

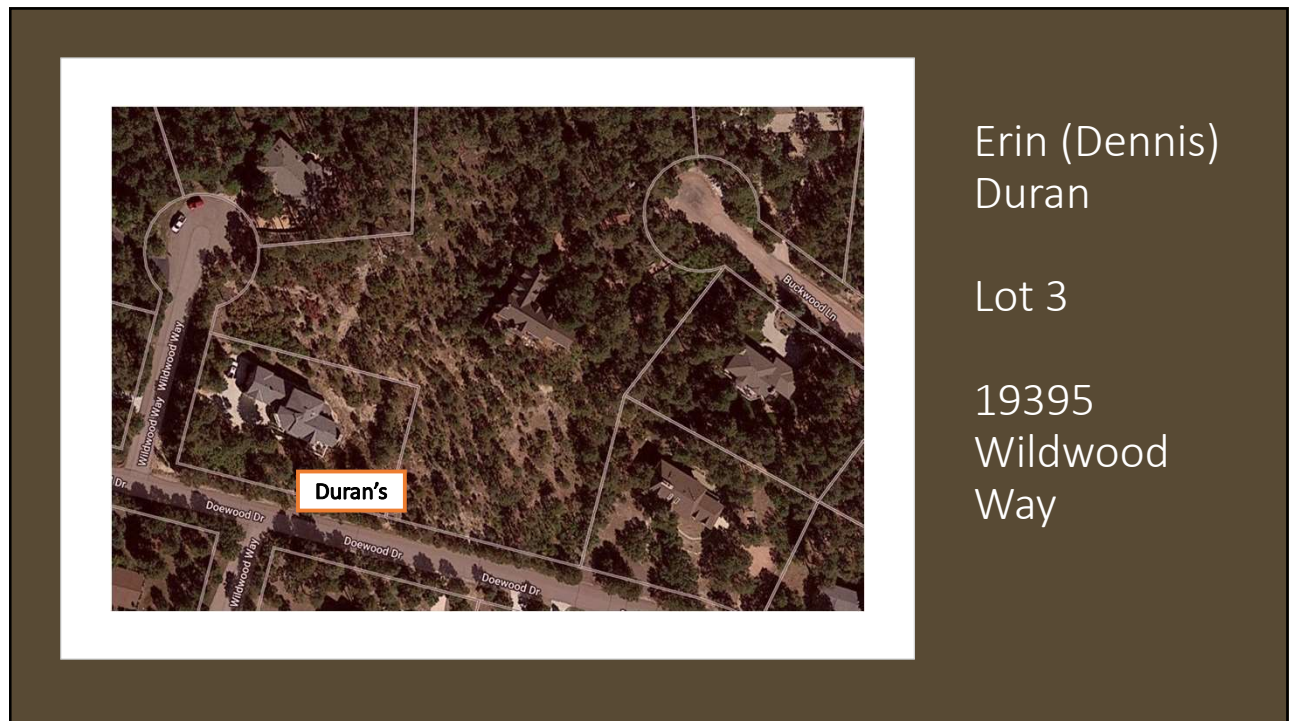
Neighbor Response to Request to Vacation and Replat

1384 Buckwood Lane (parcel number 7111101042)

EL Paso County File Number VR-22-013

**Lot 1
(Westview at Woodmoor)**

1



Erin (Dennis)
Duran

Lot 3

19395
Wildwood
Way

2

Neighbors supporting this presentation

Erin (commenting in person) and Dennis Duran (19395 Wildwood Way)

Sarah and Mike Cole (commenting virtually) (19411 Wildwood Way)

Bill and Hilary Brendemuhl (commenting in person) (19375 Doewood Drive)

JoAnn and William Schmitz (unable to attend) (1495 Blueberry Hills Rd.)

