

Odom, Ann M

From: larcardinal172@netscape.net
Sent: Monday, July 3, 2023 4:09 PM
To: Odom, Ann M
Subject: record #zone 23-0016
Attachments: City of Colorado Springs Permits, Licenses, and Records.pdf

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

I received a flyer in the mail regarding the newest plans for our area. I went to website on the card, but it states, "page not found". I then went to the coloradosprings.gov site. It wasn't easy but I found the zoning area and although the search engine wouldn't pull up the records by the zoning number, a search of "greenways neighborhood park" pulled up the zoning information. I found two that appeared applicable, one with the zoning number above. I click on it, but the owner's address is different than the one on the card. It lists 2138 Flying Horse Club Drive, C/S, CO 80921 as the address instead of 0 Greenways Main Blvd, C/S, CO 80922. I click on the "record info" link at the top. Again, the information is sketchy, but the attachments link gives a few files. The rezone exhibit file shows information similar to the postcard which was a relief because on first impression I thought it was showing me the Flying Horse development. When I carefully narrowed in, it showed more of the Stetson Hills area which is also north of us, and I was becoming more alarmed because our area has taken an unbelievable beating over the past few years. Anyway, it doesn't have any more information that can be easily understood which is frustrating. It appears that they are taking the strip of land behind the houses on the former golf course and making it a park. I am happy and relieved to hear that. They truly owe us over 66 acres in park and that was before they put all those houses on what used to be a golf course. It states that it is 45.328 acres, but again it is confusing. It makes it look like that is one large area of land when it is not. It is a strip of land that runs behind the houses. That strip of land goes all the way to N. Carefree. The other area is on the other side of Sand Creek. There used to be a pedestrian bridge that crossed over to that side for when it was a golf course because the golf course was on both sides of the creek and the carts used that to get to the next golfing hole. They pulled the bridges out a while back and now the only way to get to the other side of the creek is the North Carefree auto bridge. I personally have watched the entire area disintegrate. What used to be a beautiful golf course is now just an extremely treacherous area. The concrete embankment that supports the 6-lane bridge on N. Carefree is crumbling and has been for some time. I have watched entire sections of concrete rise up and fall into the creek. They have lost over 2 feet of concrete along the creek. It used to be like a road, big enough and wide enough to support more than the golf course equipment that it was used for. No one in their right mind would attempt to drive on it now, it is a crumbled mess with a large number of cracks in what is left of the supporting embankment. I first noticed cracks leading to the creek in 2019. It was odd because there were signs of water erosion where no water exists. They were roughly 5-6 feet apart. They are still noticeable, but not as apparent because the erosion and crumbling blends together making it not as apparent. Out of all the concrete that has disintegrated, there is only one piece of rebar. It is poking out of the concrete, and it is a distance from the bridge. I do not know where all the concrete has gone and why there is not more rebar. There are other signs of water damage. If you go look at the area, please note the discoloration on the side of the bridge. I personally have seen water pouring over the side of the bridge on each side. It would be the east side of the bridge and it looked like two waterfalls. It wasn't really raining hard at the moment, and I hadn't seen that before, but it was surely odd. I thought at the time it was a drain/clog from the road because it was coming from the top of the bridge and falling into the creek below. Anyway, there is a faint discoloration along the bridge from water going down the sides. Some of it from the metal poles, but other areas where there are no metal poles which makes me feel better because it is odd enough to make me wonder if I imagined it and there is just enough discoloration to remind me no, I did not imagine it. The other area of concern is also along that strip of land. There are two wires just sticking out of the ground. They are along a foot path. They are red in color with what I believe to be a cap or tape on the end. They are extremely high voltage wires if the writing on the wires is to be believed. If you go south at the wash and follow the golf cart path, it will branch off with a foot path. It first branches right then left. That is the path that takes you right next to the wires coming out of the ground. They look to be directly behind the neighbors' houses across the street and down just a bit from me. If you continue on that path, it reconnects with the foot path next to the creek. At that location, there is a large amount of very weird black rocks just in that area. They are smooth like something was put under a large amount of pressure and heat. Keep in mind I am not a geologist nor a science expert, but that is the only place I found them, and they look really odd. If you go a little further, there is a road along the creek that never was there when it was a golf course. I haven't followed the road to see where it goes, but it begins just a way down from the collection of black rocks. There are a number of other extremely odd findings that I have found in my yard and house that I have shared with others and would happily share with you. The majority of these things

have occurred since 2017 and each and every one of them makes me feel violated and taken advantage of with absolutely no explanation from anyone. I tell others just hoping that someone can give me an explanation or fix these violations, but so far, no luck. I would really like to know how and why.

