

Hello Kathleen,

I hope this email finds you well. I am writing to express our deep concerns regarding the proposed rezoning request for Greenland Estates Acres, specifically, the request to change the zoning from A-1 to the proposed RR-B. Our neighborhood and many concerned residents firmly believe that approving this rezoning would have detrimental effects on our community, which is already grappling with numerous challenges associated with rapid growth and development.

Several key issues have come to our attention, and we would like to formally voice our concerns:

1. **Water Usage:** The proposed development could place significant stress on the local aquifer due to increased water demands. Ensuring our community's sustainable and reliable water supply should be a top priority.
2. **Crime Rates:** Our community has already witnessed a concerning uptick in crime in the past five years due to the rapid growth and the insufficient presence of law enforcement in the area. We are deeply concerned that further development without addressing this issue could exacerbate the existing security challenges, jeopardizing the safety and well-being of our residents.
3. **Noise and Light Pollution:** The serene and peaceful atmosphere that attracted many of us to this area could be disrupted by the increased noise and light pollution that often accompanies residential development.
4. **School System:** Our local school system is already stretched thin, struggling to accommodate recent developments' influx of new students. Approving further rezoning without addressing this issue could harm the quality of education our children receive.
5. **Traffic Congestion:** The addition of more homes and residents will undoubtedly lead to increased traffic congestion, which also poses potential safety risks.
6. **Law Enforcement and Emergency Responders:** Our community is already facing challenges in providing adequate law enforcement and emergency response services. Adding more residences without the necessary infrastructure and resources could endanger the safety of our residents.

In light of these concerns, we strongly urge you to reconsider the rezoning request for Greenland Estates Acres. We believe that a more comprehensive assessment of the impact on our community's infrastructure, services, and quality of life should be conducted before any rezoning is approved.

Thank you for your attention to this matter, and we look forward to your response. Our community's future quality of life is at stake, and we believe that together we can find a solution that respects the interests of all parties involved.

Sincerely,  
Heather Gravning  
1177 S. Schumaker Road  
Bennett, CO 80102  
303-503-3951

On Saturday August 26th I attended a Neighborhood Outreach meeting RE:case No.Q23-24/Greenland Estates Neighborhood Outreach Location: Southwest of County Road 129 and County Road 6, Bennett, CO 8.136 (Parcel ID:1981-00-0-00-023). The meeting was held by Justin Reyher, Personal Representative for Beacon Real Estate Services. There were 30+ town residents of various ages who also attended the meeting, many of which are personally affected by the rezoning proposal. Many individuals who had attended the meeting were there because I had personally informed individuals of the meeting. I was advised that Justin Reyher did not notify individuals because they were less than 500 feet from the zoning area so there was no legal responsibility to send out notices to my neighbors in the mail. In the meeting there were several who voiced their concerns of the water supply for the proposed plots. I did not see in Justin Reyher's summary of the meeting many concerns voiced in the meeting. It appears many concerns which were brought up in the meeting were not mentioned in his summary of what was of concern for many residents.

First of all, it is proposed that the land is to be rezoned to 2.41 acre lots which would mean approximately 60+ homes to be supplied water via a well system. It was brought up by myself that we are coming out of a twenty year drought. Our Aquifers to my understanding are already in the red. With all these homes tapping into the Aquifers without them being recharged in any way, we are facing the danger of Depleting the Aquifers. We all know of entire towns that have been dried out from overuse. Justin had advised that there has been a study done on what the natural impact will be on our water supplies, and that there is currently enough water to supply the proposed homes as well as those already existing for 100 years. Are the individuals who plan on purchasing these lots aware that they only have a 100 year warranty on their water supply, and now because of them, so does my property and my neighbors as well? On average a Colorado resident uses about a hundred and eleven gallons of water a day. The average number of individuals per household is about 3. That's a minimal 333 gallons per house, that's over 22,000 gallons of water A DAY being withdrawn from our aquifers by that development by just the people; this does not include the animals he said would be allowed on the said "hobby ranches". The building of roads and land would directly affect the flow of the natural creek as well causing flooding to a degree of disabling some landowners to grow a productive pasture to feed the livestock we raise, as well as possibly flood homes. These concerns were addressed at the meeting and also were not mentioned in Justin's summary to the county.

