

EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR
February 14, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

PUD-17-003

PARSONS

PLANNED UNIT DEVELOPMENT THE RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC., Robert Scott General Contractors, and Jacob Decoto, for approval of a map amendment (rezoning) of 262.92 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development). The property is located north of the proposed Stapleton Road/Briargate Boulevard extension, and are bisected by Vollmer Road. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-397) (Commissioner District 2) (Kari Parsons)

Type of Hearing: Quasi-Judicial

_____	_____  _____	_____
For	Against	No Opinion

Comments: Density is too high. Lot sizes are incompatible with adjoining and surrounding properties. Zoning concerns have not been addressed where Sterling Ranch connects at the East and South lines of this proposal. Please see our 3 page letter of comments and concerns.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on March 6, 2018.** 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 March 27, 2018.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
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- The project file for this Agenda item can be found at: www.epcdevplanreview.com

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, Project Manager/Planner II

Your Name: Amelia Snyder Gary L. Beierle

Address: 8450 Poco Road, Colorado Springs, CO 80908

(719) 495-2638

Property Location: NorthWest corner of Vollmer / Poco Road Phone (719) 495-3205

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



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

El Paso County Board of County Commissioners
200 S. Cascade Ave.
Colorado Springs, CO 80903

Amelia Snyder & Gary L. Beierle
8450 Poco Road
Colorado Springs, CO 80908

Re: PUD-17-003
The Retreat at TimberRidge

Dear Board Members,

We along with every neighbor we've talked to on Poco Road, Wildflower Road and Tomahawk Trail on the East, are opposed to this PUD filing. This proposal seems to fail several purposes and requirements of the El Paso County Land Development Code:

Section 4.2.6 A). PURPOSE: This proposal is not more compatible with public and private needs, than what currently exists with RR-5 zoning. Although water is a State issue, this proposal's (48) – 2.5 acre lots will consume about the same amount of water as would occur with approximately (52) – 5 acre lots if RR-5 zoning remained in effect; plus, an additional 164 lots that will utilize Sterling Ranch's water tower. This proposal will also decimate the antelope herds that rely on this more open space, and remaining RR-5 would help assist in their survival.

This proposal does not provide more conservation and more efficient use of open space than currently exists. This proposal's densities range from a 2-fold to more than an 18-fold density increase (the 12,000 square foot lots), beyond what would occur if the property remains RR-5. It would be ludicrous to state an 18-fold increase in density is a more conservative and efficient use of open space.

It does not minimize impacts on existing infrastructure, rather it substantially exacerbates it. Vollmer Road is already over burdened at rush hour times. Sterling Ranch and Copper Range apartments have not even begun to occupy; every resident of this area of the Forest can verify the daily nightmare that exists trying to get to Woodmen Road. The 2040 Major Transportation Corridor Plan labels Vollmer Road as 'congested' and that was with existing and planned development. This proposal with its increased density was not even part of that calculation. Existing RR-5 zoning would help to minimize this impact on existing infrastructure, not this up to 18-fold density increase.

It is not sensitive to the immediate and surrounding areas; specifically, scenic vistas of surrounding and adjoining landowners. We have enjoyed decades of the most beautiful sunrises imaginable. We've spoken to neighbors on the East side that look toward Pikes Peak and over this proposed area. Granted, the view for each of us will be altered with development, but some 52 rooftops rather sparsely spaced is certainly more desirable than this cluster being proposed.

Item D). This proposal is detrimental to the safety and welfare of existing surrounding and nearby residents. Poco Road is proposed to develop to the East of Vollmer Road and serving some 212 new lots. This is approximately 2,100 vehicle trips per day that can utilize that intersection. It will unquestionably become a much more dangerous and hazardous intersection and will be detrimental to our safety. It's also a given that increased population brings increased crime, again affecting our safety and welfare.

It is not compatible with existing neighboring properties and will have a negative impact on our property values. Every adjoining landowner is 5 acres or more in size. Every one of us purchased our properties with the understanding and assumption that every lot in this area of the forest would likewise be 5 acres or larger in size. It seems implausible for a developer to purchase land that is zoned

RR-5 and can make these drastic and incompatible changes. Forest Gate to the North cannot be included regarding this comment. Forest Gate is unquestionably part of the 'Timbered' area as described in the Black Forest Preservation Plan and should all be 5 acre lots. It somehow slipped through the cracks and approximately ½ of those lots are only 2.5 acre lots. It absolutely should not have happened. I've driven Vollmer Road every day for the last 40 years past that development. I assumed it was 5 acre lots being developed. Only when I saw houses being built too closely together, did I realize the developer had pulled a fast one, and then it's certainly too late.