To sum up this rather lengthy letter, I am writing you to let you know there are some inconsistencies in the information provided. The different website, the inability to pull up the information with the zoning number, the address of the development proposal, the area that they are requesting a zoning change on (Flying Horse, Stetson Hills or Springs Ranch) and the lack of information on what they have planned gives me some concern, especially taking into consideration what has already occurred. I feel we need to progress with caution when dealing with such untrustworthy individuals - please see my previous e-mails along with others from this area from during the first zoning change requesting the sale of the golf course. Another confusing thing since it was an extremely busy golf course. Why sell a golf course that had a devoted clientele? I never not saw someone playing golf on our golf course. If you pull up our area on Google and Bing maps, you will see many golfers golfing on our course. You can see them with the road view at the corner just down from my house or over head with the birds eye view. I mention that just in case you needed further proof than just me who walked this area daily and never not saw golfers enjoying the course and putting money into our economy which has gone from thriving to horrendous in just a few short years.

Sincerely,

Jean Dikeman
3545 Pony Tracks Drive
Colorado Springs, CO 80922
(719) 596-3655

Odom, Ann M

From: Barbara Agin <bar47el@icloud.com>
Sent: Monday, July 3, 2023 9:30 PM
To: Odom, Ann M
Subject: Proposed Public Park 3200-3300 Pony Tracks Drive

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Good Morning Ms. Odom,

We live on the curve where the proposed park is planned. We have lived here since 1998. We have no objection to a park, as long as it is maintained with mowing and fire protection/precautions. Assume it won't be a dog park.

The only concern we have is people/cars parking around the curve. We already have cars driving extremely fast around the posted 20mph. Our name for this stretch of road is "Pony Tracks Speedway".

We really hope a nice fence will be put up and entrance to this park will be elsewhere, with parking. Really believe parking around this curve would be extremely dangerous for all.

Thank you for hearing my concern. Have a great day.

Sent from my iPad

Odom, Ann M

From: JOSE leppe <jleppe80@outlook.com>
Sent: Monday, July 3, 2023 10:41 PM
To: Odom, Ann M
Subject: Comments about Greenways Neighborhood Park Filing No1

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Hello Ann Odom,

We are happy to know about the proposal of the Greenways Neighborhood Park Filing No. 1. It's the only park around the area besides Spring Ranch. Having a bike path next to the creek side will be great, also a playground area for kids and toddlers. The neighbors on Pony tracks and Bareback Dr would like to have access to the shopping area and the movie theater too, a bridge that connects both sites on the creek will be ideal! We normally have to walk around N CareFree Main Street to get to the shopping outdoor stores. Please take this in consideration.

Regards,

Jose H Leppe

Get [Outlook for iOS](#)

Odom, Ann M

From: Judy Conrardy <judyac66@gmail.com>
Sent: Wednesday, July 5, 2023 10:53 AM
To: Odom, Ann M
Subject: Proposed Public Park

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Ms Odom,

> We live on Pony Tracks Dr., where the proposed park is planned. We are in favor of a well maintained park, with mowing and fire protection and precautions. As long as it is not a dog park.
> However, we do have a big concern with cars parking around the curve on the street. Some cars are already driving extremely fast around the posted 20mph. We are hoping you will put a parking area for the park, and an entrance at that place.

We have recently had younger couples moving to our neighborhood with small children. It is extremely dangerous for them because of how fast many people drive around the curve. Cars have ended up in our neighbor's yard because of how fast they were going around the curve. We would very much be in favor of putting in speed bumps.

Thank you for considering our concerns.

Judy & Galen Conrardy
3285 Pony Tracks Dr

Sent from Judy's iPhone

Odom, Ann M

From: John Kinchla <JKinchla@syneren.com>
Sent: Sunday, July 16, 2023 1:22 PM
To: Odom, Ann M
Cc: johnkinchla@hotmail.com
Subject: ZONE-23-0016 Greenways NeighborHood Park Filing No1

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Ms. Odom.

