



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes - Draft Planning Commission

Thursday, June 20, 2019

8:30 AM

Council Chambers

**6.B. CPC SN
19-00045**

An appeal of City Planning Commission's decision to approve a street name change from Imola Lane to Blamires Way for the entire street length from south of Farthing Drive to its terminus.

(Quasi-Judicial)

Presenter:

Peter Wysocki, Director Planning and Community Development
Lonna Thelen, Principal Planner, Planning and Community Development

Staff presentation:

Lonna Thelen, Principal Planner

Ms. Thelen presented a PowerPoint with the scope and intent of the project.

- Rename Imola Lane to Blamires Way
- Only one home that is addressed off Imola Lane (the applicant's)
- Imola Lane is constructed up to a certain point, about halfway through the street

Citizen Concerns:

- A street should not be named after a person or should only be named after a person of honor
- A person should not be able to name a street after him/her self
- The proposed street name, Blamires Way, does not fit the Tuscan or Mediterranean theme that was originally developed for the neighborhood
- It would be difficult to find the street in case of emergency

To address the concerns, Ms. Thelen outlined the review criteria:

- The efficient, timely, and convenient delivery of services and goods public and private to the people and their property will not be adversely affected
 - The application was reviewed by
 - City Engineering
 - Colorado Springs Police Department
 - Enumerations
 - United States Postal Service

- Streets Division
- City Traffic Engineering
- Land Use Review
- There were no concerns from any of the primary people who review street names for the City and there were no concerns allowing goods and services to be provided to the property
- Requirements of the section have been met, which refers to the previous section 7.7.704.D, and the reviewers had no issues with the following:
 - Requires a naming convention to name streets in the City of Colorado Springs
 - Length of the name
 - Cannot use a name that has already been used in the City
 - Must have a specific suffix (Lane, Boulevard, or Road)
- The street name change does not negatively impact any of the following:
 - Promote health and safety
 - Convenience
 - General welfare of the citizens

Applicant Presentation:

Luanne Ducett, Terra Nova Engineering

Ms. Ducett presented some exhibits with the intent of the project and history behind it.

Questions:

Commissioner Raughton asked if the extension is intended to connect to another road.

- Ms. Thelen answered that the city reserved the right of way for that connection to be made but at this point in time, there are no applications on that property.

Supporters:

None

Opponents:

Michael Kuhn, Attorney who represents various homeowners

- Analysis must be driving by section 7.7.704.D.7 under which an existing roadway may be renamed
 - Subsection D.7.a. - A name change must be denied if it has an adverse impact on people and their property
 - Neighborhood has a Mediterranean theme with houses

- requiring terracotta roofs, narrow pitches in the roof to comport with a Tuscan look
- Imola compliments that as it is a region in Italy
- Property owners on the corner of Imola and Farthing would be the most harmed
- Renaming the street would convey an impression that it is the applicant's street and would harbor animosity between the neighbors because of some sort of superiority complex
- Believed that alone is a basis to deny the application
- Subsection D.7.c. requires the applicant to prove that the change promotes the health, safety, convenience and general welfare of the citizens
 - Citizens is plural intentionally and must be used for the welfare and benefit of the community
 - A vanity project does not meet the standards and matter of law
 - Would undercut the safety issues
 - Apple maps
 - Confuse first responders
- **Commissioner Hente** asked if any of the people Mr. Kuhn was representing today lived on Imola Lane and that it looked like there were only two residences currently on the corner of Farthing and Imola.
 - Mr. Kuhn said only one property owner that he represents lives on the corner of Imola Lane and Farthing
 - Commissioner Hente clarified that that property owner had a mailing address with Farthing as the street
- **Commissioner Eubanks** asked how long the residents have lived in the neighborhood.
 - Mr. Kuhn said they have lived there for years and that some homes have been there for over a decade.

Unknown Person, Vice President of Canyons at Broadmoor Board

- Neighborhood is very Tuscan
 - Governing documents for building in the neighborhood are very Tuscan
 - Feels that changing the street name in a pre-established neighborhood will distract from the neighborhood and impact the residents that have lived there for many years

Questions of Staff:

Commissioner Eubanks asked Ms. Thelen who owned the property across from Mr. Blamires and asked if it could be potentially developed into homes.

- Ms. Thelen said it was Carter Brand LLC and it part of a larger parcel. There is a possibility of development on the site but no current applications

Commissioner Almy asked if Mr. Blamires took it upon himself to repair a city road and had it been done under city guidance or approval.

- Ms. Thelen said with any real construction in the city, there are requirements to get plans approved, then for inspections to be held by the city. Ms. Thelen said that portion of Imola Lane went through the process to be submitted, reviewed and approved

Rebuttal:

Luann Ducett explained that Mr. Blamires was just trying to rename the street because he spent so much money on the street. Ms. Ducett also said Mr. Blamires was one of the nicest people she has met and wanted that on record because of the harshness of the opponent's speech.

- Mr. Blamires is not in the Canyon's HOA
- In the area, there are other roads, Marshglen Court and Farthing Drive, which is the main road into the neighborhood, and neither are Italian

Commissioner Raughton asked if a large portion of the site has been reserved as open space or undevelopable.

- Ms. Ducett said a large portion is preservation area due to the terrain and vegetation

DISCUSSION AND DECISION OF PLANNING COMMISSION:

Commissioner Hente made the comment that whether there is vanity involved with the street name change, that there is nothing in city code that prevents vanity from naming a street. Commissioner Hente said he was aware of developments that named streets after family members or friends and he failed to see how this street name change would adversely affect people who do not have an address on the street.

Motion by Hente, seconded by Satchell-Smith, to approve the street name change for Imola Lane to Blamires Way, based upon the finding that the street name change complies with the review criteria in City Code Section 7.7.704.D.7.

The motion passed by a vote of 6:1:2:0

Aye: 6 - Hente, Raughton, Vice Chair Graham, Satchell-Smith, Rickett and Almy

No: 1 - Eubanks

Absent: 2 - McMurray and Chair McDonald