

## Hammes, Mitchel

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**From:** Tim Scanlon <shooksrunresearch@gmail.com>  
**Sent:** Sunday, June 13, 2021 3:31 PM  
**To:** Hammes, Mitchel  
**Subject:** Proposed Carport Ordinance revision

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Mitchel,

I recognize that significant effort has been expended to regulate and mitigate the effect of building carports in the front yard setback, in order to provide hail protection for valuable equipment. Regardless, I am opposed to any change in the zoning ordinance that would allow carports in front yard setbacks.

Setbacks, both front and side, as well as height limits, are basic to the zoning code. Our older neighborhoods are striking in that entire residential street frontages display a wide variety of housing types and styles, but replicate the same building pattern. This is part of their beauty, and is a public good.

Carports interject into the viewshed. Whether it is sheltering or standing vacant, it is constantly present. That harms the public good of the neighborhood views.

Hail is one of the costs of living on the Front Range, or even visiting; those sheltering at the Zoo a few years back needed busses to evacuate as their cars were inoperable. As a two car household with a single car garage, I've resigned myself to the risk. It's worth it to live here.

Cars can be insured and repaired. Carports are an expensive and unnecessary solution to the problem of hail. Inevitably, owners of recreational vehicles will press for similar opportunities.

I urge you to reject any changes that enable building into the front yard setback.

Tim Scanlon  
1716 N Corona Street  
Colorado Springs, CO 80907  
[shooksrunresearch@gmail.com](mailto:shooksrunresearch@gmail.com)

## Hammes, Mitchel

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**From:** DIANNE <diannebridges@msn.com>  
**Sent:** Monday, June 14, 2021 4:48 PM  
**To:** Hammes, Mitchel  
**Cc:** Hester, Morgan; Monica Hobbs; Cheryl Brown; C Brown; thayermeister@gmail.com; tatiffany@hotmail.com  
**Subject:** Near-North End (NNE) response to Colorado Springs Proposed Carport Ordinance

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Mitchel -

I am sending to you the Near-North End (NNE) official response and perspective on the proposed carport ordinance. Please see below:

The City is proposing a city-wide carport ordinance to allow carports in the front of homes. We understand and respect how the City wants to help owners protect their vehicles from hailstorm damage by making it easier to build carports. That goal is admirable. We believe that goal can be achieved without a city-wide “blanket” ordinance and better achieved through other measures.

Towards that end, NNE is opposed to a city-wide “blanket” ordinance to allow such structures in front of homes in our older, established neighborhood. The appearance of our NNE streetscape is critical to the unique character and historic nature of our neighborhood. And, a “blanket” allowance of carports without architectural guidelines would be detrimental to our character and overall historic nature.

Instead of a city-wide “blanket” ordinance, we encourage the City to establish architectural standards/guidelines that must be complied with, stop the pursuit of a city-wide carport ordinance and continue to allow homeowners to request changes on a case-by-case basis. In turn, the City (and neighborhoods) can then ensure the proposed carport additions enhance vs. degrade the surrounding neighborhood and existing character.

The NNE would be willing to work with the City to write the architectural standards/guidelines for carports.

Thank you. Let me or the NNE Board know if you have any questions (they are cc'd on this email).

Dianne

## Hammes, Mitchel

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**From:** DIANNE <diannebridges@msn.com>  
**Sent:** Wednesday, June 9, 2021 9:51 PM  
**To:** Hammes, Mitchel  
**Cc:** Louise Conner; Dutch Schulz; Hester, Morgan  
**Subject:** Fw: Colorado Springs Proposed Carport Ordinance  
**Attachments:** CarportCh7-2021-05-18v2.pdf

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Mitchel -

Several neighborhoods plan to submit questions/comments regarding the Proposed Carport Ordinance. We understand the City Planning Commission plans to discuss this topic on 17 June.

By what date should we send in our questions/comments to ensure they are given proper review & consideration?

Thank you

Dianne

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**From:** Hester, Morgan <Morgan.Hester@coloradosprings.gov>  
**Sent:** Thursday, May 27, 2021 4:34 PM  
**Subject:** Colorado Springs Proposed Carport Ordinance

Good afternoon,

You have received this email in an effort to notify residents about a proposed carport ordinance that if passed, will apply City-wide. The draft language will be heard by the City Planning Commission on Thursday, June 17. I'm not sure if those on this email know that this is in process or have read the proposed language (attached) and wanted to include all in the opportunity to read the document and submit any comments.

**As indicated in the blurb below which was sent out to HOA contacts earlier today, if there are any questions/comments, please send them to Mitch Hammes ([Mitchel.Hammes@coloradosprings.gov](mailto:Mitchel.Hammes@coloradosprings.gov)).**

Note that this process is separate from RetoolCOS but any language that is adopted will be included into the final UDC (Unified Development Code).

