

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 11:56 AM
To: 'Addie Arnell'; Kari Parsons
Subject: FW: Lorson Ranch Creekside Development PUD-20-001 Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

I'm happy to forward to Ms. Parsons. Thank you.

From: Addie Arnell <addiearnell@live.com>
Sent: Monday, July 06, 2020 11:55 AM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: Re: Lorson Ranch Creekside Development PUD-20-001 Concerns

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Unfortunately, I am not able to attend. If you would forward the message on I would greatly appreciate it.
Thanks!

From: Tracey Garcia <TraceyGarcia@elpasoco.com>
Sent: Monday, July 6, 2020 11:49:23 AM
To: 'Addie Arnell' <addiearnell@live.com>
Subject: RE: Lorson Ranch Creekside Development PUD-20-001 Concerns

Thank you for your email. Are you wanting to be present at the hearing to speak on this topic, or do you want me to forward this to the planner of the project? Or are you able to participate remotely?
Tracey

From: Addie Arnell <addiearnell@live.com>
Sent: Monday, July 06, 2020 11:39 AM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: Lorson Ranch Creekside Development PUD-20-001 Concerns

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Hello Tracey,

I am resident of Apple Ridge subdivision south of Lorson Ranch. I received a letter last week in regards to the proposed changes to the development; these changes directly effect my property as it backs to the open space between the two developments. The following are concerns myself and others in my subdivision have in regards to the proposed changes. Thank you for taking the time to bring these concerns into consideration.

Addie Arnell

1) Density of development and integration with surrounding developments. The lots proposed nearest our City of Fountain subdivision are the smallest of all lots in Lorson (3825 sf) and 25% below the County RS-5000 standard (5000 sf). This is in significant contrast with the Apple Ridge subdivision, City of Fountain with lot sizes adjoining the Lorson Ranch Southern boundary that range from 9071 sf to 13566 sf. While there is frequent mention of considerable accommodation for the rural nature of the adjacent 5 Ac properties, there is no mention of accommodating the adjacent City of Fountain lots. There is reference made to meetings held with the rural residents but not with the City of Fountain residents. Recommendation is for increasing the size of lots 62-73 to at least 5000sf, and addressing the subsequent concerns to further improve the transition between developed areas.

2) Tract F (5.6 Ac), designated as open space, has a gravel path, but must be addressed in the landscaping plans. Incorporation of a plan with trees and shrubs similar to those specified along Lorson Blvd is needed to help with the transition to lots to the South, and provide a visual break to the high density lots, particularly 62-73, as viewed from the South. There needs to be a significant visual break established to present a more aesthetic view.

3) Provisions for boundary fencing of the subdivision, particularly on the South are unclear. There is reference in the architectural standards to a possible requirement for lots backing to the open space (Tract F) to use "open fencing", but it is unclear if a consistent standard will be applied to ensure aesthetics are maintained. There is a note in plans regarding some 'existing fencing to remain' possibly referring to property boundary fence of the Apple Ridge subdivision. The residents of Apple Ridge subdivision as well as possibly the new golf course owners should be involved in discussions to mutually improve aesthetics and security by partnering on development separation fencing.

4) The plan needs to address integration with County-wide trails and open space corridors. Specially are there plans to enable access by residents to the South to the trails and open Space in Lorson Ranch? It appears the Metro District is constraining the ability of City of Fountain and County residents to the South to access other trail and open spaces in the County. Integration should also consider on-going development of the Golf Course and City of Fountain land to the South.

5) Please provide insight on efforts to abate light pollution for Rural and CoF residents to the South. The lighting density in those areas reflects the more Rural character of the area and the ability to see the night sky is considered a valuable characteristic.

6) No mention is made of telephone/cable/telecom in the plan. While details may be forthcoming, some overall insight in the infrastructure should be provided, or cross-referenced. The cover sheet indicates COMCAST will be the CABLE provider. How will services planned offer the potential for improved access and services to rural and City of Fountain residents to the South who are currently underserved.

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 2:36 PM
To: Marilyn Freeman; Kari Parsons
Subject: FW: Lorson Ranch Creekside Development PUDSP-20-

Thank you for your email. I'm forwarding to Ms. Kari Parsons, Planner on the project.

From: Marilyn Freeman <bearsgolf38@gmail.com>
Sent: Monday, July 06, 2020 2:33 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: Lorson Ranch Creekside Development PUDSP-20-

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Tracia Garcia:

Representatives from Three HOA's held at least 3 meetings with Dave Cocolin, a Landis Representative, in 2003 and/or 2004. The HOA's represented were Peaceful Valley HOA; Peaceful Valley Lake Estates HOA; and Cottonwood Grove HOA.

The majority of the discussion centered on the size of the lots in their proposal that boarded the fence between Landis Development and Apple Tree Golf Course; Apple Ridge Residential Homes; and all 5-Acre lots to the East. The agreement was to be a minimum of 3 acre or 5 acre lots boarding the fence. There was to be a minimum of 100 foot open space between the fence and any kind of buildings or fences on Landis Property.

