

EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 12, 2019

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

PUDSP-18-001

PARSONS

PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN FOREST LAKES PHASE II

A request by FLRD, No. 2, LLC, for approval of a map amendment (rezoning) of 287 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 180 single-family residential lots. The property is located north of Hay Creek Road, south of Doolittle Road, and west of Old Denver Highway. (Parcel No. 71000-00-433) (Commissioner District 1) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For X Against No Opinion
Comments: PLEASE SEE ATTACHED LETTER

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on April 2, 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.
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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,

Kari Parsons

Kari Parsons, Planner II

Your Name: DAN IREY [Signature]
(printed) (signature)
Address: 4585 DIAMONDBACK DRIVE COLORADO SPRINGS CO 80921
Property Location: SAME Phone: 303-748-6048

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



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

WWW.ELPASOCO.COM

El Paso County Parcel Information

PARCEL	NAME
7100000433	FLRD #2 LLC

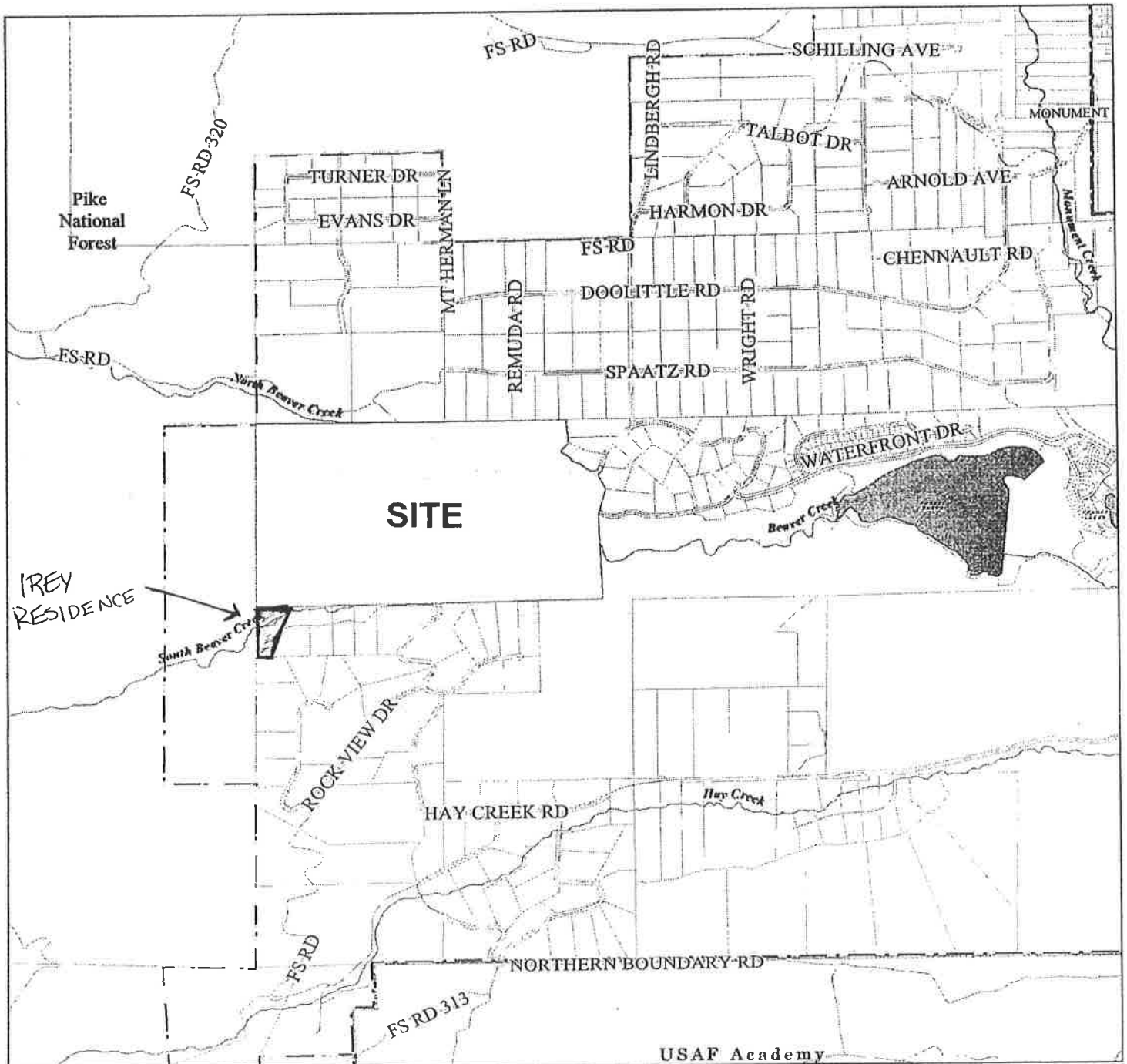
File Name: PUDSP-18-001

Zone Map No. --

ADDRESS	CITY	STATE
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO

ZIP	ZIPPLUS
80919	5912

Date: MARCH 8, 2019



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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My name is Daniel Irey. I live at 4585 Diamondback Drive. My family has lived in Colorado for over 60 years! I am against Phase 2 as it is presently proposed. High density cluster homes do not belong in this area and everyone knows it. I feel our government officials should listen to the property owners who will have to live with the decisions our county planners and commissioners make now. They will be long gone and we, the surrounding homeowners, will be stuck living and dealing with this poorly planned, over developed and damaging to our environment development.

We feel the additional 49 homes proposed do not fit in this once very rural area. We wonder how much more profit the developers will make on these. And, is making this extra profit really worth disturbing the quiet enjoyment of so many others?

This Change.org Petition on the website below has 978 signatures as of 3-28-2019: All AGAINST the Forest Lakes Development.

