

Miranda Benson2

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**From:** Dark, Veronica J [PSYCH] <vjdark@iastate.edu>  
**Sent:** Friday, April 14, 2023 3:09 PM  
**To:** PCD Hearings  
**Cc:** mfbruning@msn.com; Dark, Frederick H [FIN]  
**Subject:** P231 Map Amendment Rezone 1825 Summit

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Members of the Board of County Commissioners:

My husband and I strongly urge you to follow the recommendation of the Planning Commission to NOT approve rezoning of 1825 Summit from 5 acre residential (R-5) to 2.5 acre residential (R-2.5).

The reasons to NOT approve the rezoning are outlined quite succinctly in the minutes of the March 16 meeting of the Planning Commission.

We are concerned that the rezoning would set a precedent for attacking current R-5 zoning. For example, consider the comments of Mr. Greg Wolff at the Planning Commission meeting. He argued that a change to R-2.5 would benefit landowners, making their lots worth more. He quoted a previous county employee as stating that “one house on 5 acres was a waste of space”. That attitude, which might make sense to a realtor, is troubling to us as R-5 homeowners. It suggests that zoning is something that is only temporary, something that can be easily changed at the request of an individual. In fact, our reading of the minutes of the Planning Commission meeting suggests that those in favor of rezoning believe that R-5 and R-2.5 are basically interchangeable. Mr. Schuettpelz explicitly made that point after voting in support of the rezoning.

As owners of a house and barn in an R-5 neighborhood, we can assure you that R-5 and R-2.5 are NOT interchangeable. Our two horses would not be compatible with an R-2.5 neighborhood, nor would one immediate neighbor’s goats and chickens and the other immediate neighbor’s shooting range.

As citizens of the county, we urge you to uphold the idea that zoning means something; it is in place to provide buyers/owners with information about the current and future nature of a neighborhood and is not easily subject to change.

Thank you for considering our views.

Sincerely,

Frederick H. and Veronica J. Dark  
2530 Reveille Dr.  
Colorado Springs 80921