

Sexton, Daniel

From: Jonathan DeLong <maajon50@yahoo.com>
Sent: Friday, August 20, 2021 1:48 PM
To: OMalley, Mike
Cc: Sexton, Daniel
Subject: Falcon Trucking at Banning Lewis Ranch (N Marksheffel Rd)??

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Mike,

I received the notification today about a potential development project near my home. I believe the change to the master planned land use from industrial to commercial and residential is most likely a good idea.

However, before Falcon Trucking can begin anything on N Marksheffel - the road needs to be widened and traffic lights need to be installed at the junctions of N Marksheffel, and Graphite Drive, Zircon Drive, and N Carefree Circle. Depending on the time of day, sometimes the traffic just scares me!

Jonathan DeLong
8135 Basaltic Drive
Colorado Springs, CO 80938

719-660-6483

Sent from my iPad

Sexton, Daniel

From: PATRICIA FLYNN <pflynnlcsw@comcast.net>
Sent: Friday, August 27, 2021 4:37 PM
To: Sexton, Daniel
Subject: CPC MP87-00381-A29MJ21, CPC PUZ 21-00128, CPC PUP 21-00219

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Dear Mr. Sexton,

I received the flyer proposing the development of Falcon Trucking at Banning Lewis Ranch. I wish to state that I am opposed to the change of zoning on this development based on the traffic and overuse of MarkSheffel Road. Housing would add more traffic, but not the congestion of trucks. Currently, it is difficult to get onto Marksheffel Rd during the day from the most of the roads in this area. It is possible to get onto the road at a stoplight, but adding a truck to this melange would be hazardous.

I read that the sight is zoned for industrial use but residential would fit more into the actual use of the property around the area- unless it is light commercial like the mini malls.

As a resident of the Enclaves Mountain Vista patio homes, I am aware that plans are in the works to acquire an additional stoplight at N Carefree Rd because of the amount of traffic and inability to get out of the neighborhood at different times during the day. Since the road is already overloaded, it seems likely that adding a trucking company to this congestion would not be beneficial.

I have a Bachelor of Landscape Architecture and have done many site analyses. Living in this area I can tell you that traffic is awful. Marksheffel will need to be widened prior to building anything further. A new subdivision is going up on Carefree which will add further congestion prior to anything being built on the SE corner of Barnes Road. Otherwise building will exceed road capacity.

Thank you for listening to my concerns,

Sincerely,

Patricia Flynn

Sexton, Daniel

From: Janelle Limon <jlimon00@gmail.com>
Sent: Monday, August 16, 2021 6:54 PM
To: Sexton, Daniel
Subject: Enclaves at Mountain Vista

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Hello Daniel,

I just wanted to reach out to you about the expansion going on in are area at Enclaves at Mountain Vista. Markshaffel between north carefree and Barnes.

With the high level of traffic and 2 lane highway on Markshaffel. It has become extremely dangerous getting in and out of are neighborhood. The weeds on the corner streets are super high which is hard to see the traffic coming both ways. For safety reasons and people lives with children in the cars, we all would highly recommend and necessary for a traffic light on Zircon getting in/out of the neighborhood. Since more homes are going to be built in this area the traffic is going to get worse as time goes on. Please look into making are neighborhood a safer place to live getting in/out safely.

Thank you for your time,

Janelle Limon

Sexton, Daniel

From: Michael Deckard <michaeldeckard92@yahoo.com>
Sent: Friday, August 27, 2021 11:08 AM
To: Sexton, Daniel
Subject: Falcon Trucking at Banning Lewis Ranch Development

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Good morning Mr. Sexton,

My name is Mike and I live in the Mountain Vista development off of Graphite Dr and Marksheffel Rd. I received a notice in the mail about a proposed zoning change for a future development called Falcon Trucking and Banning Lewis Ranch near Marksheffel Rd and Barnes Rd. I wanted to take a moment to express my support for this proposal as a neighbor in the community. I feel that the proposed change in zoning from PIP to PUD and C5 would be beneficial to the neighborhood and surrounding area. A mixture of commercial and residential development would be a far better use of the land than industrial usage due to the already established residential community that borders the property and a D49 school planned for nearby. I believe that industrial usage would negatively impact the health and property values of everyone in the neighborhood, while a mixture of more residential and commercial usage would blend relatively seamlessly into the existing neighborhood. While I fully support this zoning change and development proposal, I would be remiss if I didn't also express my desire to the City to see improvements made to Marksheffel Rd in terms of overall widening, pavement and drainage quality, and better egress points made to the Graphite Dr/Marksheffel intersection for those leaving the neighborhood.