Today, Sunday July 16.2023 I attempted to review the plans associated with the above project but none of the plans would display... I have tried several computers and several browsers and still no results.

My interest is in the Project Map for the above Project.

I will keep trying

My question is why does the Park not extend to Constitution Blvd? If it did then there would be access to the Park from Constitution Blvd. I would hope that an eventual bike trail would be included that would extend North to Dublin Blvd and south to Peterson AFB and Platte Avenue.

However without the section of the Park to Constitution, that may never be accomplished.

Thank you..

John E Kinchla
2930 Mule Shoe Dr
Colorado Springs, CO 80922

Odom, Ann M

From: Andy Sherbo <Andrew.Sherbo@du.edu>
Sent: Monday, July 17, 2023 6:28 AM
To: Odom, Ann M
Cc: OMalley, Mike (Council Member); Leinweber, David; Risley, Brian
Subject: Greenways Neighborhood Park Filing No. 1, Zone-23-0016, Comments Due July 17, 2023

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Ann Odom, City Planner

I received notification via U.S. Mail of the Subject Development Proposal. I reside at 3750 Birdie Court which is directly adjacent to the proposed *Greenways Neighborhood Park*.

I reviewed the Documents which were available online and have the following Comments.

1. The proposed Rezoning of the 45.328 Acres to a "Neighborhood Public Park", "Proposed Public Park/Open Space" does not indicate what structures, trails, etc., might go in the Park, to include the types and locations of such structures, trails, etc. For example, will there be Playground equipment, picnic tables, etc? As a result, it becomes somewhat difficult to really analyze the Rezoning. Thus, I find your Request for Comments lacking in critical information we need to make a sound decision on the entirety of the proposed *Greenways Neighborhood Park*. Rezoning is one thing, but equally important are the actual use and proposed layout of the Rezoned 45.328 Acres. This should have been included in your Documentation for us to review.
2. The best I can do at this time are the following Comments, but as noted, I am critical of the Process. Do we have a say on what goes in the Park and where? If so, the Documentation provided by the City made no mention of this. Where are the transparencies and timelines in the entire Process?
 1. Assuming there are going to be some Trails, I recommend such Trails be located right along Sand Creek and away from the Residences located along the Park. There will undoubtedly be Trash that accumulates along the Trails that will simply wind up in our backyards if the Trails are located near our Residences. Keep the Trails closer to Sand Creek with numerous Trash Cans available throughout the 45.328 Acres. Moreover, the foot traffic I have observed so far in the proposed Park Area is already along Sand Creek.
 2. There was a Bridge across Sand Creek that was removed, and I understand is going to be replaced. The previous Bridge was located about 100 Yards South of North Carefree. I recommend the new Bridge, which provides major access to the Park, be located further South, about halfway in the 45.328 Acre Park. This would provide a better location for more equitable access.

I am also sending a copy of this email to District #6 City Council Member Mike O'Malley, as well as the two At-Large City Council Members David Leinweber and Brian Risley.

Thanks.

Andy Sherbo

Andrew J. Sherbo, PhD, CFP
Teaching Professor of Finance
Daniels College of Business #315B
University of Denver
2101 South University Boulevard
Denver, CO 80208-8951
Phone: (303) 871-7872 (DU Office)
Fax: (303) 871-4580
E-mail: asherbo@du.edu

Odom, Ann M

From: katieglassman2015 <katieglassman2015@gmail.com>
Sent: Tuesday, December 12, 2023 6:05 PM
To: Odom, Ann M
Subject: Hearing for Development in Greenways Neighborhood

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Hello Miss Odom,

I understand there is a public hearing tomorrow to decide on whether to develop land into a park or housing development in Greenways Neighborhood. My family and I live at 765 Piros Dr. I'm writing to let you know I will be unable to attend the meeting, but I would like it to be known that my family would support the addition of a new park, not a housing development. We would like to keep the area more suburban, and it's already starting to feel much more crowded than it was even 2 years ago. The park would be great for our kids, and another place to foster community in the area.

I hope you are able to consider my stance and make the best decision for our community.

