

SAVE OUR WATER!

Say **NO** to FRANKTOWN VILLAGE

Why are these signs popping up around Franktown?
What's it about?

IMPORTANT NOTICE

A request to rezone the open acreage on the SE corner of Highway 83 and Highway 86 is making its way to Douglas County for final consideration. The Franktown Village Proposed Development requests rezoning for construction of nearly **300 residences on 63 acres, along with 180,000 square feet of shops and offices.** Franktown is presently zoned for one house per five-acre lot – in compliance with the rural character required by the Comprehensive Master Plan.

WHY DO WE NEED TO SAVE OUR WATER?

All Franktown area homes rely on underground aquifers to feed their wells. While alternate sources of water are continually investigated, for the foreseeable future our water supply – drinking, cooking, washing, flushing, irrigating – comes from an underground aquifer. All our aquifers are finite; when we use them up, they're gone! The primary Franktown domestic aquifer is dropping rapidly due to demand from rapid growth. Some Franktown wells have already gone dry, and drilling into the next aquifer costs up to \$60,000. Drilling to a deeper aquifer would cost even more.

WHAT ADDITIONAL IMPACT MIGHT THE DEVELOPMENT POSE TO THE FRANKTOWN RURAL COMMUNITY?

Schools: High density housing will add approximately 100 students to the already crowded Franktown Elementary: larger classes, detached modular classrooms, longer walks through outdoor weather, and increased wear and tear on the large group spaces - cafeteria, library, and gym, which are all designed for fewer students.

Traffic: Franktown Village's offices, shops and families would generate an additional 8,300 daily vehicle trips through the two-lane 83/86 intersection, as estimated for the developer by LSC Transportation Consultants. That adds to the already congested corridor for Franktown, Elizabeth, and other rapidly growing communities to the east.

IF THIS REQUEST FOR REZONING TROUBLES YOU, ACT NOW!

A proposed rezoning request must be approved by Douglas County government, in two steps: 1) By the DC Planning Commission and 2) By your elected officials, the County Commissioners. If you are worried about the proposed development, which

would significantly change the distinct Franktown Area rural identity for current and future citizens, take action now!

Express Your Concerns by Writing or Calling. A polite, handwritten note, email or phone message, stating your specific concerns - water, traffic, schools, crime - is suggested. All Franktown residents, young and old, are encouraged to contact Douglas County via USPS or email - the more the better.

Douglas County Planning Division

Mr. Joe Fowler, AICP - jfowler@douglas.co.us - (303) 660-7460
100 Fifth Street - Castle Rock, CO 80104

County Commissioners (elected officials)

Roger Partridge rpartrid@douglas.co.us

David Weaver dweaver@douglas.co.us

Lora Thomas lthomas@douglas.co.us

100 Fifth Street - Castle Rock, CO 80104 - (303) 660-7401

Attend the Hearings:

Planning Commission Public Hearings: Show up at the Douglas County Building (300 Fifth Street, Castle Rock) for the hearing(s). Planning Commission Public Hearings are the first or third Monday of the month (holidays excepted) at 7:00 pm.

If you wish to speak, sign up before 7:00 pm. Individual Speakers are limited to 3 minutes; HOA representatives receive six minutes. Even if you're unable to address the commissioners, your presence at the meeting speaks volumes!

County Commissioners' Hearings: Scheduled at 2:00 pm on Wednesday afternoons, as needed.

Community Meetings: Franktown Citizen's Coalition II holds frequent meetings to update citizens on the status of the rezoning fight. Dates for hearings and meetings are posted on savefranktown.com, the Franktown Firehouse (South Door), and the Franktown Post Office.

ADDITIONAL INFORMATION: the Douglas County Comprehensive Master Plan - <http://www.douglas.co.us/documents/cmp-section-4.pdf> designates Franktown as zoned for five acre, single family lots, emphasizing a commitment to the rural identity.

Prepared by FRANKTOWN CITIZEN'S COALITION II - www.savefranktown.com

Thank you for supporting Franktown's historic rural character.