The proposed density on the East and South lines is almost 4 times what is shown on Sterling Ranch's sketch drawing. It's critical everyone understands that it's only a sketch. Sterling Ranch must still submit a Re-Zoning Application. Sterling Ranch where it adjoins this development is still zoned RR-5. That implies: where this proposal's East and South borders meet Sterling, those tiny lots are completely out of compliance with what's allowed when adjoining an existing RR-5 zoning! How can anyone make a wise informed decision without this vital information? Does anyone think we adjoining landowners are not upset with what happened with Sterling's sketch approval? My mom and I submitted our petition stating we were opposed to Sterling Ranch's proposal to Elaine Kleckner and Mike Garrott of County Planning on 9-22-08, for density being too high. My understanding is, the Board of County Commissioners denied that petition. Well, something happened. The next thing I knew, news was let out that Sterling's sketch had been approved! I can only assume the Board, the developer and maybe even citizens had thrown up their hands and said, "lets just pass this and we'll take care of the specifics and particulars when the time comes". The time has come. Sterling's re-zoning will face strong opposition, because it too is existing RR-5, adjoining all of us, surrounding RR-5 existing landowners!

It's unfortunate that funds will be accepted in lieu of land dedication for Regional Park purposes. I believe the original proposal had a 3-acre park, but that's been negated.

The proposal's Letter of Intent gives page after page of the many benefits of dedicating Sand Creek as a greenway and open space. More accurately, it's a floodplain and basically a ditch. All of the proposed greenway is non-developable land. It's not, and never will be some focal centerpiece it's espoused to be.

Some of the basic points, and why this should be denied:

Density is too high. As existing RR-5 zoning, this 263-acre parcel would contain approximately 53 – 5 acre lots. The current proposal is for 212 lots; an unacceptable 4-fold increase in density!

This would have a dramatically negative impact on traffic, safety, property values and the aesthetics of what we expect as a rural residential lifestyle.

The current proposal is inconsistent with existing adjoining and nearby parcel sizes and zoning. Currently, 5 acre sized lots start 1.2 miles south, and 2.5 acre lots start 1.7 miles south of the southernmost portion of this development on the West side of Vollmer Road. How does it seem reasonable that being on the East side of Vollmer Road justifies this increased density? Developers rigidly adhere to the Black Forest Preservation Plan regarding items like the ¼ mile north of the

Stapleton Corridor densities, but nothing more than a suggestion regarding adjoining property owner's concerns.

We have lived at the northwest corner of Vollmer and Poco Roads, for the past 40 years. Poco Road was a rural residential, dead-end, dirt road serving us and twelve other neighbors for decades. Last year, 2017, Little London, LLC (Rawhide Realty), opened the West end of Poco to connect to Lochwinnoch Lane. This connection does not benefit the residents of Poco Road; rather it was done so the developer could have all construction traffic (massive dirt haulers, semi's, graders, service trucks, etc..), utilize Poco Road, rather than going through their already developed Highlands Park Filing no. 1 and 2. All we got was daily dust storms and hazardous driving from the construction traffic. That will continue for years, as each lot is built out.

The Retreat at Timber Ridge proposes extending Poco Road to the East of Vollmer Road, serving some 212 lots, or approximately 2,100 vehicle trips per day. The location is a dangerous, hazardous curve; putting too many vehicles at that intersection and should not be allowed.

Vollmer Road is not a buffer, it's a road. If zoning is allowed to be changed from its existing RR-5, all lots adjoining Vollmer should be 5 acre lots with additional buffers and setback requirements. Poco Road if allowed to extend to the East, should service only those 5 acre lots and possibly 2.5 acre lots adjoining those 5-acre lots, only. More desirable, would be Arroya Lane being the designated main entrance; it's a much safer location, and eliminate extending Poco Road to the East. The high density lots, if allowed, should be required to access through Sterling Ranch and Arroya, not Poco Road.

The density along the North, East and South lines of 'The Retreat', needs to be consistent with existing zoning along those lines also.