Thank you,

Katie Glassman

Sent from my Galaxy

Odom, Ann M

From: Galen Conrardy <galen.stretch@gmail.com>
Sent: Tuesday, December 12, 2023 3:58 PM
To: Odom, Ann M
Subject: Greenways Neighborhood Park

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Dear Miss Odom,

My wife and I hope that this area, which was designated for a public park, is honored. Our neighborhood was very distraught when the golf course was turned into a building area. This park would be very handy for all of our families. Please do not rescind this park for the builders of housing. We have a great deal of housing going up all over the city of Colorado Springs and the surrounding areas. Are we going to have enough water to handle all of this housing?

I appreciate this opportunity to voice my opinion.

Sincerely,

Galen and Judith Conrardy
3285 Pony Tracks Drive
Colorado Springs, CO 80922

Odom, Ann M

From: Adrianna Card <musicamackenzie@gmail.com>
Sent: Tuesday, December 12, 2023 3:51 PM
To: Odom, Ann M
Subject: City Planning Commission for Sand Creek/Pony Tracks Park

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To Ms. Odom,

As a neighbor in the Cimarron Hills neighborhood and a homeowner with very close proximity to the land in question, I am writing about the proposal during the meeting happening tomorrow, Wednesday, December 13th at 9 am.

Our family joined this lovely neighborhood in 2022, and a major draw to this neighborhood is the beautiful open space, including the area in question, behind our home. While we could not afford to purchase a large tract of land ourselves in the Colorado Springs area, the view and open feel the land behind our home gives us is one of, if not the, main draw to this neighborhood as well as a prominent factor of the value of homes in our neighborhood.

The addition of a park to preserve the land, create even more home value, and provide safe gathering places for families and children outside our own four walls we hope are well considered during this meeting.

It is well documented in many studies (as laid out in this article by the APA <https://www.apa.org/monitor/2020/04/nurtured-nature>) that our citizens are in need of spending time in contact with nature for better mental health. After the COVID crisis when many thousands of local citizens were affected by the results of confinement, social distancing, and lack of interaction with neighbors, family, and friends, the need for all forms of mental health aid is at an all-time high.

The addition of a park in this neighborhood is not simply a matter of increasing home values in our area. It is a way to continue adding value to and valuing the lives of each one of our neighbors, our children, and all our city's residents.

We hope the city considers all of the above and is motivated by the best of intentions for its constituents.

Thank you for your time and consideration of all our neighbors.

Sincerely,
Adrianna Card

Odom, Ann M

From: Heather Clark <hclark317@gmail.com>
Sent: Tuesday, December 12, 2023 3:39 PM
To: Odom, Ann M
Subject: Re: Zone-23-00016 Greenways Neighborhood Park

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Dear Ann, Peter, and the remainder of the Planning and Community Development Department,

My name is Heather Clark and I reside on Pony Tracks Drive. I am writing in regards to the development proposal for Greenways Neighborhood Park (record number: ZONE-23-00016)

My family and I relocated to Colorado Springs from South Florida back in July. As parents of young children, the main thing that drew us to The Springs was how family oriented it is.

We absolutely fell in love with the Springs Ranch community. We love how many families and children reside in the neighborhood and we were enamored by the Mountain Views that can be seen from the west side of the neighborhood. Additionally, the open space slated to become a public park was a huge selling point for us.

My family and I would like to strongly urge that the plans to proceed with a public park remain in place.

We appreciate all that you do for our community.

Best,
Heather Clark

Odom, Ann M

From: LOU MORALES <loumorales@comcast.net>
Sent: Monday, December 11, 2023 9:32 PM
To: Odom, Ann M
Cc: Douglas Stimple; John Hawker; Haley, Britt I; Schmeisser, Constance; Kathy Bannick
Subject: Record # Zone-23-00016, Greenways Neighborhood Park, Comment
Attachments: Greenways Zone-23-00016 Open Space Re-zoning Graphic.pdf

Importance: High

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Hello, Ms Odom.

