

Carleo, Katie

From: Roland Burchard <burchardroland@yahoo.com>
Sent: Thursday, September 08, 2016 3:58 PM
To: Carleo, Katie
Subject: QUESTIONS RELATIVE TO CORDERA FILINGS 4 AND 5

Categories: REMINDER

Dear Katie Carleo,

As a followup to our phone conversation and the neighborhood meeting in August I am outlining a few questions relating to the filings 4 and 5.

1. The owners power point presentation states that this application is "consistent with the goal and policies of the City's Comprehensive Plan/2020 Land Use Map." Can you say as a planner if this a true statement?
2. Can you send me the link to the Comprehensive Plan/2020 Land use map?.
3. Does the Comprehensive Plan/2020 Land Use Map take precedent over the Briargate Master Plan designation currently of R-VL on the 116 acres ?.
4. If the City's comprehensive Plan shows "Low Density Residential" is there a specific density tied to that designation?.
5. Where in the City's guidelines does it state that the Comprehensive Plan should take precedent over Master Plans?.
6. Does the Clubhouse and Pool constitute a Public Facility?
7. Will staff or the Planning Commission look at the issue of how changing the density on this area could overburden the club house and pool?
8. Is the Staff recommendation and City Planning Commission (or City Council decision) required under any laws or guidelines - or is it **a discretionary action** that could go forward or be denied based on a number of variables. Another way of stating this is will the approvals be automatic by regulation or will staff and the City PC/ Council consider input from the neighborhood and other agencies before making their final decision?
9. If the Planning Commission approved the plan, what does the process look like to appeal to the City Council on this type of land use issue?.
10. Can you point to examples where neighborhood opposition ended up in a denial of a similar discretionary application?. I am trying to get a sense of how a successful opposition movement could succeed in getting a plan denied or modified.

As you could tell from our meeting the residents are very concerned with all of the issues we had touched on previously. They are concerned with much more traffic, an owner switching a plan after advertising the R-VL designation for one of the last phases (large lots) and consistent cul de sac design element. They are concerned with a clubhouse and pool that was insufficiently sized for the original density, much less adding 75 more homes with this change above what could have been approved. Thats 75 more homes at 2 children per home potential and thus 150 more children using the pool and clubhouse. Lastly they are concerned with a large open space element that only has natural grasses instead of consistent landscaped Open Space Trails. Many of us feel it is patently unfair that the City would enable the developer to over burden the community facilities, get a huge bonus of 75 lot sales generating millions of additional sales, use natural grass instead of land

scaping the trail corridor over the pipeline, overburden the thru traffic, and all because they say the market drives it.

Personally and professionally I believe if the developer cut the lot count by 40/50 or so, increased the cul de sac element along the Pipeline lots, offered to increase the size of the clubhouse or add a lap pool for adults, many of us would feel this was a fair trade off.

Thank You for answering my questions in advance.

Sincerely,

Roland H. Burchard
4836 Alberta Falls Way

From: "Carleo, Katie" <kcarleo@springsgov.com>
To: 'Roland Burchard' <burchardroland@yahoo.com>
Sent: Tuesday, August 16, 2016 4:17 PM
Subject: RE: OPPOSITION LETTER OF EXPLANATION TO CORDERA FILINGS 4 AND 5

Roland, I am not able to meet tomorrow but if you would like to view any of the applications (new or older) you can come into the Planning office (suite 105) at any time from 8am – 5pm to view our records.


Please let me know if you have any other questions.
Thank you
Katie



Katie Carleo, MArch, MURP
Principal Planner - Northeast

Planning and Community Development | Land Use Review
30 S. Nevada, Suite 105 | Colorado Springs, CO 80901
e: kcarleo@springsgov.com p: 719.385.5060

[Colorado Springs Planning & Community Development](#)
[Pre-Application Request](#) [Development Applications](#) [LDRS](#)

 Please consider the environment before printing this e-mail.

From: Roland Burchard [mailto:burchardroland@yahoo.com]
Sent: Tuesday, August 16, 2016 10:33 AM
To: Carleo, Katie
Subject: Re: OPPOSITION LETTER OF EXPLANATION TO CORDERA FILINGS 4 AND 5

Dear Ms. Carleo,

Would it be possible to meet with you at Planning Wed AM some time convenient to your schedule.? I am open.

One question I do have from the file is it possible to get a copy of the original conditions of approval for Cordera or to review that original file? If its in Cold Storage do I have to make a formal request.?

Thanks

Roland H. Burchard

From: "Carleo, Katie" <kcarleo@springsgov.com>
To: 'Roland Burchard' <burchardroland@yahoo.com>
Sent: Tuesday, August 16, 2016 7:16 AM
Subject: RE: OPPOSITION LETTER OF EXPLANATION TO CORDERA FILINGS 4 AND 5

Thank you Mr. Burchard for the email and being part of the public outreach for this project. I will include this in our record, as well as forward to the applicant.

As any future public meetings or hearings are scheduled I will ensure to keep you posted of that information.

I am in and out of the office today with meetings but will try and get a chance to call you today or early tomorrow to answer any questions you may have.


Thank you
Katie Carleo



Katie Carleo, MArch, MURP
Principal Planner - Northeast

Planning and Community Development | Land Use Review
30 S. Nevada, Suite 105 | Colorado Springs, CO 80901
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 Please consider the environment before printing this e-mail.

From: Roland Burchard [<mailto:burchardroland@yahoo.com>]
Sent: Monday, August 15, 2016 4:58 PM
To: Carleo, Katie
Subject: OPPOSITION LETTER OF EXPLANATION TO CORDERA FILINGS 4 AND 5

Dear Ms. Carleo,

Please find the attached letter which spells out our reasons for opposing these two filings and the reasons why we believe the developer should not be granted a Variance, or change in the Briargate Master Plan (away from the Existing RVL designation).

I would also like a chance to speak with you Tuesday if you have some time or Wednesday (before the Neighborhood Meeting in Cordera). Its probably too late today.

Thanks and I look forward to speaking with you soon. If you could let me know a good time to call that would be helpful_____.

Please also respond that you received this letter. You have our permission to copy and release to whom ever you choose.

Sincerely,

Roland H. Burchard
4836 Alberta Falls Way
Colorado Springs, CO

A Cordera Resident

925-963-4349

Carleo, Katie

From: Michele P <chloesprings@gmail.com>
Sent: Friday, August 19, 2016 2:56 PM
To: Carleo, Katie
Subject: Fwd: Proposed Changes to Cordera Master Plan, CPC MP 07-00061-A4MN16

Categories: REMINDER

Wrong email address used yesterday... Please see below.

Michele Patterson
Sent from my iPhone

Begin forwarded message:

From: Michele P <chloesprings@gmail.com>
Date: August 18, 2016 at 1:58:30 PM MDT
To: kcarleo@springsgov.com
Cc: kcarleo@spingsgov.com
Subject: Proposed Changes to Cordera Master Plan, CPC MP 07-00061-A4MN16

Hi Katie,

I was not able to attend the meeting planned for this week since my daughter had an event scheduled.

I am in total agreement with others, Jamon Bowen and Matt Wilder, that have voiced their opinion opposing this change. I am NOT in agreement with this change.

I LOVE living in a neighborhood that is only Cul-De-Sacs. That is why we bought a home in Cordera and NOT Wolf Ranch which has tiny little lots and nasty long roads with humps and bumps. Streets will have increased traffic and increased speeds which are never good to have in a nice neighborhood. The community center, pool area, and parks are over crowded as is without adding more homes than previously planned. The community center as is, is hard to book an event because it is already booked. Our own elementary school is declining their own residents' children because of overcrowding. None of this is good for resale or the look and feel of Cordera. The Cordera website boasts all cul-de-sacs, award winning schools, trails, amenities, outdoor events and living...thats what makes our Sub unique and great! Keeping Cordera unique and true to the original plan is what makes it great and desirable.

