

## Kari Parsons

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**From:** Beth Anne Balch <babalch63@gmail.com>  
**Sent:** Thursday, July 11, 2019 4:30 PM  
**To:** Kari Parsons  
**Subject:** Oppose allowing Classic Home into Black Forest

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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 financial burden on Falcon Fire Protection District for additional required capabilities

## Kari Parsons

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**From:** VIRGINIA Hathaway <vastehlik@msn.com>  
**Sent:** Thursday, July 11, 2019 4:14 PM  
**To:** Kari Parsons  
**Subject:** Opposition to Ranch Development!

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We strenuously oppose the Ranch development for the reasons stated below:

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.

Regards,

*Dr. Ronald & Mrs. Virginia Hathaway*

2343 Ledgewood Drive  
Colorado Springs, CO 80921  
720.290.1341

## Kari Parsons

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**From:** Mark Miquelon <miquelon15@yahoo.com>  
**Sent:** Thursday, July 11, 2019 3:18 PM  
**To:** Kari Parsons  
**Subject:** The Ranch

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Hello Kari,

I just learned of a zoning variance being requested for "The Ranch" near Falcon. I urge you to vote against this and help keep Black Forest to the 2.5 acre and larger parcels for which it was originally intended!

Reasons to consider:

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

Thanks, Mark Miquelon  
12955 Thiebaud Lane  
Colorado Springs, CO 80908  
719 440-8038

## Kari Parsons

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**From:** Joe Arbuckle <arbuckle2@me.com>  
**Sent:** Thursday, July 11, 2019 12:16 PM  
**To:** Kari Parsons  
**Cc:** Terry Stokka  
**Subject:** Classic Homes application

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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 life 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  
Sylvan Meadows

## Kari Parsons

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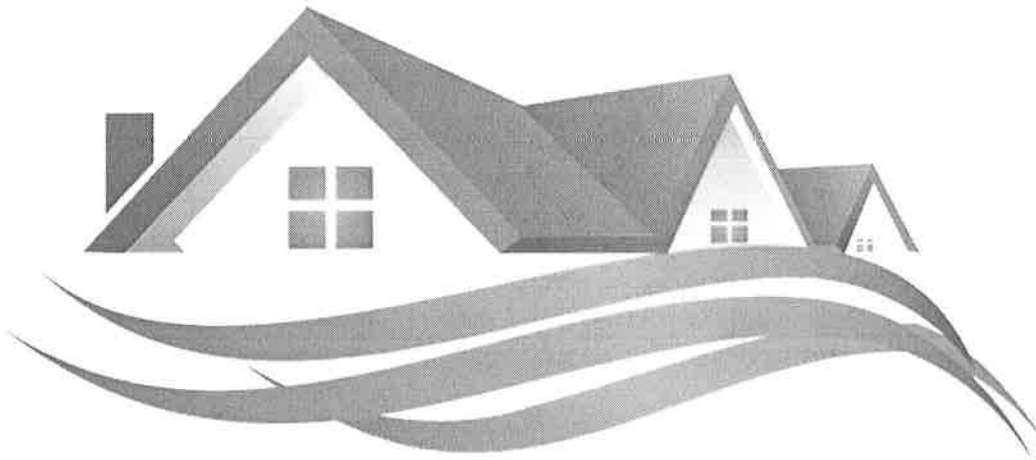
**From:** Randy G Morley <Randy@rgmorley.com>  
**Sent:** Thursday, July 11, 2019 11:20 AM  
**To:** Kari Parsons  
**Subject:** Opposed to The Ranch

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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.

Tell me,... Are you or the city council going to replace my well when the aquifer fails due to your approval of this strain? Are you going to run water utilities to those affected?? I have watched as the council approved things they never would have approved if it affected them directly,.. if they were the ones next door,... as long as it is affecting others and not them,.. why not?? Please remember why you were elected and why you are here.