Thank you,
Mike Deckard

[Sent from Yahoo Mail on Android](#)

Sexton, Daniel

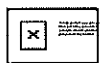
From: Steve Snyder <steveeasyrider@msn.com>
Sent: Sunday, August 15, 2021 2:46 PM
To: Sexton, Daniel
Subject: Development Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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We oppose the Falcon Trucking at Banning Lewis Ranch.
Are concerns being the diesel fumes and the noise from the trucks. The traffic is also a big issue.

Thank You
Steve and Denise Snyder
4328 Quartzite Place
CSC 80938



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Sexton, Daniel

From: Debra Steading <dlsteading@gmail.com>
Sent: Sunday, August 15, 2021 12:55 PM
To: Sexton, Daniel
Cc: Walt Steading
Subject: Development Proposal

Follow Up Flag: Follow up
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Mr. Sexton:

I am writing to you with concern about the "Falcon Trucking at Banning Lewis Ranch" development proposal (Files: CPC MP 87-00381-A29MJ21, CPC PUZ 21-00128, CPC PUP 21-00219).

Good afternoon:

I received notification of a proposal for "Falcon Trucking at Banning Lewis Ranch" (SE of future Marksheffel Rd and Barnes Rd intersection) in the mail. I am greatly concerned that a trucking company near us will make NO positive impacts on our area-with trucks moving in and out of our area, we will most likely incur heavier traffic congestion, increase in road deterioration, and increase in trash along Marksheffel Rd. We are in a growing residential area and I certainly see no issues with addition of small retail areas to support our neighboring communities but a trucking company will not provide us with improved living standards, including the esthetics of the immediate area.

Marksheffel Road was certainly predominately industrial in past years however more recently is becoming primarily residential and small retail centers from Constitution to Woodmen Road on Marksheffel Road. I understand that new residential neighborhoods are continuing to be built along Marksheffel Road, as well as potentially a new elementary school. An industrial company would not be an appropriate addition at this time to the area.

Just to let you know, groups of homeowners from the Enclaves at Mountain Vista (Paired Patio Homes) have attempted to clean up the surrounding areas of our homes since April of 2021. The amount of trash along Marksheffel, Zircon, and Graphite Roads has included items such as abandoned sofa, sinks, TVs, toilets, yard trash, truck and car parts, building materials, and food trash. I did request support from Colorado Springs and El Paso County for pick-up of some of the abandoned items. I still see new trash left daily and it is disheartening, to say the least. I suspect the the addition of an industrial company in our area will likely increase the trash left behind-even if just vehicle parts and building material waste.

I would appreciate your consideration of my written concerns about the proposal and not approve it for our area. Thank you for your time.

Sincerely,
Debra Steading
4437 Quartzite Place
Colorado Springs, CO 80938

Sent from my iPhone

Sexton, Daniel

From: Adam Vargas <adamvargas.two@gmail.com>
Sent: Monday, August 16, 2021 9:50 PM
To: Sexton, Daniel
Subject: CPC MP 87-00381-A29MJ21

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Hello Daniel,

I am a new resident in the Mt Vista community. As I love the development and housing made available to the community, there is an increasing problem getting in and out of the neighborhood. I'm sure you are aware of this problem in that the only road leading in or out of the neighborhood is Marksheffel Rd.

I would recommend your team to pause to think about convincing the county/city to put in safety mechanisms for entering/ exiting (stop lights) the neighborhood prior to building any more houses. If stop lights/safety mechanisms for entering or exiting the neighborhood are not resolved, I'm afraid accidents will be imminiate, especially if you add to the population with more housing.

Please consider this factor

Thank you,
Adam Vargas

Sexton, Daniel

From: Carmelita <carrillogabriel35@gmail.com>
Sent: Saturday, August 14, 2021 3:10 PM
To: Sexton, Daniel
Subject: Trucking Company Concerns

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Good day sir,

My name is Carmelita Carrillo and I am writing as a concerned citizen about the proposal for a trucking company to be built on the corner of Marksheffel and Barnes Road. I am a property owner in the homes that were built by Challenger Homes.

