

Kylie Bagley

From: MT DUNCANSON <mtduncans@hotmail.com>
Sent: Monday, July 15, 2024 9:39 PM
To: Kylie Bagley
Subject: Apex Village Rezone (P242) Opposition

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PROJECT FILE NUMBER P242, APEX VILLAGE

SUBMITTED BY MICHAEL AND TRACI DUNCANSON, OWNERS OF APEX RANCH ESTATES LOT 10 SUBMITTED
JULY 15, 2024

We are submitting these comments regarding the above-named proposal and request that they be entered into the record as opposing the request for rezoning from the current A35 to Community Commercial/Mixed Residential Use.

The applicant is requesting to rezone the property from the A-35 zoning district to the Community Commercial zoning district to allow for future commercial development. The rural place type which this area is designated, does not recommend commercial development within its recommended land uses per the El Paso County Master Plan.

Community Commercial zoning of this land does not fit into the current character of the area or any of the adjacent properties. The Rural place type includes agricultural lands which represent a valuable economic resource and allow for a unique lifestyle that should be preserved, as stated in the El Paso County master plan.

We would question the need for this type of development as stated by the applicant that would drastically change the characteristics of the rural community in which we reside. There are valid concerns with and increase in traffic, light pollution, water availability, wastewater, sanitation that would all come with commercial development.

We chose to live in this area due to it being rural and would like it to remain a rural community that we can continue to enjoy the type of lifestyle we choose by moving here.