

Kari Parsons

Subject: FW: DENY the PUD for the Retreat at Timber Ridge!!!

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 2:47:43 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: DENY the PUD for the Retreat at Timber Ridge!!!

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: "Phillip H. Blanton" <phillip@radwarrior.com>
Date: March 22, 2018 at 2:27:55 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: DENY the PUD for the Retreat at Timber Ridge!!!

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The Black Forest IS NOT A CITY!

On the 27th of March at the upcoming commission meeting, you will be hearing the application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is not a gradual transition.

The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

This proposal violates the expectations of nearby residents who purchased property in the country to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application.

The Planning Commission denied this proposal in a unanimous vote of 7-0.

I urge you to deny this PUD rezone and preliminary plan.

--

Phillip H. Blanton
phillip@radwarrior.com
719 244-0779

Kari Parsons

Subject: FW: Denial of PUD for the Retreat at Timber Ridge

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 2:17:11 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Karen Marchman <kmarchman@att.net>
Date: March 22, 2018 at 11:45:40 AM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>, "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "longinosgonzalezjr@elpasoco.com" <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge
Reply-To: Karen Marchman <kmarchman@att.net>

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I am an adjacent neighbor to this proposed development. I recently attended the El Paso County Planning Commission hearing on March 6. The hearing went on for several hours, and consisted of much thoughtful and knowledgeable discussion by the commissioners. Their decision was to unanimously deny the PUD and re-zoning request by a vote of 7 - 0. This decision upholds the Black Forest Preservation Plan, which is very important to so many of us who live here.

The urban density portion of this development is inappropriate for this area, and very negatively impacts wildlife, particularly the pronghorn antelope herd which needs to get to the large pond along Vollmer in the Sand Creek drainage area. This is one of the last herds of antelope in Black Forest, and could actually be an asset to the development if parcel sizes were enlarged. This would give them more area to graze and critical access to water. Who wouldn't want to sit on their front porch and see a herd of antelope pass by? They do not eat shrubbery or roses like deer do, and they graze down the native prairie grass, thus reducing grass fire danger.

This could be a very beautiful development if the urban density parcels were replaced by 2 1/2 acre lots. The real estate market is selling 2 1/2 acre properties like hotcakes right now, and less density overall would make this development an asset to the area.

I urge you to deny the PUD and re-zoning request.

Thank you,
Karen Marchman
9350 Arroya Lane

Kari Parsons

Subject: FW: Denial of PUD for the Retreat at Timber Ridge

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 2:17:11 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Karen Marchman <kmarchman@att.net>
Date: March 22, 2018 at 11:45:40 AM MDT
To: "darrylglenn@elpasoco.com" <darrylglenn@elpasoco.com>, "peggylittleton@elpasoco.com" <peggylittleton@elpasoco.com>, "markwaller@elpasoco.com" <markwaller@elpasoco.com>, "stanvanderwerf@elpasoco.com" <stanvanderwerf@elpasoco.com>, "longinosgonzalezjr@elpasoco.com" <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge
Reply-To: Karen Marchman <kmarchman@att.net>

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I am an adjacent neighbor to this proposed development. I recently attended the El Paso County Planning Commission hearing on March 6. The hearing went on for several hours, and consisted of much thoughtful and knowledgeable discussion by the commissioners. Their decision was to unanimously deny the PUD and re-zoning request by a vote of 7 - 0. This decision upholds the Black Forest Preservation Plan, which is very important to so many of us who live here.

The urban density portion of this development is inappropriate for this area, and very negatively impacts wildlife, particularly the pronghorn antelope herd which needs to get to the large pond along Vollmer in the Sand Creek drainage area. This is one of the last herds of antelope in Black Forest, and could actually be an asset to the development if parcel sizes were enlarged. This would give them more area to graze and critical access to water. Who wouldn't want to sit on their front porch and see a herd of antelope pass by? They do not eat shrubbery or roses like deer do, and they graze down the native prairie grass, thus reducing grass fire danger.

This could be a very beautiful development if the urban density parcels were replaced by 2 1/2 acre lots. The real estate market is selling 2 1/2 acre properties like hotcakes right now, and less density overall would make this development an asset to the area.

I urge you to deny the PUD and re-zoning request.

