

Kari Parsons

From: Dan Wooldridge <dan@danwooldridge.com>
Sent: Saturday, July 13, 2019 11:01 PM
To: Kari Parsons
Subject: Your decisions regarding The Ranch development

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Dear Ms. Parsons:

Thank you for your service to our community and for the decisions you lead and make regarding the quality of our community.

With regard to the plans and development of The Ranch, please let me share my strong concerns regarding the proposal and plan.

First, the plan is in plain violation of current. Zoning regulations. It increases the density by 10X, going from a current 2.5 acre zoning to 1/5 acre. This, by itself, indicates a motivation that is strictly commercial and not aligned with existing regulations or concern for the current residents of the. area.

Second,, this plan plainly violates the existing Black Forest Preservation Plan and the Falcon/Peyton Plan. Why have such plans if they are to be ignored?

Third, from a design perspective, why bring urban density to a rural area? It is out of character with what exists and what the current residents value?

Fourth, the reason we live out here is because of the expectation of lower densities. We have invested out here, and rebuilt after losing our homes in the Black Forest fire in order to live in a lower density area? Why thrust, against the wishes of those that live here, an urban level of density, thus destroying the very quality that we appreciated and treasured?

Fifth, we are already experiencing the impact of increasing congestion. Having lived here since 1995, I can attest to the increased noise, traffic, congestion, and strain on our roads.

Sixth, this plan violates PUD principles by increasing density in high multiples. Why have principles that guard the quality of our community if we simply discard them? At that point, were they ever principles?

And seventh, the Falcon Fire Protection District is already stretched financially and operationally. This will require of them additional required capabilities which they do not have, and which will not be adequately funded. Is this responsible leadership and management on behalf of the citizens? Will this place the citizens of our community at additional risk? What is the driving motivation that would create such a situation?

We trust that you will lead us with the best interests of your community in mind.

Respectfully,
Dan Wooldridge

Kari Parsons

From:Carolynn <ccwinne@yahoo.com>
Sent:Saturday, July 13, 2019 10:54 PM
To:Kari Parsons
Subject:This build cannot happen

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Our open areas are important for many things, water, wild life, trees, over crowding and over use of our infrastructures and resources! However, that being said, the bait and switch of the original plan is tantamount to a bait and switch and shows greed and disrespect! It's disgusting! Do your part NOT to let this happen!!

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Thank you!

Regards,

Carolynn Winne
925.200.6339

"I do not know what the future holds, but I do know who holds the future."

Siempre Avante

Kari Parsons

From: Terri Ferrari <tm201307@gmail.com>
Sent: Saturday, July 13, 2019 10:32 PM
To: Kari Parsons
Subject: Planning Commission Hearing for The Ranch Sketch Plan

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Good Morning Ms. Parsons.

Below are very important points that I would appreciate to be seriously considered in the meeting next Tuesday regarding the Black Forest Ranch Sketch Plan.

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities.

Your support is greatly appreciated!

Thank you very much

Terri Ferrari

4235 Timber Lane, C.S. CO 80908

Kari Parsons

From: Jim Colton <jimcolt@gmail.com>
Sent: Saturday, July 13, 2019 10:18 PM
To: Kari Parsons
Cc: wife
Subject: The Ranch

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The proposed Ranch plan is in violation of zoning regulations .

I am deeply opposed to the density change and I want it to stay at no less than 2.5 acres per dwelling.

Following are the reasons that I do not want higher than 1 dwelling per 2.5 acres.

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Kari Parsons

From: LC Apricio <lapricio@msn.com>
Sent: Saturday, July 13, 2019 10:04 PM
To: Kari Parsons
Subject: The proposed Ranch sub-division

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Kari – a few points that I would like to have brought up about the proposed plan –

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Respectfully,
///Lloyd Apricio

Kari Parsons

From: Janet FORTNER <JANETFORTNER28@msn.com>
Sent: Saturday, July 13, 2019 9:59 PM
To: Kari Parsons
Subject: Opposition to The Ranch

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My wife and I have lived in Black Forest since 1978. Our house is located on a little more than five acres in an area with a well-regulated HOA, which keeps our community a desirable place to live. We moved to Black Forest with the expectation that we would be dwelling in a rural area. The urban sprawl will soon surround us.