**You are receiving this notice because the City of Colorado Springs Planning Department has your email as the point of contact for an HOA or organized neighborhood group wanting to receive notification of land use changes that may impact your neighborhood.**

**Hammes, Mitchel**

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**From:** Dutch Schulz <dutch1969@msn.com>  
**Sent:** Friday, June 11, 2021 5:53 AM  
**To:** Hammes, Mitchel  
**Subject:** Carports

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I do not understand the "moratorium in January."

Does erecting a carport, even the simplest one, require a building permit?

Currently RVs are not allowed to be stored in front of the house. Would this ordinance allow a carport for an RV in front of the house?

Could a carport be placed directly in front of the house?

Would multiple carports be allowed?

When and what or who, not a name, wanted to change this existing restriction? Background history? When was this restriction first placed?

Why is the comment link down?

It might be best if you were willing to call me directly.



ONEN President  
dutch1969@msn.com  
1325 North Cascade Ave.  
Colorado Springs, CO 80903  
(719) 373-8962

◆ **OLD NORTH END** ◆  
**NEIGHBORHOOD**

## Hammes, Mitchel

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**From:** L <lwevaluator@gmail.com>  
**Sent:** Monday, June 14, 2021 2:13 PM  
**To:** Hammes, Mitchel  
**Subject:** Carports

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Dear Mr Hammes,

I am strongly opposed to the proposed front yard carport ordinance being considered by the City Planning Commission on June 17th. The City of Colorado Springs has made great headway in creating a beautiful and pedestrian friendly environment, but once again City Council is considering development that prioritizes cars over people. We do not need ugly structures and cars detracting from pedestrian friendly walkways in our neighborhoods. We already contend with people illegally parking RVs and trailers on the streets without consequences, and now ordinances will make it easier to litter front yards with unsightly structures and vehicles. There is sufficient parking at sides and backs of homes for the majority of properties. Get with the program Colorado Springs - do not pass this ordinance.

Concerned Citizen of Middle Shooks Run

## **Hammes, Mitchel**

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**From:** John Harner <jharner@uccs.edu>  
**Sent:** Monday, June 14, 2021 12:04 PM  
**To:** Hammes, Mitchel  
**Subject:** carport ordinance

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Dear Mr. Hammes,

I wish to provide public input into the proposed ordinance to allow carports in front driveways. I oppose this measure. Virtually all urban design specialists now seek to encourage walkable neighborhoods that encourage mixed use and are pedestrian and bike friendly. The intent is to have safe communities where neighbors can socialize in the public and private spaces of front yards and streets. This means we need to focus on creating environments friendly to people, not to cars. Adding structures for cars interferes with spaces for people. Putting carports in front of houses is exactly what New Urbanists and others are against--we do not need garages and carports as the face to the street. We need windows, porches, and yards for people to engage with the space outside their front doors. Carports block that, cut off activity with the street, and are ugly. In short, we do not need to again privilege cars over people.

Thank you,

John Harner  
Professor  
Department of Geography and Environmental Studies  
University of Colorado Colorado Springs  
719-255-4054

## Hammes, Mitchel

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**From:** Brenda Walth <thewalths@aol.com>  
**Sent:** Wednesday, June 9, 2021 4:04 PM  
**To:** Hammes, Mitchel  
**Subject:** Re: Carports

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Here are my thoughts.

It seems reasonable to apply any stricter regulations to new construction, where the requirements can be more easily incorporated. However, as long as safety standards have been met -- both for structural integrity and traffic concerns -- existing carports should be grandfathered. Many homes in older neighborhoods have small garages and driveways in the front of the houses. Given the reality of hail damage to property in this area, carports are the most attainable method of protection.

Enforcement of the regulations as written would create an equity issue and would, in fact, be discriminatory, since the impact would be much more significant for lower income residents, people of color, and senior citizens.

Thank you.

Brenda Walth  
3808 Columbine Pl  
Colorado Springs, CO 80907

On Monday, June 7, 2021, 07:47:47 AM MDT, Hammes, Mitchel <mitchel.hammes@coloradosprings.gov> wrote:

Good Morning Brenda,

Thank you for your interest in the carport issue. The City had a questionnaire available through yesterday, but if you would like to just email me your thoughts, comments, or concerns, I will include them in with the rest of the public comments for the planning commission and city council to review.

Sincerely,

Mitchel Hammes, Neighborhood Services Manager

(719) 385-5583 office

[mitchel.hammes@coloradosprings.gov](mailto:mitchel.hammes@coloradosprings.gov)