Thank you,
Karen Marchman
9350 Arroya Lane

Kari Parsons

Subject: FW: Denial of PUD for the Retreat at Timber Ridge

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 2:16:17 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Joe Bristow <Joe@JBristow.net>
Date: March 22, 2018 at 11:38:03 AM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge

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On Tuesday the 27th at the regular commission meeting, you will be hearing the

application for the PUD rezone and preliminary plan for the Retreat at Timber Ridge, a development on Vollmer Road and Arroya Lane.

As a resident of Black Forest and a member of the Friends of the Black Forest Preservation Plan, I strongly urge you to DENY the PUD and preliminary plan for the Retreat at Timber Ridge.

I urge disapproval for the following reasons:

The Retreat would have about 160 lots that average 1/3 of an acre. These lots are too small and too dense this far north into the Black Forest Planning Area. The Black Forest Preservation Plan envisions greater densities south of the Retreat but not in the retreat itself.

Transitioning from 2.5-acre lots to lots 1/3 of an acre is definitely not a gradual transition at all. The 160 urban lots would use groundwater from wells in the Denver basin and by being urban they will have more watered lawns and landscaping. Instead of one well on a 2.5-acre lot, the 1/3 acre lots will be the equivalent of seven wells and will use at least 8-10 times as much water. Urban densities cannot be sustained by groundwater wells.

We have lived here 33 years and have gone to great lengths to conserve water for our wells and keep them flowing. Urban density usage would totally run us dry – a huge consequence most of us cannot afford and should not have to bare.

This proposal violates the expectations of nearby residents who purchased property in the county to avoid traffic, noise and density. Their expectation of larger lots and open spaces must be a factor in denying this application. It was definitely a top reason for buying here 33 years ago. Our homes and 5 acre parcels are our biggest investment.

The Planning Commission denied this proposal in a unanimous vote of 7-0. I highly urge you to deny this PUD rezone and preliminary plan. We voted for you in the hopes that you would protect our interests from just these kinds of future challenges.

Thank you.
Joe Bristow
10065 Raygor Road
Colorado Springs 80908

Kari Parsons

Subject: FW: Denial of PUD for the Retreat at Timber Ridge

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: March 22, 2018 at 2:15:41 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Denial of PUD for the Retreat at Timber Ridge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Dale Pedersen <dpt6356b@aol.com>
Date: March 22, 2018 at 11:25:24 AM MDT
To: <DarrylGlenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <MarkWaller@elpasoco.com>, <stanvanderwerf@elpasoco.com>, <LonginosGonzalezJr@elpasoco.com>
Subject: Denial of PUD for the Retreat at Timber Ridge

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Dear Commissioners:

We have owned 9535 Hardin Road since 1978 and lived there since 1979. It is five treed acres. We raised our family and are now retired. Our well has never yet failed.

On 27 March you will hear the Retreat at Timber Ridge's application for a PUD rezone of a development at Vollmer Road and Arroya Lane, about 1.1 miles South of my house.

I urge you to deny the PUD and preliminary plan for the Retreat at Timber Ridge for the following reasons:

Timber Ridge proposes about 160 1/3 acre lots. The Black Forest Preservation Plan envisions lots of 2.5 acres. These 160 lots are just South of the tree line and within the Black Forest Planning Area. Lots of 1/3 acre are about eight times more dense and will use dramatically more water than lots of 2.5 acres. Life depends on water and this development will use ground water to supply its 160 lots. I believe this use will deplete available water supplies for my house and others. Predictions of ground water availability are like predictions of the future: educated guesses. It is more prudent to plan for the worst than expect the best because even experts do not guarantee underground water availability. If they did their opinions would be insurable. If I am wrong about the insurability of ground water predictions then let the developer provide insurance. Now is the time for prudent planning, not after water runs out.

Additionally, another 160 households will strain Vollmer Road's , or any other road's ability to handle expected traffic to the point of gridlock.

Since living here we have enjoyed the privacy, quiet and open space of Black Forest and expect it to be continued. I do not expect no development to occur in the Timber Ridge area but this proposal unacceptable endangers the quality of life and availability of water we have come to rely on.

I urge you to deny this PUD rezone and preliminary plan and to cast a jaundiced eye on developer's attempts to accommodate concerns of residents like my wife and myself for economic gain.

Very truly yours,

Dale W. Pedersen
Catherine A. Pedersen

9535 Hardin Road
Colorado Springs, CO 80908
719-495-3355
dpt6356b@aol.com