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Kari Parsons
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2880 International Circle, Suite 110
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February 2nd, 2019

Reference: Meadowlake Ranch Sketch Plan, Project File No. SKP184

Dear Ms. Parsons,

We have reviewed the revised Letter of Intent posted on January 7th, 2019 and the revised Sketch Plan posted on January 14th, 2019 at the El Paso County Development Application Review website for this project.

The revised sketch plan expands the proposed Industrial use area in a northerly direction as compared to the previous sketch plan. See Attachments A and B. The sketch plan is drawn to scale and indicates that the boundary of the Industrial use area will be less than 600 feet from properties on the north side of Bandanero Drive. We own and live at one of those properties.

The Revised Letter of Intent asserts that the development will comply with the El Paso County Policy Plan, paragraph 6.1.3 by virtue of being "... similar in terms of land use and density to adjacent Woodmen Hills and Four Way Ranch". Paragraph 6.1.3 states,

Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

We contend that the quantity of Industrial use area (58 acres or 19% of the development) and the close proximity of proposed Industrial use area to Residential use area not only fails to comply with this plan goal, but actually violates the goal. Contrary to the statement in the Letter of Intent, there are no nearby Industrial uses in either the Woodman Hills or 4-Way Ranch Metropolitan Districts No. 1.

The Revised Letter of Intent asserts that the development will comply with the Falcon/Peyton Small Area Plan, paragraph 4.5.2.1 which states,

Incorporate areas for mixed non-residential uses within planned urban developments, and specifically set aside areas for future non-retail employment uses as a part of the Sketch Plan process for larger urban developments.

We contend that the close proximity of proposed Industrial use area to Residential use area not only fails to comply with this plan goal, but actually violates the goal. It is not the objective of paragraph 4.5.2.1 to encourage close proximity of Industrial and Residential uses. Mixed non-residential use is normally understood to exclude Industrial use.

While not mentioned in the Letter of Intent, we argue that the Sketch Plan depicting the close proximity of Industrial use to Residential use also violates the following paragraphs of the El Paso County Policy Plan,

- Paragraph 6.1.8 - Encourage incorporating buffers or transitions between areas of varying use or density where possible.
- Paragraph 6.1.9 - Viable residential properties should be reasonably protected from the adverse impacts of major roadways and other potentially incompatible land uses.
- Paragraph 6.2.8 - Clearly defined boundaries should be established for large institutional, industrial, and commercial areas and used in order to protect the integrity of established and developing neighborhoods.

Further, while not mentioned in the Letter of Intent, we argue that the Sketch Plan depicting the close proximity of Industrial use to Residential use also violates the following paragraph of the Falcon/Peyton Small Area Plan,

- Paragraph 4.5.1.6 - Avoid hard-line boundaries between designated areas for particular uses and densities unless there are sub-area characteristics that support these boundaries.

We understand that these revisions are in response to comments from Federal Aviation Administration as the project relates to Meadow Lake Airport. Our view is that the concerns of local residents should take precedence over those of the Airport as we are in closer proximity to the project and the impacts of Industrial use will be much larger on us that residential use impacts will be on the Airport.

We object to the extension of the Industrial use are to the north.

Please note that our comments submitted on December 10th, 2018 regarding the viewshed issues still apply.

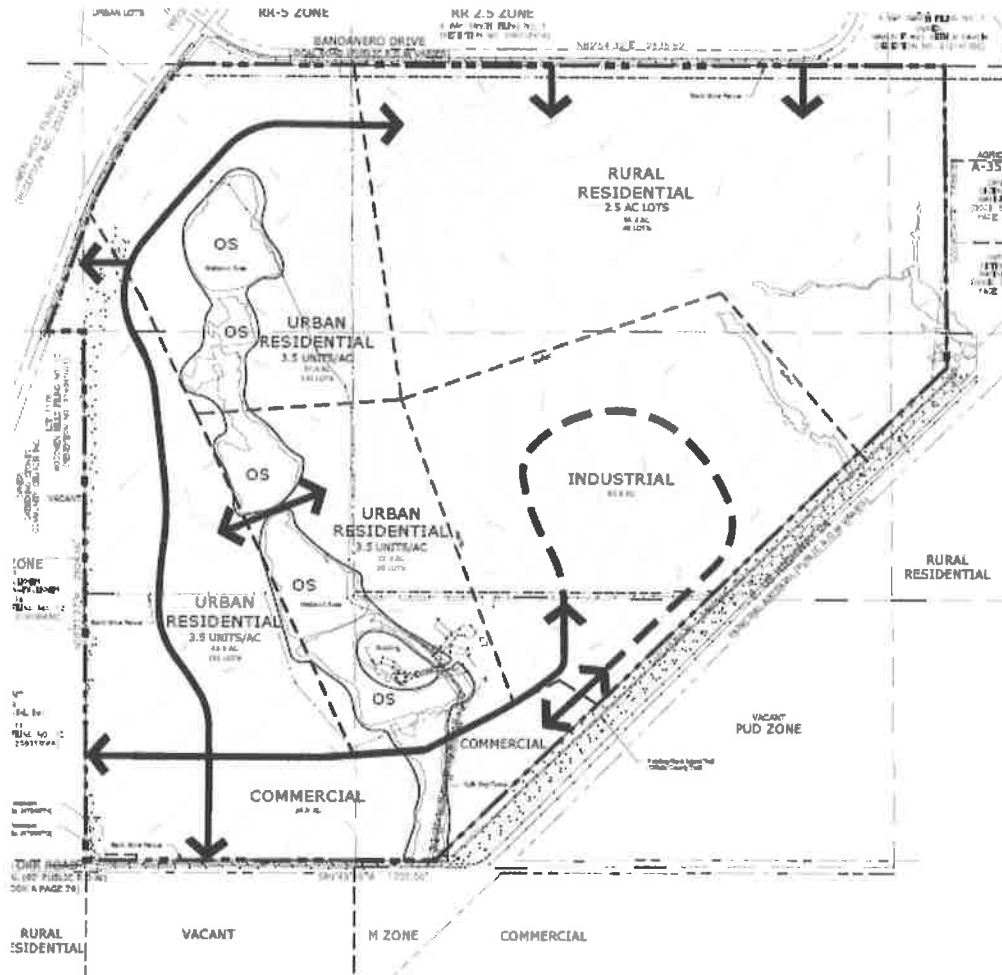
Please file a copy of this letter in the El Paso County Development Application Review website for this project.


Mark Belles


Gaye Belles

Attachment A

Previous Proposed Sketch Plan



Attachment B

Currently Proposed Sketch Plan

