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## ADU amended zoning meeting

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From rod stambaugh <rod@3dwest.ai>

Date Fri 12/13/2024 10:04 AM

To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Cc jtthormodsgaard@cscedc.com <jtthormodsgaard@cscedc.com>

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Daniel - we spoke briefly at Wednesdays planning meeting. I very much appreciate your efforts in moving the ADU zoning forward. As mentioned, 3D West is one of the companies that received an OEDIT grant for advancing innovative housing in Colorado. I believe ADU's are a great way to help alleviate the lack of affordable housing. We have extensive experience in providing workforce housing and understand the positive attributes of people being able to live close to where they work. It has a trickle down affect on traffic congestion, wear and tear on roads and many other positive attributes related to water, power and sewer services. ADU's use less utilities and I would suggest ADU's can be built as Net Zero energy homes. Please keep me informed as to when the minutes and proposed ADU zoning recommendations are posted on the Colorado Springs website.

Jeff - we had a brief discussion as well. Please keep me in the loop for any EDC opportunities within the City of Colorado Springs.

Respectfully

ROD STAMBAUGH  
rod@3dwest.ai  
<https://3dwest.ai>  
720.810.4228

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**FW: HELP: Email Opposing Proposed Zoning Changes Allowing 2 ADUs per Lot in Discovery**

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**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Fri 12/13/2024 1:54 PM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Please see below.

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** SUSAN DEAN <sdeanra@msn.com>

**Sent:** Friday, December 13, 2024 11:10 AM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Fw: HELP: Email Opposing Proposed Zoning Changes Allowing 2 ADUs per Lot in Discovery

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**From:** Susan Dean Discovery HOA

**SUBJECT: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,

(Dear Ms. Wutzke, please forward this to all of the Planning Commissioners).

Colorado Springs Alliance of Neighborhoods representing 328 of the Discovery HOA residential property owners and voters in the City respectfully opposes the proposed ADU Ordinance as currently written. While we acknowledge the need for

affordable and attainable housing, this ordinance represents a dramatic shift in zoning policy with severe, unintended consequences for neighborhoods, infrastructure, and public safety. We urge the City to stop, study, or significantly alter this ordinance to ensue it aligns with community values and does not irreparably harm the quality of life for Colorado Springs residents.

## **Key Concerns with the Proposed ADU Ordinance**

1. Exceeding State Mandates with Harmful Local Impacts:
  - **HB-1152 Compliance vs. Overreach:** While the City must comply with Colorado HB-1152, the proposed ordinance far exceeds state requirements. HB-1152 calls for "compact housing" with "minimal impacts to infrastructure." In contrast, the proposed ordinance allows for massive density increases, creating significant infrastructure strain and undermining neighborhood character.
  - **Irreversible Changes:** Once enacted, the "use-by-right" policy cannot be reversed, even if HB-1152 is later challenged or repealed. A sunshine clause should be added to the ordinance to mitigate long-term impacts if state legislation changes.
2. Massive Density Increases – Not Gentle Density:
  - Allowing two ADUs per lot in single-family zoning districts increases density by 300%, effectively transforming single-family zoning into multi-family triplex zoning.
  - This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.
3. Strain on Aging Infrastructure:
  - Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
  - **Evacuation Concerns:** On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires.
4. Encouragement of Corporate Investor Exploitation:
  - The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods.
5. Erosion of Neighborhood Character:
  - Detached ADUs are permitted to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods.
  - The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.
6. Public Safety and Quality of Life:
  - Increased density without parking requirements or occupancy limits creates safety hazards and diminishes the quality of life for residents.
  - Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

## **Recommendations to Protect Neighborhoods**

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

1. Limit ADU Size and Height:

- Detached ADUs should be significantly smaller than the primary structure and limited to one story to preserve neighborhood character and align with the intent of HB-1152.
2. Enforce Compatibility Standards:
    - Require architectural standards, building materials, and landscaping for detached ADUs to ensure compatibility with existing neighborhoods.
  3. Introduce a Sunshine Clause:
    - Include a provision that repeals or revises the ordinance if state laws like HB-1152 are overturned or significantly modified.
  4. Conduct an Infrastructure Study:
    - Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.
  5. Limit Investor Exploitation: This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thought, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following:
    - Restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.
  6. Require Public Engagement:
    - Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## Conclusion

This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thought, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following: Protect existing neighborhood integrity.

- Ensure public safety and infrastructure capacity.
  
- Avoid irreversible changes that exceed state mandates.

Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure the and changes to zoning policies reflect those values.

Sincerely,

Susan Dean  
7165 Higher Ridges Court  
[sdeanra@msn.com](mailto:sdeanra@msn.com)

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**FW: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

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**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Wed 12/11/2024 10:27 AM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Jerry Farney <gfarney@earthlink.net>

**Sent:** Wednesday, December 11, 2024 10:22 AM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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- The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods.

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Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure the and changes to zoning policies reflect those values.

Sincerely,

Gerald & Teresa Farney  
7220 Delmonico Drive, 80919-1226  
[gfarney@earthlink.net](mailto:gfarney@earthlink.net)

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**FW: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

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From Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

Date Fri 12/13/2024 1:54 PM

To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Please see below.

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Betsy Cook <colo.cooks@gmail.com>

**Sent:** Friday, December 13, 2024 11:52 AM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

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Sincerely,  
Betsy Cook  
7155 Wintery Loop  
[colo.cooks@gmail.com](mailto:colo.cooks@gmail.com)

**RE: ADU Comments**

---

**From** Malpica, Johnny P <Johnny.Malpica@coloradosprings.gov>

**Date** Wed 12/18/2024 8:21 AM

**To** Julia Sands de Melendez <julia@juliamelendez.com>

**Cc** Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Good morning, Julia,

On behalf of the City's Planning Department, I appreciate the time you took to send us your comments and thoughts on the proposed ADU ordinance. City Planning staff continues to review and work towards the right ordinance for Colorado Springs.

Your comments will be provided to City Council as they deliberate the ordinance.

Respectfully,



**JOHNNY MALPICA, AICP, LEED® Green Associate™**

**Planner II, Urban Planning Division**

Planning Department

City of Colorado Springs

Office: (719) 385-5369

Email: [johnny.malpica@coloradosprings.gov](mailto:johnny.malpica@coloradosprings.gov)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

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**From:** Julia Sands de Melendez <julia@juliamelendez.com>

**Sent:** Tuesday, December 17, 2024 10:10 AM

**To:** Malpica, Johnny P <Johnny.Malpica@coloradosprings.gov>

**Subject:** ADU Comments

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Good morning, Johnny,

Thank you for the opportunity to comment on the ADU Ordinance.

My husband and I live in the Ivywild neighborhood and our house was built in 1890. Sometime in the early 1900s, two log cabins were built on our lot behind the house and, additionally, when the trolley line went out of service, one of the trolley cars was placed in the back and people lived in it as a home for over 70 years. That trolley car is now in the Trolley museum here in town.

My husband and I are now retired and we live on the income from the cottages in our backyard. My husband was in IT and during the early 2000s, we lost all of our investments due to the recession. We had 3 young boys and struggled greatly to keep our heads above water for years. Purchasing this property was a miracle for us. We are no longer in debt and can live fairly comfortably with the income from the ADU's we have.

We are not the only people who deal with uncertainty with the poor economy. An ADU or two on a property not only provides for lower income housing but also provides a living that, for us, was an incredible blessing. The original lots in Ivywild were all ½ acres and most have been subdivided over the years and I understand that most people won't have the room we do for 2 full sized cottages. However, a garage, or basement, or small detached ADU could mean the difference between poverty or well being for many older people who want to age in place and keep their homes while living on a fairly fixed income. We are PRO ADU!

Thank you again,  
Julia Melendez

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**FW: Proposed ADU ordinance**

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**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Thu 12/12/2024 9:07 AM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Good morning Dan,

Here is another letter for you.

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Brooke Graves <gravesedit@dlinet.com>

**Sent:** Thursday, December 12, 2024 9:06 AM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>; 'CC:' <westsidewatchcos@gmail.com>; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Proposed ADU ordinance

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  - Evacuation Concerns: On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires. **Did the City learn nothing from the Waldo Canyon Fire disaster?**
4. Encouragement of Corporate Investor Exploitation:
  - The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods. **Our HOA specifically forbids such changes; anyone who buys in Discovery is bound by these regulations.**
5. Erosion of Neighborhood Character:
  - Detached ADUs are allowed to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods. If even one such ADU were permitted, the rights and requirements for existing properties would be doubled. **We're not talking "she sheds" here!**
  - The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.
6. Public Safety and Quality of Life:
  - Increased density without parking requirements or occupancy limits creates safety hazards and diminishes the quality of life for residents. **Our area zoning and HOA covenants are already challenged by multi-vehicle families that do not obey the parking rules, thus creating difficulties with regular traffic, deliveries, and emergency-vehicle access. Adding ADUs would be like using a flamethrower on a wildfire.**
  - Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