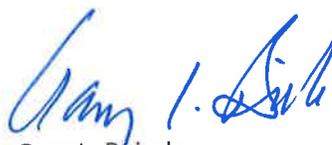
Being a State issue, water concerns are lessened at the County level. Ten years ago, at year 30, we had to drill our water well deeper. Increased density with everyone utilizing the same aquifer, continually lowers the water level of this finite resource. More concern should be given at our local level.

Vollmer Road already cannot handle existing traffic. Sterling Ranch hasn't even begun to develop/occupy, and the fiasco of Copper Range Apartments at Vollmer/Black Forest is a disaster waiting to unfold.

We request that Right-of Way and additional easements be given by Sterling Ranch and Retreat at TimberRidge for any future widening of Vollmer Road. This includes adequate Right-of-Way for a possible future roundabout at Poco Road as discussed in the traffic impact study. This responsibility should fall on the shoulders of the developer's causing these problems and not on existing landowners.

Thank you for your consideration,


Amelia Snyder


Gary L. Beierle

EL PASO COUNTY



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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
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Type of Hearing: Quasi-Judicial

_____ For _____ X Against _____ No Opinion

Comments: FAR TOO MANY HOUSES BEING PROPOSED. THIS ONLY ADDS TO THE TRAFFIC CONGESTION IN THE AREA, WHICH IS ALREADY BAD IN THE AREA DUE TO ADDITIONAL HOUSING FROM WOODMEN NORTH ON BOTH BLACK FOREST AND VOLLMER, AS WELL AS MORE GOING IN FROM HIGHLAND PARK DEVELOPMENT,
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on March 6, 2018. 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.
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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: DEAN PARKER
(printed) (signature)

Address: 7750 POCO RD COLO SPRGS, CO 80908

Property Location: CORNER OF POCO & LOCHWINNOCH Phone 719-359-6032

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



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

AND THE CORDERA DEVELOPMENT COMING FURTHER EAST. BLACK FOREST ROAD AND VOLLMER ROAD ARE BOTH CONSIDERED 'MOUNTAIN ROADS' (PER AN EL PASO COUNTY SHERIFF DEPUTY), AND TWO LANES CLEARLY ARE NOT HANDLING THE AMOUNT OF CURRENT TRAFFIC. SCHOOL BUSES AND HEAVY EQUIPMENT FROM PIONEER AND BILL'S ONLY SLOW TRAFFIC MORE. MY HOPE IS THAT OUR COUNTY REPRESENTATIVES AND PLANNERS WILL BE CONSIDERATE OF HOW THIS PROPOSAL AFFECTS A RURAL AREA, AND THE CURRENT RESIDENTS THAT SOUGHT TO FIND SOME SOLITUDE AND PRIVACY, AND BEAR IN MIND THAT THESE LARGER PRIVATE PARCELS CAME AT A COST THAT WAS GREATER THAN THE PROPOSED 212 SMALLER LOTS. THERE ARE NOT ENOUGH EAST/WEST ROADWAYS TO HANDLE THIS ADDITIONAL DENSITY AS WOODMEN AND BURGESS ARE CONSTANTLY OVER-CONGESTED. EVEN IF RESEARCH AND BIRMGATE ARE EXTENDED EAST, THESE ROADS WOULD GO THROUGH THE EVER-EXPANDING CORDERA AND WOLF RANCH DEVELOPMENTS/NEIGHBORHOODS.

THESE DEVELOPERS STAND TO MAKE A LOT OF MONEY WITH MORE LOTS, WHICH, IN THE END, IS WHAT THIS PROPOSAL IS ABOUT. THESE ARE NOT RESIDENTS OF OUR AREA, AND THESE PROPOSED CHANGES DO NOT AFFECT THEM. PLEASE, BE CONSIDERATE OF HOW THIS PROPOSAL AFFECTS RESIDENTS OF THE AREA.

THANK YOU,
DEAN PARKER

Re: PUD-17-003

The Retreat at Timber Ridge

Comments:

The RR-5 zoning for 263 acre parcel would contain approximately 53 - 5 acre lots which is a density consistent with Black Forest. The proposed rezoning would allow 212 lots increasing the density to levels that are not seen anywhere along the southern side of the Black Forest timber line including the area along Meridian Road to the East. This density is too high and unacceptable for its location to Black Forest.