Prior to attending the meeting at the library for the proposed rezoning I had attended a meeting for a proposed school bond. Bennett school is overcrowded and there is a need for a new school. The staff is short handed, classes are too full, and bus routes are canceled several times a month due to not having a driver able to pick up kids. The school concern was brought up to Justin, and it is not stated in his summary to the county. In the meeting at the library he stated that Mrs. Purdy the school superintendent had mentioned to him that there would be no concern in supplying bus transportation and classroom availability to the new residents. In my personal

conversation with Mrs. Purdy, she did NOT AT ALL make any statement indicating that to Mr. Justin Reyher, indeed had indicated the opposite. There are an average two kids per family household in the state of Colorado. That would be an additional 130 kids at minimal attending the Bennett schools from this new development. On average, it costs between \$10,000 to \$130,000 thousand dollars per student depending on individual needs. That means it's going to cost the school on average between \$1,300,000-\$16,900,000. For an already struggling school this is a huge concern. The school already has a shortage of bus drivers, just since school started in August there have already been 8 bus drop off and pick up cancellations. There are routes constantly being canceled. After my conversation with Mrs. Purdy, it was found that she did not indeed advise Justin that the school was "all on board" with this rezoning, as he had stated to the individuals at the meeting, and also failed to report in his summary to the county.

Many other concerns brought up was the large migration of antelope that come through and reside within the area in question. Many wildlife depend on the ancient migration routes to survive. It would deeply affect the natural journey of hundreds of pronghorn. The surface disturbance would affect their water supply, food consumption, and migration paths. The already past drought situations in the eastern plains of Colorado, the expanding residential properties being built and the increase in energy development in the area are taking a large toll on the populations of pronghorn and other wildlife in the area. This was also addressed without any answers from Justin Reyher.

The residents do wish the county and even the state would reconsider allowing a rezoning approval for the area in question. It would have a devastating effect on the creeks, the people, the schools, and the wildlife.

Thank You,

Bernadette Troutwine

410 S Dutch Valley Rd

Bennett, CO 80102

303-356-2442

**From:** [bobby donley](#)  
**To:** [Kathleen Hammer](#)  
**Subject:** Re: ArapCO Referral CZ23-001 Greenland Acres Rezone Application  
**Date:** Monday, September 11, 2023 2:45:11 PM

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Please that seems like a lot of wells to drill, and that I don't agree with.

Sent from my iPhone

On Sep 11, 2023, at 1:21 PM, Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)> wrote:

Hello Bobby,

The applicant is proposing individual wells and septic on each lot. I have sent a referral to the state water resources engineer and Arapahoe County Public Health. If you'd like me to, I can follow-up with the responses.

Thanks,  
Kat Hammer

<image001.png>

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**From:** bobby donley <[bdonley2973@gmail.com](mailto:bdonley2973@gmail.com)>  
**Sent:** Sunday, September 10, 2023 1:37 PM  
**To:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>  
**Subject:** Re: ArapCO Referral CZ23-001 Greenland Acres Rezone Application

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Will the development be part of the City of Bennett water and sewer or will wells and septic have to be done for the development?

Thanks  
Bobby

Sent from my iPhone

On Aug 30, 2023, at 3:24 PM, Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)> wrote:

Hello,

Please use the link below to access documents for a conventional rezoning application. The applicant is proposing to rezone 160 acres from Agriculture (A-1) to Rural Residential B (RR-B). The minimum lot size for A-1 property is 19 acres the minimum lot size for RR-B is 2.41 acres. The applicant is requesting a rezoning to allow for up to 54 single-family residential lots and is proposing a well and septic system for each individual lot. If this application is approved, the applicant will need to submit a preliminary plat and final plat application.

Please review the proposal and provide a response no later than **September 27, 2023.**

Application Materials:  
<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?>

type=1000&Module=Planning&capID1=23CAP&capID2=00000&capID3=007GU&agencycode=Arapahoe

Site Location: <https://gis.arapahoegov.com/arapamap?PD=Vq9p9>  
<image002.png>

Thanks,  
Kat

<image001.png>

**Kat Hammer**  
Senior Planner  
Public Works & Development  
6924 S Lima St | Englewood, CO 80112  
O: 720.874.6666  
[Arapahoegov.com](https://www.arapahoegov.com)  
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)

<CZ23-001 External Referral Routing Sheet.docx>

**From:** [Kathy Dean](#)  
**To:** [Kathleen Hammer](#)  
**Subject:** Re: Greenland Estate Conventional Rezoning Application  
**Date:** Monday, February 26, 2024 7:22:31 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Kathleen:

Thank you for your email.