## Recommendations to Protect Neighborhoods

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

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  4. Conduct an Infrastructure Study:
    - Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.
  5. **Limit Investor Exploitation**: This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thoughtful, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission, and City Council to stop and conduct the necessary studies and analyses prioritizing the following:
    - **Outlaw or severely** restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.
  6. Require Public Engagement:
    - Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## Conclusion

This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be carefully thought out, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission, and City Council to stop and conduct the necessary studies and analyses prioritizing the following:

- Protect existing neighborhood integrity.
- Ensure public safety and infrastructure capacity.
- Avoid irreversible changes that exceed state mandates.

Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure that **any changes** to zoning policies reflect those values.

Sincerely,

Brooke D. Graves  
7306 Stonegate Ct.  
Colorado Springs, CO 80919

=

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**FW: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

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**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Wed 12/11/2024 10:26 AM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Ted Fariss <tedfariss@gmail.com>

**Sent:** Wednesday, December 11, 2024 9:53 AM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,

(Dear Ms. Wutzke, please forward this to all of the Planning Commissioners).

Colorado Springs Alliance of Neighborhoods representing 328 of the Discovery HOA residential property owners and voters in the City respectfully opposes the proposed ADU Ordinance as currently written. While we acknowledge the need for affordable and attainable housing, this ordinance represents a dramatic shift in zoning policy with severe, unintended consequences for neighborhoods, infrastructure, and public safety. We urge the City to stop, study, or significantly alter this ordinance to ensue it aligns with community values and does not irreparably harm the quality of life for Colorado Springs residents.

**Key Concerns with the Proposed ADU Ordinance**



1. Exceeding State Mandates with Harmful Local Impacts:
  - HB-1152 Compliance vs. Overreach: While the City must comply with Colorado HB-1152, the proposed ordinance far exceeds state requirements. HB-1152 calls for "compact housing" with "minimal impacts to infrastructure." In contrast, the proposed ordinance allows for massive density increases, creating significant infrastructure strain and undermining neighborhood character.
  - Irreversible Changes: Once enacted, the "use-by-right" policy cannot be reversed, even if HB-1152 is later challenged or repealed. A sunshine clause should be added to the ordinance to mitigate long-term impacts if state legislation changes.
2. Massive Density Increases – Not Gentle Density:
  - Allowing two ADUs per lot in single-family zoning districts increases density by 300%, effectively transforming single-family zoning into multi-family triplex zoning.
  - This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.
3. Strain on Aging Infrastructure:
  - Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
  - Evacuation Concerns: On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires.
4. Encouragement of Corporate Investor Exploitation:
  - The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods.
5. Erosion of Neighborhood Character:
  - Detached ADUs are permitted to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods.
  - The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.
6. Public Safety and Quality of Life:
  - Increased density without parking requirements or occupancy limits creates safety hazards and diminishes the quality of life for residents.
  - Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

## **Recommendations to Protect Neighborhoods**

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

1. Limit ADU Size and Height:
  - Detached ADUs should be significantly smaller than the primary structure and limited to one story to preserve neighborhood character and align with the intent of HB-1152.
2. Enforce Compatibility Standards:

- Require architectural standards, building materials, and landscaping for detached ADUs to ensure compatibility with existing neighborhoods.
3. Introduce a Sunshine Clause:
    - Include a provision that repeals or revises the ordinance if state laws like HB-1152 are overturned or significantly modified.
  4. Conduct an Infrastructure Study:
    - Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.
  5. Limit Investor Exploitation: This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thought, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following:
    - Restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.
  6. Require Public Engagement:
    - Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## **Conclusion**

This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thought, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following: Protect existing neighborhood integrity.

- Ensure public safety and infrastructure capacity.
  
- Avoid irreversible changes that exceed state mandates.

Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure the and changes to zoning policies reflect those values.

Sincerely,

Ted Fariss  
572 Wintery Cir N, Colo Springs Co 80919  
[tedfariss@gmail.com](mailto:tedfariss@gmail.com)

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## A letter in favor of sane zoning changes

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From Robert Wrubel <robwru@hotmail.com>

Date Sat 12/28/2024 9:21 AM

To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

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Daniel,

Colorado enacted legislation designed to add more housing stock with excessive and extreme policy changes that do not make sense for what Colorado stands for and the choices people have made when buying a home.

