



Gleneagle Civic Association

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Representing 650 Homes in Gleneagle / Donala Subdivision 1 & 2 in Northern
El Paso County, Colorado... *A Planned Golf Course Community*

Mr. Tony Deconinck
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80921

June 3, 2008

Re: File PUD-08-004
File SKP 08-002

Dear Mr. Deconinck:

The Gleneagle Civic Association (GCA), representing 650 lots and homeowners within the Donala Filing 1 and 2 commonly known as the community of Gleneagle, hereby provides initial comments on the two above referenced files before you as submitted from the applicant MTCN LLC (the Gleneagle Golf Club). We ask that you please consider these comments a part of the official record to be reviewed and discussed in each of the files/applications noted above.

The GCA is opposed to any rezoning change as being requested in the application above and also opposes the applicant's proposed development of the existing driving range that would allow the construction of 47 new patio homes. We offer the following comments and observations to support this position.

Traffic Flow:

The applicant's traffic study group advised that the increase in traffic from the proposed development would just about double the existing flow on Mission Hill Way, and increase the flow at the intersection of Gleneagle Drive and Struthers Drive by about 4%. This is a significant increase in traffic not only exiting a small roadway like Mission Hill Way, but when taken in context with the increase of traffic from 49 new single family homes planned for the new community of Morningside in Colorado Springs, but which exits onto Gleneagle Drive via Doral Way, this new project's impact now becomes extremely significant.

The application before you also calls for this development to be a single access community wherein a single driveway will provide sole access to 47 patio homes. We believe this to be a dangerous situation given the nature of the small residential feeder (Mission Hill Way) relative to emergency vehicle access. Although the applicant states they will construct an emergency

access from the rear of the development directly onto Gleneagle Drive, the intended location is probably the most unsafe location for such an access on Gleneagle Drive. The applicant's emergency access is on a dangerous curve along Gleneagle Drive opposite the intersection of Sun Hills Drive where several bad accidents over the past several years have occurred.

The GCA also believes that since the current overflow parking lot for the Gleneagle Golf Club will be eliminated and become the entrance roadway for the intended development, that excess parking for the Golf Club will be forced onto Mission Hill Way. This will be especially true during the summer months when the Club's pool is very active and weekend golfers fill the existing parking lot. GCA Covenants prohibit parking along the side of the road within Gleneagle and the intended development would seemingly force an abuse and violation of this covenant within our community. This excess parking along the streets would also cause a hazard to any emergency vehicles trying to access homes on Mission Hill Way and would in general, hamper safe driving along Mission Hill Way.

Site Location & Zoning:

The community of Gleneagle was created as a "Planned Golf Course Community" that included a number of single family homes on lots of about 1/2 acre per lot and the construction and operation of a golf course and club. Although the club was initially private, it has since become quasi-private and allows private membership as well as public participation for golf.

The applicant claims that the proposed patio home project will be compatible with the neighborhoods around Gleneagle, yet we see this as an unfounded claim. In actuality, any approval of the applicant's project would be highly disruptive to the our surrounding community. Other claims within the application such as the project improving our air quality and be a net benefit to the community also are unfounded and are not supported in the application.

The applicant's intent is to eliminate an all important and seemingly popular part of this golf course; its driving range, and build a cluster of 47 densely packed patio homes in its place. This would alter the appearance and amenities available for members and guests at the golf club, and would alter and conflict with the existing GCA portion of the community, much of which abuts the golf course.

The driving range, which is the site to be developed in the application, is directly adjacent to hole #6 on the golf course and hole #6 being about 30-40 yards wide, is directly adjacent to GCA single family homes for its entire length. The applicant states that they have taken into account the density of immediately surrounding homes, which are in themselves attached dwellings on small lots, but no consideration has been taken into account for the GCA's homes that are a mere 30-40 yards away, save brief mention of a single house on the edge of Gleneagle Drive adjacent to the proposed emergency access driveway. Homeowners of these homes along Hole #6 would have the resale value of their homes adversely affected by having a dense cluster of 47 patio homes in close proximity to their back yards as well as have their quality of life adversely impacted.

