

## Lekishia Bellamy

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**From:** The Denistons <denistons@gmail.com>  
**Sent:** Thursday, March 02, 2023 8:52 PM  
**To:** Justin Kilgore; Kari Parsons; Ryan Howser; Kylie Bagley; Ashlyn Mathy; Christian Haas; Lekishia Bellamy; Cristel Madden2  
**Subject:** Zoning Change Request - P231 - 1825 Summit Drive - Planning Commission Public Hearing 3/16/23

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Re:

File Number P231  
Project Name 1825 Summit Dr - Rezone  
Description Rezone - RR-5 to RR-2.5  
Parcels 6204001018  
Applicant Steven and Jennifer Liebowitz  
EA Number EA22112  
Project Manager Lekishia Bellamy

Dear Planning Commission Members:

We live 2,300 ft from this proposed rezone from RR-5 to RR-2.5. There are at least 200 RR-5 lots within four miles of the subject property.

We purchased an RR-5 lot here and built our house here long before the current Northgate, Flying Horse Ranch, and other high density housing developments occurred. In spite of the nearby development pressure, our neighborhood has retained its rural, horse-oriented character over time.

We oppose this rezoning action because we believe that it would set a precedent that would result in damage and harm to the surrounding community of RR-5 lots.

Were this rezoning action to be approved, there would be nothing to stop developers, builders, and investors from buying up the surrounding properties with the sole objective of subdividing the lots for their financial gain, adversely impacting existing residents. This cascading effect would sweep through this large lot enclave overnight and destroy the character of the neighborhood.

For this reason, please reject the "transition" RR-2.5 zoning request.

Thank you for considering our views in your deliberations. Please contact us if you have any questions.

Sincerely,

Patricia and Dale Deniston  
1345 Walsen Road

Colorado Springs, CO 80921  
[denistons@gmail.com](mailto:denistons@gmail.com)