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From: Greg Buckner <thebucknersemail@icloud.com>
Sent: Monday, April 17, 2023 8:21 AM
To: PCD Hearings
Subject: April 18, 2023 BOCC: Rezoning File P231, 1825 Summit Drive

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4/17/2023

Dear Board of County Commissioners,

My wife and I want to add our names to the list of denizens opposed to the Liebowitz's request to rezone their property at 1825 Summit Drive into a 2.5 acre lot.

We, too, are concerned for what may transpire should such a rezone request be approved (e.g., adverse impact on nearby property values, reduced quality of life for nearby residents, stress on Dawson Aquifer and nearby well water). However, we are most acutely concerned for our safety given our experiences in the neighborhood in the last 7 months.

Lisa and I moved to Colorado Springs last year after retiring from a 28-year Air Force career. We moved to Northern El Paso County to return to family, experience the beauty of the area, again, and enjoy the friendliness of the local residents. We live in the first Sun Hills lot due North of the Liebowitz's home on Silverton Road. Since our arrival, we've helped push a vehicle out of our hilly/snowy yard, we've narrowly avoided on-coming traffic during our neighborhood walks, we've dodged the ever increasing (volume and speed) traffic while checking our mail across the street, we've removed alcohol bottles and other trash thrown from cars along our property line on a near weekly basis, and have seen the results of two Silverton Road/Old Northgate Road accidents. With nearby lots like the Liebowitz's subdividing, we will no doubt see an increase in safety concerns.

We urge you to assess the neighborhood holistically when addressing our safety concerns. As an example, with the current plans to complete nearby projects such as the local amphitheater and the anticipated parking nearer to Overlook Estates, the new USAFA hotel, and the USAFA visitor center, I fully anticipate Google Maps, Apple Maps, and Waze will begin to send 10 times the traffic through our neighborhood to follow the "quickest route" to these attractions off North Gate Road. It won't take but a few months/years for the neighborhood to drift in a negative direction with the addition of subdivided lots. Bottom line, this rezoning change would not be compatible with the surrounding area.

Yes, we are not Overlook Estates residents, but we share many of their values and concerns. As voting members of El Paso County, **we appreciate the opportunity to voice our concerns and appreciate your consideration** when making the difficult decision on this proposed rezoning proposal. **Please keep our safety in mind.**

With great respect,
Greg and Lisa Buckner

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