

March 8, 2023

El Paso County Planners and Commissioners
Project File: P231
Rezone 1825 Summit Drive

Is it the plan and the intent of El Paso County to eventually rezone Overlook Estates, Sun Hills, and properties west to Glen Eagle/Northgate Blvd and east to Hwy 83 from RR5 to RR2.5? If this is true, the residents of the community should be informed of this intent so that appropriate decisions can be made.

Consider the site map and the following facts:



Rezone Lot 14 Overlook Estates

- This property (Lot 14) lies in the approximate center of Overlook Estates, surrounded by 8 other adjacent properties of Overlook Estates (Lots 5-8 and 10-13)
- The notification for rezone was sent to 20 surrounding properties all of which are 5 acres more or less
- There are even more 5 acre parcels beyond this periphery extending west to Northgate Blvd and east to Hwy 83
- Spot rezoning as the result of approval of this request begins the non-homogeneity of the neighborhood, a patchwork, permanently changing it
- Coverage area for RR5 is limited to 25% of lot size, while there is no restriction in the El Paso County Land Code for RR2.5 opening the possibility for a completely covered 5 acres (2x2.5) in the future that could include 2 primary residences, 2 guest houses, as well as arbitrary outbuildings
- Approval of the rezone sets a precedent for all property owners in the community the right to rezone their property. This leads to increased population density, increased demands on the aquifer, increasing traffic and an eventual requirement for street and road modifications that may require eminent domain proceedings by the county. Evolving spot rezoning establishes an inconsistent mixture of neighborhood character that is permanently changed.

- There are ample documentable cases where El Paso County routinely makes exceptions to its own rules as prescribed in the El Paso County Land Code and Master Plan

This rezone approval opens the door for builders and developers to acquire properties, rezone them for new development and profit at the expense of long term residents, resulting in construction for the remainder of our lives, completely disrupting quality of life and permanently changing the character of the community. This assertion together with the above facts, implies this initial spot rezoning is inconsistent with and contrary to the newly adopted El Paso County Master Plan, which provides for the protection of the character of established, built out neighborhoods.

Why would anyone risk the expense of an engineering representative, a water lawyer, and other fees as well as endure the process of the water court if assurances had not already been made that the request would be approved? The early assistance documents from July of last year seem to indicate the answer to this question. I suspect the decision for the rezone request has already been made and that the process of notifications, opportunity for comments, and subsequent hearings is simply a charade and a deception by the county in order to fulfill a meaningless rule or ordinance that is required by law.

This apparently for profit endeavor benefits one and takes from many.

I oppose this proposal for a spot rezone.

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