The current proposal is inconsistent with existing adjoining and nearby parcel sizes and zoning.

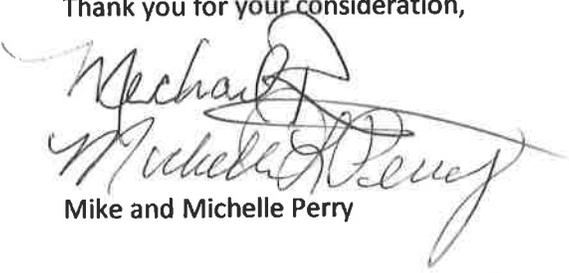
Its needs to remain RR-5 but if rezoning is allowed, the lots should not be smaller than 2.5 acres which is seen in the Highlands Park development.

The Retreat at Timber Ridge proposes extending Poco Road to the East of Vollmer Road, serving 212 lots, or approximately 2,100 vehicle trips per day. The location is a dangerous and curve; putting too many vehicles at that intersection should not be allowed.

Vollmer Road is not a buffer, it's a road. If zoning is allowed to be changed from its existing RR-5, all lots adjoining Vollmer should be 5 acre lots with additional buffers and setback requirements. Poco Road if allowed to extend to the East, should service only those 5 acre lots and possibly 2.5 lots adjoining those 5 acre lots only. More desirable would be Arroya Lane being the designated main entrance; it's a much safer location, and eliminate extending Poco Road to the East.

The density along the North, East and South lines of 'the Retreat', needs to be consistent with existing zoning along those lines also.

Thank you for your consideration,



Mike and Michelle Perry

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

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Type of Hearing: Quasi-Judicial

For DK SK Against No Opinion

Comments: *Purchased our property in 1980's with the understanding that future development would be same parcels or larger changing from RR to PUD drastically reduce this understanding. Higher density will cause more stress on existing infrastructure of roads/water etc. Please hold strong. Do not always approve more development.*

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons
Kari Parsons, Project Manager/Planner II
Sharon A Kruse

Sharon A Kruse
Sharon A Kruse
(signature)

Your Name: *Dennis J Kruse*
(printed)

Address: *9620 Tomahawk Trail Colorado Springs CO*

Property Location: *lots 13, 14, 15 BK 1 Indian Wells sub F1101* Phone *719 495 3498*



EL PASO COUNTY



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Type of Hearing: Quasi-Judicial

For X Against No Opinion

Comments: Density Proposal is too great.
This is a rural area

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Joseph KALER (printed) _____ (signature)

Address: 9720 Tomahawk Trail, COS, CO 80908

Property Location: Indian Wells Phone: 719-495-1599



EL PASO

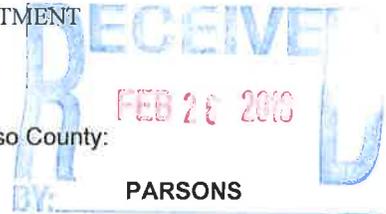


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Type of Hearing: Quasi-Judicial

_____ For _____ X Against _____ No Opinion _____

Comments: Can't we try to keep Black Forest nice. That's a lot of homes in this small area where is all the traffic going to go. Vollmer Rd can't handle the traffic on it now. Thank you John Jaynes
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: John Jaynes
(printed) (signature)

Address: 8455 Poco Rd

Property Location: _____ Phone: (719) 649-8684



EL PASO

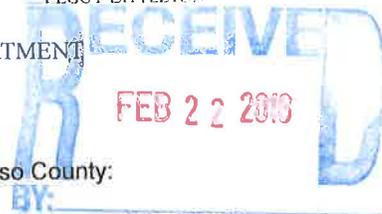


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Type of Hearing: Quasi-Judicial

X
For

Against

No Opinion

Comments: _____

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Sincerely,

Kari Parsons
Kari Parsons, Project Manager/Planner II

Your Name: Ed Cooke *Ed Cooke*

Address: 8963 Shipman Ln. Colorado Springs, CO 80908

Property Location: Timber Ridge Development Phone 719-210-8631



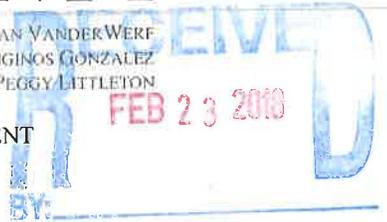
EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR
February 14, 2018