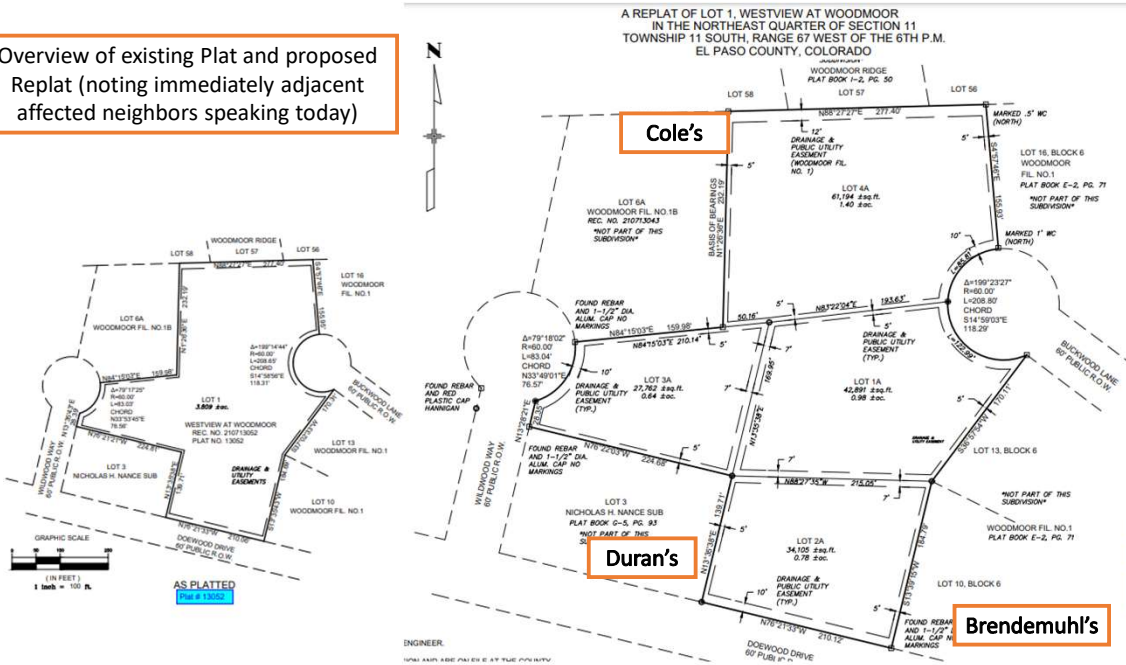
Susan and Christopher Beery (attending virtually) (1386 Buckwood Lane)

Frank and Margie Carber (unable to attend) (1545 Blueberry Hills Rd.)

Terry and Suzanne Swenson (attending virtually) (1525 Blueberry Hills Rd.)

3

Overview of existing Plat and proposed Replat (noting immediately adjacent affected neighbors speaking today)



4

Neighbors' Response to Date

- Murphy Custom Homes requested to vacate and replat to the Woodmoor Improvement Association (WIA) Architectural Control Committee (ACC)
- Neighbors provided feedback to WIA ACC
 - Requested denial of request
 - Documented several concerns including lack of procedures for the WIA Architectural Committee
- WIA denied request
 - Cited the El Paso County Board of County Commissioners would make final decision and WIA ACC would defer

5

Summary of Concerns



Decisions Based on Single Lot with One Home



Increased Wildfire Risk



Impact to Wildlife



Geological Hazards



Traffic and Congestion



Soils and Drainage

6



Mike and
Sarah Cole

Lot 6A

19411
Wildwood
Way

7

Background

- Mr. John Eric Gross purchased 1384 Buckwood Lane on August 3, 1995.
 - He purchased the property as four single lots, one of which had an existing home.
- Mr. Gross purchased a small area of property from the back of Lot 6A AND also requested that the four lots be combined into one on February 23, 2010.
- Letter to property owners sent in December 2009 explained his proposal in the hearing packet:
 - The justifications for combining the lots were cited from the 2000 Tri-Lakes Comprehensive Plan.
 - This Comprehensive Plan is the most recent on file and **approved by El Paso County.**

8

Justifications for Combining Lots in 2010



"Erosion is a problem in parts of Woodmoor where vegetated steep slopes and natural drainage patterns have been disturbed while building roads and residences".



"There are a number of lots that are marginally buildable due to the slope of the lot or floodplains."



"The overall roadway system [in Woodmoor] was designed to accommodate a rural-residential retirement community. While the system still functions sufficiently, changes in demographics, increased population, and increased vehicle use have contributed to congestion at some intersections and overall more traffic on residential roads."



"Services provided by the county are not adequate to meet the needs of residents. Because roads are dependent upon developers, they are poorly planned as they do not consider the Sub-Area as a whole. All other services such as police protection and recreational facilities are inadequate in proportion to the population of the area."

9

Tri-Lakes Comprehensive Plan

Cole's Review and Comment

10



Bill and
Hilary
Brendemuhl

Lot 10

19375
Doewood
Drive

11

Concerns

- Adjacent lots are approximately one acre
- Page 5 of the Planning Commission Report Packet
 - Analysis:
 - The subject property will see development in areas that are underdeveloped or vacant. New developments are to be expected, however **at this point no development is proposed at the current vacant lots being created with this project.**
 - However,
 - Driveways were established
 - Soil, geology, hydrology tests completed

12

Driveways on Proposed Lots



Wildwood Way



Buckwood Lane



Doewood Drive

13

Concerns (cont.)

- Bad Precedent
- Colorado Common Ownership Interest Act (CCOIA)
- Transparency
- Geological Hazards

14

Conclusion

- The developer received what they paid for, Lot 1. They inherited no legal right to subdivide and re-plat.
- Neighbors respectfully request the El Paso County Planning Commission recommend denial of the request.