

Lekishia Bellamy

From: Greg Wolff <wolffregroup@gmail.com>
Sent: Thursday, March 09, 2023 3:47 PM
To: Lekishia Bellamy; hollyforcolorado@gmail.com
Subject: 1825 Summit Rezone

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

March 9, 2023

To: Holly Williams, Commissioner, El Paso County Planning Commission, Board of County Commissioners

My name is Greg Wolff; my family has lived in this area since the 1980s. As real estate professionals that have owned several homes and vacant lots nearby, we have watched the area change over 30 years and understand its character and value better than most. We support the property rights of landowners, and are in FAVOR of the Liebowitz family exercising their right to request a rezone to RR-2.5. El Paso County's Developmental Service believes there is a basis for this request to move forward - if any community qualifies under a "significant change", in the eyes of El Paso County's Master Plan and Land Code, surely it is the 14 homes within Overlook Estates.

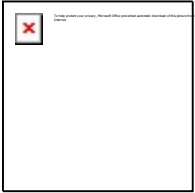
The majority of opposition comes from Sun Hills to the north. Most of its 150 homes are conveniently out-of-sight from the subject property, and the closest are more than 600 feet away. Sun Hills residents worried about rezoning in their own neighborhood have covenants that restrict against it - but the covenants of Overlook Estates, which run with the land, are much more permissive. Why does Sun Hills believe they should be allowed to tread on the property rights of owners in a neighboring community governed by different covenants?

Vague arguments about the area's character, property values, and leapfrog development are easily refuted by the facts.

- The character of this area has been improving for more than 20 years - it didn't happen overnight. As a community, we are better off for it with respect to homeowner equity, access to services and amenities, and the increased tax-funding for the best school district in the state, Academy District 20.
- Overlook Estates is a textbook transition zone for 2.5 acre lots - a perfect example of responsible planning for inevitable growth. It sits across the street from Flying Horse's 1600 homes on 7000 square foot lots and the 82-acre Discovery Canyon Campus.
- Basic economic theory refutes that property values are harmed - land is increasingly harder to find, and the price-per-acre rises year after year. One 10-acre lot to the east sold for \$285k; it was subdivided and resold as two 5-acre lots for almost \$500k each just years later. 2.5-acre lots with the city's best views would sell for even more on a per-acre basis - as much as \$400k per lot.

Please vote in favor of the Liebowitz's request. Stand up for their family's rights as he has done for yours as an officer of the Colorado Springs Police Department for 30 years.

Respectfully,
Greg Wolff



Gregory Wolff, Realtor®

Broker/Owner, Wolff Real Estate Group

"Ahead of the Pack"

License #ER40010412

719-459-9653

www.WolffRealEstateGroup.com

WolffREGroup@GMail.com