***Randy and Brenda Morley  
The Home Brokers, Inc.***

***719-599-3888 Office***

***719-499-2799 Cell***

***E-Mail Me***

***Vist our Website***

**The Home Broker's Inc. believes that every dream is within reach and that every person has the right to reach for the American Dream. We are not here to "SELL" anyone anything,.. our sole focus is helping our Buyers find what they want and the to help them obtain it at the best price and terms available. With our Seller's our goal is equally simple,.. we don't speak with silver tongues or high falutin words,.. we simply market your property and negotiate it's sale aggressively and competently.**

**Over 90% of our business comes from repeat and referred clientele, if you know anyone who is looking to buy or sell,.. please don't hesitate to refer them to us,.. we will make you look Good!!**



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## Kari Parsons

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**From:** MARIE HALL <bobarieh@msn.com>  
**Sent:** Thursday, July 11, 2019 11:13 AM  
**To:** Kari Parsons  
**Subject:** Adhering to the Black Forest Preservation Plan

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Dear Commissioner Keri Parsons,

I am writing you to encourage you to truly represent the residents in your district by adhering to the Black Forest Preservation plan regarding lot size and density.

When I purchased property and moved out to the forest, I fully expected the land to continue to be developed according to the zoning regulations of 5 acres within the trees and 2.5 acres outside the trees.

Clearly developer dollars speak more loudly than private property owners. Please give us your voice against the decision to rezone The Ranch. Vote against permitting higher density housing.

Sincerley,  
Marie Hall

## Kari Parsons

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**From:** sherri little <lynnepen@msn.com>  
**Sent:** Thursday, July 11, 2019 10:15 AM  
**To:** Kari Parsons  
**Subject:** The Ranch

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The privilege of writing to an elected official to present a viewpoint and plead a case is an honor I do not take lightly. So I am right upon reflection of the situation with the ranch and I thank you in advance for your consideration.

The Black Forest of Colorado is a treasure we have a responsibility and honor to protect. The vision to protect the land, trees, and wildlife in this topographically unique area is being replaced by urban sprawl. How short and narrow minded of us who deem profit of more value than the integrity of our word to protect the beauty of the area and ideal land management.

Our forefathers both in Colorado Springs and our country were far-reaching in vision to protect portions of our country by instituting restricted use, designing parks, national forests and density. To emulate their desire to protect areas for the future should be our model and goal.

Please uphold the land use model that current residence believed officials would uphold and bought property with the understanding that the surrounding areas would not be allowed to become "packed sardines."

Builders should be held accountable for honoring the areas in which they choose to purchase. Profit has become the value to embrace which is antipathetic to the original promises given and spirit of the land use management doctrine. Thank you for your consideration

Sherrri Little. Resident of Black Forest

Sent from my iPad



## Kari Parsons

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**From:** Gary Beierle <GaryB4Lee@hotmail.com>  
**Sent:** Thursday, July 11, 2019 10:03 AM  
**To:** Kari Parsons  
**Subject:** Re: 'The Ranch' Sketch Plan

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Dear Ms. Parsons,

Please forward a copy of this email to each of the Planning Commission members.

Planning Department and Planning Commission members:

As a resident of Black Forest for over 40 years, we are in opposition to the proposed Sketch Plan for 'The Ranch' by Classic Homes.

The proposed density is incongruous with existing surrounding land parcels. Additionally, resources are already stretched beyond their limits.

Please vote in opposition to the proposed sketch plan.

Respectfully,

Gary L. Beierle

## Kari Parsons

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**From:** Amy Phillips <amy\_p@me.com>  
**Sent:** Thursday, July 11, 2019 9:52 AM  
**To:** Kari Parsons  
**Cc:** Amy Phillips  
**Subject:** Sketch Plan for The Ranch by Classic Homes

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Dear Commissioner Parsons,

I am writing to you to oppose the proposed sketch plan for The Ranch by Classic Homes. It is not in conformity with either the Black Forest Preservation Plan, or the Falcon/Peyton Plan. The sketch plan for The Ranch would take the area in exactly the wrong direction, and cause many problems in the future.

