

Miranda Benson2

From: Kelly Odell <khodell13@gmail.com>
Sent: Monday, April 17, 2023 8:12 AM
To: PCD Hearings
Subject: File P231

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To: Board of County Commissioners
From: Michael and Kelly Odell
14595 Silverton Rd, Colorado Springs, CO 80921
RE: File P231-rezoning request for 1825 Summit Drive, Colorado Springs, CO 80921

We request that the rezoning request for Lot 14 of Overlook Estates aka 1825 Summit Drive aka File P231 from RR-5 to RR-2.5 be summarily dismissed. As we review the El Paso County Land Development Code, especially section 5.3.5.A*, we find no justifiable reason to grant this request as the request does not meet the county's own justifiable circumstances. In fact, consideration for the harmful precedent this would set and the detriment to our RR-5 neighborhood should far outweigh the self interest of a single property owner.

Respectfully,
Michael F. Odell
Kelly Hansen Odell

***Rezoning Criteria:**

5.3.5. Map Amendment (Rezoning)
(A)

Purpose. The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners

while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses.

Generally, rezoning is justifiable under one of the following circumstances:

- **When the requested rezoning is in general conformance or consistency with the County's Master Plan;**
- **If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;**
- **When there was an error or oversight in the original zoning of the property; or**
- **The zone change is necessary for the general health, safety, or welfare of the community.**