My concerns are for the safety of all of the citizens in our neighborhood. The land that is there was thought to be zoned as another neighborhood and community of houses. The road at that intersection is already congested and hard to get in and out of our family neighborhood safely.

The houses that lie along the east side of our community would all end up backing into a commercial property that is full of pollution, noise and generally unsafe for any animals children and people living here.

How do you expect all of us to get in and out of our community if we also have to compete with trucks that will be turning left or right onto Marksheffel Road? I've already seen multiple accidents at this area due to the lack of a safe for any of us to head south or North on Marksheffel Road.

Would you like to live in a community or in a house that has a trucking company located behind you? Not only are their concerns of safety but there are also concerns with regards to property values in our neighborhood.

If we need to get a petition and have everyone in the neighborhood sign for this to be stopped please let me know and I will gladly do so. I'm sure there are hundreds of residents that would sign to stop this proposed business coming into our neighborhood!

Thank you,
Carmelita Carrillo
719-201-9970

Sexton, Daniel

From: OMalley, Mike
Sent: Sunday, August 15, 2021 6:43 AM
To: Krystal Quintana; Sexton, Daniel
Subject: Re: Enclaves at Mountain Vista

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Good morning Krystal,
What are the industrial development you are talking about. I did not get a notification.
Can you send me a picture of the notification.
VR/Mike O'Malley

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From: Krystal Quintana <kquintana88@gmail.com>
Sent: Saturday, August 14, 2021 10:29:29 PM
To: Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>; OMalley, Mike <Mike.OMalley@coloradosprings.gov>
Subject: Enclaves at Mountain Vista

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To Whom It May Concern,

Residents of the Enclaves at Mountain Vista, including myself, were notified of industrial plans to the south-east side of Marksheffel and Barnes. I am writing this email to convey a large part of our community's disfavor of this plan. The planned industrial zone on Graphite Rd. will only increase traffic issues; this road is one of only two entrance/exits to our community.

On this note, I would like to voice concerns on the heightened danger we face on our daily commute in part of not having a traffic light from our neighborhood. Since Marksheffel is only a two-way 1 lane each direction highway, trying to turn southbound or northbound on Marksheffel from Zircon has been proven to be not only difficult but also dangerous at times. This is a highway with only a two-way lane and cars are almost always going over the speed limit. School's are also back in-person and school buses are not available to our neighborhood for some schools. The daily commute to drop off and pick up our children from school has caused anxiety on my part as those times are considered rush hour. In addition to this, winter is coming and I can only imagine how hazardous it would be to make a sharp turn out of our neighborhood. We are in desperate need of a traffic light on Zircon and Marksheffel. The plans to extend Barnes to the eastbound of Marksheffel to install the traffic light we need will probably take a few more years to be designed and built in which our roads will already be highly congested.

I have heard that road improvements on Marksheffel are on the city's radar but I have also heard that this was stated a couple of years ago without any sense of priority. I would like to validate the need for road improvement/traffic light ASAP for our neighborhood and to make sure that the city is aware of the safety issues that we are faced with everyday.

I am hoping and praying that our letters and concerns will not fall on deaf ears.

Thank you so much for your time,

Krystal Quintana
719-623-9630

Sexton, Daniel

From: Sharon Edwards <sharonedwards99@comcast.net>
Sent: Saturday, August 14, 2021 12:53 PM
To: Sexton, Daniel
Cc: OMalley, Mike
Subject: Re CPC MP 87-00381-A29MJ21 Falcon Trucking at Banning Lewis Ranch

Importance: High

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Daniel,

I would invite you and the City Council – or a few members at least – to come to the Enclaves Of Mountain Vista here, where I live, between 7am – 9am any weekday, and also between 4pm to 6pm, any weekday – and try to leave the complex and turn Right BUT ESPECIALLY LEFT (going North or South on Marksheffel.) It is a death trap.

So now you are going to add approximately 600 to 1,000 more people (in addition to another 600+ homes that Challenger will build to the East towards US 24 behind us...) WITHOUT IMPROVING MARKSHEFFEL or adding and building any additional access roads, or other ways of leaving the properties South of Barnes and North of Zircon?

