

THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE REVIEW DIVISION



Dear Property Owner,

WHY YOU RECEIVED THIS LETTER

You have received this letter because we want to let you know about a neighborhood meeting to discuss a potential development project near your property. More information can be found to the right and on the back of this letter. We invite you to take part in the planning process by attending the neighborhood meeting, emailing, or mailing us your thoughts, concerns, support, or ideas in relation to this project. Residents' written comments will be included as part of the public record and forwarded to the applicant for review and consideration as their design process moves forward.

HOW WE NOTIFY CITIZENS

This notice has been sent to you because the El Paso County Assessor's Office indicated that you own property near the proposed development site. Because of outdated records, vicinity to the project site, or rental situations, some neighbors might not have received this letter. Please talk to your neighbors and/or tenants regarding this potential project and invite them to submit their feedback.

ADDITIONAL INFORMATION FOR THIS PROJECT

Additional information, including the application and plans, can be found on our database located at www.coloradosprings.gov/LDRS

Use one (at a time) of the file number(s) on the right of this page to search for this project. You can also review the application and plans in our office at 30 S. Nevada, Suite 105, Colorado Springs, CO 80903. We are open Monday-Friday from 8am to 5pm. If you have any questions, please contact the planner listed on the right. After a decision has been made regarding this project, any person may appeal that decision.

A handwritten signature in black ink, appearing to read "Peter Wysocki".

Peter Wysocki, AICP - Director of Planning & Community Development

A DECISION HAS NOT BEEN MADE ON THIS DEVELOPMENT. ANY PERSON HAS THE RIGHT TO APPEAL A DECISION that is made administratively, by the City Planning Commission, the Downtown Review Board, or the Historic Preservation Board. A \$176 fee, an appeal statement, and a completed appeal application must be filed no later than ten days after the decision from which the appeal is taken. Refer to Chapter 7 Article 5 of the City Code for further information (www.coloradosprings.gov/citycode). Questions regarding appeals can be answered through our website, by coming into our office, or by contacting the planner for the project.

DEVELOPMENT PROPOSAL

Chapel Heights
Colorado Springs, CO 80916

Please see the back of this letter for a project location map.

NEIGHBORHOOD MEETING

October 09, 2019 6:30 – 7:30 PM
Sand Creek Division Police Station
Community Room
950 Academy Park Loop
Colorado Springs, CO 80910

PROJECT DESCRIPTION

- This project proposes
 - to rezone the property from SU/AO to PUD/AO,
 - A concept plan for mixed-use residential use development, and
 - A PUD development plan for mixed-use residential development with single-family detached and attached, and attached (townhome) lots.

FILE NUMBER(S)