The unprecedented amount of new homes in the area is threatening our subdivision. It is not the people who are moving here, but the wanton violations of zoning regulations by the developers that is so troubling. Changing from 2.5 acres to 1/5 acre lots is especially egregious. This is in direct violation of the Black Forest Preservation Plan, as well as the Falcon/Peyton Plan. It also violated PUD principles, which are not meant to increase density by multiple amounts. In addition, significant strain on traffic, roads, and congestion will ensue. There are already two stop signs and a stoplight within a mile of each other on Black Forest Road..

Lastly, the Falcon Fire Protection District is not currently able to handle this increased financial burden, nor do they have the manpower.

Please consider the existing expectations of current Black Forest homeowners before rubber-stamping this travesty. Do the right thing and make them stick to their 2.5 acre zoning permit. Don't cave. We have nothing to gain, and everything to lose in this transaction if it is allowed to continue.

Thank you for your time.

Mike Fortner
719-495-4904

Kari Parsons

From: Janet FORTNER <JANETFORTNER28@msn.com>
Sent: Saturday, July 13, 2019 9:57 PM
To: Kari Parsons
Subject: Opposition to The Ranch

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The unprecedented amount of new homes in the area is threatening our subdivision. It is not the people who are moving here, but the wanton violations of zoning regulations by the developers that is so troubling. Changing from 2.5 acres to 1/5 acre lots is especially egregious. This is in direct violation of the Black Forest Preservation Plan, as well as the Falcon/Peyton Plan. It also violated PUD principles, which are not meant to increase density by multiple amounts. In addition, significant strain on traffic, roads, and congestion will ensue. There are already two stop signs and a stoplight within a mile of each other on Black Forest Road..

Lastly, the Falcon Fire Protection District is not currently able to handle this increased financial burden, nor do they have the manpower.

Please consider the existing expectations of current Black Forest homeowners before rubber-stamping this travesty. Do the right thing and make them stick to their 2.5 acre zoning permit. Don't cave. We have nothing to gain, and everything to lose in this transaction if it is allowed to continue.

Thank you for your time.

Janet Fortner
719-495-4904

Kari Parsons

From: Mary Bruning <mfbruning@msn.com>
Sent: Saturday, July 13, 2019 9:39 PM
To: Kari Parsons
Subject: Strong Opposition to The Ranch development!!!!

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Dear Ms. Parsons:

I have lived in El Paso County and the Black Forest area for 26 years. In the last decade, I have seen development take over the northern side of El Paso County at a rate and with a density that is breathtaking and, in my opinion, **unsustainable**. Now, the planning commission is set to hold a hearing on a development in the Black Forest that will completely change the character of this beautiful part of the county. The developer is requesting that the zoning for this development be changed to support half acre lots which is completely in violation of zoning regulations!!!! The density that will be created by a change this dramatic will obliterate the rural character of this part of the Black Forest and will encroach on the lifestyle that so many of us moved to this area to enjoy.

I have lived here long enough to understand that the developers with deep pockets and with the highest monetary stake in the game will build as many units as they can on as much land as they can grab. They care nothing for the character of the neighborhoods they build nor the adjacent neighborhoods they most certainly impact. I am pleading with the Planning Commission to take a stand on this development and **deny the request for this zoning change!!!** Ensure that the rights of existing property owners are protected by extreme requests such as these by developers. Please acknowledge by voting against this proposal that development of this sort is short-sighted and clearly violates the Black Forest **Preservation** Plan, a plan which is in place to guide and inform decisions such as these such that the Black Forest will continue to be enjoyed for future generations.

Thank you.

Mary Bruning
14550 Timberedge Lane
Colorado Springs, CO 80921
719-964-5797

Kari Parsons

From: Mark Temple <mark@marktemple.com>
Sent: Saturday, July 13, 2019 9:36 PM
To: Kari Parsons
Subject: Opposition to "The Ranch" rezoning plan

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Kari, I strongly oppose "The Ranch" rezoning plan:

- Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is **10-fold density increase**
- Violation of Black Forest Preservation Plan and Falcon/Peyton Plan
- Inconsistency with surrounding development - urban density surrounded by rural density
- Ignores rights and expectations of surrounding neighbors who expected lower densities
- Produces significant strain on traffic, roads and congestion
- Violates PUD principles - PUD not meant to increase density by multiple amounts.

Things are zoned for a particular reason, we can't keep rezoning just because someone wants to, there was a lot of thought put into the original zoning and I hope you don't disregard the original plan.

