

Kari Parsons

From: Fred Kinnick <fredkinnick@yahoo.com>
Sent: Saturday, February 9, 2019 7:45 AM
To: Kari Parsons
Subject: Lorson Ranch East Filing No. 3

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El Paso County Planning Commission:

We live on a 5 acre lot located to the south of the Lorson Ranch Development . We are against the Lorson Ranch East Filing No. 3 . We do not support the continued development and encroachment within this region of El Paso County. Our property borders the Lorson Ranch development. This once quiet and peaceful rural region is being over developed resulting in excessive noise and pollution and traffic. Please take this prospective into consideration and reject this filing and future Lorson Ranch development.

Sincerely
Fred & Patsy Kinnick
11300 Peaceful Valley Rd.
Colorado Springs, C) 80925
719 220-4298

Kari Parsons

From: david boyd <boydsrpvr@yahoo.com>
Sent: Saturday, February 9, 2019 8:45 AM
To: Kari Parsons
Cc: W. J. Feller; david boyd
Subject: Lorson Ranch Development

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As a 21 year resident of the Peaceful Valley Lake Estate Home Owners Assoc., I objected to the Lorson Ranch development from the start. Now you want to continue to encroach into our living space and lifestyle further. A friend of mine looked at moving into the Lorson Ranch area. I walked through your homes with my friend and his wife. They were not impressed and said they would never live in that area. I have also driven through your development on several occasions and observed nothing but cracker box unattractive homes.

I reviewed your filing and find several inconsistencies. Your development has interfered with wildlife substantially since the beginning and any future development. I personally have seen the wild turkey (that you failed to mention in your filings) have migrated from their original locations (Lorson Ranch) to the south by the old golf course and south of Peaceful Valley RD.

Every day you can see these hundreds of turkey on a regular basis as I have never seen before and they flock at night in the trees off Peaceful Valley Rd, which just started within the last year. This is due to the noise, construction, development, and encroachment of what was their habitat at Lorson Ranch. These turkey(s) are not seasonal, as you referred to other animals, ...they are a fixture year round.

Your development has strongly affected those residents on the north border line of our HOA. All of us have moved out here because of the quit, peaceful, five + acres space separating us from "city dwellers". YOU have brought the "city dwellers" to us, destroying our way way of life. I look out my kitchen window where I use to see cattle, open land, God's land....and now see roofs of a housing metropolis, traffic, and raising crime.

One of my friends, whom is a deputy with the El Paso County Sheriff Department, has informed me of increasing incidences within the Lorson Ranch area and, to keep a good eye open in my area because crime will migrate into our peaceful HOA.

As a retired law enforcement Lieutenant, with over thirty years of service, I am aware that with development, comes increased crime.

You people have caused this issue, destroyed the landscape through development, negatively encroached into people's lives, increased the need of natural resources (water, gas, electricity, etc) that affects others in the area with reduced water pressure. You DO NOT live here, DO NOT have first hand knowledge of the lives of people you have affected, and have done all this in the name of the all mighty dollar.

David M. Boyd Sr
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Colorado Springs, CO 80925
719-502-0707

Kari Parsons

From: Miles Trumble <qtrumble@aol.com>
Sent: Saturday, February 9, 2019 3:34 PM
To: Kari Parsons
Subject: RE: Lorson Ranch East Filing No. 3 and Future Filings

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MS Kari Parsons
El Paso County, Department of Planning & Community Development

February 9, 2019

RE: Lorson Ranch East Filing No. 3 and Future Filings

Dear MS Parsons,

My family and I live in the Peaceful Valley Lake Estates Subdivision and we are keenly interested in the growth of the Lorson Ranch Subdivision to our north. We have only lived here for a short-while, but we have already seen the impact the hundreds of homes and people in Lorson Ranch have had on the tranquil quality of life we expected to enjoy for many years when we invested in our property. Primarily the impacts have been increased noise, light pollution and traffic. However, there have also been incidents of increased crime, including drugs and murder— all part of the suburban life we thought we were leaving when we came here. The character of our neighborhood is essentially rural, with many families owning horses and other livestock. Our fellow property owners moved here intentionally to get away from urban and suburban living. The encroachment of such a large suburban residential development, in effect a small city, immediately adjacent to ours without an adequate buffer is distressing and should not be allowed. That being said, I know it's unrealistic to expect the surrounding parcels of land will not be developed. However, it is in the planning and zoning that an equitable solution can be realized.

I have not done exhaustive research into the history of the Lorson Ranch development, but I have read some of the documents in the public record. It appears that the El Paso County planners have been sensitive to the disparate zoning densities between Lorson Ranch and Peaceful Valley Lake Estates and tried to maintain some form of buffer by requiring less dense lots along the common boundary. It is also evident that the Lorson Ranch developer is intent upon disregarding your attempts by submitting plans (e.g., Minor Sketch Plan Amendment #2) which specify densities exceeding your earlier guidance and their previous plans. In 2004, the planning department addressed the need to protect our subdivision by requiring Lorson Ranch to plan larger lots along their eastern and southern boundaries. In fact, they cited the Highway 94 Comprehensive Plan which recommended 5-acre lots east of Jimmy Camp Creek. The current Sketch Plan does not come close to meeting that guidance. It states that lot sizes adjacent to our 5-acre lots are to be a least .5 acres, with no structure within 100 feet of the boundary. But, the developer has the area as being categorized RLM, not RL. I understand the developer's desire to maximize profit; but, clearly, he is not acting in good faith, nor being a good neighbor to us.

Incorporating the Highway 94 Comprehensive Plan guidance of planning for 5-acre lots east of Jimmy Camp Creek would go a long way to helping preserve the character of our subdivision. No doubt the developer will not agree. Bear in mind that the Lorson Ranch Subdivision will place over 5,000 homes immediately next to our neighborhood. Compare their geographic area to ours with our 110 lots. Our subdivision has virtually no effect upon theirs, but theirs has a significantly detrimental impact on ours. Perhaps, a fair compromise would be a minimum lot size of 2-acres for lots east of Jimmy Camp Creek and south (and east) of Trappe Drive. Furthermore, lots between Trappe Drive and Lorson Ranch Blvd should be a minimum of 1 acre.

We have as much right to the enjoyment of our land, and the preservation of its character, as the Lorson Ranch developer has to build a new subdivision. Your office has the important role of weighing the competing interests of both parties. Please act wisely and equitably.

Sincerely,

Q. Miles Trumble
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(719)432-7493
QTrumble@aol.com