

Lekishia Bellamy

From: Dan Tadie <dtadie@yahoo.com>
Sent: Sunday, March 12, 2023 3:29 PM
To: Justin Kilgore; Kari Parsons; Ryan Howser; Kylie Bagley; Ashlyn Mathy; Christian Haas; Lekishia Bellamy; Cristel Madden2
Subject: 1825 Summit Drive requesting a zoning change from 5.23 acres into two 2.5

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3/12/2023

Dear El Paso Counting Planning - Voting Authority,

I recently received a letter in the mail regarding a re-zoning request for Summit which is across the street and slightly south of my property. Thank you for alerting me of this request! We **STRONGLY OPPOSE THE RE-ZONING REQUEST** presented for your review!

My wife and I moved from a home near the Austin Bluffs in CS, to our home on Silverton Road approximately 18 years ago. We came here for the solitude due in part to the limited development due to the 5-acre lot size in the area. We looked at other areas also, with smaller lot sizes, both 1- and 2.5-acre lots, and some larger ones with 36- and 40-acre lots. We decided this was the right choice and have really enjoyed living here. We knew about the RR-5 & pertinent covenants when we bought my home in early 2005, and recognized that by agreeing to the purchase, we also agreed to conform to the covenants. We are blessed to live in the Colorado Springs area that does have so many different settings and lot sizes. Maybe the folks on summit should consider one of these other areas.

However, we fear if you approve this rezoning request from RR-5 to RR-2.5, that enjoyment could end over a short time. If you approve their request, I will likely submit a similar request to sub-divide my property. Then I could sell off the newly separated lot for profit & eventually sell my home and go to an area that won't have surrendered the solitude for more density.

Your approval of this single re-zoning request really (legally) limits your ability to deny nearly any other request for re-zoning for all the reasons stated in the request letter. Those conditions stated in the letter could apply to nearly all 147 lots in Sun Hills as well as the 12 or so in Overlook Estates where the property on Summit resides. There are unincorporated areas nearby as well that the request letter could also apply to. So, why shouldn't we all apply to sub-divide, make a lot of money and move on. Well, we shouldn't have to!

Obviously, to double the density in my area, would dramatically change the whole area, traffic and load to the wells. Just like the owners of the Summit property, we were given covenants when we purchased, so we understood the restrictions. To change the rules, years after the fact, only

downgrades the lifestyle of all the rest of us. The home immediately to my south, 14195 Silverton Road recently exercised an option in their covenants for a guest home. A restriction stated in the covenants that the main home had to be built first was waived, via a variance, which I believe was appropriate and honored the intent of the covenants. However, the restriction that the owner cannot rent the property, rather it must remain a guest home, is probably why the folks on Summit want to sub-divide; money. The rest of us should not have to pay a price, for one owners' quest. I have no doubt, that the owner of 14195 Silverton Road, would follow the Summit request with his own request to subdivide since he already has two homes and could then sell or at least rent the other home whenever he'd like. So, the result of your vote could be far-reaching into many lives.

Please do the right thing for the community. Reject the request for sub-dividing.
Thank you!

Daniel and Robin Tadie
14255 Silverton Rd.