

Forest Lakes hearing notice.pdf



EL PASO COUNTY COLORADO

COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

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

Form with 'For', 'Against' (marked with X), and 'No Opinion' options. Comments: See attached sheet

(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.
The item will also be heard by the El Paso County Board of County Commissioners on April 23, 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/el-paso-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, Kari Parsons (signature)

Kari Parsons, Planner II

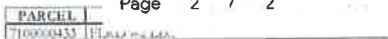
Your Name: Carol Lynch (signature)
Address: 2980 Spartz Rd Monument CO 80132
Property Location: Phone: 719/481-4085

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



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

www.ELPASOCO.COM



## Forest Lakes Phase II

This proposed density of 180 new single family homes is too high. Our existing neighborhood is comprised of five acre lots and we will all be negatively impacted by this Phase II project.

Construction noise as well as neighborhood noise will cause a decline in our quality of life. Traffic will increase and is already a cause of concern and safety on Spaatz Road. All of us are on private wells and are always anxious about the aquifer and our well water levels. Wildlife will be displaced by the number of homes in this project. Increased traffic also raises the issue of increased crime in our neighborhood.

I encourage you to send the developers back to their drawing boards to come up with a plan more in keeping with the existing density of the two existing neighborhoods.

Respectfully,  
Carol Lynch  
2980 Spaatz Road  
cllynch123@gmail.com