Thanks,
Mark

Kari Parsons

From: GLB Colorado <glb197879@gmail.com>
Sent: Saturday, July 13, 2019 9:06 PM
To: Kari Parsons
Subject: Opposition to the "Ranch" development

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Dear Ms Parsons,

Please be aware that we are opposed to the development of the "Ranch" near the Black Forest area because of the fact that this project violates the zoning regulations already in place.

Thank you,
Lee Ann & Gary Backes

Kari Parsons

From: GLB Colorado <glb197879@gmail.com>
Sent: Saturday, July 13, 2019 9:06 PM
To: Kari Parsons
Subject: Opposition to the "Ranch" development

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Dear Ms Parsons,

Please be aware that we are opposed to the development of the "Ranch" near the Black Forest area because of the fact that this project violates the zoning regulations already in place.

Thank you,
Lee Ann & Gary Backes

Kari Parsons

From: Chuck Milo <coachcmilo@aol.com>
Sent: Saturday, July 13, 2019 9:05 PM
To: Kari Parsons
Cc: terry.stokka@fobfpp.org; 'Toni Vaughn'; 'Clay Wade'
Subject: The Ranch Development

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This is to voice my vehement objection to the rezoning to add housing far beyond what our water resources can fulfill. What will you do for those of us on wells in Black Forest when the aquifers run dry or become unusable?

This is the height of irresponsibility and I wonder what inducements have been made to coerce a possible change of zoning. What liability will the developer and county have to the residents when the inevitable happens?

Charles Milo



Virus-free. www.avast.com

Kari Parsons

From: Meghan Helzer <megbcox@gmail.com>
Sent: Saturday, July 13, 2019 9:01 PM
To: Kari Parsons
Subject: The Ranch Hearing

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Hello Kari,

I hope this email finds you well. I understand there is an upcoming hearing on the ranch development plan and as a resident of the area subject to the Black Forest Preservation Plan I would ask you to weigh heavily the decision you have in front of you regarding the Ranch Development.

As a Colorado Springs native I am all for increasing the availability of housing for constituents however I have several concerns with the proposal laid out.

1. This development is a Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase and places an undue strain in the Dawson aquifer that I draw my own water from. Let this remain 2.5 acre zoning and be developed as such.
2. This is a direct violation of the strongly community supported Black Forest Preservation Plan and Falcon/Peyton Plan and should be stopped on those grounds alone. This provides an Inconsistent precedent with surrounding development - urban density surrounded by rural density.
3. This change Ignores rights and expectations of surrounding neighbors who expected lower densities when they purchased their properties. This includes myself even though I am not directly neighboring the area in question I am concerned about the precedent that this sets
4. This Places financial burden on Falcon Fire Protection District for additional required capabilities without requiring additional taxes on this development to pick up the slack.

Thank you,

Meghan Helzer
8060 Shoup rd
Colorado Springs, CO 80908

--
Meghan Helzer
719-429-1008

Kari Parsons

From: Joel Helzer <joelhelzer@gmail.com>
Sent: Saturday, July 13, 2019 8:58 PM
To: Kari Parsons
Subject: The Ranch hearing

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Hello Kari,

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As a Colorado Springs native I am all for increasing the availability of housing for constituents however I have several concerns with the proposal laid out.

1. This development is a Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase and places an undue strain in the Dawson aquifer that I draw my own water from. Let this remain 2.5 acre zoning and be developed as such.
2. This is a direct violation of the strongly community supported Black Forest Preservation Plan and Falcon/Peyton Plan and should be stopped on those grounds alone. This provides an Inconsistent precedent with surrounding development - urban density surrounded by rural density.
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4. This Places financial burden on Falcon Fire Protection District for additional required capabilities without requiring additional taxes on this development to pick up the slack.

Thank you,

Joel Helzer
8060 Shoup rd
Colorado Springs, CO 80908

Kari Parsons

From: Janet Bohley <janetbohley@ymail.com>
Sent: Saturday, July 13, 2019 8:57 PM
To: Kari Parsons
Subject: Reference "The Ranch"

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Ms Parson - I am emailing you as i am very concerned with what may happen concerning "The Ranch". By approving their request:

1. It is a violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase, this is beyond comprehension - especially to those of us that live in the area and having space between our homes is very important to us.
2. The change is a violation of Black Forest Preservation Plan and Falcon/Peyton Plan
3. Inconsistency with surrounding development - urban density surrounded by rural density
4. You will be ignoring the rights and expectations of surrounding neighbors who expected lower densities
5. Produces significant strain on traffic, roads and congestion
6. This violates PUD principles - PUD not meant to increase density by multiple amounts.
7. Places financial burden on Falcon Fire Protection District for additional required capabilities

I graciously ask that the lots remain at 2.5 acres. Thank you for your time.

