

For the El Paso County Planning Commission Hearing on Thursday, November 07, 2024 in reference to the Rolling Meadows Bull Hill Plan.

I am Ann Rush, PhD and I live on 3870 Hammer Ranch Road, Colorado Springs CO 80929.

I have met with homeowners in the Mustang Meadows and also posted these concerns on our Facebook Page. Below are our concerns and we kindly ask you to please consider the following items in your plan.

We propose the builder develop a perimeter of rural residential lots along the North/Eastern part of the Phase 4 area. This would include rural residential densities (0.4-1.0 du/ac) in areas located adjacent to the more rural properties in unincorporated El Paso County. This is consistent with the proposed Karman Line, which is Norris Ranch Joint Venture, LLC, master-planned community.

Additionally, we propose the builder relocate the planned high-density residential (14-20 du/ac) be moved and located along Bradley/Meridian corridor to manage the traffic flow and by the Lorson Ranch housing in Phase 1 and 2. This is consistent with the proposed Karman Line, which is Norris Ranch Joint Venture, LLC, master-planned community.

We request the road coming out of the development on Meridian be moved south so that is more centrally located between Drennan and Bradley.

How will Meridian Road be improved? Will the land to accommodate its expansion come from the master planned development?

What is the plan for noise control and light control? Will there be a noise reduction wall erected?

What is the builder going to do to control the dust and noise pollution during development?

What is the proposed schedule for each phase of development?

Population Considerations for El Paso County (including Colorado Springs, CO)

From United States Census Bureau: (As of July 1, 2023)

Population: 744,215

Population Growth since 2020 is 1.97% or 13,820. Note: In 2023, Colorado's total population increased by 36,571 people, reaching 5.878 million. This is 7,000 more people than in 2022 but less than half the average growth between 2011 and 2020.¹

Total Households: 276,371

Total Housing Units: 312,348

Note: A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

Housing Surplus: 35,977

Per Realtor.com on November 3, 2024 for El Paso County, CO, 8,607 units are available as follows:

Homes for sale (all types): 4,797 (406 units under \$300,000, 1,499 are new homes)

Rentals (all types): 3,810

Permits drawn 2023 is 2729 and 2024 is 2,525 and Dwellings Gained -2023 is 5,033 and 2024 is 3,126

With the many communities being developed along the Bradley, Fontaine and Marksheffel corridor, what is driving the need for this community development at this time?

Thank you.

¹ <https://www.commonsestituteus.org/colorado/research/housing-and-our-community/2023-domestic-migration-data>