

Alison Colvin <alison.m.colvin@gmail.com>

Ok my comment is that I'm against commercial directly behind my house. It should be residential backing up to the residential in Banning Lewis Ranch and commercial off Woodmen.

I'm very sad to lose this land to development. It's been amazing to watch the wildlife back there the past few years.

I understand it's the nature of the area that I chose to move to; I hope the developers can thoughtfully add development that will enhance it in new ways. I know Percheron is separate from Banning Lewis Ranch, but it is literally my backyard, so I'll be watching closely to see what happens back there.

Thanks for your help and putting up with all my questions!

--

Alison

Patti Bennett <[pbennett04@yahoo.com](mailto:pbennett04@yahoo.com)>

Thank you Molly,

I looked at the proposed changes and they don't affect us too much. I actually like that they are moving the schools to be down by Woodman Rd. and it makes sense to have it in the new location.

Please just keep me in the loop going forward and thank you again for already doing that.

Have a great day.

Patti Bennett

Hi Ms. O'Brien,

My name is Nhan Salgado. I'm a resident in Banning Lewis and the proposed development plans is directly behind me. I would like to provide my comments for consideration.

I understand the need to expand and build housing for our growing community. However, I would like to mention that it is not right for a developer to proposed a plan and once it was approved to appeal and ask for more commercial land uses and decrease the land for parks and trails. My husband and our growing family moved further out east for the beauty that Colorado Springs offers. We love the prairie and the wild animals that pass through (prong horns, antelope, coyotes, deer).

I believe developers are misleading with their initial proposal, only to revised once it has been approved to get more land for commercial use. I believe if this revision is approved this gives developers across the city the idea that they can continue to use more land for commercial even if the surrounding community disapprove.

I hope my comment will be taken into consideration

Thank you,

Nhan Salgado

Kathy Simpson [beachestogo@gmail.com](mailto:beachestogo@gmail.com)

Hello Molly,

After reviewing the major modification to the previously approved Percheron Land Use Plan to increase the proposed acreage of commercial land use and other changes (although the website to visit for detailed information has NO details) my concern and belief on this matter is it will be conducive to more traffic, crime and degrade our peaceful standard of living. We had our home built here in The Meadows 31 years ago and would appreciate your thoughtfulness of how it could someday relate to YOU and understand the need for empathy, compassion and understanding to peaceful living for everyone.

Thank you, Kathy Simpson

Molly, thank you for your reply. I appreciate all the information but would like to empathize the area of my concern.

This proposed plan WOULD produce more traffic, crime and degrade our peaceful standard of living unnecessarily.

After working 51 years and currently retired, this would decimate the "peaceful lifestyle" I have worked hard for and I would appreciate your thoughtfulness and encouragement to NOT support this proposed plan. I please vote NO

Thank you, Kathy Simpson

Garry Simpson <gsdrumer1@gmail.com>

I am strongly against the change from residential to expanded commercial development in Percheron. I have resided in the Falcon Meadows subdivision for 30 Years. I believe this is a attack on our rural development. Increase in traffic/noise and our peaceful way of living. I knew one day the city would come our way but why a Increase in commercial development? Home builders can't sell enough homes? It's always the same story. Over build and then the city can't keep up the infrastructure. More is not better. Thank you.

Garry Simpson

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Dear Ms. O'Brien,

I'm writing to submit my comments regarding the proposed Percheron Land Use Plan Major Modification and Zone Change (Record Nos. PDZL-25-0004 and ZONE-25-0025) listed for the November 12, 2025 Planning Commission hearing.

After reviewing the project details, I have several concerns I'd like to have considered as part of the public record:

1. Removal of Buffer Space Adjacent to Residential Areas
  - The previous design included dedicated buffer zones between homes and the commercial parcels. These buffers are critical for noise reduction, privacy, and maintaining a visual separation between residential and commercial uses. Removing or reducing this buffer will directly affect nearby homeowners' quality of life and property values.
2. Increased Traffic from the Proposed Anchor Store
  - The introduction of an anchor commercial tenant will significantly increase traffic volumes along East Woodmen Road and the surrounding collector streets. I'm concerned about congestion, traffic safety at access points, and spillover impacts into nearby residential areas. I'd appreciate clarification on whether an updated traffic impact study has been completed and what mitigation measures are planned.
3. Cumulative Commercial Impacts
  - Beyond traffic, the anchor store and expanded commercial area will likely bring heavier truck deliveries, extended operating hours, and increased lighting and noise. These secondary effects could alter the residential character of the surrounding neighborhoods if not properly mitigated through site design, screening, and operational limits.

I understand the City's goal of encouraging responsible mixed-use development, but I hope these points can be reviewed carefully to ensure the project maintains a balance between economic growth and livability for current residents.

Thank you for your attention to these issues, and for your continued work to keep the public informed and involved. Please confirm that my comments will be included in the public record for the November 12th hearing.

