

# EL PASO COUNTY COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 12, 2019

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

**PUDSP-18-001** **PARSONS**  
**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN**  
**FOREST LAKES PHASE II**

A request by FLRD, No. 2, LLC, for approval of a map amendment (rezoning) of 287 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 180 single-family residential lots. The property is located north of Hay Creek Road, south of Doolittle Road, and west of Old Denver Highway. (Parcel No. 71000-00-433) (Commissioner District 1) (Kari Parsons)


Type of Hearing: Quasi-Judicial

_____	<b>X</b>	_____
For	Against	No Opinion
Comments: <u>See attached.</u>		

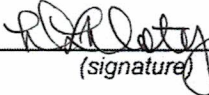
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on April 2, 2019. 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 item will also be heard by the El Paso County Board of County Commissioners on April 23, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, 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](http://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](http://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-2019-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, Planner II

Your Name: Deborah Doty   
(printed) (signature)

Address: 4185 Spaatz Rd, Monument, CO 80132

Property Location: (same as above) Phone 719-310-9567

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



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

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

Deborah Doty  
4185 Spaatz Road  
Monument, CO 80132

15 April 2019

El Paso County Planning Commission  
ATTN: Kari Parsons, Planner II  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Planned Unit Development/Preliminary Plan, Forest Lakes Phase II

Dear Ms. Parsons,

Thank you very much to you and the other Planning Commissioners for taking the time to hear arguments and give thoughtful consideration to the above proposed development.

With regard to the above case, I would like to express my concerns about traffic and the report submitted by LSC, dated February 21, 2019. Much of the data appears to be from 2017 or earlier. Many geographic and demographic changes have taken place in northern El Paso County since then, and more have been approved (including the Willow Springs annexation to the Town of Monument). Monument and the Tri-Lakes area have experienced exponential growth in the past few years, and our infrastructure has not kept pace with the expansion.

The traffic figures in the LSC report focus on the Forest Lakes area and do not consider the impact of 180 additional homes on nearby neighborhoods. At a very minimum, I believe updated traffic data should be gathered and presented for *all* of the Tri-Lakes and northern El Paso County region in order to provide a more complete picture of the impact this development will have. As a result of recent and rapid growth of other neighborhoods in the Tri-Lakes area, we have seen a dramatic increase in traffic flow to and from the retail and service locations along Jackson Creek Parkway, Baptist Road, Woodmoor Drive and Lake Woodmoor Drive, and Highway 105. Those thoroughfares are already dangerously congested during peak morning and afternoon hours, as well as on weekends, and adding another 180 homes, with 500 to 1,000 additional residents (and their vehicles), is only going to make that situation worse.

The 2018 opening of the Pilot truck station on Baptist Road and I-25 (just south of an existing truck stop) has negatively impacted traffic in and out of the Forest Lakes area. Semi-tractor trailer trucks entering and exiting both of the truck stops at that junction slow traffic down in both directions. And the truck stop is just the beginning of the planned growth for that area. The traffic research for northern El Paso County in general, and the Tri-Lakes area in particular, should be updated with more current and relevant data.

The proposed plan provides for access to National Forest land through the Forest Lakes area via Forest Lakes Road. It should be expected that residents from all of the Tri-Lakes area, as well as other parts of Colorado, will be driving through the Forest Lakes neighborhood to access the National Forest. I understand that only a small parking area has been designated for these people. Here at the end of Spaatz Road (which

is NOT a National Forest access point), we experience frequent trespassing on our property by people who believe they can go onto private property to access the National Forest. Those homes closest to the proposed National Forest access will most certainly experience similar issues. There is limited information from the Forest Service regarding plans for monitoring and maintaining this new access point. The Forest Service is understaffed and struggling to enforce regulations now, so it is unfair to increase that burden on the department and add more strain on our natural resources.

I do not believe that this proposed development – including the plan that was approved in 2002 – benefits the County or enhances the quality of life of the current residents of this area. Please consider how congested and busy the Tri-Lakes area has become and what this development will do to further destroy our rapidly disappearing natural beauty. The detrimental effects of this development on the current residents, the County, and the future residents of this region, far outweigh any financial benefits El Paso County might see.

Thank you very much for your time and consideration.

Respectfully,

A handwritten signature in cursive script that reads "Deborah L. Doty".

Deborah L. Doty