The sketch plan is inconsistent with the surrounding developed residential areas, creating a dense urban environment right in the middle of rural residential areas.

It requires a drastic change in zoning, without any compelling reasons to do so in that particular area. There is simply no need or advantage to anyone but the developer to make such a damaging change to zoning in the middle of a developed rural residential zoning area.

There are insufficient resources for fire protection, and insufficient renewable water resources. Groundwater from the Denver Basin should not be used as the source of water for such urban densities, as it would risk seriously damaging the availability of water to existing land owners who rely on a lifetime's worth of supply from the ground water. 2000 homes pulling from the Denver Basin could adversely impact thousands of people currently relying on that source of water.

Traffic in the area would also be greatly impacted, especially considering that the surrounding low-density areas on three sides are already built upon.

All in all, this sketch plan serves only a few individuals (those who will profit from buying land valued for rural residential zoning and selling it at urban value), and puts thousands of other individuals at risk of damaging their property value and water supply.

Please vigorously oppose the sketch plan for The Ranch.

Respectfully yours,

Amy Phillips  
[amy\\_p@mac.com](mailto:amy_p@mac.com)  
80908

## Kari Parsons

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**From:** Sue Pipan <trblx3@aol.com>  
**Sent:** Thursday, July 11, 2019 9:17 AM  
**To:** Kari Parsons  
**Subject:** STRONGLY OPPOSE Ranch Development

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I wish to register my opposition to The Ranch development for the following reasons:

1. The development and density of this project is at odds with the existing zoning and the character of the area and the surrounding land use.
2. Residents have moved to the area in the expectation that zoning regulations would be enforced; instead, the continued development would result in a complete change of environment from a rural one to a densified, urban setting.
3. This will also put an unnecessary strain on the water supply from the aquifer. Development should instead be focused on areas that are supplied from other (renewable) sources.
4. As fire is a major concern in the area, the development will placing an additional burden on the Falcon Fire Protection District, which in turn means an additional financial burden for residents OUTSIDE of the proposed development.

For all of the above reasons, I urge you to DISAPPROVE the sketch plan for The Ranch.  
Thank you for your consideration,  
Mike

Sue Pipan  
12153 Wellwood Ct  
Elbert, CO 80106

## Kari Parsons

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**From:** sue pipan <wellwoodhome@gmail.com>  
**Sent:** Thursday, July 11, 2019 9:16 AM  
**To:** Kari Parsons  
**Subject:** Ranch Opposition

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4. As fire is a major concern in the area, the development will placing an additional burden on the Falcon Fire Protection District, which in turn means an additional financial burden for residents OUTSIDE of the proposed development.

For all of the above reasons, I urge you to DISAPPROVE the sketch plan for The Ranch.

Thank you for your consideration,

Mike

Rachel Pipan  
12153 Wellwood Ct  
Elbert, CO 80106

## Kari Parsons

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**From:** Sue Pipan <suepipan@gmail.com>  
**Sent:** Thursday, July 11, 2019 9:16 AM  
**To:** Kari Parsons  
**Subject:** Opposition to Ranch

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For all of the above reasons, I urge you to DISAPPROVE the sketch plan for The Ranch.

Thank you for your consideration,

Mike

Connor Pipan  
12153 Wellwood Ct  
Elbert, CO 80106

## Kari Parsons

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**From:** Roy Garcia <rnbgarcia@netscape.com>  
**Sent:** Thursday, July 11, 2019 8:01 AM  
**To:** Kari Parsons  
**Subject:** The Ranch Plan  
**Attachments:** ScanFO.pdf; The Ranch Petition.docx

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Ms Parsons,  
Please find enclosed my petition to the El Paso County Planning Commission regarding Project File #: SKP-18-006  
Project Name: The Ranch Sketch Plan

Can you please ensure it is presented to the Commission?