Sincerely,

Mark Harmon

Resident of Banning Lewis Ranch Enclave

Colorado Springs, CO 80927

[Mharmon75@gmail.com](mailto:Mharmon75@gmail.com)

PDZL-25-0004

ZONE-25-0025

Hi there,

We oppose this new plan. We're very concerned about it, especially so close to Banning Lewis Ranch. We do not want to have a commercial/medical office so close to our neighborhood, nor all of the commercial activity and lights at night. We were previously told that there would be open space, parks, and a buffer between our neighborhood and commercial. This will greatly impact not only the property values but also the quality of life for us and our neighbors.

Thank you,

Madi Waggoner

Banning Lewis Ranch resident



Good afternoon,

This message is meant to provide critical feedback to the major modification planned to the Percheron zoning change (PDZL-25-0004, ZONE-25-0025), and specifically the change impacting the southernmost portion just to the west and east sides of Banning Lewis Pkwy.

For years (and most recently approved by the city in December 2024), the plan has been for this area to be residential. I have personally worked with Norwood directly during construction (primarily as trucks carrying dirt ran non-stop daily during construction of BLR Pkwy in this area) and found them to care about our existing community in Banning Lewis Ranch. As such, I know the original plan was to have housing in this area, pocket parks and other elements that enhance the current community.

The planned change to have this massive area be entirely commercial is beyond devastating to many residents, including my family. We live in the Enclave (Oakwood Homes marquee collection) in the community. The area where there would be commercial buildings, businesses, parking lots with potential lights everywhere blasting into our living rooms is approximately 30 yards from our back yard (and similar for our neighbors). I am very concerned about what this will do to our property values and ability to sell our homes in the future (in addition to other potentially negative consequences).

Please, DO NOT approve this change, or at the very least allow us residents to work with the city and Norwood on a potential compromise first, keeping the change to commercial property closer to Woodmen on the north side. Even a small buffer so we don't hear non-stop noise and see parking lot lights in our living rooms would be fantastic.

Sincerely,

Jason Bandel

970-216-5147

[jasonbandel@gmail.com](mailto:jasonbandel@gmail.com)

7255 Winterstone Ct. 80927

Hi Ms. O'Brien,

Please include the following in the public record for the **Nov 12, 2025** Planning Commission hearing on the **Percheron Land Use Plan – Major Modification & Zone Change** (records **PDZL-25-0004 / ZONE-25-0025**).

My family and I live at **10055 Tercel Dr, Peyton 80831**. We're just outside city limits, but we rely on the **E. Woodmen Rd corridor** every day. I'm generally supportive of well-planned growth that brings services and parks closer to Falcon/Peyton families. To make this a win for both the City and nearby county residents, I'm asking the Commission to secure the items below as **conditions of approval** or clear staff directives:

**1. Traffic phasing & safety (Woodmen/Mohawk/Golden Sage/BL Pkwy)**

- Tie **turn lanes, signal timing/signalization** and access control to **specific development phases/occupancy thresholds**, with developer funding where warranted.
- Require a **weekend/event traffic management plan** (off-site parking, on-site circulation, traffic control) once the sports complex and mixed-use pads are active, plus **post-opening monitoring** with corrective actions if queues spill onto Woodmen.

**2. Sports complex operations (noise, lighting, events)**

- Full **cutoff/shielded field lighting**, lights **off by 10:00 PM** (earlier on weeknights) and **no after-hours PA use**; set a clear **event curfew** and sound limits.
- A written **tournament/event plan** addressing peak arrivals, parking, and trash pickup so surrounding neighborhoods aren't impacted.

**3. MX-L intensity & buffering**

- Along Woodmen edges and near existing residential, require **step-downs in height/massing, evergreen landscaping/berms**, limits on **delivery/dumpster hours** (e.g., 6 AM–10 PM), and **shielded parking-lot lighting**.
- Reasonable **sign brightness controls** to protect nighttime conditions.

**4. School site consolidation**

- Before building permits for affected phases, provide a **D49-approved circulation plan**: on-site queuing (no stacking on Woodmen), **safe crossings**, and signal/turn lane triggers for any primary school access points.

#### 5. Airport Overlay compliance

- Enforce all **AP-O** requirements (e.g., FAA 7460 filings, height controls, **sound attenuation**) for the mixed-use and residential areas within the overlay to avoid future land-use conflicts.

#### 6. Drainage & construction management

- Deliver the **Master Development Drainage Plan** and any **regional detention** serving early phases **before** first vertical construction, with a “no-adverse-impact” commitment to county ditches downstream.
- A **construction communications plan** (web page and email list) for lane closures, blasting, night work, and major utility tie-ins; plus **dust control** and **designated truck routes** away from school start/end times.

I appreciate the City’s work on this corridor and I plan to follow the hearing. If staff can share any **updated exhibits** (traffic phasing, school circulation, lighting specs) ahead of time, that would be very helpful. Please also add me to any **interested-party list** for future Percheron submittals and neighborhood meetings.

Thank you for your time and service.

Sincerely,

**Andrew Vezey**

10055 Tercel Dr, Peyton, CO 80831

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