I could not find an Arapahoe County Comprehensive development plan for this area of unincorporated Arapahoe County. If there is one, can you send me a link to it?

The applicant also reported to me that the "state has reviewed the water rights and determined we have a lot more water than is required for this lower density development." Can you provide that review?

Also, will this subdivision and its wells be on the same aquifer as all the existing homes in the neighborhood?

Further, in response to my questions, the applicant does not suggest that there is any plan for restrictive building covenants, a central homeowners association or minimum housing requirements. The applicant also told me that no central builder is anticipated and that his clients intend only to sell the lots and let each homeowner build to their specifications. So what protection is there that these 80 homes will not vary from an 800 foot mobile homes on a concrete slab to 8000 foot mansions?

Does the county have minimum landscaping requirements?

I would also like to know that since the county has no interest in having the access road dedicated to it, and maintaining it, how does the applicant get the land to build a road wide enough to service 80 homes? Does the road width come off the potential lot size of the west homes adjacent to the access road since there is no right of eminent domain?

Lastly, Harback Road NORTH from the proposed access road on Harback Road SOUTH will become a main thoroughfare for these residents to the city of Bennett. Who pays to upgrade that dirt road and will the applicant be required to pay for its paving?

Thank you for your time and assistance.

Kathy Dean

On Thu, Feb 22, 2024 at 3:19 PM Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)> wrote:

Hello,

Thank you for contacting the County with your questions/concerns. Please

see my responses below and let me know if you have additional questions.

Thanks,

Kat Hammer



**ARAPAHOE COUNTY**

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**From:** Kim Lynch <[KLynch@arapahoegov.com](mailto:KLynch@arapahoegov.com)>  
**Sent:** Friday, February 16, 2024 8:29 AM  
**To:** Kathleen Hammer <[KHammer@arapahoegov.com](mailto:KHammer@arapahoegov.com)>; Planning <[planning@arapahoegov.com](mailto:planning@arapahoegov.com)>  
**Subject:** FW: Greenland Estate Conventional Rezoning Application

From the planning email box for you – see message below.

With gratitude,



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

KIM LYNCH

Planning Technician | PWD Planning Division

6924 S Lima St., Centennial, CO 80112

720-874-6650

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**From:** Kathy Dean <[kathy@kedmiller.com](mailto:kathy@kedmiller.com)>  
**Sent:** Friday, February 16, 2024 7:41 AM  
**To:** Planning <[planning@arapahoegov.com](mailto:planning@arapahoegov.com)>

**Subject:** Greenland Estate Conventional Rezoning Application

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Attn: Kat Hammer

I am in receipt of a letter date 2/12/2024 regarding the Public Hearing on 3/12 for the rezoning application on Case No C233-001, the Greenland Estate project.

If you have additional information on this application that you can provide , I would appreciate receiving it. Specifically helping in preparing for the hearing would be details on the

-water-sewer plans – Each lot is proposed to be served by well and septic.

-road upgrades to Harback Road and whether it will be county maintained – The access roads will be required to be built to the County and the Fire District standards. The developer will be responsible for construction of the access road and any required improvements to the existing roadways. The County does not want the access roads to be dedicated to the County. The development/HOA will be responsible for construction, and maintenance of the private access roads.

-whether this will be a subdivision – If the Board of County Commissioners approves this application the applicant would be required to go through the County subdivision process to create the lot lines.

-whether this will have covenants – Do you mean like HOA covenants?

-minimum housing square footage requirements.- The applicant has indicated there will more than likely be a minimum square footage in the covenants and restrictions for the homes that are built. The County Land Development Code does not have minimum housing square footages. All proposed structures will need to be the International Building Code.

Thank you

Kathy Dean

[kathy@kedmiller.com](mailto:kathy@kedmiller.com)



Please make note of my new email address which is [Kathy@kedmiller.com](mailto:Kathy@kedmiller.com)