

Schultz, Michael

From: KAT JORSTAD <avalonconcept@comcast.net>
Sent: Tuesday, May 22, 2018 12:37 PM
To: Schultz, Michael
Subject: Newman Center on Stanton

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Mike, My name is Kat Jorstad, and I am the widow of Bill Burgess. Bill lived on the corner of Eagle Rock and Stanton for over 40 years, and I have been here for 20 of those years. I am very much in favor of the planned Newman Center, and I thank everyone involved for the intention, planning, communication and neighborhood outreach that has taken place. I hope to see this addition to our neighborhood soon. Thank you, Kat Jorstad and the Bill Burgess family.

Schultz, Michael

From: Jenny Vostatek <jennyvostatek@yahoo.com>
Sent: Thursday, March 22, 2018 2:01 PM
To: Schultz, Michael
Subject: the conditional use of the 3.35 acre property at 4785 Stanton Road by the Diocese of Colorado Springs.

Michael,

I appreciate you having this meeting, to discuss the conditional use of 4785 Stanton Road. As I have been told, the gate that will be placed by the city on Stanton Road will be North of the driveway to the proposed property. As the traffic to the property will not affect the neighborhood, I see no reason why the property shouldn't be used and sold to the Diocese. Even if the existing driveway was to stay the driveway, there's no affect on the neighborhood. There could also be another driveway placed closer to the University. In addition, as the South side of the property is in a depression, I see no way for a Student Center to block any of the ERNI neighbor's views, especially if it's 4 floors or less.

We would like for you to accept the proposed conditional use of 4785 Stanton Road, for the Diocese of Colorado Springs.

We will be out of town on the date of the meeting, and that's the reason for our letter.

Thank you,
Sean and Jenny Vostatek
5135 Wild Rose Ln
CS, CO 80918

Schultz, Michael

From: Sunderlin, Katie
Sent: Friday, March 23, 2018 4:12 PM
To: Mike Chiapetto
Cc: Schultz, Michael
Subject: RE: Conditional Use hearing for 4785 Stanton Rd

Hi Mike,

The land use review department utilized chapter 7 of the city code. Chapter 7.5.701-708 of our city code (www.coloradosprings.gov/citycode) covers conditional use and will answer some of the questions you had on the phone. The code defines conditional use as "A land use which is an allowed use in a zone district but has operating and/or physical characteristics which require careful consideration and public review of the impact upon the neighborhood and the public facilities surrounding the proposed location. Conditional Uses are subject to special requirements and the approval of the Planning Commission" I apologize I misspoke about City Council approval, that is for zone changes, which does not apply to this project. The property proposed for the Conditional Use is zoned R HS (Residential, Hillside Overlay).

7.3.103 Includes a table of all of the permitted (P) and Conditional use (C) uses in the "R" zone.

Let me know if you have further questions,

Katie Sunderlin, Architect

AIA, LEED AP BD+C

Neighborhood Development Outreach Specialist

Neighborhood Services

719-385-5773

sunderka@springsgov.com



From: Mike Chiapetto [<mailto:mchiapetto@comcast.net>]
Sent: Thursday, March 22, 2018 7:31 PM
To: Schultz, Michael <MdSchultz@springsgov.com>; Sunderlin, Katie <sunderka@springsgov.com>
Subject: Conditional Use hearing for 4785 Stanton Rd

Hello. Our names are Mike and Debbie Chiapetto. We live at 1124 Eagle Rock Rd. We received a notice about the meeting on March 28 regarding the property located at 4785 Stanton Rd. Unfortunately we will not be able to attend that meeting due to a prior commitment. We wanted to express our opinion about this issue and thought that email would be a good way to do so.

As stated in the Public Notice, this property and all the other properties in this neighborhood are zoned R/HS (Residential Estate with Hillside Overlay). We very much want to see each property used in a manner that is consistent with residential use. We are strongly opposed to the proposal for a Conditional Use as a church/student center. We are not opposed to the Diocese and we applaud their desire to provide a ministry center for the UCCS students. We simply do not wish to see such a facility in a residential area.

Given the location of the property, we understand that the impact to our neighborhood will not be large. However, we are very concerned that granting a conditional use for this property then establishes a precedence which could lead to similar applications from other properties in the neighborhood. UCCS already owns 2 properties within our neighborhood and we want those to continue as residential use. And we consider it highly likely that the property 4800 Stanton Rd would be the next likely candidate to also apply for a conditional use change.

When we purchased our property in an area zoned as residential, we have a reasonable expectation that the properties around us will be used for residential purposes. Changing that use is wrong as it has the potential for an unexpected and unwanted impact on our property. Conditional Use changes to an existing zoning is not something we want to see in our neighborhood.