Please keep it going in the manner originally planned.

Thank you so much.

Michele Patterson
5205 Chimney Gulch Way
Colorado Springs, CO 80924

Carleo, Katie

From: Amanda Burton <mandymoodles@me.com>
Sent: Friday, August 19, 2016 10:13 AM
To: Carleo, Katie
Subject: Proposed Changes to the Cordera Master Plan

Categories: REMINDER

Hi Katie,

Following the meeting on August 18th. Here are the reasons why I am opposed to the proposed changes to the Cordera Master Plan:

- a. Very few cul-de-sacs. La Plata will tell you the proposal is consistent with the Cordera concept based on lot size. That is true, but what makes Cordera unique are the cul-de-sacs. Wolf Ranch, Meridian Ranch, etc all have a clubhouse, pool, multi-use trails and architectural requirements too. Bottom line here, the new proposal is not consistent with the "cul-de-sac living" that is advertised to current owners and what we originally bought into.
- b. Club House and Amenities usage will go up. Cordera is only slightly more than 50% complete and the Clubhouse, pool, and workout facilities are already inadequate. La Plata has acknowledged this. The additional homes will bring in ~\$80K in HOA fees/year. But more people in the clubhouse will increase maintenance requirements and reduce availability of the clubhouse. Bottom line, I suspect it will cost the residents of Cordera money over the long term.
- c. ASD20 is already over-crowded. This part is up to ASD20 to decide. However, the bond in the fall will propose building additional schools to accommodate the growth in the area and additional money for much needed repairs to existing ASD20 facilities. CTE will not see much in additional funding. There are some minor maintenance issues at CTE, but nothing that has done significant damage to compare with the 20+ year-old buildings in other parts of ASD20 - yet. Again, over-usage and overcrowding will shorten the preventative maintenance cycle for existing ASD20 schools and cause more challenges. Will the tax revenue from the additional 75 homes offset the cost of additional maintenance? I doubt it.

Bottom line - La Plata wants to increase their profits (not a bad thing) by increasing the number of 50' lots in filings 4/5 based on current market research for El Paso County. My concern is that it will cost this community, the city of COS and ASD20 in the long term; but we (the community) do not have access to the appropriate tools and studies to do a comprehensive analysis of the plan and La Plata is not offering to mitigate any of the risk to those stakeholders in order to get the additional 75 lots. That is why I oppose their plan.

Best regards,
Amanda Burton
4923 Rabbit Mountain Ct, Colorado Springs, CO 80924

Carleo, Katie

From: Michelle Hammers <chellehammers@gmail.com>
Sent: Thursday, August 18, 2016 7:00 AM
To: Carleo, Katie
Subject: Rezoning concerns

Categories: REMINDER

Hi,

the Cordera Community Center regarding the zoning change to the Briargate master plan (in Cordera) so I do not have all the information. But I have read that the proposed changes to the zoning is to increase the density the from 1.99 houses per acre to 3.49. Many of us were unable to attend because the back to school night for both Chinook & Challenger was at the same time.

My personal greatest concern (aside from this is not the master plan many of us were sold on when we chose to invest in a higher priced home and neighborhood) is the schools. Chinook is over max currently and the lady who spoke last night at the school meeting (didn't catch if she was on the D20 board or chinook's school board??) said there are numerous schools maxed out in D20. I would highly caution anyone from moving forward with a zone change for more houses unless there is a plan for where those new families will attend school. Many family have moved into Cordera recently and are being sent elsewhere & cannot go to their neighborhood school because it is already overcrowded. There is no way, currently, that we will be able to fit that many more families into Chinook (from the new proposed zoning) unless there was a new school built - which I currently haven't heard any plans for that.

That is my biggest concern. Along with our concern about how we were told something completely different when we bought. And that this would be the second time it's rezoned to allow a 2nd area of multi family homes. There is true concern that La Plata is trying to hastily finish Cordera so they can move on to new developments. And if that is truly why this is happening, I personally think it should be left as is due to principle. Don't rezone the community you sold a completely different story to (to get them to buy) because you need to be done and move on. (Speaking to La Plata). Be ethical and hold to your original word.

Again, I could have totally misinformed information, but this is my current view and opinion (and that of many others) because we were unable to make the meeting last night (and kind of wondered along with everyone else, if it was conveniently scheduled on a night where the majority of families couldn't make it).

Michelle Hammers
815-978-8085
www.mydoterra.com/michellehammers

Carleo, Katie

From: Sam <samjohnson5@comcast.net>
Sent: Wednesday, August 17, 2016 4:31 PM
To: Carleo, Katie
Subject: Cordera community plan amendment proposal

Categories: REMINDER

Ms. Carleo,

I am writing to voice my opposition to the four amendments to the Briargate and Cordera plans requested by High Valley Land Company. We bought a house in Cordera because of the wider streets, cul-de-sacs, larger lots with houses spread farther apart, and the nicely landscaped trails as compared to Wolf Ranch and Pine Creek. By increasing the DU/AC, the look and feel of the new subdivision areas will be dramatically different. The proposed lot size in the new area is just over half (on average) compared to the lot sizes on our street. This proposal also reduces the amount of landscaping proposed on our fully landscaped trail system. This proposal changes the aesthetics of the subdivision, which should remain consistent throughout the subdivision and consistent with what we were told when we bought a property regardless of the profit desired by the land developer.

I also want you to be aware that the date/time chosen for the public meeting is at the same time of many area school "Back to School" nights. I would estimate that the majority of people in this subdivision have children and will probably be attending one of these school functions. Please do not take low attendance at this public meeting as immediate community acceptance of these proposals. I recommend selecting an additional evening for public meetings.

Thank you,

Sam Johnson
4864 Alberta Falls Way
719-203-5750

Carleo, Katie

From: Watson Tim <watson1917@yahoo.com>
Sent: Tuesday, August 16, 2016 10:08 AM
To: Carleo, Katie
Subject: Briargate Master Plan changes - oppose

Categories: REMINDER

Katie,

My name is Tim Watson, and I am a resident of Cordera. I was hoping to be able to attend the meeting tomorrow night at the Cordera Community Center, Aug 17th, but this is "Back to School Night" for many elementary schools in District 20, so I won't be able to attend, given this conflict. I would like to formally oppose the suggested changes to the Briargate Master Plan. The change from lower density lots to higher density lots for plans 4 & 5 within our community will certainly create a net negative impact on those who currently live in Cordera - leading to lower potential resale prices on current homes, to extra strain and overuse on our neighborhood school and community center facilities. When contemplating the purchase of our home in Cordera, the density and overall plan for sections 4 & 5 of Cordera was a major consideration for our family, as these areas were the future for the community. This proposed change branches away from the overall "mission" of the Cordera community as it was laid out for our family several years ago. We would like to oppose this suggested change and ask that the master plan stay with the original intent for sections 4 & 5 of the community (lower density & lower total # of lots, parks, trails, open space, cul-de-sacs, etc.).

Best Regards,

Tim Watson

Carleo, Katie

From: Cindy Goymerac Prodigy <cindygoymerac@prodigy.net>
Sent: Tuesday, August 16, 2016 5:18 PM
To: Carleo, Katie
Subject: Zone changes to Cordera filing #4 and #5

Categories: REMINDER

Katie,

This email is to inform the city of Colorado Springs that I oppose the zone changes to Cordera filing #4 and #5. The residents of Cordera would like our planned community to stay at our original lot sizes and do not want this density added to our community. La Plata and our builders sold us all on the original planned community of Cordera and we want it to stay the same. These smaller lot sizes will add to traffic, our schools and our already busy community center. These zone changes for apartments and smaller lot sizes needs to stop. We do not want any of these changes.