CPC PUZ 19-00078
CPC PUP 19-00079
CPC PUD 19-00080

CITY PLANNER

Rachel Teixeira
Rachel.Teixeira@coloradosprings.gov
(719) 385-5368

WE NEED YOUR COMMENTS BY

October 11, 2019
FIGURE 5
Please submit your comments in

PROJECT MAP FOR: Chapel Heights

CITY PLANNER: Rachel Teixeira



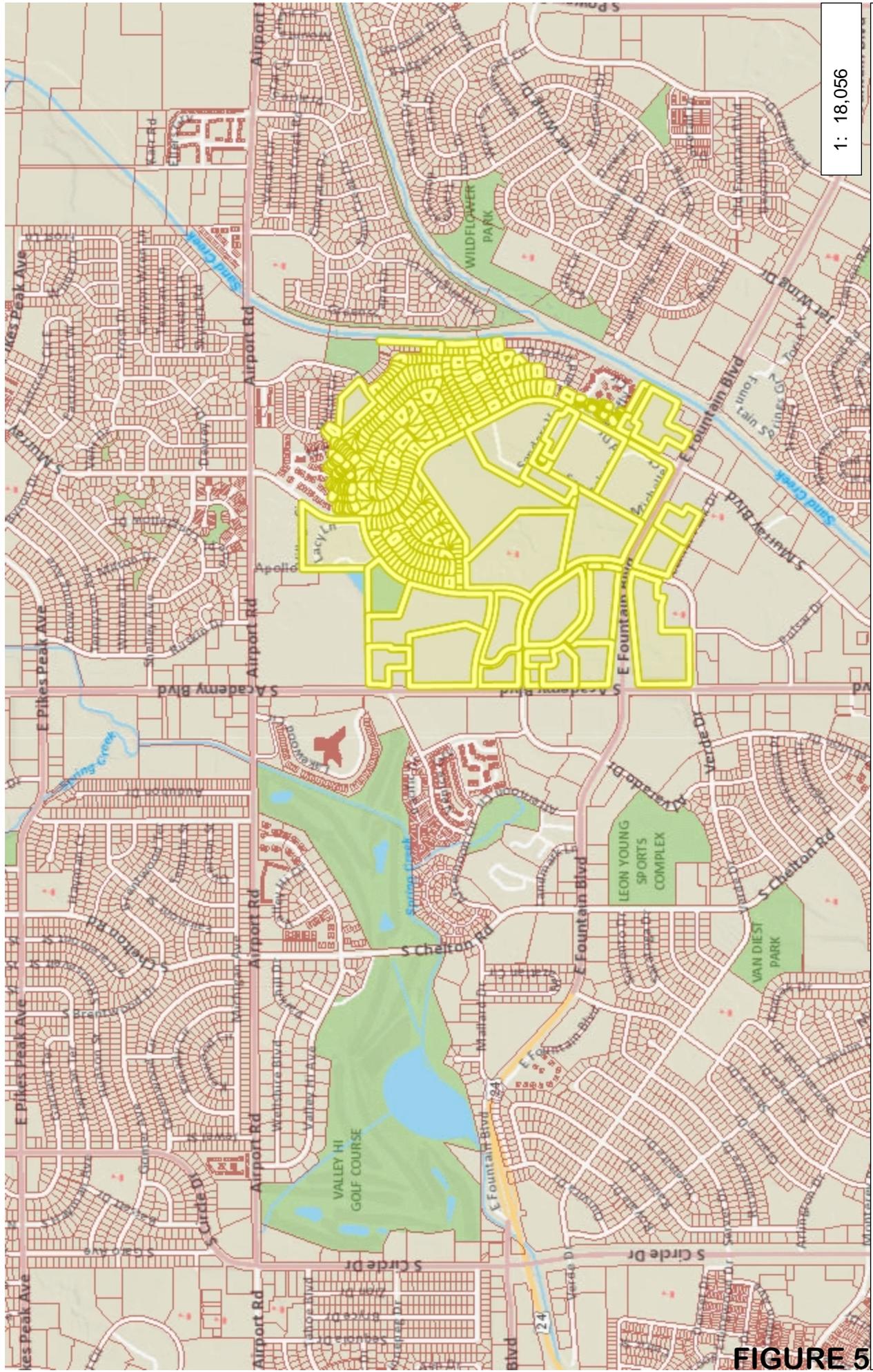
In accord with the Americans with Disabilities Act of 1990 (“ADA”), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing. Citizens who are deaf or hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).

NOTIFICATION OF A POTENTIAL DEVELOPMENT PROJECT AND NEIGHBORHOOD MEETING NEAR YOUR PROPERTY

PLANNING & COMMUNITY
DEVELOPMENT
LAND USE REVIEW DIVISION
30 S. Nevada, Suite 603
PO BOX 1575 MC 155
Colorado Springs, CO 80901-1575



Chapel Heights Neighborhood Meeting - 1000 Ft. Buffer



1: 18,056

3,009.3 0 1,504.66 3,009.3 Feet



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FIGURE 5



CITY OF COLORADO SPRINGS

Meeting Attendance Log

Meeting Topic: Chapel Heights
 Date: 10/09/2019
 Location: Sand Creek Police Station

Name	Agency (if applicable)	Address	Phone or E-mail (optional)	Did you receive City Notification of Meeting? Yes No
Michael Sanchez	-	825 Crestline Dr. 80916	719-492-0897	✓
John Long		875 Crandall Dr. 80811	319-361-3026	✓
Kim Girling		Hong 2JC @ Comcast.net 4155 Solarglen Dr 80907	girtings1@comcast.net	✓
John Shephard		3405 Sinton Rd # 202 80902	jlsnyder@gmail.com	✓
Tom King		4270 Vesper Ct. 80916		✓
Jeanne Drocco			719-337-3190	✓
Reagan Foster	Southeast Express	235 S. Nevada Ave	719-578-2822	✓
Deby Kenyon	RISE Southeast	4929 Dewar Dr. Colo Spgs, CO 80916	719-649-9189	✓
Jacob Fundle	Pikes Peak Library Dist	1821 S Academy Blvd 80916		✓
Sagegeline Armentrout	N/A	2002 Gregory Ridge View, Unit 109 870 Daymist Court	915-241-7531	✓
Jessie Cozani	-			✓
Jessi Summers		1567 S Cheillon Rd Apt 1110 80910	jessinsummers@gmail.com	✓
			jessinsummers@gmail.com	✓