This letter is to inform you of the following petition which has been submitted to El Paso County:

PUD-17-003

PARSONS

PLANNED UNIT DEVELOPMENT THE RETREAT AT TIMBERRIDGE

A request by Arroya Investments, LLC., Robert Scott General Contractors, and Jacob Decoto, for approval of a map amendment (rezoning) of 262.92 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development). The property is located north of the proposed Stapleton Road/Briargate Boulevard extension, and are bisected by Vollmer Road. (Parcel Nos. 52270-00-001, 52270-00-003, 52270-00-004, 52000-00-398, 52220-00-023, 52000-00-393, 52280-00-019, and 52000-00-397) (Commissioner District 2) (Kari Parsons)

Type of Hearing: **Quasi-Judicial**

<input checked="" type="checkbox"/> For	<input type="checkbox"/> Against	<input type="checkbox"/> No Opinion
--	-------------------------------------	--

Comments: _____

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on March 6, 2018.** 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.
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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, Project Manager/Planner II

Your Name: ROBERT MONROE

Address: 11730 TIMBERLANE CT C.S. CO 80908

Property Location: 10970 VOLLMER RD C.S. CO 80908 Phone 719 282-9044



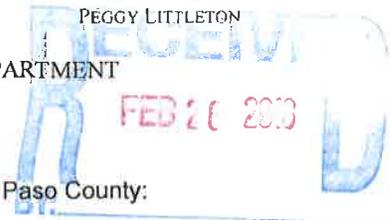
EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
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Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments: _____

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Marvin Arnes Tessi Wahlberg Marvin Arnes Tessi Wahlberg
(printed) (signature)

Address: 10840 Vollmer Rd Cola Spgs CO 80908

Property Location: 10840 Vollmer Rd Phone 719-433-5455

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



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



EL PASO COUNTY



COMMISSIONERS:
DARREY GIBSON (PRESIDENT)
MARI WALLER (PRESIDENT PRO TEMPORE)

SEAN VALDERWIE
COMMISSIONER
PEGGY LITTLETON

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<u>X</u>	_____	_____
For	Against	No Opinion

Comments: _____

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Allison Decoto

Address: 10620 Vollmer Rd, COS, CO 80908

Property Location: _____ Phone: 413-745-6742

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



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

EL PASO

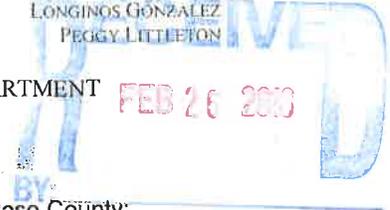


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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Jake Decoto _____ (signature)

Address: 10620 Vollmer Rd, Colorado Springs, CO 80908

Property Location: 11 Phone 206-419-4533



RECEIVED
FEB 21 2018

EL PASO COUNTY



COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
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Type of Hearing: ~~Quasi-Judicial~~

For

Against

No Opinion

Comments: Please see letter of support sent to county on 1/9/2018. Please feel free to call if any thing else is needed.

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Michael Turner
(printed)

Address: 9220 Arroya Lane, COS, CO 80908

Property Location: // Phone 719-434-0199



El Paso County Colorado
Board of County Commissioners
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80902-2202

12/31/2017

Dear Board,

I am the owner of 53.5 acres with multiple cabins at 9220 Arroya Lane. My property is bordered by the proposed development The Trails at TimberRidge to the south and east. I fully support the development plan.

The developer of TimberRidge has had multiple community meetings as well as continual community outreach regarding the subdivision. They been extremely accommodating to the surrounding property owners by proactively resolving community concerns. They have made numerous changes to their development plan based on community input. The developer decreased their density and final lot count by over 200 parcels. TimberRidge lies in the transition portion of the Black Forest Preservation Plan where the density from city to rural takes place.

I was the #1 real estate agent in Black Forest for 2015, 2016 and 2017. Black Forest is experiencing high growth and demand. There are many buyers looking for property so in my opinion this subdivision will serve a need in the market. The subdivision is located very close to the amenities of the city but allows buyers the opportunity to have a more rural relaxed lifestyle with covenant and HOA protection.

Respectfully,

Michael Turner
719-434-0199 mobile
michael@homesbyturner.com
9220 Arroya Lane
Colorado Springs, CO 80908