Janet Bohley
15924 Pole Pine Pt
80908

Kari Parsons

From: ayess195202@aol.com
Sent: Saturday, July 13, 2019 8:41 PM
To: Kari Parsons

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Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase
Violation of Black Forest Preservation Plan and Falcon/Peyton Plan
Inconsistency with surrounding development - urban density surrounded by rural density
Ignores rights and expectations of surrounding neighbors who expected lower densities
Produces significant strain on traffic, roads and congestion
Violates PUD principles - PUD not meant to increase density by multiple amounts.
Places financial burden on Falcon Fire Protection District for additional required capabilities

Show us you care,

Allen Cohen

Kari Parsons

From: J M <joanna.maniscalco@gmail.com>
Sent: Saturday, July 13, 2019 8:30 PM
To: Kari Parsons
Subject: The Ranch Sketch Plan

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Kari Parsons,

I oppose The Ranch for the following reasons:

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Violation of Black Forest Preservation Plan and Falcon/Peyton Plan

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities

Produces significant strain on traffic, roads and congestion

Violates PUD principles - PUD not meant to increase density by multiple amounts.

Places financial burden on Falcon Fire Protection District for additional required capabilities

Thank you,

JoAnna Maniscalco

Kari Parsons

From: Helen Slate <hismps@centurylink.net>
Sent: Saturday, July 13, 2019 11:27 AM
To: Kari Parsons
Cc: Terry Stokka
Subject: The Ranch Development by Classic Homes

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I STRONGLY oppose changing 2.5 land use guidelines for PUD development by Classic Homes in this Falcon area off Ragor Road. This is a rural area of 2.5 to 5 acre parcels, and it was always intended to remain so. It has many 5 acre residences well established on adjoining properties to this proposed development. To put a PUD development in the middle of this is utterly irresponsible. This violates zoning regulations, and is totally disruptive to existing development and nullifies the expectations of long standing residents who bought and lived with expectations the zoning laws would be upheld and not threatened by intense development.

For so many reasons this is unconscionable to bow to the wishes of developers who care nothing about neighborhoods, resources, fire district, traffic loads, schools, quality of life destroyed by the infusion of densities as suggested by the developer.

Just because Classic Homes wants to develop this land in these densities, does not mean they should be allowed to do this.

Please listen to the residents of the neighborhood who value the land, the wildlife, care about the area, and do NOT allow this planning to go forward in the densities desired. This would be a disaster on so many levels and could never be undone.

Sincerely,

Helen Slate
35 year resident of Black Forest

Kari Parsons

From: DONALD NELSON <americaninvestor@msn.com>
Sent: Saturday, July 13, 2019 7:26 AM
To: Kari Parsons
Subject: I am opposed to the plans for high density housing being proposed in the Black Forest area.

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People who moved to this area did so for the reason of living in a rural environment. Now Classic wants to put a high density housing project and take away what the existing neighbor environment that people moved there for. Why is that even being considered.
Please vote to deny this proposal and stop the invasion for the sake of making money for the already rich developers of Classic Homes.
Thank you

Sent from [Mail](#) for Windows 10

Kari Parsons

From: Michelle Blaskowski <mmk@mac.com>
Sent: Friday, July 12, 2019 7:30 PM
To: Kari Parsons
Subject: The Ranch

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Ms. Parsons,

I am a resident of Cathedral Pines in the Black Forest. The Black Forest Land Use Committee and I continue to oppose The Ranch for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septic tanks. Placing an urban town of 2,100 homes and 5,000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9,000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots **WITHIN THE EXISTING ZONING**. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.
4. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue.
5. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.
6. The development of the Ranch would add 2,100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2,100 and would have a much smaller impact on the fire district.

Sincerely,

Michelle Blaskowski
5570 Saxton Hollow Road
Colorado Springs, CO 80908

Kari Parsons

From: Tim and Sue Parker <ParkerTSKCK@Q.com>
Sent: Friday, July 12, 2019 6:48 PM
To: Kari Parsons
Cc: terry.stokka@fobfpp.org
Subject: Application by Classic Homes

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I would like to express my strong objection to the proposed development from Classic Homes called "The Ranch" in the strongest possible terms.