I hope that the city in the future will be communicating with The Cordera residents on all zone changes by La Plata. See you at the meetings.

Cindy Goymerac
5128 Monarch Crest Way
(951) 264-1391

Carleo, Katie

From: Alain Hoang <hoangalain@gmail.com>
Sent: Monday, August 15, 2016 12:09 PM
To: Carleo, Katie
Cc: Isabelle Hoang
Subject: Fwd: Cordera new plan for filling 5: draft

Categories: REMINDER

Dear Katie Carleo,

I am writing this eMail about some concerns, we, my wife and I, do have with new Cordera Filling N.5 plan. We do live on 4488 Outlook Ridge Trail (North of Filling N.2), west of Union Bd. We did decide to build a house at this lot, because it has been told that houses of Cordera Filing N.5 will be at least 50 to 80 yards from Filing N.2, and trail will go North East on the current path of water evacuation of this whole area (see picture below).

On your web page, <https://coloradosprings.gov/city-council-planning/page/planning-commission>, I could not find in 2014 a CPC minutes about Cordera filling N3 or N2.

But on Cordera web page, <http://cordera.com/images/Cordera-Treasure-Map-2014-10-03.jpg> we could see the 2 trails, 1 between Filing N.2 and N.5 west of Union Bd, and the 2nd trail going North East that is the current path of the water when there is rain, flash flood.

There is downhill from North East, There are couple of old trees in this current path.



On the new Cordera proposal, this trail does not exist, anymore. So I suppose trees will be removed, and what is the water evacuation flow plan?

Also houses of Filing N.5 will be only at 50 feet (width of the trail), instead of 50 yards.

Best Regards,
Alain & Isabelle. 719 337 9629.

Carleo, Katie

From: Andre Mach <andre.1.mach@gmail.com>
Sent: Tuesday, August 16, 2016 9:10 AM
To: Carleo, Katie
Subject: Cpc mp 07-00061-a4mn16

Categories: REMINDER

Greetings Katie,

I have heard of the eminent future plans for our neighborhood, and I am a concerned Cordera resident. Like many others, we all would like to provide feedback and voice our oppositions to these plans. However, I regret that I am unable to attend the meeting in-person.

Major concerns in the zoning changes are the adverse affects that will have in our beautiful Cordera community. I have a laundry list of secondary and tertiary adverse affects, but will just highlight a few that I think is worth noting.

1) The current plans will definitely change the character of Cordera. The attractive, unique, and well thought-out residential layout of having every street ending in a "Cul-de-Sac" is appealing. These future plans lack this well thought-out plan and will downgrade the CORDERA BRAND!

2) Increase of home units without a well thought out plan is a recipe for failure. With increase in homes, brings higher density living, our Cordera community center is at or near capacity, the elementary school will be overcrowded, affecting a quality education of student/teacher ratio for our children and adding undue stress to faculty staff and administrators, eventually will incur increase costs.

3) Impact on the Cordera Brand and re-sale value - Cordera is one of the most sought after neighborhoods due to its unique architectural layout (Cul-de-Sac) on every street, The community center with salt-water pool, great elementary school in D-20, fantastic recreational playgrounds. Increasing in population without having any concerns of these secondary and tertiary affects will definitely make Cordera a "less" desire place to live, eventually affecting re-sale value.

4) Currently, there are no traffic lights in the Cordera neighborhood, and with increasing housing will increase traffic, which may warrant traffic lights...and who will pay for this? what are the safety concerns for our children on the bike paths?

The Problem Statement of increase population that "Begg a Solution" may not be in the Cordera community, however if Cordera is the rightful place in all aspects of providing a quality living, quality services, and best in show and re-sale across the spectrum of quality of life, then our voice of concerns need to be taken seriously.

Very Respectfully,

Andre Mach

Carleo, Katie

From: R3nbab Centurylink <r3nbab@centurylink.net>
Sent: Monday, August 15, 2016 5:44 PM
To: Carleo, Katie
Subject: Proposed Cordera Change

Categories: REMINDER

Katie,

I have just become aware of another major concern to our community. I want you to know that I oppose this proposed master plan change. Below are the words of another community member, I echo his concerns.

"I reviewed the proposed change to the briargate master plan and related filings cpc puz 16-00102, cpc puz 16-00102, cpc pup 16-00103, cpc pud 16-00104, and am very opposed to the masterplan change. That section of Cordera had been presented as r-vl though the development of plan 1,2, and 3. It was anticipated to belarger lot lower density area that would help Cordera naturally blend into the Black Forest region. Instead, the proposed platting has nearly all of the lower density part of the area up against old ranch road and the developed area is significantly higher than 2.63 du average proposed and will be one of the smallest lot areas in Cordera. My residence is quite close to union and I did factor in the R-VI designation when deciding that it would not be a negative issue. The change to higher density this late in the briargate masterplan after virtually all of it is developed shouldn't be allowed. The additional strain on the neighborhood schools and hoa amenities will negatively impact all of the current property owners.

The proposed platting that the higher density change enables also deviates from the rest of the community. Cordera is actively promoted as a cul-de-sac community. Sections 1 & 2 deliver on this with section 3 implementing it as much as is possible within the natural terrain and existing utility limitations. Section 4&5 only has a few cul-de-sac homes with most on long branching loop streets. Without the briargate plan change the platting would conform to the rest of the neighborhood and still enable the old ranch road buffer. To reinforce this, The present marketing of Cordera on Cordera.com:

"Cordera, a Master Planned Community in northeast Colorado Springs, is thoughtfully designed to offer excellent amenities such as an extensive trail system, cul-de-sac streets, storybook-themed parks, the 5 acre Grand Lawn Park, a top-notch landscaping program, high architectural standards, and the state-of-the-art Community Center!"

With limited cul-de-sacs, no parks in this filing, higher density making the community center overloaded by an additional ~80 homes and likely 320 people, it is hard to see how this could not have a negative impact on existing property owners in Cordera. The changes should be rejected and a replatting filed that conforms to the existing briargate master plan and the marketing of the community to customers who have been buying homes in Cordera for nearly 10 years."

Thank you for your consideration,
Renee Babcock
Eldorado Canyon Court

Sent from my iPhone

Carleo, Katie

From: Jing Jie <jingjie@gmail.com>
Sent: Monday, August 15, 2016 3:01 PM
To: Carleo, Katie
Subject: Opposition to Cordera filings

Categories: REMINDER

Katie,

I reviewed the proposed change to the Briargate master plan and related filings cpc puz 16-00102, cpc puz 16-00102, cpc pup 16-00103, cpc pud 16-00104, and am very opposed to the masterplan change. That section of Cordera had been presented as r-vl though the development of plan 1,2, and 3. It was anticipated to be a larger lot lower density area that would help Cordera naturally blend into the Black Forest region. Instead, the proposed platting has nearly all of the lower density part of the area up against old ranch road and the developed area is significantly higher than 2.63 du average proposed, and will be one of the smallest lot areas in Cordera. The change to higher density this late in the Briargate masterplan after virtually all of it is developed shouldn't be allowed. The additional strain on the neighborhood schools and HOA amenities will negatively impact all of the current property owners.

Thank you,
Jing Jie

Carleo, Katie

From: Phil Sevenants <fil7ants@gmail.com>
Sent: Monday, August 15, 2016 12:05 PM
To: Carleo, Katie
Subject: Oppose the Briargate Masterplan change
Categories: REMINDER

Mrs. Carleo,

I oppose the plan to increase housing density.

