

Miranda Benson2

From: Lekishia Bellamy
Sent: Thursday, March 16, 2023 8:20 AM
To: PCD Hearings
Subject: FW: Rezoning Impact on Sun Hills, Parcel No. 62040-01-018 (Commission District No.1)

Follow Up Flag: Follow up
Flag Status: Flagged



Lekishia Bellamy
Planner I
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
719.520.7943
<https://planningdevelopment.elpasoco.com/>

To review all El Paso County projects in EDARP go to: <https://epcdevplanreview.com/>

To review the [El Paso County Land Development Code \(2022\)](https://library.municode.com/co/el_paso_county/codes/land_development_code) go to:
https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Friday, 7:30 am to 4:00 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: Michael Couillard <mnmcouillard@yahoo.com>
Sent: Wednesday, March 15, 2023 8:59 PM
To: Lekishia Bellamy <LekishiaBellamy@elpasoco.com>
Subject: Rezoning Impact on Sun Hills, Parcel No. 62040-01-018 (Commission District No.1)

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.

Hello Ms. Bellamy:

I am writing on behalf of my wife Mary, and I, Michael Couillard. We are unable to attend Planning Commission Public Hearing on Thursday March 16, but want to file this public comment. We are in opposition to, and request your opposition to the proposal (P231) to rezone the 5.23 acres at 1825 Summit Drive, Colorado Springs: from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). This rezoning action is for specific purpose of subdividing the existing parcel to two approximately 2.5 acre lots, and

building an additional single family residence on the second lot, complete with additional well and septic system.

This action would create precedence and embolden others in Sun Hills to do the same. This would bring much unwanted new construction with the following negative consequences:

- Adding more and more houses to the area reducing current quality of life
- Damage to the existing environment
- Negative impact on current property owners in Sun Hills, primarily that of lowering/depressing property values
- Strain to water supplies, additional wells required
- Addition of vehicle traffic
- Additional septic systems
- Negation of existing covenants on not subdividing 5 acre parcels

In conclusion, granting this zoning change to two individuals, would benefit the owners of 1825 Summit Drive, but would potentially harm hundreds of other homeowners in this area.

Thank you for your consideration in the matter. We can be reached at (719) 651-7722 or (719) 651-7738.

Michael and Mary Couillard
14810 Roller Coaster Road
Colorado Springs, CO 80921