I would like this petition to be part of the documentation against the Phase 2 development.

<https://www.change.org/p/stop-the-over-development-threatening-the-pike-national-forest-monument-co>

In addition to protecting the environment, the main legitimate concerns of the citizens are:

1. Wildlife- The wildlife here will be harmed and will suffer the most from the overpopulation of this area. This is the biggest tragedy of this development and one that can be easily avoided. It is our duty to protect those who cannot speak for themselves. We should plan smart for developments that will not only be great for the residents but keep our wildlife healthy and thriving. How do you plan on containing property owner's pets and children from entering and damaging the PMJM protected habitat as well as South Beaver Creek and the beaver ponds? Will the bears, mountain lions, coyote's and bobcats etc. now be shot and killed if they wander from the forest onto Forest Lakes land lured by the smell of people's trash cans? How do you plan on preventing such things from happening?
2. Fire Danger- Not only is there higher threat of fires due to overpopulation, but safe egress will be difficult at best if a fire comes down from the foothills or from Forest Lakes. It's likely a fire could be started from a Forest Lakes careless homeowner setting off fireworks. Diamondback Drive residents would be trapped. How are Forest Lakes and our county officials going to guarantee us that we won't be trapped and killed by a wildfire even though the fire department has signed off on this development? This is a likely scenario and should be taken very seriously. We should learn from what happened in past wildfires and take precautions before, not after, another disaster happens.
3. Water – We feel there won't be enough ground water to sustain this many homes as well as the surrounding homes' wells into the future. We understand they have a water treatment plant and can drill more wells and claim now it's not a problem, but will Forest Lakes guarantee our wells won't run dry in the future from their overbuilding now? Are they so sure of

this that they would be willing to put up a bond that would pay adjoining property owners for their properties or drill them a new well should it actually happen? 180 new homes next door, all suddenly watering their lawns all summer seems to be a huge unnecessary waste of a valuable resource.