Teixeira, Rachel

From: Jacqueline Armendariz <jarmendariz915@gmail.com>
Sent: Monday, October 14, 2019 10:51 PM
To: Teixeira, Rachel
Subject: RE: Proposed Chapel Heights Development Proposal

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Greetings Ms. Rachel Teixeira, City of Colorado Springs Planner:

I am the owner of 2002 Legacy Ridge View, Unit 109, 80910. I attended the recent neighborhood meeting regarding the proposed Chapel Heights residential development. I am submitting my comments for consideration due to my proximity to this parcel of land:

- Is there any written agreement between the City and the developer, for example, to ensure this proposal includes affordable units priced for access by low to middle families in our area?
- I would like to know when the City will conduct a traffic study and what the study says when it is completed.
- At the meeting the developer said they will not handle the sale of the units, e.g. they would not answer what the anticipated price per square foot of the different types of units would be. Could the City please elaborate on this aspect of the development?
- We already have a Chapel Hills. Adding a 'Chapel Heights' will confuse people. I suggest a name change.

Respectfully,

Jacqueline Armendariz
LinkedIn: <https://www.linkedin.com/in/jarmendariz915/>
Facebook: [facebook.com/jaxfromtx](https://www.facebook.com/jaxfromtx)
Cell phone: 915-241-7531

Teixeira, Rachel

From: Teixeira, Rachel
Sent: Wednesday, October 16, 2019 9:32 AM
To: 'Jacqueline Armendariz'
Cc: 'Jim Byers'; James Houk
Subject: RE: Proposed Chapel Heights Development Proposal

Ms. Armendariz,

Thank you for providing a response on the Chapel Heights project. The applicant will provide a response to the affordable units for low to middle families question as noted below in this email. The City's Traffic Engineering department did not require a traffic report for the zone change and concept plan project. However, Traffic Engineering will be reviewing the Traffic Impact Analysis report for the PUD development plan which has not been submitted directly to City Planning at this time.

The applicant is developing the site with a variety of residential land use types, including single family attached and detached and duplexes and townhomes. The City Planning has no idea what the price point will be since this is a private project being developed by the developer or another private developer, if sold to someone else.

Thank you,
Rachel Teixeira

From: Jacqueline Armendariz <jarmendariz915@gmail.com>
Sent: Monday, October 14, 2019 10:51 PM
To: Teixeira, Rachel <Rachel.Teixeira@coloradosprings.gov>
Subject: RE: Proposed Chapel Heights Development Proposal

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Respectfully,

Jacqueline Armendariz

LinkedIn: <https://www.linkedin.com/in/jarmendariz915/>

Facebook: [facebook.com/jaxfromtx](https://www.facebook.com/jaxfromtx)

Cell phone: 915-241-7531

Teixeira, Rachel

From: Jim Byers <Jim@ChallengerHomes.com>
Sent: Monday, July 1, 2019 4:33 PM
To: Teixeira, Rachel; James Houk
Cc: Posey, Steve
Subject: RE: Nazarene Bible College

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Steve,

Of course the question is what's affordable housing? We will do our best, at this time the plan will included a price range from \$200,000 to low \$300,000 in addition to a cottage style rental. The product will be a mix of Townhome, Duplex, and single family detached.

Please let me know if you have any additional questions.

James Byers, PLA
VP of Community Development
8605 Explorer Drive #250
Colorado Springs, CO 80920
Office: 719-598-5192 Ext 248
Cell:719-440-0592

CHALLENGER
HOMES

From: Teixeira, Rachel <Rachel.Teixeira@coloradosprings.gov>
Sent: Friday, June 28, 2019 3:01 PM
To: James Houk <jhouk@ttplan.net>; Jim Byers <Jim@ChallengerHomes.com>
Cc: Posey, Steve <Steve.Posey@coloradosprings.gov>
Subject: FW: Nazarene Bible College

Gentlemen,

Steve from Community Development has a question about the project as noted below. Please provide a response.

Thank you,
Rachel Teixeira

From: Posey, Steve <Steve.Posey@coloradosprings.gov>
Sent: Friday, June 28, 2019 12:38 PM
To: Teixeira, Rachel <Rachel.Teixeira@coloradosprings.gov>
Subject: Nazarene Bible College

Hi, Rachel:

Does this proposed development include affordable housing? I'm not familiar with the project.

Steve Posey

Community Development

HUD Program Manager

719-385-6880

steve.posey@coloradosprings.gov

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