As a Springs Ranch Community resident for 27 years and an active participant in the highly productive, good faith negotiations between the Springs Ranch Community and Classic Homes during the Greenways Concept Planning phase in 2019-20, I applaud Classic Homes for following through on their promise to re-zone the subject parcel (representing the land east of Sand Creek running from North Carefree Circle, south to the "reservoir" adjacent to Constitution Blvd as shown in the attached graphic) "*from PUD SS AO to PK SS-O and AP-O to match the previously approved Greenways PUD Concept Plan Condition*" and STRONGLY encourage the City to follow through with approving the proposal since it DOES reflect the approved Concept Plan per our agreement.

Just as important as the follow through on the re-zoning are two tangential--though equally vital--issues discussed and agreed to during negotiations with Classic Homes, in meetings and correspondence with the City Planning and Parks departments and during subsequent discussions regarding Coleman Community Park planning, as well as presented by Springs Ranch Community residents to the City Council when the final Greenways Concept Plan was approved (April 28, 2020):

1. Allocating an appropriate amount of the City's parks & recreation budget to maintain the contiguous stretch of land which includes Coleman Community Park and this parcel in a way befitting one of the largest and most attractive parks / open space / neighborhoods within the Colorado Springs city limits. Proactively maintaining this area (along with its trails and bridges) will take a long-term commitment by the City from which the entire community will benefit.
2. Commitment on the part of the City Council, Planning Department and Parks / Rec to prevent any future zone changes to the parcel which could allow development (residential or commercial or "other") on that parcel. Allowing any future re-zoning different from PK/SS-O and AP-O would squander the great victory achieved by so many residents, Classic Homes and the City through an incredibly cooperative and community standard-setting effort. This desired "no future re-zoning" commitment which was supported by ALL of the parties involved was one of the key factors in coming to an agreement during what could have been an extremely contentious negotiation. I hope the City will honor that important aspect of the agreement.

I ask that the City Council make these two issues a priority and document the City's commitment to following through on them. Too many residents and community leaders dedicated countless hours to achieving a win-win-win result for the City to let it fade away because plans weren't put in place to

preserve that result. The residents / development team did our part, were commended by the City Council and hope the City will now ensure future continued success.

Once again, I applaud Classic Homes for their transparency and good faith commitment to our community, encourage the City to approve the proposed parks / open space re-zoning project and ask that the City further commit to the future success of the results achieved so far.

Sincerely & Respectfully,

Luis F. "Lou" Morales

LtCol, USAF, Ret.

+1 719.331.2354

loumorales@comcast.net

De l'audace, encore de l'audace, et toujours de l'audace -- Danton, 1792

Odom, Ann M

From: Ashley Kuhlman <ashley.n.kuhlman@gmail.com>
Sent: Tuesday, December 12, 2023 9:54 AM
To: Odom, Ann M
Subject: Greenways Neighborhood Park

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Hi there, I'm a resident at 3645 Pony Tracks Dr, Colorado Springs. I am unable to make it to the city council for the hearing this Wednesday 12/13 but I wanted to send an email and let you know that my husband and I are in complete support of having a park built in the proposed Greenways area. The record # is ZONE-23-00016. We are opposed to new homes being built on that lot as we don't want any new obstacles to disrupt our amazing view of Pikes Peak. But, a neighborhood park would be well used and cared for as our only walking distance park is about a 20 minute walk down Pony Tracks and that park is our least favorite in the area. There are lots of kids and families in our neighborhood that would benefit greatly to having dedicated outdoor space in that lot.

Thanks for your help on this matter,
Ashley Kuhlman

Odom, Ann M

From: Sheri Trumpfheller <strump@prodigy.net>
Sent: Tuesday, December 12, 2023 9:56 AM
To: Odom, Ann M
Subject: Greenways Neighborhood Park Filing No. 1 (Hearing 12/13)

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Good morning,

I am writing in support of the proposed public park that would match the previously approved Greenways PUD Concept Plan for parkland. I have lived in this area for over 15 years and know that the neighborhood will benefit from the proposed public park. The density of housing in the area has grown significantly over the years I have lived here and preserving the park space is critical to everyone's well being and quality of life in this area and on the east side of the city in general.

Please proceed with approval for this public park space in keeping with the city's commitment to preserving our natural spaces.

