

1/11/2023

The Retreat at Timber Ridge Neighborhood Petition
Re: Petition Against - Homestead North at Sterling Ranch Filing #3 Zoning Change Request

El Paso County Planning Commission
Kari Parsons, Senior Planner (kariparsons@elpasoco.com)
Justine Kilgore, Planning Manager (justinkilgore@elpasoco.com)
Carrie Geitner, County Commissioner (carriegeitner@elpaso.com)

Dear El Paso County Planners and Commissioner,

We are submitting this formal petition asking that the El Paso County Planning Commission deny Classic SRJ Land, LLC and SR Land LLC's request to rezone 41.63 acres from RR-5 (residential rural) to RS-6000 (residential suburban) for Homestead North at Sterling Ranch Filing #3. The 41.63-acre property is located at the southeast corner of Vollmer and Poco Roads and abuts with The Retreat at Timber Ridge.

As homeowners in the Retreat at Timber Ridge, we were alarmed and very disappointed to learn of Classic's request to the El Paso County Planning Commission and Community Development.

We were not made aware, in writing, of the planning meeting held on January 5th. After the meeting took place, we found out that eight entities received notification with only one of them being an actual resident of the Retreat at Timber Ridge. We deserve to be given an opportunity to provide feedback. We understand that we are not the only neighborhood objecting to Classic compelling rezoning for their benefit (ie: savepoco.com).

As the most affected community, we strongly oppose the proposed zoning request, that would allow approximately 77 homes be built on the 41.63-acre property rather than 8 homes as currently zoned.

Many of the homeowners living in the Retreat at Timber Ridge paid significantly high lot premiums for picturesque mountain and valley views that will now likely be obstructed. We made our purchasing decisions based upon the advertised views of the Front Range mountains and southern valleys that run from north-to-south along the Sand Creek Greenway.

Thus, the Retreat at Timber Ridge homeowners and those who live on the south-west boundary unanimously feel that the rezoning of this property will line the pockets of the Homestead North at Sterling Ranch Filing #3 developer and builders at our detriment. When we moved here, we looked at the zoning in place and made the decision to join the community not anticipating that Classic would make this request to rezone adjacent property.

We are also concerned that if rezoning is approved, Classic may continue to make additional changes to the property without further El Paso County scrutiny or community review.

In addition to losing the picturesque views we paid for, we have several crucial concerns that we would like considered by the El Paso Planning Commission:

- Traffic will increase significantly potentially causing danger to our children and residents with limited ingress and egress to the neighborhood.
- Homeowners in the Retreat at Timber Ridge have not been apprised of the home size and height restrictions for Homestead North at Sterling Ranch #3. Having this information may help us to assess the impacts of the rezoning.
- Antelope and other wildlife that frequent the property will be displaced.
- Green space is limited on the property.
- The Retreat at Timber Ridge is not receiving services that were expected as taxpayers. For example, our roads have yet to be plowed after 12-15 inches of snowfall in late December causing dangerous conditions for drivers and pedestrians. How will El Paso County handle 77 additional homes?
- Have water and drainage requirements been thoroughly reviewed by the appropriate authorities? Also, we want to make sure that water pressure will not be negatively impacted with the rezoning.
- How will the rezoning impact fire and sheriff support to our community?
- Families in the Retreat at Timber Ridge do not have adequate bussing to schools.
- The economy has drastically changed over the past several months. If home sale conditions worsen, can assurances be provided that property construction will not be started and then delayed? If that were to happen, we may have an eyesore to look at and this may cause drainage issues with any infrastructure sitting uncompleted.

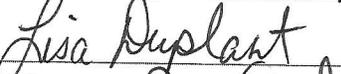
Finally, as both El Paso County homeowners and taxpayers we want to be heard and involved in shaping the future of our community. Most importantly, as the adjacent homeowners, we expect to be notified early and in writing when such an important decision is to be made that will affect our personal and community quality of life, safety, and security.

In closing, we the below listed Retreat at Timber Ridge homeowners request that you deny Classic SRJ Land, LLC and SR Land LLC's request to rezone the 41.63 acres from RR-5 (residential rural) to RS-6000 (residential suburban) for Homestead North at Sterling Ranch Filing #3.

Please let us know how best we can stay connected and partner with the County planner on projects in our community.

