

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

August 30, 2018



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

SP-17-001

PARSONS

PRELIMINARY PLAN FALCON MARKETPLACE

A request by LG HI Falcon, LLC., for approval of a preliminary plan to create 11 commercial lots. The 36.4 acre property is zoned CR (Commercial Regional) and is located north of Woodmen Road, south of Owl Place, and west of Meridian Road. The applicant has also requested pre-development site grading to include installation of wet utilities and storm sewer. (Parcel Nos. 53000-00-589) (Commissioner District 2) (Kari Parsons) (SP-17-001)

For
Comments:

Against

No Opinion

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on September 18, 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 date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2018-hearings/>

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: PAMELIA HOLLOWAY
(printed)

Address: 11656 Farnese Heights, Falcon, CO 80831
(signature)

Property Location: 11656 Farnese Heights, Falcon CO Phone: 540-661-6115

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



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

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SEP 10 2018

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☒ For

☐ Against

☐ No Opinion

Comments:

Would like to see access from our area as indicated on attached map.

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Sincerely,

Kari Parsons
Kari Parsons, Project Manager/Planner II

Your Name: *Charles Freeman / Martha Freeman*
(printed)

Address: *11657 FARNESSE HTS.*

Property Location: *Payton, CO 80831*

Phone: *719 641 3926*

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



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

www.ELPASOCO.com

El Paso County Parcel Information

PARCEL	NAME
5300000589	LG HI FALCON LLC

File Name: SP-17-001

Zone Map No: --

ADDRESS	CITY	STATE
3500 MAPLE AVE STE 1600	DALLAS	TX

ZIP	ZIP+4
75219	3936

Date: August 30, 2018



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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See attached

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

High Altitude
(printed)

(signature)

Address:

Property Location:

11807 Asplund Grove

Phone:

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



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

www.ELPASOCO.COM

September 4, 2018

TO WHOM IT MAY CONCERN:

I am voting against the development of the corner lot as a commercial space for the King Soopers development of the Falcon Marketplace.

I feel that lot is too small, the current infrastructure (Roads, Traffic Signals etc.) WILL NOT and CANNOT Support the traffic in that corner. There are other things that can be developed there that will not impede in the homes around the area.


Have you considered how trucks and other delivery vehicles are going to get in and out of there in the evening without causing NOISE POLLUTION, LIGHT POLLUTION, GARABAGE in the evening without interfering with the peaceful enjoyment of the residents in the area? I don't think this project has been thought thru enough to justify such a huge development. This King Soopers will be a tertiary market grocer store which means it will not carry the vast amounts of products this chain allows because of its location and market.

I think FALCON needs more small businesses in that area not large chains. There are other areas in the community, for instance Highway 24 that would be able to support the traffic without interfering with the residents who call that corner home.

Meridian Road on that corner was not supposed to be a 4-lane road. My backyard during the hours of 6:30am to midnight is so loud I cannot even go out in my backyard to enjoy the mountain view and have a conversation with someone because of the NOISE from the traffic there. You take your life into your own hands when you try to cross over Meridian road from Eastonville. It is not safe to cross there and a light needs to be installed to move traffic safely. Lights at several intersections along Eastonville need to be addressed. For instance, near the Woodmen Hills Elementary school and Eastonville and Stapleton Roads. These intersections are not safe.

I cannot imagine a tractor trailer making deliveries in that area in the evenings is going to be quiet. The lights from the parking lot will impede on the homes in the area. That corner is not designed to handle such traffic and if you end up approved such a development you are going to create an area that will ALWAYS be poorly designed for the amount of traffic as Falcon develops.

I plead with the developers, City Council and the Planning and Community Development to really take a good look at how you develop Falcon and do it right the first time.

High Altitude LLC

11807 Asplund Circle