Please let me know how I can best communicate this to those that will decide the future of my community

Philip Sevenants
5022 Farris Creek Court (Cordera)
Colorado Springs, CO 80924
425-351-6491

Roland And Janet Burchard
4836 Alberta Falls Way
Colorado Springs, CO 80924
Cell Phone 925-963-4349

August 13, 2016

City of Colorado Springs Planning Department
Attn Katie Carleo - Reviewing Planner
30 S. Nevada, Suite 105
Colorado Springs, CO
719-385-5060

Ref. CPC MP 07-00061-A4MN16 - Amendment to Briargate Master Plan Proposal
CPC PUZ 16-000102 - Zone Change Proposal
CPC PUP 16-00103 - Concept Plan Filing 4/5 Proposal
CPC PUD 16-00104 - Development Plan Proposal

Dear Ms. Carleo,

As property owners and residents of Cordera with our home at 4836 Alberta Falls Way - we hereby submit this letter and background material to indicate our complete **opposition** to the above filed plans. The plans call for a change in the Briargate Master Plan entitlements held by La Plata which constitute a discretionary variance. This variance regards Filing 4 and Filing 5 on 116.82 acres northeast of existing development and the gas pipeline easement in place. The developer has General Plan **entitlements** which call out RVL in this area which grants them 0-1.99 developed units per acre. The change they seek is an increase in density to RL of from 2.0 to 3.49 units per acre. The upper end of these two density ranges is a 75% increase in potential density. While they are not asking for the high end of RL now there is nothing stopping them from asking for it in the future as this request clearly demonstrates. This request for a Variance clearly shows a large number of **small lots** (more in Filing 5) at or around the minimum lot sizes. A cursory review of the Filing 4 and Filing 5 lots on the Map clearly demonstrates that this proposal is not consistent the adjacent and already approved Cordera Lots. Its not consistent with one of the principals of Cordera espoused by La Plata in their own literature that states "every street is a culdesac". I have noticed that La Plata has gotten away with fewer culdesacs in recent applications but this application clearly is one where fewer culdesacs allows many small lots and higher densities which will produce more people, more traffic, and a burden or pressure on our Parks, Trails, and use of our nice community building/pool/exercise room/etc. All of these adverse impacts will result in lower home values. Arbitrarily increasing the density gives a windfall of value to the developer La Plata (they will be able to sell more lots generating much greater cash flow) with no offsets for the existing property owners who would have to suffer the adverse consequences including impairment of home values.

While we are not against development we are opposed to this one as it increases densities in the one area (close to Black Forest) that is entirely consistent with the existing RVL designation in place. We do not believe that the "**Owners Justification Statements**" hold up (as will be discussed), nor do we believe that the applicant has met the "**Use Variance Criteria**" your City states and will be discussed on the next page (see Use Variance Review Criteria Attached).

La Plata Filing 4/5 Opposition Letter Page 2

See Attached **Owners Justification Statement.**

As to item 1. The application clearly does not appear to be consistent with the goals and policies of the City's Comprehensive Plan which is being reviewed and updated currently. The **General Plan** of this property states that the City felt that RVL was consistent with its policies, plans, procedures, guidelines, and past actions on Cordera. By definition this applications is inconsistent with the entitlements that the City granted previously as it seeks a variance or modification to the Master Plan.

As to Item 2. The statement that the proposed development is aligned with current market trends is not supported by many Cordera homes being sold on larger lots nearby. Filing 5 particularly has many minimum smaller lots of around 5,500 sq.ft. that are just not consistent with the rest of Cordera. Their declaration that the Filings are consistent with "Current market trends" is a broad unsupported statement really. Lots on the other side of Old Ranch are much larger. The lots in Filing 4/5 should be getting larger as you move toward Black Forest which is reflected in the City already granting RVL at 0-1.99 units per acre. Also just because they want to meet a certain market threshold for total lots sales, home sales absorption etc should not be a basis to arbitrarily change the density this much higher at this location.

As to Item 3. This statement is not entirely true on its face. Much vegetation /plants / trees will be removed for this development. If the City stays with its RVL designation the developer would have to redesign a layout that removes much less vegetation as the number of lots would be significantly lower. So I would say increasing the density in facts does less to protect the natural vegetation and invalidates their claim.

As to Item 4. A cursury review of the plotted lots in Filing 4 and Filing 5 clearly shows a perponderance of small lots (close to minimum 5,500 sf lot size) that is clearly not consistent with adjacent development within the City. See discussion of Item 2.

As to Item 5. No comment here.

As to Item 6. While there are typical setbacks, berms, walls, and some landscaping - it is clearly not a landscape plan consistent with the rest of Cordera's fully land scaped trail system. The land scaped trails and parks are a great feature of Cordera. The trail over the gas pipeline only shows a concrete strip. To be consistent with the rest of Cordera the gas easment should be similarly landscaped like the main trails thru out Cordera (not just native grasses and a concrete trail). La Plata's own maps of Cordera clearly show Open Space/Trail Corridor with no separate distinction to the gas easement area as having only native grass and concrete.

As to Item 7. No comment.

As to Item 8. I disagree with their statement because increasing the density will no doubt increase the burden, pressure, use of the parks and our great communtiy facility building/rooms/pool.

As to Item 9. No comment.

Based upon all of the above factors we believe that:

1. The application does not meet the *Use Variance Review Criteria as shown*. There are no exceptional or extraordinary circumstances with this land application that the City's denial will result in undue property loss. The owners retains the RVL entitlements and can resubmit at the now existing density and go forward. Denying the variance produces no loss to La Plata. On the other hand if the City arbitrarily approved these applications that would end up as a windfall increase in value for La Plata since they could sell many more lots and there would be no offsets for the property owners adverse impacts and home value impairments/losses.
2. This amendment and variance is clearly not necessary for the preservation and enjoyment of the property right of the petitioner since they would still fully enjoy the RVL designation and can build profitably to that standard entitlement as shown in Cordera home sales on larger lots.
3. We believe that this variance will result in a higher density which will be injurious to the rest of the Cordera owners as we will suffer with increased traffic, increase school impacts, increased use of parks and increased use of our common facilities. This will be injurious to home values as well.

Thus in summary we believe there is sufficient basis for the City to deny this application for increase in the densities in the Filing 4 / 5 area - and to simply stay with the **RVL Briargate Master Plan designation** entitlement La Plata retains. I would think that if they were to stay within the RVL existing designation, redesign the lots to be larger (and to include more culdesacs) and indicate a willingness to landscape the gas easement trail then it would receive our support - and likely more support from the Cordera community. We are not against the developer making money - just against them making more money from higher densities at the loss of some of our property rights. We are simply trying to protect what has been created here at Cordera as to our quality of life and home investments.

Respectfully Submitted,



Roland And Janet Burchard
4836 Alberta Falls Way
(cell - 925-963-4349 for Roland)

Justification Statement

The applicant submits the following as justification for approval of the aforementioned applications:

1. The applications are consistent with the goals and policies of the City's Comprehensive Plan.
2. The proposed development is aligned with current market trends.
3. The proposed development has been planned to take advantage of natural topography and to protect areas of natural vegetation where possible.
4. The proposed land use is consistent with adjacent development within the City.
5. The transportation system takes into account such issues as neighborhood cut-through traffic, residential traffic speeds, pedestrian safety and accessibility, and landscaping.
6. Significant landscaped setbacks with berms and/or walls provide buffers between the proposed development and adjacent roads/properties.
7. A pedestrian circulation system has been planned to functionally separate pedestrians from vehicular traffic and provide easy access to open space and recreational facilities.
8. Public facilities have been planned in conjunction with the proposed development and therefore the capacities of planned streets, utilities, and parks will not be overburdened.
9. The landscape design along streets and within parks complies with the City's Landscape Policy Manual.

