

TO: The El Paso Board of County Commissioners

February 25, 2019

Centennial Hall  
200 South Cascade Avenue, Suite 150  
Colorado Springs, CO 80903

SUBJECT: "The Ranch" Development (Sketch Plan #186)

Dear County Commissioners,

This letter is written in regard to an application for Rezoning and associated Sketch Plan submitted for a project called "The Ranch" (SKP 186.)

The Meadows, Filings #1 & #2, is a development of 73 five acre properties located directly South and abutting the proposed "The Ranch" development, platted in 1981, and with all lots in private ownership, and all but one already built on.

The Meadows Homeowners Association has not been tasked to provide input to comment on this development, but since it will directly impact our members, we want to offer our concerns and suggestions on behalf of the members of The Meadows Homeowners Association.

**Density and lack of transition.** This area has already been rezoned from RR5 to RR 2.5. RR2.5 is an acceptable zoning for this area. The much greater density being proposed of PUD, over 2100 dwelling units is not acceptable for the rural zoning and character of the surrounding adjoining neighborhoods. The area should remain zoned RR 2.5. If rezoning is allowed, transition lots of 5 acres, or a minimum of 2.5 acres, should adjoin adjacent five acre lots on the perimeter of the development.

**Traffic.** Falcon Meadow Boulevard was minimally paved "Chip & Seal" in 1995, and even with the existing light local traffic, requires extensive repair. Using it as a primary access to "The Ranch" by construction equipment and other vehicles is unacceptable, as the existing structure will not support such traffic increase. When Elkhorn Estates (then known as The Meadows Filing #3) was Final Platted, the connection of Falcon Meadow Boulevard to Towner Avenue was disapproved by El Paso County on 9 August 2009 (# 10713) for this very reason.

**Drainage & Runoff.** The property contains numerous drainage tracts. In 1998-1999, many homes in The Meadows were damaged by water that flowed down from this Section into The Meadows, both on the surface, and subsurface, due to improper grading and drainage. This has supposedly been corrected by El Paso County. We are concerned that the proposed development will change the existing natural drainage, and that the increased impervious surfaces proposed, and site preparation, will cause

increased runoff and subsurface water flow into and across our properties, even with detention ponds added. We recommend decreasing proposal density, and further modeling of where runoff and subsurface water flow will go, mitigating as appropriate.

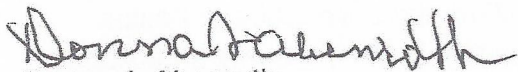
**Increased Noise & Loss of Rural Lifestyle.** The Meadows currently enjoys a quiet, rural lifestyle. Horseback riding, walking dogs, jogging, and bicycling are now enjoyed on The Meadows roads, including Falcon Meadow Boulevard. Construction traffic would preclude such activities, and destroy the "Chip & Seal" road surface. **Falcon Meadow Boulevard should not be connected to this development** until the road network is built out to an extent to disperse the additional traffic caused by "The Ranch." Construction noise and traffic should be strictly restricted **and enforced** to avoid school hours and peak traffic times.

**Elementary School Location.** The proposed location at the corner of Woodmen Hills/Towner Ave/Falcon Meadow Blvd is a poor choice. It should be relocated elsewhere, perhaps to the SW corner of the development, or towards the center, away from major traffic intersections.

**Water.** Our property owners are concerned about the impact on our wells, which are in the Dawson and Denver aquifers. Drawing water for 2100 homes will excessively deplete these aquifers. We recommend applicant decrease density, preferably to the currently approved zoning of RR 2.5.

To summarize, The Meadows Homeowners Association members are concerned about the impact of the development, as proposed, to our way of life, our infrastructure, and our property values. Our concerns can be assuaged by the developer reducing the density to the current Zoning of RR2.5, or, failing that, reducing the density to 5 acre or 2.5 acre lots on the perimeter of the development wherever it adjoins 5 acre properties, and taking necessary measures to minimize the impact of traffic, drainage, and water use, effecting repairs promptly as needed.

Thank you in advance for your support in this matter.



Donna J. Abenroth

Chairperson

The Meadows Homeowners Association

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The Meadows Homeowners Association  
A Covenant Controlled Neighborhood in Falcon, Colorado Established 1985

<https://www.tmhafalcon.org/>

