

EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 26, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

P-18-008

RUIZ

**MAP AMENDMENT (REZONE)
824 ACRES CURTIS ROAD**

A request by ROI Property Group, LLC, for approval of a map amendment (rezoning) of 824 acres from A-35 (Agricultural) to RR-2.5 (Residential Rural). The property is located at the southeast corner of the Judge Orr Road and Curtis Road intersection. (Parcel Nos. 43000-00-541, 43000-00-542, 43000-00-543, 43000-00-554, 43000-00-561, 43000-00-562, 43000-00-556, 43000-00-555, and 43000-00-557) (Commissioner District 2)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments: _____

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on March 19, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on April 9, 2019.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/elpaso-county-planning-commission/planning-commission-2019-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition.

If we can be of any assistance, please call 719-520-6300.

Sincerely,

Nina Ruiz, Planner II

Your Name: FAYE REYNOLDS

Address: 6634 Masters Rd Manvel, TX 77578

Property Location: 358.9 Ac. Curtis Rd + Falcon Hwy NE Corner Phone 281-948-9266
Falcon, Colo.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

To the Planning and Development Department, El Paso County
Reference P-18-008 rezoning request

Comments:

My property of 358.9 ac., located at the NE corner of Falcon Hwy. and Curtis Rd., is adjacent to the development property. I have major concerns as to its impact on my property as well as to the larger area.

I have been in contact with ROI speaking with Rob Fuller with the development company regarding drainage. He indicated a desire to drain onto my property as information from their engineers said it would be the most attractive solution for the development. I absolutely will not approve such a solution, so he indicated they have other remedies for the problem

With runoff from streets, driveways, roofs and other hard surfaces, there still is a major concern. I grew up on this property and can verify how devastating heavy rain and storm flooding events can be to my property and to those downstream as well.

I do not trust that the engineering will take care of the development's drainage need.

The question then becomes how will adding 300-plus residences impact owners downstream? It was a major impact to people who lived south of Woodmen Hills & Meridian Ranch. The county ended up buying a lot in Meadow Lake Estates to improve drainage from the above mentioned developments at taxpayer expense This lot is south of Highway 24 and is south and west of Judge Orr Rd.

It is my understanding that the county is working on this parcel constantly dredging the drainage way. Also, how many more homes will be added to the ROI development in the future? Where will the water for future developments come from? Will ROI prevent there bei8ng enough water for future developments? What about septic provisionn for each residence in ROI? Will there be an HOA to insure the small acerages are kept planted and compliant with drainage and water use?

The use of large amounts of underground water may impact shortages for future development of surrounding properties. This should be a factor the state, and other environmental entities should be involved.

Respectfully submitted



Faye Reynolds, CFP