

May 18, 2017

This letter is to notify you of a proposed change in zoning that could affect your property value and could cause other neighborhood problems.

**Summary:** The owner of 315 East Dale Street wants to change the zoning on her property from “R5” (residential) to “OR” (office residential/commercial), then sell the property.

**Concerns:**

1. **PROPERTY VALUES:** The change could lower nearby property values. We’ve asked two local real estate agents about this, and they both believe the zoning change could lower nearby property values.

2. **PARKING:** The owner of 315 East Dale is also requesting a variance that would allow her to provide only 3 off-street parking spots for commercial/office employees and clients, instead of the 6 off-street spots usually required for a property of that size. That means more people parking on the street. Parking is already a problem, and the variance would likely worsen that problem.

3. **“ZONING CREEP”:** The City Planning & Community Development Department seems to be comfortable with letting more and more properties in the neighborhood convert to mixed-use zoning. Our concern is that our neighborhood will be changed from a mostly residential setting to a patchwork of offices and parking lots, some of whose owners are mostly concerned with maximizing their return-on-investment. This can lead to run down properties compared to a mostly residential setting. We all know of mixed-use areas of town that are run down. Zoning creep could change the character of the neighborhood in a negative way.

4. **OTHER:** The proposed zoning change could mean more litter, more traffic, more light and noise pollution, more vagrancy if the property is not adequately monitored, and a host of other potential problems. The city does not have a plan to deal with these potential problems. The city/county will collect additional property taxes from the commercial zoning, but this will not translate to additional local services. The city/county will not provide additional street cleaning to help manage the extra trash/litter, and they will not provide additional police, traffic management, parking management, or other city services. The city expects local residents to pick up the litter and manage the other problems caused by zoning changes.

IF YOU SHARE OUR CONCERNS, YOUR COMMENTS WILL ONLY BE CONSIDERED IF YOU EMAIL THEM TO RYAN TEFERTILLER AT THE COLORADO SPRINGS PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:

**THE DEADLINE FOR YOUR COMMENTS TO BE CONSIDERED IS MAY 22. RYAN’S EMAIL IS [rtefertiller@springsgov.com](mailto:rtefertiller@springsgov.com) Phone is 719-385-5905**

For more details see attached notice from the city.

Best regards,  
Your neighbors on the 300-block of East Dale Street