

# T.L.L.U.C.

Tri-Lakes Land Use Committee / El Paso County, Colorado  
19360 Spring Vally Road • Monument, Colorado 80132 • 719 481-8292

Kari Parsons, Project Planner  
El Paso County Planning Department  
2880 International Circle  
Colorado Springs, Colorado 80903

Re: Forest Lakes Phase II  
PUD Amendment

April 12, 2019

Dear Kari,

Thank you for this referral. As you know, the Tri-Lakes Land Use Committee reviewed the earlier revised PUD Amendment request just one year ago. The site lies within the Twin-Valley Sub-Area. The site adjoins platted subdivisions to the north and south and National Forest to the west. Those adjoining subdivisions are zoned RR-5 and platted into 5 acre lots.

The current request for an increase in density remains problematic. Nowhere in the Twin-Valley Sub Area discussion do we find support for density increases on this parcel of property. Indeed, any increase in lot numbers equates to a corresponding multiple increase in population which is, ultimately, the cause of negative impacts to the adjoining and surrounding neighborhoods. We find no rational reason provided for such a density increase and yet this is the third such request for this parcel over the last several years.

It is true that the Sub Area discussion recognized the then future existence of Forest Lakes noting that it already had some zoning approval on 822 acres. The approvals that existed at the time expected the proposed clustering of larger lots, not the 8400 square foot "city" lots that are part of this plan:

In part, the Twin-Valley Land Use Scenario in the 2000 Update has this to say:.....*"Large lot clustering options, utilizing minimum 2-1/2 acre lots should be considered only if there is strict adherence to this overall density approach and if adequate mechanisms for implementation are available"*.....This request reduces the number of previously "larger" lots (1 acre+) in favor of many additional smaller lots.

Our concerns remain for issues of an emergency nature as well. Roadways are insufficient in light of emergencies. The single bridge that accesses the Sub Area has limitations. The round-about it empties into creates more. And if the emergency happened to be at the railroad (as was the case a few years ago) it's possible people could be trapped and unable to even use the bridge. There are other significant concerns which will undoubtedly be addressed by others. The Tri Lakes Land Use Committee primarily wishes to address the issue of density.

(2)

In summary, the Plan does not support increasing the number of dwelling units and we see no rational reason presented to do so.

Thank you for the opportunity to provide comments on this request.

Respectfully submitted,

A handwritten signature in cursive script that reads "J.W. Hannigan for".

Tri Lakes Land Use Committee.