Overall Development & General Comments:

In September, 2007, the Gleneagle Golf Club and its planning consultant Thomas & Thomas,

inc. advised the Gleneagle community they had been working on a development plan to eliminate the driving range and the gold championship tee boxes on the golf course. According to Gleneagle Club management, the club was seeking to find ways to raise \$1.5 million to install a new irrigation system throughout the golf course, and the most plausible avenue of approach to date was to eliminate the existing Driving Range and all the Gold Championship Tee Boxes. Although the club stated they were actively seeking new members and implement a new membership level (Eagle Membership), the original plan was to build 51 town homes on the driving range and 3-4 new single family homes on several of the tee boxes that had sufficient room for such new homes.

At a meeting held on Tuesday, Feb. 12, 2008, the golf club and Thomas & Thomas advised the community of some updates to their plans:

1. Now only 47 patio homes, some single story (along the boarder with Eagle Villas), instead of 51 Townhomes, were planned to be built on the Driving Range with a density of 5.1 dwelling units per acre
2. The footprint per building increased up to 1700 to 2400 sq. ft., up from 1200-1700 sq. ft. The Championship Gold Tees are not being removed and no single family homes are to be built in or near those areas of some of the holes

The change in the number of proposed units was to be more in-line with the surrounding housing density but Thomas & Thomas appeared to be only taking into account the density of the Gleneagle Townhomes and Eagle Villas, not the density of the single family homes on the opposite side of Hole 6 that borders the south edge of the proposed development and where other Gleneagle homes are located on larger lots as mentioned earlier. The development plan also calls for street lights to be throughout the proposed new development, which the GCA opposes as no street lights are within Gleneagle.

The public, in two such meetings over the past several months sponsored by the Golf Club, were advised that the existing irrigation system is out of date and spare parts are difficult to near impossible to obtain. The Golf Club also advised when questioned, that the new owner of the property knew at the time of sale several years ago, that the irrigation system needed to be replaced yet decided that improvements to the club house and some of the fairways was of more initial importance.

In an attempt to assist the Golf Club locate suitable financing or alternative finance methods for paying for a new irrigation system, members of our GCA made telephone calls to numerous finance organizations specializing in golf course finance assistance; some specializing in irrigation systems. Additionally, we spoke to various local, State and Federal finance and economic development entities about providing grants and other financial assistance to the golf club and even helped make an appointment for Club management to meet with economic development personnel in Colorado Springs. The end result was that no grants seemed to be available, and none of the contacts or meetings the GCA helped provide to the Club management was deemed acceptable by the Club management and ownership as a viable means to finance the irrigation system and plans to move forward with a new housing development on the driving range would continue.

In speaking with various golf course real estate companies nation-wide in this same search noted above, many people we spoke to commented that it appeared the owners of the Gleneagle Club might be “land banking”, wherein owners try to improve a golf course with little to no investment then after several years state they cannot make the business work and ask to have the entirety of the course rezoned and developed as a new housing development.

The GCA does not know if the owners of the Gleneagle Club are “Land Banking”, but the entirety of our membership is gravely concerned that the owners of the Gleneagle Club might be attempting to employ such a tactic and that once the driving range is gone and developed as a new housing development, and financial hardship arises once again for the Club, that the balance of the golf course will go soon after and become new homes instead of remaining a golf course. The GCA’s position given the above is strengthened by the fact that during earlier community meetings sponsored by the Golf Club and its planning consultant Thomas & Thomas, Inc., Golf Club management specifically advised us that the owner of the Gleneagle Club would not make any assurances the balance of the course would not be developed at a future date. We find this unacceptable and urge the Planning Commission to not approve both applications.

The GCA wants to maintain the character of our community and preserve our unique quality of life in this unincorporated portion of El Paso County and believe that the intended development represented by the two applications referenced earlier, will be a detriment to this community. We believe that the project as submitted is ill conceived and based upon a way of bailing out the financial woes of a business at the expense of the local residents. The GCA looks forward to being involved in the further review and discussion of these two applications as they move forward within the Planning Commission framework.

Sincerely,

A handwritten signature in black ink that reads "Bill Bristol". The signature is written in a cursive, slightly slanted style.

Bill Bristol, GCA President