

From: Steve and Aimee Duncan <stevenaimee2018@gmail.com>
Sent: Monday, April 17, 2023 10:03 AM
To: PCD Hearings
Subject: P231-Rezone Request for 1825 Summit Drive

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Commissioner District 1, Holly Williams

Commissioner District 2, Carrie Geitner
Commissioner District 3, Stan VanderWerf
Commissioner District 4, Longinos Gonzalez, Jr.
Commissioner District 5, Cami Bremmer

RE: File Number P231 - Rezone Request for 1825 Summit Drive

Dear County Commissioners,

We are writing to provide opposition comment to all commissioners in advance of the April 18th hearing on the request to rezone the rural property located at 1825 Summit Drive from the existing zone RR-5 to RR-2.5.

We understand the BOCC convenes oversight of this land use matter in a “quasi-judicial” manner. We want all commissioners to know that along with the vast majority of our neighbors that own RR-5 properties, we too are strongly against this rezoning application.

We respectfully and strongly urge the BOCC to deny the request to rezone this property.

This rezone request does not meet the established El Paso County criteria for rezoning established in the El Paso County Land Development Code (LDC). The applicants submitted a Letter of Intent that is filled with unfounded assertions—none that are supported by facts.

This rezone request, if approved, would constitute “spot zoning” which is not authorized under Colorado State law. If rezoned to RR-2.5, this Lot 14 of Overlook Estates would become an RR-2.5 island property surrounded by RR-5 zoned lots.

Further, any rezoning approved establishes a very bad precedent with adverse impact to hundreds of RR-5 property owners within El Paso County.

Principal concerns include:

- Adverse impact on property values.
- Adverse impact on the Dawson Aquifer, placing existing water wells at risk due to increased number of new wells.
- Reduced quality of life from undesired increased population density in a RR-5 zoned county area. This is horse country with wide open RR-5 properties and the land should remain zoned as such.
- Unwanted increased traffic conditions on rural county roads due to higher population density.

This rezoning request should be denied by the BOCC.

Thank you for your leadership and attention to this important matter.

Best Regards,

Steven and Aimee Duncan
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Colorado Springs, CO 80921