We feel there are many better alternatives that should be pursued for a church/student center. There are properties along Austin Bluffs and Nevada that are appropriately zoned for uses like this. And there are potentially areas on UCCS property that would be more appropriate for a use like this. We encourage the Diocese to find an area that is appropriately zoned rather than seeking a change to a property within a residential area.

In conclusion, we are 100% opposed to a conditional use for a church/student center at 4785 Stanton Rd. We are asking you as our city representatives to protect the zoning of our neighborhood and disallow such a use within a residential area.

Mike and Debbie Chiapetto
1124 Eagle Rock Rd.

Schultz, Michael

From: RON TOMAN <rontoman@comcast.net>
Sent: Wednesday, May 16, 2018 12:19 PM
To: Schultz, Michael
Subject: CPC CU 18-00056-Comments in favor of approval

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We personally support this project for the following reasons.

1. The owner of this property has every right to sell it to anyone they choose. The only restrictions governing the use of this property is City code. This includes a thirty-foot building height restriction). There are no neighborhood association covenants restricting the use or subdivision of this property and eventually there will be a new owner, **if not this one**, that will want to take advantage of the fact that this 3.35 acre property bordering UCCS property will have easy access by UCCS, and has potential use that can be complimentary to University activities. I would rather the Diocese develop this property than the University because the latter is a State entity that would not have to conform to R-1 Zoning restrictions.
2. The Diocese is not asking for a zoning variance like before. The property remains R-1 with a conditional use permit. The fear of a variance that opens the door to other variances was the issue three years ago but it is not the issue today.
3. The Diocese is not planning a large commercial 300 person office building with a high level of sustained activity. Religious facilities on secular campuses are not that fashionable and are usually very quiet places. This will be an architecturally pleasing, one story facility dedicated to reverence for God and activities of spiritual reflection, study and worship. This Newman Center facility and parking will be in a lower area of elevation, south of the existing house, which will remain. Accordingly, the new building should be unobtrusive and should not negatively affect the view of neighbors living on the north side.
4. In addition there is a landscaping plan to plant trees and shrubs that will create a greenbelt barrier to shield neighbors on the north. This is well-designed plan for a property on the perimeter of our neighborhood (not in the middle of our neighbor). There is a lot of thought being given to minimizing negative impact on adjacent residential properties and enhance the natural habitat and beauty of the neighborhood.
5. We are not going to have extra traffic thru our neighborhood because the Diocese has requested that the Stanton Road gate placement being planned by the City be north of the access point to this property. This change would eliminate any traffic through our neighborhood to this property.
6. We do not get to pick a new neighbor for this property sale but if I could, I would be more than happy to pick a "Christian based not for profit" whose foundational philosophy is "Love thy Neighbor as Thyself". That is why we would welcome the Newman Center as a long term resident on this property

Sincerely

Ron and Rosemary Toman
5155 Wild Rose Lane
Colorado Springs, CO 80918

Schultz, Michael

From: Linn G. Baker <linngb@yahoo.com>
Sent: Wednesday, May 16, 2018 9:25 PM
To: Schultz, Michael
Subject: CPC CU 18-00056 comments

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As a neighbor, 4820 Stanton Rd., to the proposed Newman Center at 4785 Stanton Road. I would like to say that I am not opposed to this project. I am however hoping that the road will be blocked to through traffic at the center. Any and all traffic should be routed in from Garden of the Gods to the south, including all UCCS traffic. It has become quite dangerous on Stanton and Eagle Rock with college traffic, as well as bicycle and pedestrian traffic in our residential area.

A second concern and hope I have is that this project will provide sewage utilities to those of us on Stanton Rd. All of the homes on Stanton north of this project are on septic systems. In the original proposal presentation in March it was stated that it would provide utilities to surrounding properties. This would be a real help and benefit for our neighborhood. The closest sewer access is on Eagle Rock which is cost prohibitive and possibly impossible to tap into.

If we could get a line from the top of the hill down to the center on Stanton it would be of definite benefit to the city, neighborhood and the college as it expands.

Please advise,
Don A. Green

Schultz, Michael

From: Penny Hunter <hunterpg@gmail.com>
Sent: Tuesday, May 22, 2018 10:47 AM
To: Schultz, Michael; Gregg Hunter
Subject: Re: Newman Center - Public Notification

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Mike,
Thank you for sending this on - we didn't receive it. Is there a hearing being scheduled?

Gratefully,
Penny

On Tue, May 22, 2018 at 9:46 AM, Schultz, Michael <MdSchultz@springsgov.com> wrote:

Mr. and Mrs. Hunter – I received word that you or some of your neighbors may not have received notification of the proposed Newman Center church/student center on Stanton Road. Attached is the notice that was mailed out on May 11th to the surrounding neighborhood.

