

Kari Parsons

From: CenturyLink Customer <richardss@q.com>
Sent: Monday, September 23, 2019 5:12 PM
To: Stan VanderWerf; Kari Parsons; Cami Bremer; gonzalez jr, longinos; Holly Williams; Mark Waller
Subject: The Ranch Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Below is a summary of the reasons for opposition to the proposed plan. I have lived on the same dirt road in Black Forest for the past 45 years and this proposal is absurd for all the reason outlined .

Violation of 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.

Violates rules of PUD - Planned Unit Developments are a tool for developers to vary lot sizes WITHIN THE EXISTING ZONING. The PUD that would govern this development would violate that rule significantly.

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 with a house symbol on lots that have 5 acres or more. The Ranch is the white square in the middle.)

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

Please do not approve the sketch plan for this development. You have heard detailed information about the above points by this time and should not approve this plan.

Sandra Richards

Kari Parsons

From: Aaron Kingstrom <AaronK@frontrange-wireless.com>
Sent: Monday, September 23, 2019 5:53 PM
To: Kari Parsons
Subject: FW: Opposition to the Ranch Development

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Kari,
Once again .

From: Aaron Kingstrom
Sent: Monday, July 15, 2019 11:59 AM
To: 'kariparsons@elpasoco.com'
Cc: Heidi Kingstrom
Subject: Opposition to the Ranch Development

Kari,
How could it be right to change the zoning for this development? Everyone that lives in Black Forest area moved out here for an RR zoning and somewhat of a rural lifestyle. To now even except or worst case approve this proposal should not even be an option. El Paso County committed a rural lifestyle to all of us homeowners with the zoning that was in place when we purchased our land and homes, that expectation has not changed. This should truly be against the law and I believe that is what we need to do. Also, hold any and all people that our approving proposals like this accountable. I have watched Black Forest degrade over the last few years because of irresponsible actions such as this proposal . Has any of the planning commission members driven in Black Forest lately ? As usual with government it is always the cart before the horse mentality. I live off of Holmes road right before Flying Horse North and what a nightmare this chip seal narrow road has become(before any houses built). People will surly lose their life on this road in coming years and it is not all because of drivers. Holmes road was not designed for this kind of heavy traffic with no shoulders or centerline. You are approving developments without any consideration of the current inadequate infrastructure or the commitments you made to homeowners with the current zoning. None of what is going on recently is responsible growth. I believe in time we are going to be able to legally hold the people making these irresponsible decisions accountable. I for one will back up my opposition to this kind of reckless and irresponsible proposal with my vote and or money if legal action can be taken .

Thank you

Aaron Kingstrom
Mobile 303-929-5341

Kari Parsons

From: Kristine Strauch <kstrauch65@gmail.com>
Sent: Monday, September 23, 2019 6:16 PM
To: Kari Parsons
Subject: Opposition to The Ranch development

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Dear Ms. Parsons,

I'm writing this email to express my opposition to the proposed Ranch development, but I am discouraged because it seems like the comments and concerns of Black Forest residents regarding increasing development are being constantly ignored. I realize that the city of Colorado Springs is increasing by leaps and bounds, but there needs to be some regard for the expansion, or this area will lose its character and beauty.

Those of us who live in the Black Forest moved here because of the rural atmosphere. We like getting away from the hustle and bustle of the big city to enjoy the peace and quiet of our property. There isn't much housing or commercial development here, and we love it that way. Unfortunately that's changing rapidly. New homes are being crammed onto land that is zoned for 2.5 and 5 acre lots. What is the point of zoning, if our elected officials ignore the zoning guidelines and allow much heavier densities? So many houses put a strain on the resources within the forest. We're constantly assured that there is enough water in the aquifers (enough for a golf course in Flying Horse North!!), but no one really knows. There exist unanswered questions about who is going to pay for more fire protection, and don't even get me started on the increased traffic. The roads in Black Forest were not designed to handle the increased number of cars driving on them. I used to fear that every time I heard sirens there was a fire somewhere; now I know it's yet another traffic accident.

Like I mentioned above, I feel like my concerns fall on deaf ears. Everyone says that developers always get their way and there's no stopping progress. But it isn't always about progress. Some places should remain the same because it's what makes El Paso County the desirable area it is. When you drive through Black Forest, you can forget that there is a growing metropolis right next door. Of course, then you drive south down Milam Rd. and you're reminded that another part of the forest has been mowed down to make room for more and more houses. Please do not allow The Ranch to build another 2000+ homes. Please respect the zoning of Black Forest.

Sincerely,

Kristine Strauch

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Kari Parsons

From: Mark Smith <smithmd@pcisys.net>
Sent: Monday, September 23, 2019 7:33 PM
To: Stan VanderWerf; Holly Williams; Longinos Gonzalez Jr; Cami Bremer; Mark Waller; Kari Parsons
Subject: Opposition to The Ranch development sketch plan

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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. 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.
6. We live on Raygor Road and are concerned about the significant draw from our non-renewable well water source and probable increase in traffic resulting from The Ranch. We'll still be here dealing with the degrading impacts to our rural environment long after the developers advance their current plans; therefore, we ask that you disapprove of their current sketch plan and require one that is more aligned with the Black Forest Land Use Committee.

Thank you for your time and consideration,

Sincerely,

Mark & Lenette Smith

9765 Raygor Rd

Colorado Springs, CO 80908

Kari Parsons

From: Karen <bucksquarters@aol.com>
Sent: Monday, September 23, 2019 8:22 PM
To: Kari Parsons
Subject: The Ranch

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I LIVE VERY CLOSE TO THIS PROPOSED INVASION TO OUR BELOVED BLACK FOREST. THE IMPACT TO OUR NEIGHBORHOOD WILL BE DISASTROUS. PLEASE CONSIDER VERY CAREFULLY THE DECISION YOU AND THE OTHER COMMISSIONERS MAKE AND WHAT THE FUTURE DEVELOPMENT WILL HAVE ON THIS AREA. COULD YOU PLEASE SHARE MY OPPOSITION TO THIS DEVELOPMENT WITH THE OTHER COMMISSIONERS AS I AM A 78 YEAR OLD WIDOW AND NOT TOO GOOD AT TRYING TO SEND THIS TO EVERYONE. THANK YOU, KAREN BUCK, BLACK FOREST