Past zoning efforts had the clear intent of maintaining the Black Forest area as a rural environment with large, quiet lots with minimal disruption of the original forest. The proposed "The Ranch" development is surrounded by these 5-acre lots. Current residents have invested much or all of their personal finances to be a part of this forest community, and did so under the assurance that zoning maintained by the county would protect this community.

Altering the zoning to allow PUDs (2100 new homes and 5000 more people), is not a simple adjustment, it constitutes a stark betrayal of the trust bestowed by Black Forest residents in our county officials. Such a betrayal of trust cannot and will not be restored anytime soon.

The infrastructure of Black Forest will be also be significantly and negatively impacted by the addition of such a dense development. Existing roads are already stressed and unsafely crowded by developments already under construction. These roadways are BY DESIGN limited in their capacity to limit transient traffic by non-residents. Their current expanded use is causing severe wear and outright damage. "The Ranch" development will clearly exacerbate this deterioration.

The situation is simply this. Black Forest homeowners have instilled our trust in county officials to maintain the environment clearly intended to be protected by current zoning. County officials have a choice between betraying that trust or doing the right thing and taking the uncomfortable action of giving a "No" answer to the developers (who were fully informed of the current zoning before purchasing the property for "The Ranch").

v/r

Dr. Tim Parker
(719)210-9684
Sylvan Meadows

Kari Parsons

From: lollarbd33@gmail.com
Sent: Friday, July 12, 2019 2:43 PM
To: Kari Parsons
Cc: Laurie
Subject: Doug Lollar OPPOSED to THE RANCH Sketch Plan

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Ms. Parsons (Kari),

I am opposed to The Ranch development as currently submitted, for all the reasons outlined by the Black Forest Land Use Committee that are summarized below:

- Violation of zoning regulations - changes from 2.5-acre zoning to 0.2 acre lots... Do they really think that is reasonable??????
- Highly inconsistent with surrounding development - adds an island of urban density surrounded by rural density
- Ignores the rights and expectations of surrounding neighbors who expected lower densities (aren't those property owners entitled to some consideration of their rights?)
- Financial burden on Falcon Fire Protection District for additional required capabilities

I encourage the Planning Commission and BOCC to do the right thing - that is, DENY THIS.

Sincerely,
Doug Lollar
6670 Shoup Road
Back Forest, CO
719-659-8201

Kari Parsons

From: Janet Bohley <janetbohley@ymail.com>
Sent: Friday, July 12, 2019 1:23 PM
To: Kari Parsons
Subject: Developing the Ranch . . .

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Present home lots in this area are 2.5 or larger - adding an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.

Changing from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. By doing this it is a mockery of the zoning that has already been created for this area. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.

This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.

Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.

The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. REMEMBER THE FIRE IN JUNE 2013!!!! That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district. Colorados Springs is growing - but we the residents of this beautiful city need to keep established zoning rules and regulations as they were set up. Please be mindful and not destroy the beauty (by building house over house over house) in the Black Forest area.

Janet Bohley
15924 Pole Pine Pt
Colorado Springs CO

Kari Parsons

From: Michael Gutierrez <mjgootz@gmail.com>
Sent: Friday, July 12, 2019 9:02 AM
To: Kari Parsons
Subject: I second Joe's sentiments...

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Please oppose 'The Ranch' proposed development.

From: Joe Arbuckle <arbuckle2@me.com>
Subject: Classic Homes application
Date: July 11, 2019 at 12:15:48 PM MDT
To: kari@elpasoco.com
Cc: Terry Stokka <terry.stokka@fobfpp.org>

I am writing to express my strong opposition to the proposed development from Classic Homes called "The Ranch" for the following reasons:

- o Violation of past zoning planning and clear intent: The Black Forest area is special because it consists of large lots in a quiet rural environment. The proposed "The Ranch" development is surrounded by 5+ acre lots with the exception of a few 2.5 acre lots on the NE corner. People have in many cases invested their live savings to buy property and live in the Black Forest area to get away from higher density housing and enjoy the rural feeling of the Black Forest with the clear expectation that the rural nature of the Black Forest area would be protected by the County.
- o For the County to change zoning to allow PUDs which means 2100 new homes and 5000 more people, a tenfold increase in density, makes a mockery of county zoning and the clear County planning intent.
- o Moreover, if this action were approved it would violate the trust and confidence of many citizens in their elected and appointed county officials. That violation of trust will harm relationships and manifest self in different ways in the future.
- o Road network: there are few roads through the Black Forest and they are already too congested due to high density development happening around the area. Traffic density has shown a noticeable increase in just the past 2 years, along with aggressive driving. The condition of existing roads is also bad with most needing major repair or resurfacing.
- o Who pays for the expansion of the Falcon Fire Protection District caused by this proposal? Because past county commissioners decided not to allow impact fees on new residential lots, those of us living in this fire district will be stuck paying for the needed expansion of facilities, equipment, and personnel caused by this proposed development.

Bottomline: County elected and appointed officials need to honor their commitments expressed in past zoning decisions and master plans.

What is wrong with simply saying "No" to the developer? The Classic Homes proposal does not fit with zoning in the Black Forest area so simply say it does not comply with existing zoning.

Joe Arbuckle

Kari Parsons

From: Eugene Caron <caron.g.s@q.com>
Sent: Friday, July 12, 2019 6:26 AM
To: Kari Parsons
Subject: Black Forest Expansion

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Kari,

Do you live any where near the Black Forest or are you a Broadmoor resident? The folks who live near the area to be affected by this explosive concentration of houses on small ,SMALL lots are not anxious to see this happen. The firemen who are presently in the BF are not anxious and probably quite nervous about this possible population explosion.How in any ones mind can the change of property from 2 1/2 acre lots to dinky little lots be acceptable?

Give this action some SERIOUS thought before you approve it.

Thanks, Gene Caron (property owner since 1996 and resident since 2004)

Kari Parsons

From: Paul Blaskowski <PBlaskowski@msn.com>
Sent: Friday, July 12, 2019 3:49 AM
To: Kari Parsons
Subject: The Ranch

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Ms. Parsons,

I am a resident of Cathedral Pines in the Black Forest. The Black Forest Land Use Committee and I continue to oppose The Ranch for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septic tanks. Placing an urban town of 2,100 homes and 5,000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9,000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.
4. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue.
5. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.
6. The development of the Ranch would add 2,100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2,100 and would have a much smaller impact on the fire district.

Thank you for your consideration,

Paul Blaskowski
5570 Saxton Hollow Road
Colorado Springs, CO 80908

Sent from Mail for Windows 10

Kari Parsons

From: BarrelBeautys <barrelracerr144@gmail.com>
Sent: Thursday, July 11, 2019 10:07 PM
To: Kari Parsons
Subject: Opposition to sketch plan

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The Black Forest Land Use Committee continues to oppose The Ranch for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septics. Placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.
4. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue.
5. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.
6. The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district.

This will negatively affect all of Black forest and the Community of people and animals.

Rachel

Sent from my iPhone

Kari Parsons

From: Dennis Caldwell <drcmd0@icloud.com>
Sent: Thursday, July 11, 2019 9:06 PM
To: Kari Parsons
Subject: Classic homes app for plans of 2100 homes in Black Forest

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Classic homes has gone too far in the Black Forest Community already with population density, traffic and all the hassles they present. ENOUGH .Im strongly against it. We moved out here to get away from urban sprawl.....there is a reason for zoning and it should be honored, not beat down by a financial bully.

Dennis Caldwell M.D.

Kari Parsons

From: jejdickson <jejdickson@gmail.com>
Sent: Thursday, July 11, 2019 8:25 PM
To: Kari Parsons
Subject: The Ranch sketch plan opposition

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Hello Ms. Parsons,

I am a resident of Black Forest. We just purchased a home here because of the beautiful lot sizes, the feeling of being away from urban development, and the quiet rural feel. I recently became aware of the sketch plan for Classic Homes to build on The Ranch. This should not be approved for the following reasons:

