

From: Nina Ruiz
Sent: Tuesday, March 30, 2021 6:51 PM
To: John Green
Subject: My notes from meeting- please add to EDARP notes

Follow Up Flag: Follow up
Flag Status: Flagged

Rockbrook road- will they pave the entire area? Our traffic study will determine, but we anticipate this as being required.

School district- are they at capacity? No know issues with schools

Water- can you talk about demand? Less water available for all residences? What can you do to ensure water for all development? We have been told they do not have supply issue and it is a system delivery issue. We are in process of calculating how much water rights to be dedicated to the District.

Will taxes increase as a result of the development? No, only is assessed value goes up.

20 acre lot as part of project. I think it can only support 2 5 acre lots. Unusable? No

How long? Depends on timing, but likely 12-18 months.

What is the precedent to connecting rock brook road? Addressed with next phase of traffic study.

Any concerns with light pollution? Not planning on it.

How long to build? 2 years

Plan for tract D & E? Palmer is redoing all the lines. I would like to be able to develop but there are so many utilities that it will likely be no build/ open space.

Can you tell us anything about the property to the west or redrock drive? I cannot say what they are planning to do.

What ways will the project benefit monument creek and the open spaces? We will learn that in the next phase and will do a bunch of reports to include environmental studies.

Power underground or overhead? I would assume underground.

What are the ways the developer and project team will keep us informed? We will keep on telling residents and uploading items to website. We are not opposed to coming to meetings to talk with you

No other developments that have lots adjacent to 105 with lots less than 5 acres? Pioneer preserve was big lot purchased recently and they developed with a rezone being required. They are also on well and septic so going smaller is not feasible.

A lot of talk about compatibility and conformance with the surrounding. If the layout applies or not.

YOUR EL PASO

MASTER PLAN

WE NEED YOUR INPUT: The County is in the process of drafting a new Master Plan for the long term future of our community and are seeking you input regarding the proposed placetypes via a questionnaire. Placetypes are used to help define different areas of the County based on development type, shared neighborhood character, and other natural features. Please watch a the short educational video on the draft Placetypes and fill out the questionnaire which can be found here:

<https://elpaso.hlplanning.com/pages/placetypes-outreach--el-paso>

Nina Ruiz

Planning Manager
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm