

Kari Parsons

From: Chris Sorenson <chrissorenson@hotmail.com>
Sent: Monday, September 23, 2019 1:48 PM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Subject: Opposition to "The Ranch" Sketch Plan

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FOR El Paso County Commissioners and the El Paso County Planner.

We respectfully request you deny the developer's sketch plan for "The Ranch" for the following reasons:

- Violates zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase. Small area plans call for new development to be "compatible" with existing development. Increasing density 10-fold is definitely not compatible, inconsistent with the surrounding development.
- Ignores rights and expectations of surrounding neighbors who expected lower densities.
- Contradicts the county's own Black Forest Preservation Plan.
- Places financial burden on citizens for additional fire protection and emergency services capabilities.

We suggest that you direct the developer to resubmit a sketch plan that comports to the zoning regulations and the Black Forest Preservation Plan.

Please contact us with any questions you may have.

Sincerely,

Nils C. Sorenson & Julie A. Collins

Residents of Northern El Paso County – District 1

703.673.8604

Kari Parsons

From: Frank Simonds <franksimonds@gmail.com>
Sent: Monday, September 23, 2019 2:01 PM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Cc: 'Simonds, Frank H Jr CIV NORAD-USNC CS (USA)'; 'Julie L. Simonds'
Subject: Opposition to The Ranch Development

Importance: High

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Dear Commissioners,

Julie and I are writing to express our concern and opposition to the proposed Ranch development. We're not certain what criteria the Commission is using to consider this project, but it certainly appears that it isn't the Black Forest Preservation Plan. We built in Black Forest expecting the County would make a reasonable attempt to follow the preservation plan. Allowing the urban densities (ten-fold increase) for The Ranch Development is completely incompatible with existing development and, quite frankly, would be a betrayal to all of us who've built in the Black Forest. We hope that you don't put the unreasonable desires of the developers ahead of the residents.

Thank you for your consideration.

Sincerely,
Julie and Frank Simonds

Kari Parsons

From: F. Jackson Yonce <fjyonce@aol.com>
Sent: Monday, September 23, 2019 12:39 PM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Subject: "The Ranch" Development

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Honorable Commissioners and Ms. Parsons,

This is not a form letter, so I would appreciate you taking a moment to read it.

I am a 20 year resident of Black Forest and a 23 year resident of El Paso County. I am writing to ask you to please vote against Classic Homes' application for the sketch plan of The Ranch as it currently is being presented. The density of homes is simply unacceptable for this rural area, and inconsistent with the established density and rural character that now exists. The Black Forest Preservation Plan and the Falcon /Peyton Plan both indicate that this proposal be rejected.

Development in this area should be consistent with the rural nature of the area. Developers can certainly do their business within the model outlined in the Preservation Plans - and they certainly should not have purchased these properties with the expectation that they would be able to change the rules.

I am also VERY concerned about the strain on resources, especially water. Ground water is a non-renewable resource and we simply cannot have 2000 plus homes drawing upon this diminishing resource. There are other parts of the county where developers can build homes for our growing population of El Paso AND create communities where there is far less impact on existing residence and water resources.

Finally, I would ask you to think about the neighborhood in which you currently live. Certainly there is some kind of expectation (or HOA rules, or zoning, etc.) that your neighbor cannot place an apartment building on their lot, or a convenience store, or a dispensary. You have grown to expect a certain stability and security in your neighborhood. I am only asking that you grant us rural residents the same right.

Thanks you very much.

Sincerely,

Jack Yonce
719-291-2203

Kari Parsons

From: Chris Redd <redsteed@aceweb.com>
Sent: Monday, September 23, 2019 11:48 AM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Subject: Opposition to The Ranch Development

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hello,

I am a long time (20+ years) resident of Black Forest, and I am writing to you concerning the proposed development known as The Ranch. I am deeply concerned that this development, specifically its density, is not appropriate for the area and will pose many short and long term problems for existing residents.

This development does not conform to long term plans for the area, and will pose many resource problems.

I urge you to reject this proposal.

Thanks and regards,
Andrew Redd
9435 Hardin Road
Colorado Springs, CO 80908

Kari Parsons

From: Sarah HAMEL <AarSar@msn.com>
Sent: Monday, September 23, 2019 11:31 AM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Subject: Opposition to The Ranch Development

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Tomorrow, you will be hearing the application for the sketch plan on The Ranch. Please do not approve this plan.