Thank you,

Merelyn Brubaker

Odom, Ann M

From: Pati Hawker <phawker678@gmail.com>
Sent: Tuesday, December 12, 2023 12:03 PM
To: Odom, Ann M
Subject: Greenways Neighborhood Park Proposal

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ZONE-23-0001
Conference ID: 910 370 844 #

Dear Ms. Odom,

My name is Pati Hawker, and I live at 3580 Pony Tracks Drive in Colorado Springs. My house backs up to the greenway area on the east side of Sand Creek. I would like to make it known that I am fully in favor of building a city park in the green space area between Sand Creek and Pony Tracks Drive, formerly known as Springs Ranch Golf Course. It would be a lovely addition to our city, and it would help to beautify the surrounding areas. Having another city park would not only be an asset for Colorado Springs, but it would also help preserve the natural wildlife that reside in and around the creek. I appreciate you allowing me to voice my opinion of the proposal.

Sent from my iPad

Odom, Ann M

From: Elizabeth Cervantes <lizg.cervantes@gmail.com>
Sent: Tuesday, December 12, 2023 12:03 PM
To: Odom, Ann M
Subject: Proposal of a city park between east side of Sand Creek to west side of Pony Tracks and adjacent streets

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Our family lives at 3325 Pony Tracks Drive and we have lived here in our beautiful home since May 2001 when we relocated from El Paso, Texas. We were crushed when the Springs Ranch Golf Course was closed and property sold to Classic Homes. After so many meetings with Classic Homes and the city planner (s) both my husband and I understood that a park was going to be built and maintained by the city. I was taken aback this morning when I received a notification from one of our neighbors that the decision to build a park was being opposed by some of the council members. We definitely would like a park to be built and enjoyed by all of us. There are so many families who love walking with their loved ones and pets even though that that acreage is so horrible and not being cut or maintained by anyone. We deserve a park like we were promised and lead to believe that that was going to happen. More homes will only add to the already congested area with all the apartments and multifamily units that have been added before and after the closing of the golf course. It is hard enough to try to back out of the driveway now. More commercial vehicles including school buses, garbage collection trucks, mail trucks, delivery vehicles, autos, etc will certainly make our neighborhood dangerous in many ways. Please build the park that we deserve. Thank you.

Odom, Ann M

From: karmay22@aol.com
Sent: Monday, December 11, 2023 4:14 PM
To: Odom, Ann M
Subject: Conf ID 910370844#, Record # Zone-23-00016

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In regards to Conference # 910 370 844 #, Record number Zone-23-00016

Greenways Neighborhood Park Filing No. 1.

Proposal of a city park between the east side of Sand Creek to the west side of Pony Tracks and adjoining streets.

I Karla Schleder, address 3440 Pony Tracks Dr, Colorado Springs, Co 80922 am in favor of developing this area for a park.

Regards,
Karla Schleder
719-412-0907

Odom, Ann M

From: Tara Hernandez <therna42@gmail.com>
Sent: Sunday, December 3, 2023 12:30 PM
To: Odom, Ann M
Subject: Greenways neighborhood park comments

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Hello, we own a home along side the east stretch of houses that will border the open space. Please ensure the following concerns are included as my public comment for the Greenways Neighborhood Park plan:

- Existing white picket fencing from the golf course is degrading and has many sharp corners that jut out towards people walking on the public sidewalk
- There is currently no bridge access across Sand Creek, so a bridge needs to be built within the open space to ensure that people living on both sides of the creek can access the neighborhood park regardless on which side it is placed
- Trails must be redone as the previous paths are overrun with weeds and deep sand that make it impossible to walk on

--

Tara Hernandez, M.Ed.

Odom, Ann M

From: Kathy Bannick <bannick58@yahoo.com>
Sent: Sunday, December 3, 2023 3:37 PM
To: Odom, Ann M
Subject: Greenways Neighborhood Park Filing No. 1 - no search results found

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Ann, would you mind sending me the document for review?

Thank you very much,
Kathy Bannick
3410 Pony Tracks Dr

Search termsZONE-23-00016

[Search]

No search results found.

Odom, Ann M

From: Kathy Bannick <bannick58@yahoo.com>
Sent: Monday, December 4, 2023 2:59 PM
To: Odom, Ann M
Subject: Re: Greenways Neighborhood Park Filing No. 1 - no search results found for 0016 either

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Thanks for sending the file, Ann! I couldn't find the new one either.

v/r,
Kathy

Search termsZONE-23-0016

[Search]

No search results found.