1. The Ranch is surrounded by parcels 5 acres or larger except for a small area of half-acre lots on the northeast corner. This area is zoned RR-2.5 for 2.5-acre lots and individual wells and septic. Placing an urban town of 2100 homes and 5000 people in the middle of these larger lots is totally inconsistent with the character of surrounding land uses.
2. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10-fold increase in density. Approval of this sketch plan makes a mockery of zoning. The purpose of a PUD is to give flexibility to a developer in the size of lots WITHIN THE EXISTING ZONING. The Black Forest Preservation Plan, page 77, Proposed Actions, 1. b, says, "Zone changes or variances resulting in densities which are inconsistent with the adopted Plan should be disapproved." The Falcon/Peyton Plan calls for a balanced mix of rural and urban uses for this section of their plan - this proposal does not achieve that.
3. This proposal ignores the rights and expectations of surrounding residents who almost all have lots of 5 acres or larger. These residents believed that their elected officials would follow zoning regulations to protect the rural, open character of the land. Approval of this sketch plan tells them that zoning means nothing in land use planning.
4. Continuing to use non-renewable aquifer water for urban development is placing a huge strain on an already stressed Denver basin aquifer structure. This single development would use half as much water as the entire remainder of the Black Forest. Water providers all over northern El Paso County and beyond were told they had plenty of water yet all are searching for new sources. This practice must NOT continue.
5. Urban development in the greater Colorado Springs area should focus on the Banning-Lewis area where renewable water is available through CSU and the SDS. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.
6. The development of the Ranch would add 2100 homes to the Falcon Fire Protection District, yet the El Paso Board of County Commissioners refused several years ago to permit impact fees on new residential lots to fund new fire stations, equipment and staffing. That means that existing residents around the Ranch and in the greater Falcon Fire Protection District will pay for increased fire capabilities and possibly a new station and not the new residents of the Ranch. This dense, urban development is unfair to existing residents of the fire district. Maintaining the RR-2.5 zoning would permit only 150-200 homes, far less than the proposed 2100 and would have a much smaller impact on the fire district.

Please take these points into consideration when deciding to approve this.

Kind regards,

Jennifer Dickson

15645 Fools Gold Lane

Colorado Springs Co 80921

Kari Parsons

From: Dale Friedrich <clscooter@aol.com>
Sent: Thursday, July 11, 2019 7:47 PM
To: Kari Parsons
Subject: New Proposed Development in Black Forest

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I am writing to you because as a resident of norther Colorado Springs I oppose the sketch plan for the Ranch development.

They are violating the spirit of the zoning regulations. Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase. That is a ridiculous change.

This is not consistent with surrounding development. It ignores the rights and expectations of surrounding neighbors who expected lower densities. This is wrong and should not be allowed.

Their plan places an unfair financial burden on Falcon Fire Protection District for the additional required capabilities.

There appears to be no plan for handling the additional road traffic on HWY 83.

Please oppose this plan.

Sincerely,

Dale Friedrich
13075 Cake Bread Hts
Colorado Springs, CO 80921

Kari Parsons

From: Julie Foster <claracapool@gmail.com>
Sent: Thursday, July 11, 2019 7:31 PM
To: Kari Parsons
Subject: The Ranch by Classic Homes

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Hello Kari: I hope this one of many hundreds of emails you're receiving in opposition to Classic Homes request to build 2,100 homes in a rural area of Black Forest zoned for no less than 2.5 acre density.

While we can't expect growth to stop, we need developers to adhere to zoning laws, and we need our elected officials to enforce those zoning regulations.

Thank you for listening to the voices of we country folk who depend on our planners to protect the rural lifestyle that we love and want to preserve.

Julie Foster 447-1371
14535 Timberedge Lane

PS - always with big developments that use water from the aquifers, I worry about that limited resource. another worry is fire protection that can't keep up with rampant population growth.

Kari Parsons

From: Tom Miller <citipapa@gmail.com>
Sent: Thursday, July 11, 2019 6:24 PM
To: Kari Parsons
Subject: Ranch Development

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We are concerned about this project and object to any adoption by our Commissioners for the following reasons:

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase.

Inconsistency with surrounding development - urban density surrounded by rural density.

Ignores rights and expectations of surrounding neighbors who expected lower densities (The attached map shows the surrounding lots (house symbol) that have 5 acres or more. The Ranch is the white square.

Places additional strain on non-renewable groundwater from Denver Basin.

Places financial burden on Falcon Fire Protection District for additional required capabilities.

Our Sheriffs' are already over worked and a few we have spoken to are against this as well.

People don't vote to increase taxes which would help fire and police. This has been proven over and over from the outcome of voting.

People like the space but then start overcrowding and we no longer have our space.

Lastly, our state bird is almost extinct according to the Gazette and this will remove even more of it's habitat.

Thank you for your time and service.

Tom Miller
8155 Falcon Meadow Blvd
Peyton, CO 80831