

Miranda Benson2

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To: PCD Hearings
Subject: P231 Map Amendment Rezone 1825 Summit

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Concerning P231, Map Amendment(Rezone) of 1825 Summit Drive, I am strongly against the proposed action.

Property density North of Colorado Springs in rural El Paso County has been 5 Acres, minimum, for all of the time of my residency in Colorado (Over 50 years). The majority of property owners, if not all, bought their property knowing that going in. The primary issue was guaranteeing an adequate water supply for the future which could be supported using that density as a criteria.

I bought my 5.24 Acres in 1981 to allow my family a Rural lifestyle and room to “breathe”. Our original zoning was A-5 agricultural and allowed for crops, 0.9 Acre Feet/Year water, animals and adequate distances from our neighbors. As the County developed the zoning changed to Rural Residential (RR) and little changed, which was okay. Newer developed properties that were smaller, were zoned as RR 2.5 and the major difference was that their well was limited to Household use only which equaled additional pressure on the Aquifer water supply.

This proposal is the equivalent of opening Pandora’s Box. Many people who have 5+ Acre parcels may be eager to subdivide their parcels to either add additional housing or to sell to speculators. Either way, that doubles the pressure on supplying water from the diminishing Aquifers. Additionally, that also means double the Septic fields and possible contamination, Traffic congestion, and Crime.

I certainly don’t want someone who just bought their property 5 years ago to affect 70+ years of informed decision making in established Zoning Laws. This action is BAD PRECEDENT and should be DENIED

Thank you,
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