

AUG 31 2018

August 28, 2018

El Paso County Planning Commission
Attn: Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Brookmoor Association PUD Amendment

To Whom It May Concern,

I am writing to oppose the amendment to make the gates at the end of South Park Drive open for general traffic rather than emergency traffic. My daughter uses this road to walk home from school. We have specifically used this route to remove her from the high traffic that poses a danger along Knollwood. Increasing traffic on this small residential road is particularly of concern given the lack of sidewalks in this area, and the proximity of the Elementary School which generates a lot of school aged foot traffic. When Brookmoor was constructed sidewalks through this newer subdivision were required for the safety of the residents. Allowing traffic from this subdivision to access through an older subdivision that does not have sidewalks increases the risk to the residents in the nearby older subdivisions.

The designation of this access as emergency only was likely a concession during the initial approval to the surrounding property owners so as to minimize the impact of new development. It is unreasonable for the county to allow a subdivision with only one entrance/exit to be approved with a second "emergency only" entrance/exit only to have residents years later fight over changing what was initially permitted when the subdivision was proposed. The current home owners of the area around Brookmoor deserve the same protection from a change in traffic flow that the original residents deserved when the Brookmoor PUD was originally approved.

I am asking that the Planning Commission deny this request.

Sincerely,


Loren Pipkin