Thank You,  
Roy Garcia

To: El Paso County Planning Commission  
c/o Kari Parsons

From: Roy & Betty Garcia  
9414 Rockingham Dr.  
Falcon, CO

Subject: Petition against the Ranch Sketch Plan

Commission,

I want to go on the record as opposing PRI No. 4, LLC (Classic Homes) proposed sketch plan for 610 acres named The Ranch. I would like you to respectfully consider the following factors in your decision to approve or disapprove the planned development.

1. We built our home in 2004 on a ½ acre lot adjacent to the planned development (see parcel information sheet). We understood at the time the property being considered was and still is zoned RR-2.5 (residential and rural) parcels. We opted not live in Colorado Springs to escape the city congestion. Now, the planned development will put a multi-family dwelling and densely populated houses (see sketch) right behind our property which is now wide open and home of several wildlife (Pronghorns, red fox, jack rabbits, coyotes). Violates policy 6.1.11 (compatibility with existing areas).
2. The urbanization of our neighborhood's country feel and view has us concerned about our property value. We are in our late 60s and cannot consider moving into another area at this stage of our life due to the rising costs of housing in Colorado Springs and surrounding area.
3. We have several infrastructure and resource concerns that must be taken into account:
  - a. Traffic congestion in and around Meridian Road and Woodmen Rd are already an issue. There have been several bad accidents on both roads, which have resulted in serious injury or death of persons involved. To add an additional 2100 homes only exasperates the problem.
  - b. Schools, Fire protection, and law enforcement services are already strained without adding additional family dwellings. The developer, Classic, provides no plans to build additional schools or increase fire and police protection. This will lead to current residents paying higher taxes to fund additional services required. We have already seen an increase in crime (home break-ins) in our area over the recent years with the addition of dense housing. See Policy 12.1.3 (fire protection).
  - c. Current developments north of us have already rezoned what were ½ acre lots into densely populated area. Construction and development is currently ongoing adding to the population density in our area.
  - d. On page 3, para C. it states, "The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan." In May, we had the opportunity to attend and provide input to the new El Paso County Master Plan; meetings were held throughout the area as well as an online survey. Thus para C is referring to an outdated plan and I would recommend this proposal be put on hold until the completion of the New Master Plan.
4. We highly recommend the Planning Commission focus on the Banning Lewis Ranch as urban development in the greater Colorado Springs. The area of the Ranch should remain rural according to the Black Forest Preservation Plan and the Falcon/Peyton Plan.