4. Chemical runoff from landscaping polluting the creeks. Yards will be fertilized, and weed killer will be used by many homeowners in Forest Lakes. How are Forest Lakes authorities and the county officials going to control all that pollution running down all those driveways and streets towards our properties' wells and the now pristine South Beaver Creek? Those few small retention ponds will not capture all that runoff. Endangered Species; Fish like the Greenback Cutthroat Trout, animals like the Preble's Meadow Jumping Mouse and many other wildlife will be harmed and/or killed.
5. Light pollution- Will there be and who will enforce the covenants for outside lighting of the homes in Forest Lakes? We are concerned about the possibility of motion flood lights pointed at us and the forest just because homeowners are afraid that a coyote or mountain lion will eat their dog or cat. How long will it take to get issues of covenant violations enforced and corrected?
6. Noise pollution- Same concerns and even more as light pollution. Could a covenant be added for a 2 dog limit per house for homes in Phase 2? Will there be and who will enforce the covenants for excessive noise coming from the homes in Forest Lakes?

I believe our local county and elected government officials have a tough job, we hold them accountable for any irresponsible decisions they make while employed by the taxpayers that will negatively affect our lifestyle, our right to quiet enjoyment and our property values for decades to come. I am urging all government officials involved in this decision-making process to listen to the people for whom you are working: area residents and the nearly one thousand Change.org petitioners that have stated: "NO, government officials, this is not right for us, do not over develop Forest Lakes!"

Someday everyone will have to answer for their actions! Our children and their children will have to bear the burden for the decisions we make today.

There is a quote that seems to fit in this circumstance, "**Do what is right, not what is easy!**" So please; do what we all know is the right thing and keep the Forest Lakes Phase 2 to the original 2002 approved plan of a more tolerable 131 lots- not 180 lots that includes high density cluster homes that (to reference Policy 6.1.11) are **not functionally or aesthetically integrated within the context of the adjoining properties and uses.**


Respectfully;



Daniel Irey

3-31-19

Date



Susan Irey

3/31/19
Date

EL PASO COUNTY



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CRAIG DOSSEY, EXECUTIVE DIRECTOR

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A request by FLRD, No. 2, LLC, for approval of a map amendment (rezoning) of 287 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 180 single-family residential lots. The property is located north of Hay Creek Road, south of Doolittle Road, and west of Old Denver Highway. (Parcel No. 71000-00-433) (Commissioner District 1) (Karl Parsons)

Type of Hearing: Quasi-Judicial

For X Against No Opinion
Comments: I am against a 37% increase in lots from the 2002 plan.

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Sincerely,

Karl Parsons

Karl Parsons, Planner II

Your Name: Marisa McMillen

Address: 15220 BRONCO DR. COLO SPRGS CO 80921

Property Location: South of Forest Lakes PUD, near Hay Creek Rd Phone: 719 330-7078
Green Mountain Ranch subdivision

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



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

WWW.ELPASOCO.COM

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Type of Hearing: Quasi-Judicial

	<u>For</u>	<u>Against</u>	<u>No Opinion</u>
Comments:	<p><i>- INCREASED DENSITY 37% BEYOND APPROVED PLAN</i> <i>- INCONSISTENT WITH SURROUNDING DEVELOPMENT NEAR NAT'L FOREST</i> <i>- URBAN DENSITY ADJACENT TO FOREST INCREASES FIRE CASUALTY DANGER</i> <i>- STICK TO ORIGINAL APPROVED PLAN</i></p> <p>(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)</p>		

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Sincerely,

Kari Parsons, Planner II

Your Name: MARK D. McMILLEN
(printed)

Address: 15220 BRONCO DR

Property Location: GREEN MOUNTAIN RANCH; SOUTH OF FOREST LAKES Phone 719-930-5445

(signature)

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



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FAX: (719) 520-6695

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EL PASO COUNTY COLORADO

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Type of Hearing: Quasi-Judicial

For X Against No Opinion
Comments: We have significant concern about the environmental impact of this development. Additionally this massive development will significantly increase traffic along with noise and light pollution, decreasing property values for all of the taxpayers in the affected area. We are absolutely against this kind of large scale development. We purchased our property to enjoy the natural surroundings, which will be destroyed by this development.
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Sincerely,