Respectfully submitted

Donald Freeman, President of Cottonwood Grove HOA in 2003 and 2004
Currently Treasurer Apple Ridge HOA

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 4:48 PM
To: 'Jack Bestall'
Cc: Kari Parsons
Subject: RE: PUDSP-20-001 Lorson Ranch

Thank you. Received.

From: Jack Bestall <jack@bestallcollaborative.com>
Sent: Monday, July 06, 2020 4:48 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: PUDSP-20-001 Lorson Ranch

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Ms. Garcia.

I am interested in testifying at Planning Commission hearing remotely on PUDSP-20-001 tomorrow. My phone number is below.

Thank you.



BESTALL COLLABORATIVE LIMITED 720.810.6480
jack@bestallcollaborative.com PO 2223 Evergreen CO 80437
Planning Environment Construction Management Development

Kari Parsons

From: Tracey Garcia
Sent: Tuesday, July 7, 2020 6:27 AM
To: 'Thomas Swaim'; Kari Parsons
Cc: Nina Ruiz
Subject: FW: PUDSP-20-001 Review Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Message received. Forwarding to Ms. Parsons.

From: Thomas Swaim <swaimtp@msn.com>
Sent: Monday, July 06, 2020 11:26 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Cc: Craig Dossey <craigdossey@elpasoco.com>; Mark Gebhart <MarkGebhart@elpasoco.com>; Longinos Gonzalez Jr <LonginosGonzalezJr@elpasoco.com>; Sam Gieck <msgieck@msn.com>
Subject: Fwd: PUDSP-20-001 Review Comments

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Ms Garcia

I am forwarding this earlier email with input voicing concerns over the subject plan. I am providing copy to others because of added concerns. Subsequent to the initial email, I have become concerned in conversation with neighbors and City officials that key stakeholders in this development may not have been notified and may not have not had opportunity to comment. Specially the golf course owner and City of Fountain officials. Can we confirm whether these parties were notified and whether or not they have provided comments?

Thanks
Tom

Cc'd. Please note my concerns. I believe most of these would be shared by the City of Fountain and the (former Appletree) golf course owner had they been aware of this plan.

Sent from my iPhone

Begin forwarded message:

From: Thomas Swaim <SwaimTP@msn.com>
Date: July 6, 2020 at 2:42:03 PM MDT
To: "traceygarcia@elpasoco.com" <traceygarcia@elpasoco.com>
Subject: PUDSP-20-001 Review Comments

Ms Garcia,
Input to Planning Commission Hearing on PUD Preliminary Plan Creekside South at Lorson Ranch PUDSP-20-001 - 7 July 2020, 1:00 PM

As President of the Apple Ridge HOA representing this City of Fountain subdivision immediately South of the planned development, I am voicing concerns and comments as follows:

1) Density of development and integration with surrounding developments. The lots proposed nearest our City of Fountain subdivision are the smallest of all lots in Lorson (3825 sf) and 25% below the County RS-5000 standard (5000 sf). This is in significant contrast with the Apple Ridge subdivision, City of Fountain with lot sizes adjoining the Lorson Ranch Southern boundary that range from 9071 sf to 13566 sf. While there is frequent mention of considerable accommodation for the rural nature of the adjacent 5 Ac properties, there is no mention of accommodation for the Adjacent City of Fountain lots. There is reference made to meetings held with the rural residents but not with the City of Fountain residents. Recommendation is for increasing the size of lots #62-73 to at least 5000sf, and addressing the subsequent concerns below to further improve the transition between developed areas.

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I understand others from Apple Ridge are responding separately and these comments may not fully represent the scope of concerns from our subdivision.

I am interested in being available to speak should there be questions or comments to the above at tomorrow's meeting, however I have a conflicting appointment from 1:15 to about 2:00 PM. I suspect some of the preliminaries may take until that time but will be available if convenient after 2:00 to join the discussion.

I can be contacted at 719-331-4363

Please confirm receipt

Thanks!

Tom Swaim
7130 Appletree Loop
President, Apple Ridge HOA

Sent from my iPhone

Kari Parsons

From: Tracey Garcia
Sent: Monday, July 6, 2020 2:45 PM
To: 'Thomas Swaim'
Cc: Kari Parsons
Subject: RE: PUDSP-20-001 Review Comments

Thank you for your email. I am forwarding to the Planner on this project (Ms. Kari Parsons).

-----Original Message-----

From: Thomas Swaim <swaimtp@msn.com>
Sent: Monday, July 06, 2020 2:42 PM
To: Tracey Garcia <TraceyGarcia@elpasoco.com>
Subject: PUDSP-20-001 Review Comments

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7130 Appletree Loop
President, Apple Ridge HOA

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