Are you out of your mind?

I have spoken to City Planning – I know that Marksheffel is owned by Unincorporated El Paso County. I was told there would be a light installed at North Carefree and Marksheffel this past July – what is going on? Will the City purchase and expand and fix Marksheffel Road – like in the next year or two? Because 7-10 years from now, I will be dead.

If this developer wants to do the right thing, then amend the plan to fix and widen Marksheffel – at least from North Carefree to Dublin, or build additional roads with traffic lights to get out of here. The truck and construction traffic alone is very difficult to navigate, plus the additional wear and tear on the existing pot holes and cracks.

I cannot believe that any development goes on in this City **now** without new roads and traffic lights being included as a cost to the developer.

Please let me know when you will be here at the Enclaves of Mountain Vista to try and get out of here during the above traffic times. Any time trying to get out of here is fine too, you will just have to wait longer and put your life at more risk – during the traffic times. It has already started to affect our housing values.

Please please please WHAT IS HAPPENING WITH MARKSHEFFEL ROAD BETWEEN North Carefree and Barnes. ANYTHING???

(oh by the way, I was not able to access CPC PUP 21-00219 ON THE LDRS WEBSITE YOU MIGHT WANT TO TRY IT. IT WAS INCLUDED ON THE FLYER SENT TO ALL HOMEOWNERS).

Anxiously awaiting any information.

Thanking you in advance for your attention to this matter.

Sincerely,

Sharon Edwards

Sharon Edwards
J & S Enterprises dba Accurate Appraisals
4378 Hessite Loop
Colorado Springs, CO 80938
Certified Residential Appraiser
Colo Spgs And Fort Garland CO
719-570-1266 (Office) and 719-330-3527 (Cell)

Sexton, Daniel

From: Lynn Newsome <glnewsome53@gmail.com>
Sent: Saturday, August 14, 2021 3:23 PM
To: Sexton, Daniel
Subject: File # CPC MP 87-00381-A29MJ21, CPC PUZ-21-00128, CPC PUP 21-00219 Falcon Trucking

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Hi Daniel,

I have some questions regarding the proposed changes in the file numbers referenced, generally pertaining to what type of trucking company is proposed. After spending 45 years in the trucking industry, one thing I have learned is that different types of trucking have significantly different impacts on the area surrounding them. Do you have any information you can provide in this regard? Local, regional, long haul? Truckload or less than truckload (with cross dock facilities)? Commodities? Is this a proposed new company? Is the corporate office in some other location? I can't find anything on Falcon Trucking CO on the internet or other industry sources.

It appears the "Vice President" is involved with a company with multinational interests and is also part of an investment capital group.

Thank you,
Lynn Newsome
4312 Hessite Loop, Colorado Springs, CO 80938

Sexton, Daniel

From: Derrick H <dheacox30@gmail.com>
Sent: Monday, August 16, 2021 3:17 PM
To: Sexton, Daniel
Subject: Falcon Trucking at Banning Lewis

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Hello Daniel,

I live at 4640 Gneiss Loop and my property backs up to this project. I am all for the zoning change. I do have a few questions.

I have a concern about the retaining wall we all have in our backyards. The land will now have significant weight added to it. Is this being considered with the set back? Or are there plans to level the land so we can remove the retaining wall?

I have this photo for it to make more sense. This wall is nothing special and don't see holding the weight of large equipment and or a future road.



If the wall stays how much land will be removed to?

- A. Preserve my Mountain View's
- B. Help with water draining away from our property.

With plans I see online it looks like homes will be behind us and commercial property on Marksheffel.

One map states open land behind us which I assume is a set back before the future road. Is this going to be a park setting with walkway, grass and trees? I am trying to get an idea of what the privacy will look like and how much land will separate the fence to the road.

Are these homes going to be comparable to our neighborhood?
Are they low income housing?

With the commercial side.

Does this mean gas station, stores, restaurants or some sort of trucking facility?

Are there plans to address the horrible road conditions on Marksheffel? Widening, repaving or additional traffic lights etc.

Are there plans to extend Barnes?

I appreciate your time with this matter. My phone number is 860-617-2507 if you find it easier to talk.

Thank you.

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Thank You

Derrick Heacox