

TO: Colorado Springs City Council

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2015 03 20 11:10:34

RE: Application of Colorado College to rezone property in the Glen Avenue/San Miguel Neighborhood from Residential to SU

From: Cathy Henrichs, representing home owners in the Glen/San Miguel neighborhood

Property owners in the Glen Avenue and San Miguel neighborhood would like to petition to overturn the Planning Commission's vote to allow rezoning of Colorado College's property as Special Use. We contend that allowing this rezoning would contradict specific language in the Colorado Springs City Code, and we would argue that the Planning Commission decision does not take into account the very purpose of the zoning laws as outlined in the City Code. Specifically, "the proposed zoning change must meet the criteria in the City or County Comprehensive Plan. The development proposal must have a positive impact on surrounding properties and conform to long range community development." The purpose of the zoning code in section 7.2.102 is specifically "to protect property values, to preserve neighborhoods and to protect private property from adjacent nuisances such as noise, excessive traffic, incompatibility of uses, inappropriate design of buildings, and visual obstructions." The Colorado College's plan would violate most of these purposes.

**Neighborhood Environment:** This is predominantly a turn-of-the-century, tree-lined neighborhood next to the park north of Uintah Street. The demolition of a block of old houses and their replacement with metal warehouses would certainly greatly diminish property values, change the architectural consistency of the area with inappropriately designed temporary buildings, and create obstructions to the views of the park.

**SU Zoning :** The City Code's stated description of a "Special Use" zone indicates that it "encourages the use of active and passive open space within an urban environment." **CC's plan exceeds the maximum of 50% of building and pavement coverage allowed by the City Code for SU zoning.** Their plan indicates a combined coverage of 58%, and a large part of the coverage of the rest of the land is apparently "asphalt millings" or RAP, a slightly more permeable version of asphalt used for road beds. This appears to violate the spirit of the requirement for a balance of "open space."

**Noise and Traffic:** CC's existing buildings have increased noise bounced back from the highway, and the increased noise from the proposed increase in heavy vehicle traffic is likely to be considerable. The traffic on narrow neighborhood roads would be further congested by the fact that access to the property would be a diagonal cut from Glen Avenue to their entrance mid-block. We have seen no traffic or environmental study, much less one which remotely supports this unconventional access and increased traffic flow.

**Inconsistent Use:** The Planning Commission apparently heard testimony that the property has been used to house waste product from CC's food services. Storage of refuse of various kinds on these properties currently devalues the neighborhood as CC has not screened their current industrial warehouse as per zoning requirements. It is an invalid claim that because there are two businesses bordering the neighborhood on the south side facing Uintah, and because there are warehouses and parking lots to the north of the neighborhood, this is justification for putting warehouses right through the neighborhood. The argument that it is a small historical neighborhood does not justify the

destruction of its character, the damage to the property rights of 15 homeowners, or the treatment of the neighborhood as a dumping ground for CC's unsightly industrial functions.

We ask that the City Council reconsider the Planning Commission's decision to allow rezoning by considering the interests of the neighborhood as stated by our group and personal letters submitted to the Planning Commission. Consideration of our interests as well as CC's is recognized and allowed by the stated purposes of the zoning regulations in the City Code.

Sincerely,

*Cathy Henrichs*

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*Requesting the Oct. 13th City Council meeting! Cathy Henrichs*