

## Public Comments

I am opposed to a Quik trip at that location to replace the office complex. We have had numerous accidents at that corner and do not need more traffic. Ardelle Koperski. Neighborhood Watch Ranch Circle

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I have lived in this neighborhood for 29 years. Are you aware there is a very shallow water table thru this neighborhood? Many homes have water in their basements. There are often sinkholes in the street and parking lots. I worry about the ground stability if gasoline tanks will be dug into this unstable ground.

Thank you for your attention.

Sarah Clark

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Hello,

I'm a property owner who lives near Academy blvd and Flintridge Drive. I strongly oppose the development proposal for a convenience store and gas station at 4296 Flintridge Drive and north academy blvd. There are several gas stations and convenience stores already along academy blvd within a mile radius and several others within a 2 miles radius. There is absolutely no good reasons for a new one to be built at the proposed area. This proposed development would only lead to worsening traffic, noise, possible homelessness and crime issues in the area.

Sincerely

A concerned homeowner in the area

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Mr. Cooper,

Needless to say, the flyer that I received in the mail regarding the aforementioned address was/is disconcerting. The neighborhood that would be severely, negatively impacted is a quiet, peaceful neighborhood with young families and older ones alike. We do not want nor need the "improvements" that are outlined in the flyer. There would be no benefit for the neighborhood.

The following are just a few of the reasons that this proposal should not be passed:

1. Increased traffic flow-increasing the possibility of accidents at the N.Academy & Flintridge intersection
2. Strain on the neighborhood infrastructure-roads are in bad enough shape as it is
3. More traffic flow in a quite,safe neighborhood possibility leading to an increase in criminal activity
4. A gathering place for street racers will be a possibility
5. A convenience store/gas station is not needed as less than a mile away are 4 gas stations with convenience stores and also a King Soopers with a gas station.
6. Less than two miles north of this location is a Kum and Go and a Loaf n Jug- We are surrounded by gas stations/convenience stores
7. Increase in the homeless population
8. Decreased property values
9. Diminished air quality due to increased traffic flow
10. Reduced emergency access to the neighborhood due to increased traffic flow

As stated above, these are just a few of the issues, that as member of this neighborhood I see from the proposed zoning change.

Thanks for your time,

Monty Taylor

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I would like to express my concern and disapproval of the development proposal of Quik Trip #4296 at Flintridge and Academy.

While I believe some property, and street upgrades are needed in this area, this intersection is already dangerous. An increase in traffic is not optimal at this location. The crime has risen in this area also.

Adding a convenience store here will only add to traffic issues and draw more unwanted elements to an neighborhood that has enough issues already.

We would like to voice our disagreement to this proposal.

Thank you

Wendy and Rocky Butler

4511 Ranch Cir, Colorado Springs, CO 80918.

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In regards to the proposed development project at Flintridge Dr and N. Academy Blvd. (Quik Trip # 4246; ZONE-23-0012; DEPN-23-0083), we are opposed to this project.

The intersection at Flintridge and Academy has a high rate of vehicle accidents and this project will only exacerbate the issue. The traffic into our neighborhood will be impacted also. Since the Walgreens was built in the SW corner of Flintridge and Academy the volume has increased significantly as has the number of vehicles speeding and cutting through our neighborhood. It will make getting in and out of our own neighborhood a nightmare.

Our backyard backs up to the proposed project and we do not want the added noise and smells associated with such a project. When we bought our home we liked the idea of having the office buildings behind as it acts like a sound barrier from Academy Blvd but most of the businesses close at night, weekends and holidays. With a fuel station and convenience store there will be 24 hour activity. This type of project will also lead to an increase in crime.

Thank you for considering our concerns.

Ed and Debbie Buss  
4640 Ridgelen Rd  
Colorado Springs CO 80918

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Mr. Cooper,

I own the home at 4629 Ridgelen Rd. where my daughter and her young family reside. We chose this neighborhood specifically because it appeared to be a safe place for our grandchildren to live. I feel strongly that the zoning within this neighborhood block should remain unchanged. I believe that the volume and character of the clientele of a Quik Trip would degrade the overall quality of this neighborhood, and jeopardize the safety of my family residing there.

I would therefore urge you to preserve the residential character of this neighborhood and deny the proposed zone change.

Thanks,  
Steve Miller  
970-319-1591

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RE: FILE NUMBER  
ZONE-23-0012  
DEPN-23-0083

We are very concerned and very much against the requested Zone change from Office Complex to Planned Business Center. Our concerns include:

1. Safety concerns due to increased traffic flow and congestion in our area. Ridgelen Road has become a heavily traveled way to get through our area to Flintridge.
2. Safety concerns due to more traffic activity on the corner of Academy Blvd and Flintridge Drive. There are already too many vehicle/vehicle-pedestrian accidents on that busy corner.
3. Safety concerns involving increased crime just because of the opportunity of having another convenience store/gas station in a neighborhood where crime seems to be on the rise.
4. Safety concerns due to gas stations being known to be the sites for drug deals. Drug deals lead to increased jeopardy for those in close proximity {i.e., our back fence)—gun violence, gang activity, robberies.
5. Health concerns due to increased Air Pollution. Increased traffic volume and car exhaust and gasoline fumes in our backyard would increase our concerns for breathing polluted air which increases our risk for pulmonary issues. There would also be fumes/odors from adding refuse dumpsters which could possibly be very close to our back fence.