Kari Parsons

Kari Parsons, Planner II

Your Name: Greg and Kara Ramirez

Address: 3845 Tapadero Drive

Property Location: Colorado Springs CO 80921

Phone: 414 915 8805

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



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

www.ELPASOCO.COM

El Paso County Parcel Information

PARCEL	NAME
7100000433	FLRD #2 LLC

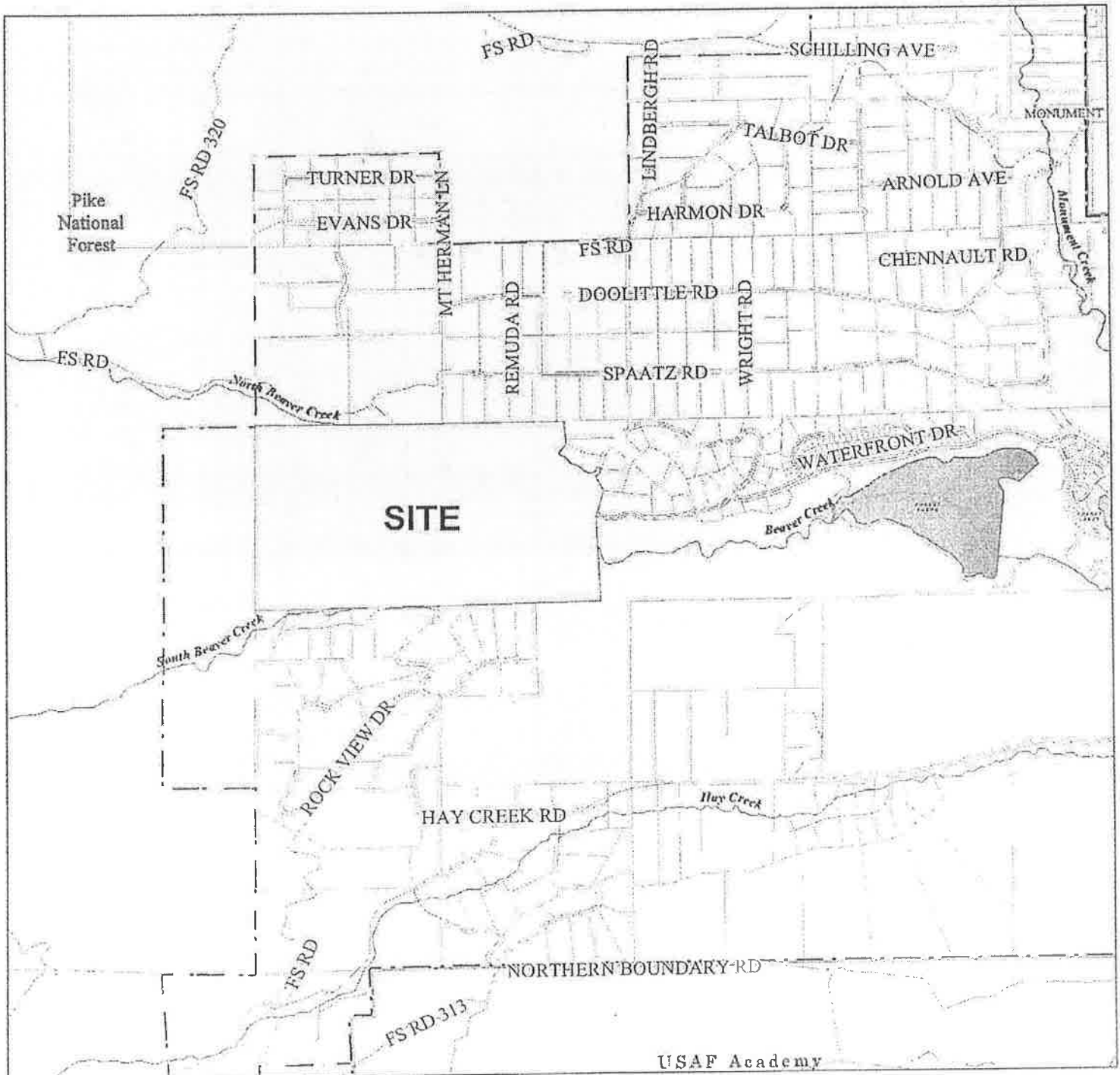
File Name: PUDSP-18-001

Zone Map No: --

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6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO

ZIP	ZIPPLUS
80919	5912

Date: MARCH 8, 2019



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