

Miranda Benson2

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Sent: Monday, April 17, 2023 12:40 PM
To: PCD Hearings
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Subject: P231 Map Amendment Rezone 1825 Summit

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With regards to P231 Map Amendment Rezone of 1825 Summit Drive, we would like to register our strong opposition to this request.

When we moved into the Black Forest area (we are approximately 6/10 of a mile from the property in question) over 20 years ago it was specifically to seek out a more rural lifestyle. In that 20 years we have seen the addition of the Flying Horse development and have watched the area become more and more urbanized. This has brought with it highly increased traffic along with exacerbating the potential for depleting the water table on which we all depend.

To this point the dividing line between suburban sprawl and our rural neighborhood has been Old Northgate Road. To the south of that is your typical Colorado Springs neighborhood, with its typical Colorado Springs neighborhood problems (the ones we moved here to avoid). Crossing that line feels like an existential threat to the very reasons we moved here in the first place. While we do understand that one rezoning won't significantly alter the character of the neighborhood, we also know that once granted it becomes more difficult to reject other similar requests in the future. We also note that this is not the first time we have seen this, the property owner on the northwest corner of Roller Coaster Road and Old Northgate requested a similar rezone several years ago. In that case I believe the initial request was to divide the slightly less than 15 acres there into four new parcels. What was granted, instead, was a subdivision into 3 parcels of slightly less than five acres each. This seemed to be a reasonable accommodation and was done without changing the RR-5 zoning of the properties in question.

We understand and agree with that property owners should have wide latitude to do what they wish with their property, AS LONG AS IT DOESN'T IMPACT THOSE AROUND THEM. When the Liebowitz's purchased their property in 2017 they were aware of the limitations of an RR-5 designation. I can understand their desire to cash in by creating and selling an additional house, but that should not come at the expense of their neighbors. If this is granted it is easy to see similar requests coming from many others and that would permanently alter the character of the neighborhood, and Black Forest in general.

Thank you for your attention to this matter, and in the hope that you don't allow the property rights of one to trump the property rights of the many,

Steve & Deb Bittrolff
14590 Roller Coaster Road