The sketch plan for The Ranch is inconsistent with the surrounding development. To change from RR-2.5 zoning to a PUD with lots averaging 9000 sq ft is a 10 fold increase in density. Existing residents in the area almost all have lots of 5 acres or larger and expect to be living in rural locations with surrounding lots of 2.5 to 5 acres. If this plan were approved, they would find themselves living in a city with thousands of neighbors. This is not what people want when they live in Black Forest. Approving this plan would ignore the rights of the existing residents who expected lower densities.

The Black Forest Preservation Plan says, "Any new urban development should be compatible with existing rural residential subdivisions." The sketch plan for The Ranch is not compatible with the existing land use, as it constitutes a 10-fold increase in density over the surrounding area.

Please consider the existing rural nature of the surrounding land, the guidance of the Black Forest Preservation Plan, and the rights and expectations of the surrounding neighbors. Please do not put the desires of the developer over the existing residents of Black Forest, who moved here to enjoy a quiet, rural life. Please deny the application for the sketch plan for The Ranch.

Thank you.

Sarah Hamel
13920 Wyandott Drive
Colorado Springs, CO 80908
(719) 460-6116

Kari Parsons

From: Susan Baron <chickpea@q.com>
Sent: Monday, September 23, 2019 10:22 AM
To: Kari Parsons
Subject: Fwd: Vote NO on The Ranch Development!!!!

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From: "Susan Baron" <chickpea@q.com>
Sent: Monday, September 23, 2019 10:18:43 AM
Subject: Vote NO on The Ranch Development!!!!

Dear County Commissioners

I oppose The Ranch development and you should too for the following reasons:

The Black Forest Land Use Committee opposes 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. The small area plans call for compatibility of new development with existing development but this sketch plan proposes a 10-fold increase in density, definitely not compatible. The Black Forest Preservation Plan says, "Any new urban development should be compatible with existing rural residential subdivisions."
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. 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.
5. 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.

VOTE NO ON THIS PROJECT!!!!!!

Kari Parsons

From: Steve Sullivan <s_sullivan92602@yahoo.com>
Sent: Monday, September 23, 2019 7:36 AM
To: Kari Parsons; Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller
Subject: Black Forest Development- The Ranch

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Dear County Commissioner,

As a resident of Black Forest, I STRONGLY oppose further development of the land in Black Forest. If these massive developments continue, they threaten our way of life, endanger the citizens of Black forest and take away one of the best places near Colorado Springs for people to come to hike and ride (both bikes and horses).

I agree with the Land Use Committee, and as a resident of El Paso County, I am calling on you to PAY ATTENTION to what the people are saying. The City Board of Commissioners is realizing that we cannot keep growing and using our non-renewable resources indefinitely. I urge you to consider their position and VOTE AGAINST yet another development that threatens those resources.

The Black Forest Land Use Committee opposes 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. The small area plans call for compatibility of new development with existing development but this sketch plan proposes a 10-fold increase in density, definitely not compatible. The Black Forest Preservation Plan says, "Any new urban development should be compatible with existing rural residential subdivisions."

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4. 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

Kari Parsons

From: Dana Kuhlman <danakuhlman529@gmail.com>
Sent: Monday, September 23, 2019 9:42 AM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Subject: The Ranch development

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Hello Commissioners,

First I would like to thank you for your service for our County. I'm sure it's not an easy job. Second, I would like to ask you to PLEASE consider the voices of your constituents and El Paso County residents and do not allow Classic Homes' request to turn The Ranch into an urban development. Those of us who are long-time homeowners (my husband and I are El Paso County natives and have lived in our home between Black Forest Road and Vollmer for 20+ years) do not want to see this extreme growth that will only further tax our existing roads and water supply. The water supply being the MOST IMPORTANT concern! Developers do not seem to consider or care about where this most important resource will come from in the years to come. They only seem to care about their immediate bottom line and they seem to be more supported by our commissioners and city council than the tax-paying residents are.

PLEASE hear us and DO NOT approve Classic Homes' proposal for this urban development!!

Thank you,
John and Dana Kuhlman
7125 Silver Ponds Heights