I do show that you are on the mailing list that sent out postcards with mailing address at 4825 Eagle Rock Cir, C/S, CO 80918. If this is in error please let me know to make the necessary corrections.

If you have any questions, comments or concerns regarding this project please feel free to email or call me at your convenience.

Thank you,



Mike Schultz

Principal Planner

Phone (719) 385-5089

Email mdschultz@springsgov.com

Land Use Review

Planning & Community Development

30 S. Nevada Ave, Suite #105

Colorado Springs, CO 80901

Office Main: (719)385-5905

Hyperlinks to City Resources:

[City Main Website](#) | [SpringsView/Map](#) | [Applications & Checklists](#) | [Zoning Code](#) |
[Track My Plan-View Development Plans](#) | [El Paso County Parcel Info](#) | [FAQ -](#)
[Development Assistance](#) | [Request Pre-application Meeting](#)

Schultz, Michael

From: MYRTICE J MOEGLEIN <myrticejm@comcast.net>
Sent: Tuesday, May 22, 2018 4:19 PM
To: Schultz, Michael
Subject: Newman Center

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I would be against the Newman Center at 4785 Stanton Rd, I'm concerned about lighting, noise, parking and traffic even with the new gate being installed. I'm concerned about the zoning for the property in the residential area, Residential vs Commercial. This building will affect wildlife in the area, and the wildlife is one of the reasons I moved to the neighborhood years ago. I prefer to keep the open space feeling.

My name is Myrtice Moeglein, I live at 1160 Eagle Rock Rd and hope my comments and concerns are helpful.

Myrtice Moeglein

Schultz, Michael

From: Syd's Imac <sealines@comcast.net>
Sent: Tuesday, May 22, 2018 7:22 PM
To: Schultz, Michael
Subject: Proposed Newman Center on the Wooley property

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From:
Ralph and Sydney Seaman
4865 Eagle Rock Circle
Colorado Springs, CO 08918

This is in regard to a neighborhood response for the development of property located at 4785 Stanton Road. With those changes submitted to the planning commission , we do favor the use of this site for the location of the Newman Center at UCCS.

Ralph J. Seaman

May 21, 2018

To the Planning Commission of the City of Colorado Springs,

We are writing this letter as adjacent neighbors to the property at 4785 Stanton Road as it pertains to the construction of a Newman Center.

Having seen the plans, meeting with the landscape architect and the representative from NES, we appreciate the changes that were made to the plans addressing neighborhood concerns, specifically the parking, fencing and natural barriers.

Concerns we still have pertain to the lighting and the uses of the building. Concerning the uses of the building it is important that it be used for college students only, no charity uses or use by the general public. Concerning the lighting, they need to be lights that do not glare into neighboring yards.

Thank you for your time.

Dennis and Lori Bates

4829 Stanton Road
COS, CO 80918
719-659-2133

Eaglerock Neighborhood Input In Regard to File # CPC CU 18-00056

As we consider the desire and plan of the Diocese to start a ministry outreach through a Newman Center in our neighborhood that will border our properties, we would like to input some concerns and conditions that may help in getting our support for the project. Following are some ideas we would like to put before the Planning Commission.

Privacy/Security Requirements on the Property Lines:

- Six feet high non-see-through fence.
- Juniper and Cedar trees, 8-10 feet tall every 8-10 feet along property lines.
- Lighting must be low intensity, point downward, and not shine or glare onto neighboring properties. Light should be limited/reduced after end of hours of use of the facility.

Hours of Operations:

- No use before 8 am.
- No use after 10:30 pm.

Defined Uses:

- Religious outreach to university level students.
- No outreach to general public.
- No charity ministries.
- Not a diocese parish.

Defined Clientele:

- University students, UCCS, CC, USAFA, CTU.
- Newman center staff.
- Not for general public.

Notes about The Plans Found on Your Website:

- Our understanding is that this is a one-story building. The plans are showing two stories and the building being 30 feet high. Could you clarify this?
- The lights shown in the lighting plan are not appropriate for this project. They will shed light beyond the property! All lighting MUST be shining down only.

Respectfully submitted,

Daniel & Joanne Smith

Dennis & Lori Bates

Joseph & Silvia Ambuul

4831 Stanton Road

4829 Stanton Road

4827 Stanton Road

COS, CO 80918

COS, CO 80918

COS, CO 80918

719-481-0534

719-659-1760

719-201-3839

The block contains three handwritten signatures in black ink. The first signature on the left is for Daniel & Joanne Smith, the middle one is for Dennis & Lori Bates, and the one on the right is for Joseph & Silvia Ambuul. There is also a fourth, larger signature at the bottom center that appears to be a signature of the person submitting the document.

FIGURE 4