On Monday, December 4, 2023 at 10:24:16 AM MST, Odom, Ann M <ann.odom@coloradosprings.gov> wrote:

Hi Kathy –

Sorry about the trouble searching it. Looks like the file number had an extra 0 – the correct number is ZONE-23-0016.

Please see the plans attached – this application will just change the zoning of the land from PDZ (Planned Development Zone – residential) to PK (Public Park). Plans related to the park construction are not included with this application. Let me know if you have any other questions.

Thanks,

Ann Odom

Planner II

Urban Planning Division

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-2231 office

ann.odom@coloradosprings.gov



From: Kathy Bannick <bannick58@yahoo.com>
Sent: Sunday, December 3, 2023 3:37 PM
To: Odom, Ann M <Ann.Odom@coloradosprings.gov>
Subject: Greenways Neighborhood Park Filing No. 1 - no search results found

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ann, would you mind sending me the document for review?

Thank you very much,

Kathy Bannick

3410 Pony Tracks Dr

Search termsZONE-23-00016

[Search]

No search results found.

Odom, Ann M

From: Paul <alaskabound@cox.net>
Sent: Sunday, December 3, 2023 4:15 PM
To: Odom, Ann M
Subject: Greenways neighborhood park mailing list

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Good Morning Ann,

We have lived at our current address since January 10, 2023.

And, we have asked to be put on the mailing list several times but to no avail.

Our address is not receiving any of the mail sent to our neighbors regarding Classic or the City's involvement in the Springs Ranch closed golf course and the new Greenways development with Classic Homes.

Please, put our names and address on the mailing list:

Paul and Marlene Vircsik
3360 Pony Tracks Dr.
Colorado Springs, CO.
80922

Feel free to reach out to us if you have any questions.

Thank you,
Paul and Marlene Vircsik
619-884-8655

Odom, Ann M

From: Odom, Ann M
Sent: Monday, December 4, 2023 10:39 AM
To: Paul
Subject: RE: Greenways neighborhood park zone amendment

Hi Paul –

I was able to identify what appears to be the breakdown in communication fairly quickly. You were listed on our mailing list for the project however our mailing list shows your mailing address as

2226 N COAST HWY #283 NEWPORT, OR 97365

As stated in my last email, we pull our mailing addresses from the Assessor's records because this is the most reliable way to ensure property owners are notified of developments near their properties. I would recommend reaching out to the County Assessor about updating your mailing address to reflect the most recent information. In the meantime, I will be sure to notify you of any developments related to this application.

Thanks,

Ann Odom

Planner II

Urban Planning Division

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-2231 office

ann.odom@coloradosprings.gov



From: Odom, Ann M
Sent: Monday, December 4, 2023 10:30 AM
To: Paul <alaskabound@cox.net>
Subject: RE: Greenways neighborhood park zone amendment

Good Morning Paul –

The record number for this application is ZONE-23-0016 – you can search the record number at the following link:

<https://aca-prod.accela.com/COSPRINGS/Cap/CapHome.aspx?module=Planning&TabName=Planning&TabList=Home%7C0%7CPolice%7C1%7CPlanning%7C2%7CPublicWorks%7C3%7CEnforcement%7C4%7CFire%7C5%7CLicensing%7C6%7CStormWater%7C7%7CCurrentTabIndex%7C2>

Once you hit search, use the 'Record Info' drop down to select 'attachments'. Feel free to view any of the documents associated with the application but the most recent exhibit of the zoning boundaries can be found on the 3rd page of attachments under 'Rezone Exhibit.pdf'.

Please note, this is a rezone application to change the 45.328 acre piece of land from PDZ (Planned Development Zone – residential) to PK (Public Park). Plans related to the park construction are not included with this application. The City will take over the park sometime in 2024 however the exact date has not been finalized quite yet. The applicant is working with the City to ensure the final construction meets City standards prior to taking it over. Let me know if you have any other questions.

Additionally, our email lists are generated from mailing addresses listed in the County Assessor's office. I will look into the error in which your address was overlooked and work to resolve the issue for future submittals.