Sincerely,  
Roy & Betty Garcia

# El Paso County Parcel Information

File Name: SKP-18-006

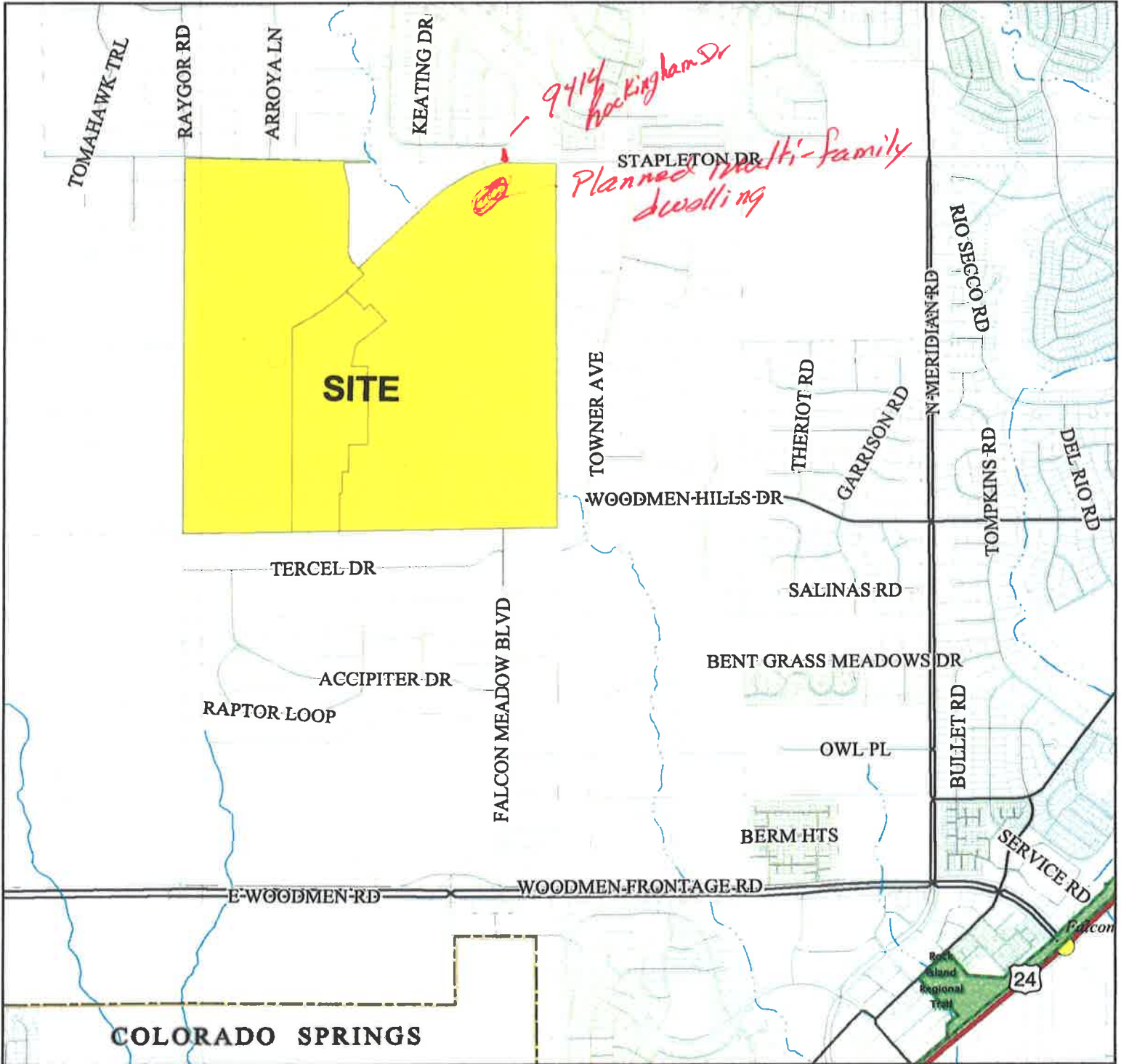
Zone Map No: --

Date: June 25, 2019

PARCEL	NAME
5200000321	PRI #4 LLC
5200000323	PRI #4 LLC
5200000324	PRI #4 LLC

ADDRESS	CITY	STATE
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80919	5912
80919	5912
80919	5912



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 18 520-6600



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## Kari Parsons

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**From:** Jennifer Rinck <trichotomy18@hotmail.com>  
**Sent:** Thursday, July 11, 2019 7:03 AM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch development

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Ms. Parsons,

My wife and I were first introduced to the beautiful area of Black Forest fifteen years ago when the Air Force transferred us to Colorado Springs. We instantly fell in love and knew this is where we would return to settle in our forever home where we now reside (4260 Foxchase Way, Cathedral Pines).

We are sickened by the overuse of land by big developers and the officials who allow this to happen. Changing zoning from multiple acre homes to 1/5 acre lots is doing the citizens of Black Forest a great disservice and ignores the rights to those who moved to this area for its rural charm and expectation of continuing rural land. Additionally, this increase in homes places further burden on our roads, schools, fire department & water rights.