Regards,

The Retreat at Timber Ridge Homeowners, Colorado Springs, CO 80908

NAME	SIGNATURE	ADDRESS
Dennis Thibedeau		9711 Antelope Ravine Dr
DAWN THIBEDAHL		9711 ANTELOPE RAVINE DR
Ernie Greene		9710 Antelope Ravine Dr
Elmo Greene		9710 Antelope Ravine Dr
Norman Stites		8940 Elk Antler Lane.
Lisa Duplant		9798 Antelope Ravine
Craig Duplant		9798 Antelope Ravine
Roger Jacobsen		9886 Antelope Ravine
Catherine Gdebiest		9886 Antelope Ravine
Beau Bajza		9732 Antelope Ravine
Gary Harman		10214 Antelope Valley Rd
Kristina Cutler		10040 Antelope Ravine
Helen Melnik		10040 Antelope Ravine
Matthew Cutler		10040 Antelope Ravine
Rino Grogas		10020 Antelope Ravine
MARK MANCHESTER		9953 ANTELOPE RAVINE DR.
Sue Manchester		9953 Antelope Ravine Dr.
Angelia Zippies		9799 Antelope Ravine Drive
Gina Ralston		9955 Bison Valley Trl
Jessie Ralston		9955 Bison Valley Trl

NAME	SIGNATURE	ADDRESS
Victoria Makins		10063 Antelope Ravine Dr.
Michael Makins		10063 Antelope Ravine Dr.
Jennifer Hughes		10004 Aspen Valley Rd
Lauren Bajza		10091 Antelope Ravine Dr.
Odella Stites		8940 Elk Antler Lane
Norman Stites Jr		" "
Savannah Hunter		9975 Antelope Ravine Dr.
Scotty Beale		9975 Antelope Ravine Dr.
Toxana Joseph		9777 Antelope Ravine Dr.
Nicole Powell		10044 Bison Valley Trl
Christopher Joseph		9777 Antelope Ravine Dr.
Chris Schabinger		9997 Antelope Ravine Dr.
Kelly Schabinger		9997 Antelope Ravine Dr.
ARTUR POWELL, III		10044 BISON VALLEY TRL.
JOE TRAN		9820 ANTELOPE RAVINE DR.
WILL TRAN		9820 ANTELOPE RAVINE DR.
Cynthia Huertas		9931 Antelope Ravine Dr.
DAVID HUERTAS		9931 ANTELOPE RAVINE DR.
Anup Bhatt		10066 Bison Valley Trail
Lori Marsh		9909 Antelope Ravine Drive
Dianne Knight		9909 Antelope Ravine Dr. es 80968

NAME	SIGNATURE	ADDRESS
BRYAN MARSH		9909 ANTELOPE RAVINE DR CO SPRINGS CO 80908
Michelle K Lanter		9977 Bison Valley Trl COSR05 CO 80908
ROBERT ZIPPLIES		9799 ANTELOPE RAVINE DR. Col Springs, CO 80908
Alysa Mercer		10043 Bison valley Trl Colorado springs CO 80908
KEVIN MERCER		10043 BISON VALLEY TRAIL CO. SPRINGS CO 80908
Aristark Kestner		10003 Aspen Valley Dr Col Spgs 80908
Denise Olsen		10003 Aspen Valley Rd Col Spgs 80908
Angelika Bush		10045 Aspen Valley Rd Colorado Springs, CO 80908
Michael A. Bush		10045 Aspen Valley Rd Colorado Springs, CO 80908
Felix Ramirez		10172 ASPEN VALLEY RD Colorado Springs CO 80908
Danica Ramirez		10172 Aspen Valley Rd. Colorado Springs CO 80908
Eileen Martinez		10021 Bison Valley Trl Colorado Springs, CO 80908
Jose Martinez		10021 Bison valley Trl Colorado Springs, CO 80908
Steph Holmberg		9890 BISON VALLEY TRl. Colo. Spgs, CO 80908
Reed Romney		8450 Elk Antler Ln CO SPRINGS CO 80908
Summer Romney		8950 Elk Antler Lane Colorado Springs, CO 80908
Jamie Cortez		9976 Antelope Ranch Dr CS CO 80908
Mike Cortez		9976 Antelope Ranch Dr CS CO 80908
Rachel Klaus		9755 Antelope Ravine dr. CO SPRINGS CO 80908
Caleb Klaus		9755 Antelope Ravine Dr Colo Springs CO 80908

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