Thanks,

Ann Odom

Planner II

Urban Planning Division

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-2231 office

ann.odom@coloradosprings.gov



From: Paul <alaskabound@cox.net>

Sent: Sunday, December 3, 2023 4:21 PM

To: Odom, Ann M <Ann.Odom@coloradosprings.gov>

Subject: RE: Greenways neighborhood park zone amendment

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ann,

We borrowed our neighbors letter but could not find the "record number" to look up the proposed zone map amendment.

Would you please send that and the path to get there so us so we can look it up?

Are there any changes to what Classic is doing or is this a formality in zoning?

Lastly, when will the city take over the property and start any improvements?

Thank you,

Paul and Marlene Vircsik

3360 Pony Tracks Dr.

Odom, Ann M

From: Steven T. <stevent@stevent.com>
Sent: Monday, December 4, 2023 8:39 PM
To: Odom, Ann M
Subject: RE: Broken Link

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Good evening Ann,

Your response, with instructions and screen shots, was very helpful and I was able to find all twelve attachments for viewing -- thank you.

In hindsight I might have been able to find the files with some trial-and-error navigation on my part, were it not for what seems to be a typo in the postcard I mentioned in my previous email: Specifically:

Correct record number: "ZONE-23-0016" (from your email)
But, postcard says: "ZONE-23-0016"

This subtle, but critical, error made all the difference in terms of being able to search/find the information.

In any case, I'm glad I emailed you, and again I very much appreciate your help.

Take care,

Steven T.

From: Odom, Ann M [mailto:Ann.Odom@coloradosprings.gov]
Sent: Monday, December 4, 2023 5:23 PM
To: Steven T.
Subject: RE: Broken Link

Hi Steven –

Because of a recent migration in how we store development applications you would just need to answer the first prompt and then it will take you to the search function.

I've pasted some screenshots below on how to view the plans – after selecting "Projects submitted after August 8, 2022" please search record number 'ZONE-23-0016'

To provide an overview of the proposal, this application will rezone a 45.328 acre piece of land from PDZ (Planned Development Zone – residential) to PK (Public Park). Construction details are not included as part of this application.

Did you receive a postcard?

Track the progress and view documents associated with new developments in our Land Development Review Search (LDRS) system. Enter the or enter a keyword:

PROJECTS SUBMITTED BEFORE AUGUST 8, 2022

PROJECTS SUBMITTED AFTER AUGUST 8, 2022

To review documents and application submittals, please create an account via the 'Applications and Reviews' button below and view the 'How information. For questions, please call 719-385-5905 or email LURPlanningInfo@coloradosprings.gov.

Home

Police Records

Planning

Public Works

Neighborhood Servic

Advanced Search

LDRS (Land Development Review Search)

Track the progress and view documents associated with developments in our Land Development Review Search (LDRS) system.

Enter the associated parcel/tax schedule number or change the search type by using the drop menu.

General Search

Record Number:

ZONE-23-0016

Record Type:

--Select--

Project Name:

Start Date:

12/06/2013



End Date:

12/04/2023



Search Applications

Record ZONE-23-0016:

Zone Change

Record Status: In Review

Record Info ▾

Record Details

Processing Status

Related Records

Attachments

Inspections

Thanks,
Ann Odom
Planner II
Urban Planning Division
30 S Nevada Ave. Suite 701
Colorado Springs, CO 80903
(719) 385-2231 office
ann.odom@coloradosprings.gov



From: Steven T. <stevent@stevent.com>
Sent: Saturday, December 2, 2023 3:15 PM
To: Odom, Ann M <Ann.Odom@coloradosprings.gov>
Subject: Broken Link

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Good afternoon Ann,

I received a postcard from Colorado Springs Planning & Community Development Land Use Review Division, offering a Notification Of A Public Hearing About A Potential Development Project.

On the postcard, besides your email address, is a link that appears to not be working as advertised.

Specifically, near the bottom left of the inside of the postcard is a link to:

www.ColoradoSprings.gov/ldrs

along with an advisement to "... enter the record/file number(s), found on the right of this card, in the search bar on the LDRS site."

However, the above link sends a browser to a page that does not immediately appear to show any search bar -- it shows a question, and a couple icons ... but no search box.

Please advise -- thank you.

Steven T.
Resident, Springs Ranch