Clearly, we need more housing in Colorado. We have people moving here and shelter prices continue to increase. Affordability is a result of many factors - interest rates, demand, lack of wage growth relative to housing prices and high downpayments. Rents generally follow home prices with affordability. I am in favor of programs designed to make living more affordable for people.

That being said, the new Colorado law changing zoning is bad policy. It takes away rights from homeowners. The newer version of the policy at least moved decision making to municipalities that can be more reactive to their communities.

Colorado Springs now is in danger of putting in place an extreme change to housing and the choices people like me have made when deciding to invest in and buy a home. I chose my neighborhood to avoid high-density, where my children could walk to school and where traffic, congestion, noise and other problems that come with density are mild. And I live on a busy street but it still works because there are not too many people living in the neighborhood.

The new plans would gut quality of life throughout the city and take away the choices so many made when buying a home.

There is plenty of room in Colorado Springs for density (and even there we should tread lightly of adding housing without infrastructure and transportation). South of downtown has plenty of buildable areas. As do spaces east within city limits. There are fewer or no existing neighborhoods in those places and new ways to provide housing can be put there without destroying existing places.

I do not want 20 new neighbors on my block with no new parking spots, less grass and open spaces and the noise that comes with it.

I moved to COS from New York City and loved the change. Big cities have different problems and I don't see housing being more affordable as a result of that density. I just see more dirt, few trees and no grass and people ground down by the constant noise, bustle and lack of freedom.

Please do not allow changes to zoning in existing neighborhoods.

Rob Wrubel

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**Re: Additional ADU Ordinance Questions from Neighborhood Organizations**

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**From** Louise Conner <lc@empiredi.com>

**Date** Mon 12/16/2024 9:34 AM

**To** Dianne Bridges <diannebridges@msn.com>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

**Cc** Michael Anderson <blueskyanderson@comcast.net>; Dutch Schulz <dutch1969@msn.com>; 'Dana Duggan' <danaandduggan@gmail.com>; kerrifwaite@gmail.com <kerrifwaite@gmail.com>; Cheryl Brown <cheryl@csbrowns.org>; Leigh Westin <leighwestin@gmail.com>; Bob Loevy <bloevy@coloradocollege.edu>

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The issue of roof solar panels being shaded by tall ADUs--perhaps this is addressed elsewhere in the UDC--Mike do you know? My concern is that if my neighbor builds an ADU above their garage that casts a shadow on the expensive solar installation on my garage, I'm not going to be very happy about it!

-Louise

On 12/14/2024 3:25 PM, Dianne Bridges wrote:

Kevin and Dan -

We promised to send additional questions on the ADU Ordinance. Attached please find those questions which are from multiple neighborhood organizations, including many individual neighborhoods and communities.

As mentioned below, the ideal state is to go over these questions and related answers during the Thursday, 19 Dec, call.

Thank you.

Dianne and Team.

---

**From:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>

**Sent:** Friday, December 13, 2024 11:08 AM

**To:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>; [Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov) <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>

**Cc:** Michael Anderson <[blueskyanderson@comcast.net](mailto:blueskyanderson@comcast.net)>

**Subject:** Discussion on ADU Ordinance w/HNP

Gentlemen -

HNP is pulling together additional questions on the ADU Ordinance. We will get those over to you soonest, probably sometime over the weekend or perhaps even today.

We agree with you it is best to talk sooner rather than later, so let's keep the 19 Dec, 1:00 meeting. Mike will participate and asks that we keep it as a call vs. an in-person meeting due to schedule. Would like to go over the questions & answers. And, of course, address what is top of mind for you.

So, bottom line:

1. we'll get additional questions to you soonest
2. Mike will call you on 19 Dec, 1:00 pm at 719-385-5905
3. Goal is to go over the questions & answers + what is top of mind for you
4. And align on next steps

Thank you

Dianne

---

**From:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>

**Sent:** Friday, December 13, 2024 10:05 AM

**To:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>; Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>

**Subject:** RE: Redlines on draft ADU Ordinance and Timing of Availability

Dianne,

That time of year, right? I know it's a headache so we will make ourselves available to talk and exchange ideas whenever you can get together. That includes weekends or evenings, at least for my participation. Won't make any of the others do that!!

As we work through our thoughts over hear, we will let you know of any changes we are thinking make sense at this point.

Merry (busy) Christmas!!