USE VARIANCE REVIEW CRITERIA

The following criteria must be met in order for a use variance to be granted:

1. There is a special circumstance or extraordinary circumstance applicable to the property involved or to the intended use of the property that is not generally applicable to the property, and that cannot be reasonably avoided by the petitioner.
2. Approval is essential to the preservation and enjoyment of a property right of the petitioner and also:
3. The variance will not be detrimental to the public welfare and will not be contrary to the public interest or the public health, safety or general welfare of the community.

Figure 3

Carleo, Katie

From: Brad Besmer <brad.besmer@broadcom.com>
Sent: Saturday, August 13, 2016 3:45 PM
To: Carleo, Katie
Subject: Objection to CPC PUP 16-00103

Categories: REMINDER

Dear Katie,

Subject: Objection to CPC PUP 16-00103 – Removal of trail leading to Union Boulevard in Filing 5

We are Brad and Diane Besmer, residing at 4478 Outlook Ridge Trail. We would like to object to the proposed change in the layout relative to what is shown on the overall Cordera master plan for Filing 5. We specifically purchased this lot due to having 2 trails intersecting immediately behind our home, thereby providing additional buffer to the nearest residence behind us. We have included 2 screenshots of the exact area below, The first screenshot is from the Cordera Master Plan (<http://cordera.com/images/Cordera-Treasure-Map-2014-10-03.jpg>). The blue arrow shows the trail intersection of interest here, and the red arrow is our lot. The second screenshot is the same area from CPC PUP 16-00103, which no longer has this trail or the additional buffer zone behind our home.

Cordera Master Plan
Proposal

CPC PUP 16-00103 Concept

Carleo, Katie

From: Jackie Lesh <martig42@yahoo.com>
Sent: Friday, August 12, 2016 8:54 AM
To: Carleo, Katie
Subject: Proposed Change to the Briargate Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

Categories: REMINDER

Hi Katie,

I'm writing to you to in regards to the proposed changes to the Briargate Master Plan. I reviewed the proposed change to the Briargate master plan and related filings cpc puz 16-00102, cpc puz 16-00102, cpc pup 16-00103, cpc pud 16-00104, and am very opposed to the masterplan change. That section of Cordera had been presented as r-vl though the development of plan 1,2, and 3. It was anticipated to be larger lot lower density area that would help Cordera naturally blend into the Black Forest region. Instead, the proposed platting has nearly all of the lower density part of the area up against old ranch road and the developed area is significantly higher than 2.63 du average proposed and will be one of the smallest lot areas in Cordera. The change to higher density this late in the Briargate masterplan after virtually all of it is developed shouldn't be allowed. The additional strain on the neighborhood schools and HOA amenities will negatively impact all of the current property owners.

I also wanted to see if there's any way to change the time or date of the upcoming meeting on Wednesday August 17th at 6 pm at the Cordera Community Center. The meeting is the same day and time as the Chinook Trail Elementary Back to School Night. Back to School Night is a parents only night that runs from 5:30-7:30p where the teachers inform the parents of expectations for the school year. The majority of students that go to Chinook Trail live in Cordera thus making it impossible for Cordera residents to attend both the Chinook Trail Elementary Back to School Night and the Public Meeting.

Sincerely,

Jackie Lesh
Cell (719) 322-6003
5186 Chimney Gulch Way

Carleo, Katie

From: Jamon Bowen <jamon.bowen@gmail.com>
Sent: Thursday, August 11, 2016 9:49 PM
To: Carleo, Katie
Subject: Re: Cpc mp 07-00061-a4mn16

Categories: REMINDER

In addition, the meeting time runs directly during back to school night for both the elementary school and middle school for the community. A worse time could not have been selected. If it can't be rescheduled please note this in the records.

Jamon

Sent from my iPhone

> On Aug 11, 2016, at 9:41 PM, Jamon Bowen <jamon.bowen@gmail.com> wrote:

>

> Katie,

>

> I reviewed the proposed change to the briargate master plan and related filings cpc puz 16-00102, cpc pup 16-00103, cpc pud 16-00104, and am very opposed to the masterplan change. That section of Cordera had been presented as r-vi though the development of plan 1,2, and 3. It was anticipated to be larger lot lower density area that would help Cordera naturally blend into the Black Forest region. Instead, the proposed platting has nearly all of the lower density part of the area up against old ranch road and the developed area is significantly higher than 2.63 du average proposed and will be one of the smallest lot areas in Cordera. My residence is quite close to union and I did factor in the R-VI designation when deciding that it would not be a negative issue. The change to higher density this late in the briargate masterplan after virtually all of it is developed shouldn't be allowed. The additional strain on the neighborhood schools and hoa amenities will negatively impact all of the current property owners.

>

> The proposed platting that the higher density change enables also deviates from the rest of the community. Cordera is actively promoted as a cul-de-sac community. Sections 1 & 2 deliver on this with section 3 implementing it as much as is possible within the natural terrain and existing utility limitations. Section 4&5 only has a few cul-de-sac homes with most on long branching loop streets. Without the briargate plan change the platting would conform to the rest of the neighborhood and still enable the old ranch road buffer. To reinforce this, The present marketing of Cordera on Cordera.com:

> "Cordera, a Master Planned Community in northeast Colorado Springs, is thoughtfully designed to offer excellent amenities such as an extensive trail system, cul-de-sac streets, storybook-themed parks, the 5 acre Grand Lawn Park, a top-notch landscaping program, high architectural standards, and the state-of-the-art Community Center!"

>

> With limited cul-de-sacs, no parks in this filing, higher density making the community center overloaded by an additional ~80 homes and likely 320 people, it is hard to see how this could not have a negative impact on existing property owners in Cordera. The changes should be rejected and a replatting filed that conforms to the existing briargate master plan and the marketing of the community to customers who have been buying homes in Cordera for nearly 10 years.

>

> Thank you,

> Jamon Bowen

>

To City Council at Public Meeting for Cordera 5

I cannot support this building plan that Cordera 5 is submitting to you for these reasons:

1. Drainage damage will be caused on Old Ranch Road

I have lived on my property for 50 years on Old Ranch Rd. If you have viewed the future Cordera 5 then you know that the land slopes to the southwest as it also does on the north side of Old Ranch Rd. On my property, the drainage from the southwest slope goes through a pipe under the road to the supposedly "Cordera 5". This has been adequate drainage for at least the past 50 years. Should this water back up due to any reason by the Cordera people it would cause damage to my property. The Cordera 5 map shows housing being built in this drainage area. Should water back up due to Cordera 5, I will hold the city and Cordera responsible for damages.

2. Developer promised fewer houses

The developer of Cordera promised in a neighborhood meeting there would only be 0-1.99 houses. Now they have divided that particular subdivision and added more houses, and because of low areas where they can't build in Cordera 4, they have pushed most of the houses into Cordera 5. The city and developer have been deceptive to the people in this area. I also believe that each subdivision has to meet appropriate trails, appropriate county/city buffers, and that trying to say that Subdivision 5's obligations are met in subdivision Cordera 4 is a farce. Subdivision 5 should have at least 100 homes removed from their plan.

3. 36-foot houses are not aesthetic to a city/county meeting

A row of high, 36-foot houses, especially at the entrance of Black Forest, would be ugly. Lower-type houses along Old Ranch Rd. should be planned.

Therefore, I cannot support this plan for subdivision Cordera 5 as it is now planned. I oppose it.



