

Ryan Howser

From: Petra Rangel
Sent: Tuesday, July 19, 2022 12:10 PM
To: Ryan Howser
Subject: FW: P-22-001 Rezoning CC to RM-30 Aimee Ventures - OPPOSITION LETTER

-----Original Message-----

From: Lincoln Endicott <Lmendicott@msn.com>
Sent: Monday, July 18, 2022 2:22 PM
To: PCD Hearings <pcdhearings@elpasoco.com>
Subject: P-22-001 Rezoning CC to RM-30 Aimee Ventures

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Hello,

I am interested in speaking at this Planning Commission meeting in opposition to this rezoning request.

As the southern adjacent landowner of 28 years in FV Ranch Security-Widefield I was notified by USPS certified mail that Chrystal Aime (Solange Nursing home) as the new lot owner is requesting the vacant lot at 0 Crawford Avenue 80911 (Tract A) be rezoned from CC Commercial to Multifamily RM-30 for the purpose of construction of a 22 unit garden apartment complex. This vacant lot was originally POC, Planned Office Park. But the exorbitant asking price was a hindrance to purchase by anyone.

Only the 12-15 or so adjacent landholders were notified of this rezoning by mail. It should have been widely published here in the FV Ranch area. The FV Ranch Homeowners Association is now defunct. I believe this 1-2 year construction project will affect the whole residential neighborhood. I note that CSU had NO comment on the adjacent natural gas regulator station and pipeline. Additionally Security Water and Sewer also has not filed a response.

Mr Aime's Solange nursing home has the Security fire department (SFD) and emergency services running service calls most everyday. Lights and sirens, though sirens have been less lately on Crawford to Kittery Drive. Our dogs went deaf from the daily sirens, they have since passed. I also note they have not responded.

Mr Aime is holding several land parcels around the county I assume purchased from wealth he has earned from his Home health care and transportation businesses located at 1900 East Pikes Peak Ave. He has apparently done very well in the time he has been operating in Colorado Springs. I have never spoken with him and only have seen him in passing at the US Post Office on Kittery Drive. He seems to cater to residential group homes of VA veterans not requiring any medication.

This vacant lot(Tract A) has been over priced and for sale for many years and we always worried about a gas station or convenience store. Though in 1994 Widefield Homes had told us a community park was a possibility. Though this now proved to be incorrect. When Widefield Homes constructed Fountain Valley Ranch and the USPS relocated from Main Street Security to Kittery Drive this Parcel has never been developed. Rezoned in 1998 and then the District 3 FCU was built on tract B. It was rezoned again in 2011to CC.

The forecasted increased traffic into the complex has been discussed, diagrammed and supposedly mitigation proposals presented on the EP county development but the Crawford & Kittery intersection has had accidents even with light traffic over the years, due to the descending hill and speeding cars on Crawford to Grinnell eastbound.

As homeowners we are always concerned about our property values declining, increased crime potential (public service calls) and quality of life.

Respectfully,

Lincoln Endicott
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