

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Wednesday, December 13, 2023 6:36 AM
To: Horbach, Melody
Cc: Wintz, Katelynn A
Subject: MAPN-23-0005, ZONE-23-0014 (7A, 7B) additional comments for the public record

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Dear Planning Commissioners:

Please vote no on this rezoning of parkland to enable a sale to La Plata of 60 acres of land that includes creek-side, endangered Preble mouse habitat. When the people said they didn't want a sports complex, the city did nothing with the land -- They could have formally made it a community park, but didn't. It was a sports complex or nothing! Many of us thought this rezoning was actually a land swap because Katelynn Wintz included, with the documents for the public, an old map that said "proposed" on the 4 parcels and the fire station property when that land was already donated (the 4 parcels) and bought (the fire station land)!

The request that the 60 acres being rezoned to sell back to La Plata is a cruel punishment for the people who rejected the sports complex! And the US Fish and Wildlife Service has not been invited onto the property by the city to do a thorough study. Instead, the city is accepting NES' private firm (ERO Services) assessment of the property in regards to the Preble Meadow Jumping Mouse. Remember NES' assessment of the bighorn on 2424 Garden of the Gods Road -- that they were not there!? Well we all know they were there deliberately and regularly in significant numbers -- citizen evidence including photos and videos proved it. Don't be fooled again!

At the very least, delay this until there is a thorough study by the USFWS. However, a NO vote today would be appropriate simply because the people wanted this parkland preserved -- regardless of city signage or formal trails or anything else. Please vote as if what the people want matters.

Dorothy Macnak

From: Glenn Cooley <glenn.cooley@gmail.com>
Sent: Tuesday, December 12, 2023 9:50 PM
To: Wintz, Katelynn A
Cc: jjn4970@yahoo.com
Subject: Opposition to Kettle Creek Rezongin

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Reference file numbers ZONE-23-0014, MAPN-23-0005.

Hello,

I am opposed to rezoning Kettle Creek Open Space into low density housing.

Colorado Springs is a great city, but is notably poor in park resources, especially on the north side of town. The only options near our house are Rampart Park and John Venezia. Both parks are so crowded on the weekends that we don't try to use them anymore. The Kettle Creek Open Space adds a park option that's within walking distance for many neighborhoods.

Pine Creek High School classrooms are already over capacity and the auditorium is too small for the current student population. Mountain View Elementary is not far behind. All three of my children go to Pine Creek, MVE, and Challenger.

Colorado Springs growth is inevitable. Make it a priority to maintain citizen's quality of life when considering zoning changes. Honor the promises that we made in the past. Prioritize park resources over profits.

No to Kettle Creek rezone.

William and Kerry Cooley

From: Carol Braker <carolbraker@yahoo.com>
Sent: Tuesday, December 12, 2023 2:43 PM
To: Wintz, Katelynn A
Subject: Re: road access for Project Ovation - Zone -23-0014 MAPN-23-005

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Hi Kate,

I am very late with these comments and understands if they can not be entered onto the record. It's too late I will try and attend the meeting.

"I am concerned that having only one egress from Chapel Hill Dr to Old Ranch Rd. for all proposed Ovation homes will be a safety risk in case of evacuation for fire or other emergency."

Thanks,

Carol

On Wednesday, December 6, 2023 at 10:36:48 AM MST, Wintz, Katelynn A <katelynn.wintz@coloradosprings.gov> wrote:

Hi Carol –

Any written comments that you would wish to share with me here will be a matter of the record that will be delivered to the Planning Commissioners in advance of the meeting for review! Please send me any comments you would have for the Commissioners to consider.

Kate

From: Carol Braker <carolbraker@yahoo.com>
Sent: Wednesday, December 6, 2023 7:49 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Re: road access for Project Ovation - Zone -23-0014 MAPN-23-005

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Thanks Kate for your clear response. Is there a way to register a complaint before the planning meeting next week?

Carol

[Sent from Yahoo Mail for iPhone](#)

On Monday, December 4, 2023, 11:39 AM, Wintz, Katelynn A
<Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Carol –

Yes, the proposed access to the Ovation Development is planned from Chapel Ridge Drive only.

Thank you

Kate

From: Carol Braker <carolbraker@yahoo.com>
Sent: Friday, December 1, 2023 1:53 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: road access for Project Ovation - Zone -23-0014 MAPN-23-005

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Hi Katelynn,

I have emailed you previously about this issue but want to be sure it is addressed in the City Planning Commission public hearing on Dec. 13.

It still looks as though there is only the existing access road - Chapel Ridge Dr - for all the prospective homes in Ovation as well as Kettle Creek - existing homes on Rhinestone Dr and Looking Glass Way. For safety sake in the event of a fire or other emergency evacuation a second egress onto the Old Ranch or Powers is vital. It one being planned?

Carol Braker

719-930-6138