Gail Mack

Carleo, Katie

From: Jan Broxton <imperial59@yahoo.com>
Sent: Wednesday, October 19, 2016 4:37 PM
To: Carleo, Katie
Subject: Re:Proposed density increase for Cordera development along Old Ranch Road

Categories: REMINDER

Dear Ms. Carleo:

I am writing you regarding the proposed increase in density for the Cordera development along Old Ranch Road. While I believe in protecting the property rights of owners and developers, It is my understanding that the developers accepted the lower density restriction previously and are now trying to change it. I do not believe that this would be in the best interest of existing property owners or the general public. Old Ranch Road was never particularly safe or easy to travel when it was just a lonely country road due to the undulating nature of the road which restricts visibility in several places, the necessity of mail trucks to stop along the road, and the regular use of the road for recreational bicycling. Now with the opening of Pine Creek High School and the access to Powers Blvd, the traffic volume, the speed, the unsafe maneuvers, and the inattentive driving have really gotten out of hand. The buildout of the Cordera development as originally proposed will only exacerbate this, and a further increase in density of the development will be, in my opinion, more than the road can handle.

I would also like to address the request to reduce the buffering requirements along Old Ranch Road. The existing property to the north of the road is rural in nature and multi-acre. I believe the transition from typical suburban tract homes to the rural nature of the existing properties should be as gradual as possible, not walking across the street and finding yourself in the city. Many of these homes have animals and are already being negatively impacted by the noise and congestion on the road without having the constant noise and hubbub of the city nearby.

In closing, I hope you and the city planners will give consideration to the people that have been living in this area for many years and not vote to drastically change the nature of the area by allowing a radical shift in the Cordera development from what had been previously agreed to.

Sincerely,
Jan A. Broxton
4475 Vale Road

Carleo, Katie

From: Pamela and Gene Holifield <gpbholifield@msn.com>
Sent: Wednesday, October 19, 2016 4:26 PM
To: Carleo, Katie
Cc: Pamela and Gene Holifield
Subject: Black Forest Density

Categories: REMINDER

Katie,

I understand you are the city planner in charge of a developers requested changes to the LaPlata density plan along Old Ranch Rd.

We are one of many residents who oppose any changes to the Cordera density and wanting a larger buffer.

Below is the summary as we understand it which the developer is asking relief against--we are opposed to any changes to the original agreements. Traffic is already increased substantially and the city is encroaching upon our homes and desired lifestyles when we chose to purchase homes in the Black Forest area.

Please do not bow to the developer, keep the original agreements and support the citizens of the county and neighborhood.

1. Keep the density the same as in the master plan. The master plan density was "residential - very low" with up to 2 homes per acre permitted. LaPlata is requesting a higher density, "residential - low" which will permit up to 4 homes per acre. Their proposed development along Old Ranch Road would have 307 lots on 116 acres. Keep the lower density!
2. Increase the buffer along Old Ranch Road. They state that the buffer will range from 75-410 feet with an average of 100 feet. Homes will have a 25 foot setback from the buffer for a total of 125 feet. I believe the buffer should average about 200 feet to provide a transition from the 5-acre lots north of Old Ranch and keep the natural vegetation as much as possible.

Regards,

Pam and Gene Holifield
4540 Vale Rd
Home: 719-495-9758

Sent from my iPhone

Carleo, Katie

From: Becky Sutton <randomara@gmail.com>
Sent: Wednesday, October 19, 2016 4:21 PM
To: Carleo, Katie
Subject: Keep the Cordera density the same as the master plan.

Categories: REMINDER

Please hear our request to honor the density detailed in the master plan. The master plan density was "residential - very low" with up to 2 homes per acre permitted. LaPlata is requesting a higher density, "residential - low" which will permit up to 4 homes per acre. Doubling the density in this neighborhood significantly impacts our neighborhood in many areas such as available water, natural vegetation, and congestion. As such, it poses undue danger to the quality of life in the Black Forest, and to the value of our homes.

Brad and Becky Sutton
14265 Roller Coaster Road
Colorado Springs

Carleo, Katie

From: Brenda Baldry <brenda.baldry@asd20.org>
Sent: Wednesday, October 19, 2016 4:20 PM
To: Carleo, Katie
Subject: Cordera Density Issue

Categories: REMINDER

Follow the Master Plan for the Cordera Development. Do not allow for an increase of density and do not decrease the buffer zone. Master Plans were designed to **protect** the environment and **create** responsible growth. Follow the Master Plan.

Darrell and Brenda Baldry
Member, Friends of the Black Forest Preservation Plan

Confidentiality Statement: *This email message contains information from Academy District 20. The information contained in this email may be confidential and is intended only for the use of the recipient named above. If you are not the intended recipient and received this communication in error, please notify us immediately by responding to this email or by phone at 719-234-4126. Please delete the original message without disclosing, distributing or copying. Thank you.*

Carleo, Katie

From: Linda S Smith <lindassmith52@aol.com>
Sent: Wednesday, October 19, 2016 4:12 PM
To: Carleo, Katie
Subject: Cordera

Categories: REMINDER

I would like to voice my opinion on these issues.

1. Keep the density the same as in the master plan. The master plan density was "residential - very low" with up to 2 homes per acre permitted. LaPlata is requesting a higher density, "residential - low" which will permit up to 4 homes per acre. Their proposed development along Old Ranch Road would have 307 lots on 116 acres. Keep the lower density!

2. Increase the buffer along Old Ranch Road. They state that the buffer will range from 75-410 feet with an average of 100 feet. Homes will have a 25 foot setback from the buffer for a total of 125 feet. I believe the buffer should average about 200 feet to provide a transition from the 5-acre lots north of Old Ranch and keep the natural vegetation as much as possible.

Linda Smith

Carleo, Katie

From: Peggy Howell <Peggy.Howell@q.com>
Sent: Wednesday, October 19, 2016 3:56 PM
To: Carleo, Katie
Subject: Cordera density issue

Categories: REMINDER

1. Keep the density the same as in the master plan. The master plan density was "residential - very low" with up to 2 homes per acre permitted. LaPlata is requesting a higher density, "residential - low" which will permit up to 4 homes per acre. Their proposed development along Old Ranch Road would have 307 lots on 116 acres. Keep the lower density!
2. Increase the buffer along Old Ranch Road. They state that the buffer will range from 75-410 feet with an average of 100 feet. Homes will have a 25 foot setback from the buffer for a total of 125 feet. I believe the buffer should average about 200 feet to provide a transition from the 5-acre lots north of Old Ranch and keep the natural vegetation as much as possible.

Carleo, Katie

From: Penelope Platz <pbplatz@msn.com>
Sent: Wednesday, October 19, 2016 3:49 PM
To: Carleo, Katie
Subject: Black Forest resident

Categories: REMINDER

1. Keep the density the same as the Master Plan-very low residential.
 2. Increase the buffer along Old Ranch Road.
- Neighbors all get along better if they are not right on top of each other.

Penelope Platz

From: Kathy Estes <kathybenniejerry@yahoo.com>
Sent: Wednesday, October 19, 2016 3:53 PM
To: Carleo, Katie
Subject: Meeting about: Cordera density issues along Old Ranch Road

Categories: REMINDER

Attention: Katie Carleo:

Please put our names down to keep the original plan for LaPlata density along Old Ranch Rd.

Jerry, Kathy and Bennie Estes

4545 Vale Road, Colorado Springs, CO 80908

Ph. 719-495-4685

- **Keep the density the same as in the master plan** as "residential - very low"
- **Increase the buffer along Old Ranch Road** the buffer should average about 200 feet to preserve the beautiful trees, shrubs, and existing natural foliage. This will also provide a better transition from the smaller lots to the 5 acre residents on the north side of Old Ranch Road.