6. Health concerns due to increased Noise Pollution. Having car engines starting, doors slamming, people making noise throughout the day and night would be detrimental to our physical and mental health. Noise all day and all night could seriously affect our ability to sleep, relax and continue healthy, daily habits.
7. Concern for increase in number of vagrants in this area who use this type of business for begging and congregating around (which would be adjacent to our back fence).
8. Concern for the proximity to our back fence for accumulating trash, possible fires starting, and other issues with vagrants/homeless who frequent or camp by gas station/convenience store areas.
9. Concern for our dogs and their health. People being constantly behind our back fence would also be detrimental to the dog's health and well being. We should not be expected to keep our dogs inside 24/7 because they would bark at strangers getting close to their "territory!"
10. Of note, there are 4 gas stations (3 with convenience stores) south on Academy that are .7 and .8 of a mile from the Flintridge /Academy corner. There are 2 gas stations with convenience stores north on Academy that are 1.5 miles from the Flintridge/Academy corner. We surely don't need another one in this area!

We sincerely hope this Zone change will not happen. We feel it would NOT be beneficial to any residents in this area who have so far enjoyed living in this mostly quiet, peaceful neighborhood. Having loud noise, air pollution, possible gun shots from crimes in progress, drug dealers, and homeless people hanging around would be a crime in itself towards this area.

Thank you for this consideration.

Jay and Barbara Norman  
4636 Ridgelen Road 80918  
719 531-6248

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In regard to said proposal we do not need more strip malls or convenience stores with gas stations. We have plenty in the surrounding area and do not need to mess up this neighborhood with more. Keep the area as an office complex.

Marty Schneebeck  
Home owner on Flintridge

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Dear Austin Cooper,

We are writing to express our strong opposition to the plan of changing zoning in order to build a Quik Trip at 4296 Flintridge Drive. We live at 4630 Ridgeglen Road and our back yard backs up to the office complex. The gas station would be in direct line of sight from our dining room and we already deal with bright lights back there at this time.

We are concerned for the health and safety of ourselves, our family, and our neighbors. Living near a gas station poses numerous health hazards that cannot be ignored. According to Scientific American, gas stations can emit high levels of ground-level ozone from gasoline fumes, impact groundwater systems from leaking fuel tanks, and expose nearby residents to a number of other hazards from other chemicals that might be used at a fuel station. Ozone pollution can cause respiratory problems and asthma (we have family members in the home who already have respiratory issues), while benzene, a chemical found in gasoline vapors, is a known carcinogen. The National Institutes of Health (NIH) also warns that repeated high exposure to gasoline, whether in liquid or vapor form, can cause lung, brain and kidney damage.

Moreover, gasoline storage tanks can leak and contaminate the soil and other residents' groundwater, which is the source of drinking water for nearly half of the U.S. population. If a gas station were to be built in that location, we would have to worry about the quality and safety of our drinking water every day.

In addition to the health risks, living near a gas station also poses safety risks. Gas stations sell or use various chemicals and other items that can cause fires, explosions, or chemical burns. A gas station would increase the likelihood of such accidents and endanger our property and lives.

Another reason why we oppose the plan of changing the zoning and potentially building a gas station behind our house is the increased risk of crime. According to the FBI, convenience stores and gas stations are among the top 10 locations for violent crime in the U.S., accounting for about 5% of all violent crimes in 2020. Gas stations are also frequent targets for robberies, burglaries, and shootings, as evidenced by numerous news reports. Living near a gas station would expose me and my family to more danger and fear, and reduce the quality of life in our neighborhood and decrease the property value. Furthermore, we are concerned about the increased noise that will be caused by more night and weekend traffic that we currently don't have to deal with as the businesses operate mostly Monday-Friday until around 6pm. Increased traffic may also increase traffic accidents on Academy and Flintridge.

For these reasons, we urge you to decline the request to change zoning from Office Complex to Planned Business Center. Please find an alternative location for the gas station that does not pose such serious threats to the community.

Sincerely, Andrew & Sarah Eppler

April 29, 2023

Austin Cooper  
Colorado Springs City Planner  
Land Use Review Division

Dear Mr. Cooper:

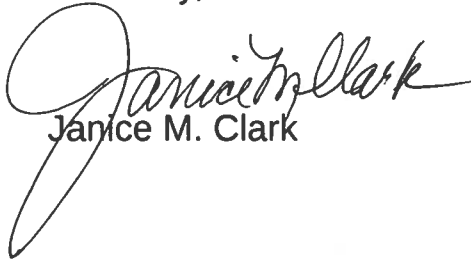
I live on Ridgeglen Road, just around the corner from this "Purposed development" which means to me it is already in the works!!!

Every corner at Flintridge & Academy already has a business on it. I do not see any place to put in a huge gas station. I definitely DO NOT wish to see such a plan go forward.

"All written comments are included as part of public record and forwarded to this planned project." I trust you will send this letter to the proper planners with whom you work. This quote comes from the green card just received in the mail.

I have lived in my home for 29 years and this is an old neighborhood. This card was addressed to David R. Clark who is deceased. I am the owner of my home: Janice M. Clark

Sincerely,



Janice M. Clark