

CITY OF COLORADO SPRINGS

INTEROFFICE MEMORANDUM

DATE: May 23, 2017
TO: Peter Wysocki, Director of Planning
FROM: Sarah Johnson, City Clerk
SUBJECT: Notice of Appeal

ITEM NO. 6.A. AR PFP 16-00629

An appeal has been filed by Les Gruen of Urban Strategies, Inc. representative for the neighbors surrounding the property known as Archer Park, regarding the Planning Commission action of May 18, 2017.

I am scheduling the public hearing on this appeal for the City Council meeting of June 13, 2017. Please provide me a vicinity map.

CC: Lonna Thelen

Urban Strategies, Inc.
6 S Tejon St #550
Colorado Springs, CO 80903

Rick Delesk
3590 Maison Vw
Colorado Springs, CO 80906

Les Gruen



CITY CLERK'S OFFICE

2017 MAY 23 P 12:33

May 23, 2017

Ms. Sarah Johnson
City Clerk
P.O. Box 1575, Mail Code 110
Colorado Springs, CO 80901

Re: Appeal of City Planning Commission Decision - Item # AR PFP 16-00629

Dear Ms. Johnson:

Urban Strategies, Inc. represents neighbors surrounding the property known as Archer Park. Preliminary and Final Plats for this property were reviewed and approved by the Colorado Springs Planning Commission on May 18, 2017 as Item Number AR PFP 16-00629.

The decision of the Planning Commission was adverse to the Archer Park neighbors and pursuant to Section 7.5.102 of the Colorado Springs Subdivision Ordinance, the Planning Commission's decision is being appealed to City Council.

This appeal is based on what neighbors believe to be improper counsel provided to the Planning Commission by city staff with respect to issues related to drainage and the right to use easements for utility extensions. As a result, Planning Commission did not have complete and accurate information upon which to make a sound decision.

In addition, the applicant and staff made certain representations pertaining to neighborhood density that were not accurate characterizations of surrounding uses.

Finally, testimony that would have elaborated on the foregoing was limited due to planning commission rules that restricted our expert witness engineer and lawyers to explaining complicated matters in 4 minutes. (In fairness, Planning Commission Chair was somewhat liberal in his enforcement of the time limit, but the time limit for speakers was enforced, nevertheless.)

In accordance with code, this appeal has been filed within 10 days of Planning Commission's decision on May 18, 2017 and is accompanied by a check payable to the City of Colorado Springs in the amount of \$176.00.

Sincerely,

A handwritten signature in black ink, appearing to read 'Les Gruen'.