Reasons:

1. Developers should stick to their original commitment, there was a reason density was low on the first plan, and that reason has not changed. They could not have gotten development of this area with higher densities approved then, for same reasons that should apply now.
2. Loss of identity as a unique area known as Black Forest
3. We need the originally-agreed upon buffer zone to maintain the

Carleo, Katie

From: Penelope Platz <pbplatz@msn.com>
Sent: Wednesday, October 19, 2016 3:49 PM
To: Carleo, Katie
Subject: Black Forest resident

Categories: REMINDER

1. Keep the density the same as the Master Plan-very low residential.
 2. Increase the buffer along Old Ranch Road.
- Neighbors all get along better if they are not right on top of each other.

Penelope Platz

Carleo, Katie

From: Michael Boatner <boatners@aol.com>
Sent: Wednesday, October 19, 2016 3:46 PM
To: Carleo, Katie
Subject: We oppose the LaPlata/Cordera proposal for increased density

Categories: REMINDER

Dear Ms Carleo,

My wife and I have owned property in Black Forest for more than 40 years and built our house nine years ago after living for a time off of Old Ranch Road. Our children went to Pine Creek High School and we drive along Old Ranch Road and Milam often.

In recent years, we have been dismayed by the frequency and consistency with which variances to the master plan and Black Forest Preservation Plan have been granted despite the voices of the residents of Black Forest.

We strongly feel that you should keep the LaPlata/Cordera density the same as in the master plan and not bow once again to the developer's pure economic interest.

Thank you very much for your consideration,

Mike and Tricia Boatner
13260 Peregrine Cir
Black Forest

From my point of view, this is yet another question of whether the city will let a developer do almost anything he wants or whether they will listen to the existing residents who have lived there for many years. Unfortunately the city (the county is all too guilty here also) tends to cater far too much to the developers.

I am asking for a short response to tell me if you agree that LaPlata should keep the original densities that were agreed to long ago or should they be allowed to increase the density.

I look forward to your reply. Together we can have a much larger voice.
Terry Stokka

Do This Before Bed And You'll Never Need a Gym (Once Daily)

Health Advice Now

<http://thirdpartyoffers.juno.com/TGL3142/5806a39396e1e239231c3st02vuc>



Friends mailing list

Friends@lists.fobfpp.org

<http://lists.fobfpp.org/listinfo.cgi/friends-fobfpp.org>

Carleo, Katie

From: Linda Langlais <llang0821@hotmail.com>
Sent: Wednesday, October 19, 2016 3:33 PM
To: Carleo, Katie
Subject: Cordero density

Categories: REMINDER

Dear Ms Corley

I am writing to request that you keep the density the same as in the master plan along old ranch road. The plan states that old ranch road "is rated residential - with very low" with two a ER density Also please Increase the buffer to 200 feet to provide a transition to lots that are 5 acres and keep the natural vegetation

Thank you
Linda Langlais
Sent from my iPhone

Carleo, Katie

From: Sandy Hagel <sandylain@yahoo.com>
Sent: Wednesday, October 19, 2016 3:32 PM
To: Carleo, Katie
Subject: Cordera plan

Categories: REMINDER

Dear Katie,

I'm adding my voice, in writing, to the vote to maintain the master plan to hold to the "very low" plan of 2 homes per acre.

Also, the larger road buffer space to Old Ranch Road is desirable !!!

Thank you,
Sandy Hagel
Black Forest resident

Sent from my iPhone

Carleo, Katie

From: Joy Walter <joyfwalter@icloud.com>
Sent: Wednesday, October 19, 2016 3:25 PM
To: Carleo, Katie
Subject: Density issue

Categories: REMINDER

Please make sure the density agreement that is already in place is honored regarding Cordera development. It will serve present residents and future ones well.

Joy Walter
10620 S Forest Dr

Sent from my iPhone
Joy Walter
314-413-3911

Carleo, Katie

From: Barb Matheson <barb0518@gmail.com>
Sent: Wednesday, October 19, 2016 3:24 PM
To: Carleo, Katie
Subject: Fwd: Cordera Density Along Old Ranch Road

Categories: REMINDER

Ms Carleo

I am forwarding a message to you that I sent to our spokesperson, Terry Stokka, concerning an issue to be addressed tomorrow by the City Planning Commission.

Sincerely,
Barbara Matheson
11570 Greentree Rd
Black Forest, CO 80908

Sent from my iPhone

Begin forwarded message:

From: Barb Matheson <barb0518@gmail.com>
Date: October 19, 2016 at 8:28:01 AM MDT
To: Terrance Stokka <tstokka@juno.com>
Subject: Re: Cordera Density Along Old Ranch Road

Sent from my iPhone

Terry,

Thank you for alerting me to this change in Cordera's original development proposal.

At the time of Cordera's development proposal, the Black Forest Land Use Committee weighed in on providing transitions and buffers on Old Ranch between the 5-acre lots and the future city lots south of Old Ranch. There is now a buffer that ranges from 75-410 feet with a path along Old Ranch Road which I would hope provides for horses as well. We asked for some acre or half-acre lots to buffer the Old Ranch corridor.

Thank you for being a spokesperson for me and requesting that the City Planning Commission NOT grant Cordera the higher density lot sizes that they seek for this stretch of the transition zone. I have lived in the Black Forest for 36 years and would like my concerns to at least have equal weight as those of the developers.

Carleo, Katie

From: Chad Brandon <chad.brandon@gmail.com>
Sent: Wednesday, October 19, 2016 3:07 PM
To: Carleo, Katie
Subject: Cordera density increase - opposed

Categories: REMINDER

Hi Katie,

I'm just writing to let you know that I'm opposed to increasing the Cordera density, I believe it should remain the same as the master plan (very low - 2 homes per acre permitted). I also believe that the buffer along Old Ranch Road should be increased.

Thank you!

Chad Brandon
14315 Sun Hills Dr.
Colorado Springs CO 80921

Carleo, Katie

From: Donna Arkowski & Christopher Korch <darkkorch@msn.com>
Sent: Wednesday, October 19, 2016 3:00 PM
To: Carleo, Katie
Subject: LaPlata Density

Categories: REMINDER

Dear Ms. Carleo:

Regarding LaPlata's request to change the housing density along Old Ranch Road, it is important to the area around the edges of Black Forest that the density remain the same as in the master plan. The developer originally agreed to a density of up to 2 homes per acre. Now they want to change the agreement and build up to 4 homes per acre. La Plata should not be allowed to renege on their promise. The lower density must be maintained.

Concerning the buffer along Old Ranch Road, the developer's suggestion to average 100 feet is unacceptable. The buffer should average 200 feet to provide a reasonable transition from the 5 acre lots that are north of Old Ranch Road. This will also sustain as much as possible the natural vegetation in that area.

Thank you for this consideration.

Donna Arkowski
8405 Lakeview Drive, 80908
darkkorch@msn.com
719-495-2892

Carleo, Katie

From: Sherrie Oram-smith <soramsmith@icloud.com>
Sent: Wednesday, October 19, 2016 2:52 PM
To: Carleo, Katie
Subject: Cordero density hearing

Categories: REMINDER

Hello Katie

As a 30 year resident of the Black Forest I wanted you to know how we feel regarding the Cordera density issue. Keep the buffer and stick to the density specified in the original master plan. Simply stated, no more urban sprawl on the corridors that lead to the beautiful and unique Black Forest Thank you Dr and Mrs Jeff Oram-Smith

Sent from my iPad

Carleo, Katie

From: Sandra Bolen <sandeeloub@aol.com>
Sent: Wednesday, October 19, 2016 2:47 PM
To: Carleo, Katie
Subject: Cordera Density Issue

Categories: REMINDER

Dear Katie,

This email is in response to the request made by Terry Stokka regarding the Cordera density issue. I have lived in Black Forest since 1980. My children grew up here and enjoyed the freedom of exploring treed areas and open spaces. Developers seem to want to build build build and take away the style of living we have enjoyed here in the Forest. I am a "newcomer" compared to many who have roots here in the Forest. We all live here because we appreciate the space.