Please do everything you can to STOP Classic Homes from over-developing our land. Zoning in this area should NOT be changed.

Thank you for your time,  
James & Jennifer Eisenhart  
Retired USAF Colonel

## Kari Parsons

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**From:** Barbara Roseberry <searose727@yahoo.com>  
**Sent:** Thursday, July 11, 2019 6:50 AM  
**To:** Kari Parsons  
**Subject:** I OPPOSE THIS DEVELOPMENT - CLASSIC HOMES

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PLEASE STOP THIS! THESE DEVELOPERS ARE RUINING Colorado Springs! WHY I OPPOSE THIS DEVELOPMENT:

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.
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## Kari Parsons

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**From:** Traveling Mikuskas <travelingmikuskas@gmail.com>  
**Sent:** Wednesday, July 10, 2019 9:45 PM  
**To:** Kari Parsons  
**Subject:** The Ranch - Stapleton and Raygor Road development

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Dear Ms. Parsons,

I 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. The water required for this development is largely water that has been granted by the state but very little proven capability has been shown in wells drilled and pipelines installed. The water provider (Sterling Ranch Metro District) has water rights (paper water) in several places in the Black Forest, but no proven water quantity (real water) or infrastructure to transport over half of that water.
5. 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.
6. 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.
7. 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.

Thanks,



## Kari Parsons

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**From:** EJM <rishomikus@gmail.com>  
**Sent:** Wednesday, July 10, 2019 9:44 PM  
**To:** Kari Parsons  
**Subject:** Classic Homes urban development south of Stapleton and Raygor Road

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Ms. Parsons

We 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. 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.
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5. 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.
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7. 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.

## Kari Parsons

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**From:** E MIKUSKA <mrmikus@msn.com>  
**Sent:** Wednesday, July 10, 2019 9:42 PM  
**To:** Kari Parsons  
**Subject:** Classic Homes,The Ranch, a 2100-home urban development south of Stapleton and Raygor Road

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Hello,

Please see out opposition the development as sumirized below:

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.
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5. 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.
6. 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.
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## Kari Parsons

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**From:** Karen Shannahan <mkshannahan@gmail.com>  
**Sent:** Wednesday, July 10, 2019 8:32 PM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch Development

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I oppose the Ranch Development based on very serious concerns captured by the Black Forest Land Use Committee

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.
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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.

Thank you for your attention on this matter

Mike Shannahan

## Kari Parsons

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**From:** Joe Trechter <joetrecht@aol.com>  
**Sent:** Wednesday, July 10, 2019 8:27 PM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch Sketch plan

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Dear Ms. Parsons,

As a resident of Black Forest, I am writing to express my opposition to The Ranch, a 2100-home urban development south of Stapleton and Raygor Road. This development would be a violation of zoning regulations. This area is zoned RR-2.5 for 2.5-acre lots with 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 and creates a 10-fold density increase. Those of us who live in the Forest moved here for the rural environment, and we expect it to be protected.

This development would also place financial burden on Falcon Fire Protection District for additional required capabilities.

I concur with the inputs from the Black Forest Land Use Committee and hope that the county's planning commission listens to our concerns and acts to preserve the rural zoning where this development is proposed.

Sincerely,

Lori Trechter

## Kari Parsons

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**From:** Alexandra McKellar <alexandramckellar@hotmail.com>  
**Sent:** Wednesday, July 10, 2019 6:06 PM  
**To:** Kari Parsons  
**Subject:** The Ranch development

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Dear Kari,

Please respect the preservation plan we have already in place in Black Forest. No one here wants this kind of development anywhere near to our precious forest resource. This is NOT the city!! It is a beautiful community we all wish to preserve. Please help us do that. Most county commissioners have not even been out here to see the beauty we have. Please vote against this over crowded densely populated development , we beg you.

Alexandra McKellar

Lived in Black Forest for 32 years!

