



El Paso County Planning and Community Development  
Atten: Executive Director Craig Dossey  
2880 International Circle, St 110  
Colorado Springs, CO 80910

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

Cc: Commissioners Glenn, Waller  
VanderWerf, Gonzalez, Littleton  
Planning: Parsons

Re: PUD-17-003  
The Retreat at TimberRidge

Dear Mr. Dossey,

We request a vote AGAINST the request by Arroya Investments, LLC for rezoning for PUD-17-003 also known as The Retreat at TimberRidge.

On March 6, 2018, parties for and against this petition were heard by the El Paso County Planning Commission, which voted 7-0 to unanimously deny this petition.

The proposal is not compatible with existing adjoining, surrounding and nearby property parcels and zoning. The proposal attempts to 'leapfrog' urban type density into an area that is zoned RR-5 around it's perimeter.

It should be noted, of the few responses in favor of the petition, the clear majority of those have a vested financial interest in this development or are nearby landowner/developers that might benefit from its approval. We have spoken to many neighbors, and everyone agrees this proposal should be denied.

Your vote AGAINST this petition to deny approval is very much appreciated.

Following, are basically our comments and concerns submitted with our petition to County Land Use, for the Planning Commission meeting on March 6, 2018:

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 1/2 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 Planning Commission 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, "let's 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 in many areas, just 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 – 55 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.

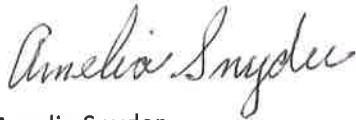
The density along the North, East and South lines of 'The Retreat', needs to be consistent with existing zoning along those lines also.

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