

# LETTER OF OPPOSITION FOR THE “PARSONS P2222” RE-ZONING REQUEST

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Chris Haight  
Silver Ponds Owners Association “Board of Director”  
7270 Silver Ponds Heights  
Colorado Springs CO 80908

February 28, 2023

Honorable Commissioners  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Dear Commissioners:

As a board member of the Silver Ponds Owners Association, I(we) strongly oppose the rezoning request for file #P2222 in relation to the 5200000562 Parcel from Turkey Canon Quarry Inc. Our private subdivision is just north by northwest of this 33.4-acre parcel and the impact to our community is likely in more jeopardy of property value diminution with an overall impact to our way of life. Whilst the local community may be unable to prevent such development, the map amendment will be detrimental to the area and therefore nearly all residents in our subdivision are completely opposed to the rezoning process from RR-5 (Residential Rural) to RM-30 (Residential, Multi-Dwelling).

The Silver Ponds Subdivision houses two of the largest privately held irrigation ponds in the area and are a primary source of both water and food to our local wildlife which include several bald eagles that have been observed daily between our properties and the proposed development acreage. Any planned development committee should consider the continuing impact to the local wildlife habitat in this area. The two bald eagles in this area even though not on the endangered species list as of August 2007, are still protected under the Migratory Bird Treaty Act and The Bald & Gold Eagle Protection Act. These eagles use this area for food and water due to the stocked ponds in our subdivision and must also be taken into consideration.

Consequently, the impact of having an increased populous with the expansion of Wolf Range housing development is already playing havoc on the public-school systems in this area. These local institutions are already reporting overcapacity, and the council should not approve yet another multi-dwelling apartment complex that will continue to create or exacerbate a situation causing school concurrency to fail. The recent onset of local apartment complexes within a 2-mile radius which include “The Lodge”, “Copper Range” and “The Creek” have nearly 1500 dwellings and now rezoning for and additional 900.

I(we) urge you to disapprove the proposed rezoning, and from recent meetings and discussion with our neighbors, I know my sentiments are shared by many who are unable to attend or write letters such as this.

Thank you for your continued service and support of our communities.

Best regards,

Chris Haight