Per El Paso County's Master Plan Goal LU3 "...Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained."**
 - The requested change WOULD dramatically increase (double) the intensity and degrade the overall character of the area.

- [MVE's Letter of Intent Item # 1. "The rezone and subdivision would be beneficial to meet the transition goal between the large lot residential and the higher density incorporated place-types."](#)
 - There is no incremental benefit to be gained, and no need to double the number of houses in the area. The existing 5-acre lot requirements already provide for an adequate transition zone.

- [Comments from MVE's Letter of Intent regarding 2040 Major Transportation Corridors Plan, El Paso County Water Master Plan, Traffic Impact and Traffic Impact Fees:](#)
 - If rezoning is allowed to occur, the precedent set could allow for upwards of over 200+ more rezoning requests which would dramatically impact major transportation corridors, water well issues and associated waste water (septic system) issues resulting in a detrimental impact to the Dawson aquifer.

Other Rezoning Criteria Considered

- **"If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;"**
 - There has been no material change in the character of the area. In fact, we desire that there are NO material changes in character made.
- **"When there was an error or oversight in the original zoning of the property;"**
 - There have been no errors or oversights in the original zoning.
- **"The zone change is necessary for the general health, safety, or welfare of the community".**
 - There is no change necessary for the health safety or welfare of the community.