I hope that you will speak with conviction as to how much this issue means to those of us who call Black Forest home. I fully support the master plan for keeping the density as it was originally explained. I also support an increased buffer along Old Ranch Road.

Thank you for your consideration and support of our Black Forest community.

Sincerely,
Sandra Bolen
12935 Peregrine Way

Carleo, Katie

From: jpfoster2@dogtoothcoffee.com
Sent: Wednesday, October 19, 2016 2:44 PM
To: Carleo, Katie
Subject: Cordera /La Plata hearing

Categories: REMINDER

We wish to state our opposition to LaPlata's request to change the original master plan and allow more density for their development; and to shrink the size of the buffer zone along Old Ranch Road.

The rural flavor of Black Forest must continue to be preserved as outlined in its Preservation Plan. thanks for listening to our opinion as residents of Black Forest since 1965. Julie & Phil Foster

Carleo, Katie

From: Marcia Hannig <mjhannig@aol.com>
Sent: Wednesday, October 19, 2016 2:38 PM
To: Carleo, Katie
Subject: Old Ranch Buffer
Categories: REMINDER

As residents of Black Forest, we support the following with the La Plata development along Old Ranch Road.

1. Keep the density of lots the same as in the master plan 2. Increase the buffer along Old Ranch. The buffer should average about 200' to provide a transition.

Marcia and Jack Hannig
13090 Holmes Rd
Black Forest

Sent from my iPhone

Carleo, Katie

From: Jim Egan <jegan@pcisys.net>
Sent: Wednesday, October 19, 2016 2:31 PM
To: Carleo, Katie
Subject: Cordera Expansion

Categories: REMINDER

It is my understanding that La Plata is requesting an increase in density from 2 to 4 residences per acre in Cordera along the south side of Old Ranch Road. I believe this request is inappropriate for the Black Forest area, and prefer that the density be kept a 2 residences per acre. Let's leave the Master Plan alone. Further, in order to retain and maintain the nature and character of the Black Forest community, I strongly recommend that the buffer zone along Old Ranch Road be increased to 200 feet. Such an increased buffer is more amenable to the more rural nature and character of the 5 acre home sites in Black forest.

We do not need another high density housing and traffic situation that has been developed at the south end of Vollmer Road, where open pasture existed just a few years ago. We drive Vollmer almost daily, and hundreds of homes with 5 feet between them is city development. The roads do not accommodate the traffic, and it is a daily occurrence for us to see a resident of this city-style development pull out onto Vollmer without stopping or looking. It is just a matter of time before a very serious accident will occur.

Thank you
James Egan
Black Forest resident for 37 years

Carleo, Katie

From: Pete McCollum <saipan59@q.com>
Sent: Wednesday, October 19, 2016 2:27 PM
To: Carleo, Katie
Subject: LaPlata's request for higher density in Cordera - OPPOSED

Categories: REMINDER

Hi Katie,

As a resident of Black Forest, I want to say that I am opposed to increasing the density that was agreed to in the Master Plan.

I would also like to see an increase in the "buffer" along Old Ranch Rd.

LaPlata's request is simply and clearly for THEM to make more money, without consideration for what is best for the community or the region.

Thanks and Regards,

Peter McCollum
10875 Huntsman Rd.
Black Forest, CO 80908

Carleo, Katie

From: Amy Phillips <amy_p@mac.com>
Sent: Wednesday, October 19, 2016 2:25 PM
To: Carleo, Katie
Cc: Amy Phillips
Subject: Cordera (LaPlata development): request to increase density

Categories: REMINDER

Dear Ms. Carleo,

I am a homeowner in Black Forest, and the immediate past Chair of the Black Forest Land Use Committee. It has come to my attention that Cordera, the LaPlata development in Briargate that borders Old Ranch on the north, Powers on the south and extends from Howells and Old Ranch beyond Union on the east, is requesting an increase in the density for its lots along Old Ranch Road. I am adamantly opposed to any increase in the density along the buffer of Old Ranch Road.

We worked long and hard on those transitions to make them acceptable to everyone, even though we would have preferred larger buffer areas and lower densities along the northern boundary. The approval was for 1/2 to 1-acre lots adjacent to buffers that were between 75 and 400 feet wide.

There is no compelling reason to increase the densities along Old Ranch Road, and certainly no benefit to the city or county. Indeed the largest impact is a harmful one to the residents on the north side of Old Ranch Road. Higher densities should only occur within the core of the development, and not along its borders with much lower density zoning.

Also, 75 feet isn't much of a buffer. Even with 1/2 and 1-acre lots adjacent to the buffers - traffic, noise, and lights cannot be sufficiently mitigated within such short distances. It is completely unacceptable to allow for even higher densities in that area of the development. If any change is to be made, it should be to increase the buffer width.

Please convey to the City Planning Commission my strong opposition to the request for the increase in density.

Respectfully yours,

Amy Phillips
amy_p@mac.com
80908

Carleo, Katie

From: John Sterner <John.Sterner@q.com>
Sent: Wednesday, October 19, 2016 2:23 PM
To: Carleo, Katie
Subject: Rejection to developer request for higher density

Categories: REMINDER

Please do not allow the developer to change the density of development for the Old Ranch Road area. The Plan was already agreed to years ago.

Regards,

John and Audri Sterner

Black Forest home owners for 29 years.

Carleo, Katie

From: David Stanley <kiwigate@gmail.com>
Sent: Wednesday, October 19, 2016 2:21 PM
To: Carleo, Katie
Cc: Terrance Stokka
Subject: Cordera development density

Importance: High

Categories: REMINDER

About Cordera development density:

1. Keep the density the same as in the master plan. The master plan density was "residential - very low" with up to 2 homes per acre permitted. LaPlata is requesting a higher density, "residential - low" which will permit up to 4 homes per acre. Their proposed development along Old Ranch Road would have 307 lots on 116 acres. Keep the lower density!

2. Increase the buffer along Old Ranch Road. They state that the buffer will range from 75-410 feet with an average of 100 feet. Homes will have a 25-foot setback from the buffer for a total of 125 feet. I believe the buffer should average about 200 feet to provide a transition from the 5-acre lots north of Old Ranch and keep the natural vegetation as much as possible.

We are at a point now in this country where agreements and contracts mean nothing. No commitment to the original agreement is dishonest and continues down a slippery slope of sleazy side deals and favors.

I request that the parties on both sides honor the deal made. Put morality before dollar signs for once. Allow us to maintain a sliver of faith in our elected officials.

David

David Stanley

13085 Pinery Drive * Colorado Springs, CO 80908 Direct: 719.495.0730 * Mobile: 719.229.9024 kiwigate@gmail.com



Carleo, Katie

From: Shannon Bowen <shannobowen@gmail.com>
Sent: Wednesday, October 19, 2016 2:17 PM
To: Carleo, Katie
Subject: La Plata development

Categories: REMINDER

Dear Ms. Carleo,

NO!!! The La Plata planners agreed to a lower-than-city density when they drew up their plans in the first place. We cannot once again let developers' greed win! The buffer zone will be skinny enough as it is, and I'm sure the houses will be tall and brightly illuminated. Acre and half acre lots will be intrusive enough. Please advocate for a more gradual transition! We don't want to relinquish the atmosphere of our beloved forest, with it's RR5 development by having a dense, urban neighborhood directly across the street.

Thank you for your attention,

—Shannon Bowen—