**Kevin Walker**

**Director, City Planning Department**

**City of Colorado Springs**

**Office: (719) 385-5347**

**Mobile: (719) 217-1069**

---

**From:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>

**Sent:** Friday, December 13, 2024 9:14 AM

**To:** Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>; Walker, Kevin

[<Kevin.Walker@coloradosprings.gov>](mailto:Kevin.Walker@coloradosprings.gov)

**Subject:** Re: Redlines on draft ADU Ordinance and Timing of Availability

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Hi, Dan and Kevin -

Mike Anderson and I are the HNP folks closest to the ADU topic. I just learned yesterday that Mike is out of town the week of 30 Dec. I did not know that.

Hold off a bit, I'll get back to you both. In all honesty, may keep next Thursday or ask to meet the week of 6 Jan.

I should get back with you all today.

Dianne

---

**From:** Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>

**Sent:** Friday, December 13, 2024 9:01 AM

**To:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>; Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>

**Subject:** Re: Redlines on draft ADU Ordinance and Timing of Availability

Morning All,

I am free the week of the 30th. Kevin, I'll work with Mellisa to get a meeting on our calendars.

Dianne, are there others at HNP that you'd like us to invite?

Dan

---

**From:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>

**Sent:** Thursday, December 12, 2024 12:29 PM

**To:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>; Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>

**Subject:** RE: Redlines on draft ADU Ordinance and Timing of Availability

Dianne,

I am available the week of the 30<sup>th</sup>. City closed on the 1<sup>st</sup>. Not sure what Dan's schedule is.

I am happy to attend on the 8<sup>th</sup> though Planning Commission is that day. Hoping to not have a day like yesterday!



**Kevin Walker**  
**Director, City Planning Department**  
**City of Colorado Springs**  
**Office: (719) 385-5347**  
**Mobile: (719) 217-1069**

---

**From:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>  
**Sent:** Thursday, December 12, 2024 9:07 AM  
**To:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>; Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>  
**Subject:** Re: Redlines on draft ADU Ordinance and Timing of Availability

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Thank you, Kevin. Appreciate the response and offers to meet.

I do like the idea of meeting sooner rather than later as you suggest with leveraging the 19 Dec meeting. I didn't say this earlier, but I am out of state on the 19th (all of next week actually) and unable to meet. I would like to be present in a chat w/you all on ADUs. Myself and just a few others are key in the ADU thought work for HNP.

Do you/Dan have availability the week of 30 Dec? If so, I'll check with my folks. I would want at least Mike with me on this topic.

Lastly, our January HNP Board meeting is Wed, 8 Jan. Starts at 6:30. It would be great if you (and whomever you want) could be at that meeting. Not to have a detailed ADU chat (that is better in smaller focused meetings), but to touch on priorities/focus/timing and public engagement on key items for the upcoming year. Including, but not limited to the below. In turn, our team can express some macro-level thoughts regarding the same topics.

1. First, whatever you want to talk about. Then:
2. Macro level conversation on ADUs
3. REtool clean up updates
4. PlanCOS updates
5. COS code changes for the Transit, what is planning's role here
6. Other Neighborhood Master Plans planned to start (FYI, we've repeated offered to help with historic stuff in plans)
7. Next Steps on City-wide Survey...what's the next step once City has the priority list (good area for partnership w/public by the way)
8. Thoughts on public & community engagement
9. Anything else

Be good for others to meet you all and engage directly with you. Let me know if you are open to supporting that meeting and I'll get the word out.



REgarding ADUs, let us know about the availability week of 30 Dec (vs. 19 Dec).

Appreciate the offer and time.

Dianne

---

**From:** Walker, Kevin <[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>  
**Sent:** Thursday, December 12, 2024 8:34 AM  
**To:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>; Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>  
**Subject:** RE: Redlines on draft ADU Ordinance and Timing of Availability

Dianne,

I have not had a chance to debrief with Dan this morning but we will have a good idea of what Planning Commission said in the end by middle of next week. Maybe sooner. I am going to have someone do a synopsis of just that time when they were trying to get to a motion and essentially what their motion was.

I also will see if I can get with Council leadership and take their pulse on timing. I will try to do that this week but I know that Randy Helms is out of town at the moment and not back until next Tuesday. We are having a senior leadership meeting tomorrow to go over all of our major initiatives and see what we are asking Council for in the next couple of months.

We have had a lot of information and input from you and others involved in the process (and knowledgeable also). I wonder if it would be possible to keep our December 19 meeting slot and maybe just talk through some of these to see if we can make sure we understand each other anyway. It might help us frame the outstanding issues at least and see where we differ and where we agree. Interested?

