

Gray, William E

From: Connie McDonald <connie_mcdonald@hotmail.com>
Sent: Monday, March 10, 2025 3:51 PM
To: Gray, William E
Subject: 487 531 137

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3020 N. Prospect
Colorado Springs, CO 80907
March 10, 2025

Dear Mr. Gray:
RE conference 487 531 137#

I appreciate the notice about the hearing Wednesday. However, I am unable to attend.

I see the planning for a group of tiny houses at 3103 N. Prospect.

We live at 3020 N. Prospect. That is almost across the street from our house.

Prospect is already a very narrow and busy street. It is 2 small lanes, and allows for only one car driving wherever someone is parked along the street.

It is unreasonable and **dangerous** to add the congestion of 18 more housing units to our neighborhood.

We object to the Rezoning! We object to the reduction of setbacks, insufficient additional parking, and limited home sizing.

Please deny this permit.

Sincerely,
Constance McDonald

Gray, William E

From: d shein <sheindk@yahoo.com>
Sent: Wednesday, March 5, 2025 9:10 PM
To: Gray, William E
Subject: Prospect Village Tiny House Community

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Mr. William Gray

City of Colorado Springs Planning Department

Planning Commission

Dear Mr. Gray:

Thank you for informing the community of the upcoming changes for the Prospect Village – Tiny House Community building project at 3103 N. Prospect Street in Colorado Springs, Colorado 80907. (Record number: Zone-24-0017, CUDP-24-0014; DEPN-24-0123, DVSA-25-0001; DVSA-25-0004, DVSA-24-0005; DVSA-24-0006, DVSA-24-0011).

While I had no objections to the **original master plan** for this housing project, I now do have some major reservations. Reducing the setbacks from public streets from 20 feet down to 10 feet, setbacks from adjacent residential housing from 10 feet down to 5 feet, and parking reductions to ½ a space for each tiny house will inevitably cause noise violations for neighbors in adjacent homes and severe traffic congestion problems for both the 3100 blocks on North Acacia and North Prospect Streets.

Both the 3100 blocks of North Acacia and North Prospect Streets lie in quiet residential neighborhoods. I want to retain the quiet character of both these streets and prevent severe traffic congestion and parking problems that would ensue from these changes to this housing project. I do indeed welcome the idea of assistance in housing for young adults who were part of the foster care system. However, I must insist that the **original** housing project plan **be retained**. Please do not destroy this quiet neighborhood with these new, poorly thought-out amendments and changes.

Thank you for your time in this matter.

Sincerely,

Deborah Sheinman
3115 Jon St.
Colorado Springs, CO 80907
sheindk@yahoo.com
719-635-7720

Gray, William E

From: Geoff Oliver <geoffoliver@me.com>
Sent: Tuesday, March 11, 2025 12:18 PM
To: Gray, William E
Subject: Prospect Village- Tiny House Community

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Hello Mr. Gray,

I am writing in support of the tiny house community known as "Prospect Village" that is being proposed in the Papeton area. I live within two blocks of the lot where it would be constructed, and I think this is a great idea. The lot they want to use has been empty for some time, and I believe this project would be an excellent use of the space. What the company has already achieved at their other location makes me feel very confident that they will execute an equally impressive plan in my neighborhood, and I greatly appreciate the help they are providing for struggling youth in our community.

Thank you,
-Geoff Oliver

Gray, William E

From: swipe_sides_7m@icloud.com
Sent: Tuesday, March 11, 2025 12:06 PM
To: Gray, William E
Subject: Prospect Village- Tiny House Community

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Hi William,

My name is Lauren Fuller and I live in a property neighboring the tiny house community to be built at 3103 N Prospect St 80907.

I am writing in support of development of this community. I think it's a wonderful idea and addition to our neighborhood. I am so looking forward to its completion.

Thank you
Lauren Fuller
813 2nd St.
COS 80907

Gray, William E

From: Susan Biz <biz4dellie@gmail.com>
Sent: Tuesday, March 4, 2025 7:17 PM
To: Gray, William E; Laura entenmann
Subject: Prospect Village - Tiny House Community

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We strongly object to approval of this subdivision. As property owners of 3016 Prospect on behalf of ourselves and our tenants, approval of this high density project will create a severe parking problem as well as increasing pedestrian and vehicular traffic on this quiet residential street. Most of the dwellings are single family homes. Allowing such a high density project will significantly affect the quiet and neighborhood ambiance of the entire block. Allowing such minimal setbacks, both from the street and adjacent dwellings upsets the homey, low traffic and density existence of the entire block. Lowering the minimum lot sizes from 1,000 SF to 690 creates an instant high density, slum look to the entire neighborhood.

We wonder if you grant this zoning variance, then why even create zoning laws? Doing such makes the existence of the Planning Department useless. Zoning laws - all our laws are put in place to protect existing residents and protect their property values and enjoyment of life. We were made to obey the existing zoning laws and have worked hard to maintain and improve our property to enhance the neighborhood, not devalue it.

Please reject this very aggressive zoning change.
Thank you for your consideration.
Nelson Family and tenants of 3016 Prospect