I am also willing to attend any meetings you might want to set up between now and the holiday, evening or otherwise. Let me know what your thinking is on that idea.



**Kevin Walker**  
**Director, City Planning Department**  
**City of Colorado Springs**  
**Office: (719) 385-5347**  
**Mobile: (719) 217-1069**

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**From:** Dianne Bridges <[diannebridges@msn.com](mailto:diannebridges@msn.com)>  
**Sent:** Thursday, December 12, 2024 7:40 AM  
**To:** Sexton, Daniel <[Daniel.Sexton@coloradosprings.gov](mailto:Daniel.Sexton@coloradosprings.gov)>; Walker, Kevin

<[Kevin.Walker@coloradosprings.gov](mailto:Kevin.Walker@coloradosprings.gov)>

**Subject:** Redlines on draft ADU Ordinance and Timing of Availability

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Kevin and Daniel -

Will you/your team be publishing a redline version of the proposed ADU ordinance based on Planning Commission direction yesterday and any other changes you have or plan to make on the draft? Will that redline be done at least 1-2 weeks before the Council Work Session? It would be helpful to many if you do that as we progress further in this process and afford folks time to review the redlines.

Also, we are still digesting what transpired yesterday. Minimally, HNP will provide recommended wording changes to the ordinance in some key areas to help with clarification (and we will have more questions). We had a lot of back & forth dialog with City Planning in the discussions of Retool and trust that will shift and occur with this process as we move forward into the council reviews.

With regards to timing, I have reached back out to Sam to ask when the Council will answer our ask to move the timeline a bit. It will help me (and others) to know so we can organize what must be done now over the holidays vs. we can move things out to early Jan.

Thank you

Dianne

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**FW: Rezoning & ADU's**

---

**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Wed 12/11/2024 7:49 PM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Julia Hahn <julie.hahn@comcast.net>

**Sent:** Wednesday, December 11, 2024 6:45 PM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Rezoning & ADU's

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Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,

(Dear Ms. Wutzke, please forward this to all of the Planning Commissioners).

Colorado Springs Alliance of Neighborhoods representing 328 of the Discovery HOA residential property owners and voters in the City respectfully **opposes** the proposed ADU Ordinance as currently written. While we acknowledge the need for affordable and attainable housing, this ordinance represents a dramatic shift in zoning policy with severe, unintended consequences for neighborhoods, infrastructure, and public safety. We urge the City to stop, study, or significantly alter this ordinance to ensue it aligns with community values and does not irreparably harm the quality of life for Colorado Springs residents.

**Key Concerns with the Proposed ADU Ordinance**

1. Exceeding State Mandates with Harmful Local Impacts:

- HB-1152 Compliance vs. Overreach: While the City must comply with Colorado HB-1152, the proposed ordinance far exceeds state requirements. HB-1152 calls for "compact housing" with "minimal impacts to infrastructure." In contrast, the proposed ordinance allows for massive density increases, creating significant infrastructure strain and undermining neighborhood character.
- Irreversible Changes: Once enacted, the "use-by-right" policy cannot be reversed, even if HB-1152 is later challenged or repealed. A sunshine clause should be added to the ordinance to mitigate long-term impacts if state legislation changes.

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- Allowing two ADUs per lot in single-family zoning districts increases density by 300%, effectively transforming single-family zoning into multi-family triplex zoning.
- This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.

3. Strain on Aging Infrastructure:

- Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
- Evacuation Concerns: On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires.

4. Encouragement of Corporate Investor Exploitation:

- The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods.

5. Erosion of Neighborhood Character:

- Detached ADUs are permitted to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods.
- The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.

6. Public Safety and Quality of Life:

- Increased density without parking requirements or occupancy limits creates safety hazards and diminishes the quality of life for residents.
- Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

## **Recommendations to Protect Neighborhoods**

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

1. NO ADU's.
2. Introduce a Sunshine Clause:
  - Include a provision that repeals or revises the ordinance if state laws like HB-1152 are overturned or significantly modified.
3. Conduct an Infrastructure Study:
  - Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.
4. Limit Investor Exploitation: This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thought, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following:
  - Restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.
5. Require Public Engagement:
  - Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## **Conclusion**

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- Ensure public safety and infrastructure capacity.
- Avoid irreversible changes that exceed state mandates.

Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure the and changes to zoning policies reflect those values.

Sincerely,  
Julie Hahn  
515 Carved Ter.  
80919