

NORWOOD

January 10, 2022

Ms. Katie Carleo
Land Use Review Division
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80901-1575

RE: Amara Annexations

Dear Ms. Carleo,

We received notice as a nearby property owner of the Amara Addition No. 1-11 annexation plats, Master Plan, and establishment of the A Zone District and have reviewed the materials provided through the LRDS portal. We have questions about the proposed annexation and request additional information be provided for further review. Below is a list of questions for consideration by the City as it completes the initial review of the applications:

1. There did not appear that a Master Utility and Public Facility Plan was submitted with the application. Please provide a copy when it is available. It would also be helpful to understand phasing and accompanying infrastructure necessary to support the initial phase of development.
2. Please provide the Hydraulic Grade Line report for review once CSU has completed their work.
3. The Wastewater Facilities Master Report was not available in the LRDS portal. Please provide a copy for review.
4. Several questions arose after review of the Traffic Impact Study, most notably:
 - a. The Traffic Impact Study illustrates a phasing plan on page 38 which appears to be different from the Master Plan document submitted for Amara. Please clarify that the land use and assumptions within the traffic report are consistent with the master plan.
 - b. On page 21 of the Traffic Impact Study, it assumes that Powers Boulevard will be constructed from Mesa Ridge Parkway to south I-25 by 2045. Is there a mechanism or funding in place to complete this connection in 23 years? Does the traffic impact to the surrounding roads change if Powers Boulevard is not connected by 2045?
5. Figure A (Traffic Lane Mile Calculation) in the Fiscal Impact Analysis (FIA) does not include the 1.5-mile annexation of Bradley Road. Assuming that the City will now need to maintain this portion of Bradley Road, it should be included in the table. Also, will the 1-mile gap along Meridian Road between the northeastern 333-acre parcel (PA-29 and 30) and the main property to the south be the responsibility of El Paso County or the City of Colorado Springs? If it is to be the responsibility of the City, it should also be included in the analysis.
6. Please provide a copy of the Budget Office's review of the FIA and associated analysis of the revenue and costs to the City. Also, the FIA provided estimates showing an average of 77,000 square feet of commercial land use developing annually (approximately 770,000 square feet by 2033). The trip



generation table in the traffic report (Table 3-1) indicates only 81,774 square feet will be constructed by 2033 in phase 1. A more accurate approach would be to match land use absorption to the anticipated phasing.

7. How will acceptable emergency response times be achieved to phase 1 of the Amara development? The public safety site shown on the master plan appears to be within phase 3 (2045) according to Traffic Impact Study.

Thank you for the opportunity to provide comments as part of the development review process. We would like to better understand the proposed plan in regard to utility infrastructure, mobility / transportation, fiscal and economic impact - as there are both direct and indirect impacts to neighboring efforts and a host of public agencies/departments providing critical services necessary to keep our City moving forward. Please send the requested information and provide updates as they become available.

Respectfully,

Norwood Development Group

Timothy W. Seibert
Senior Vice President

Cc: Doug Quimby, LaPlata Communities

Carleo, Katie

From: Corrie Smith <corrie.s@mvea.coop>
Sent: Tuesday, January 25, 2022 8:05 AM
To: Carleo, Katie
Subject: Amara Project

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!

Katie,

My apologies for the late notice but I wanted to reach out on this project we spoke about. My husband and I have some concerns about the road extensions and the installation of the new road.

My first concern is Meridian Rd will now be connecting to Peacefully Valley Rd will significantly increase the amount of traffic and Peaceful Valley is in poor condition to begin with. Another concern is the dynamic of people that will access our community. There has been an increase in break-ins to barns and shop lately from people outside of our community, and our fear is this will increase. With the lack of sidewalks in our subdivision, we are concerned with the amount of non-local foot traffic that could decrease the safety our of neighborhood and increase the risk of damages to properties and local livestock.

My next concern is the plan to put Meridian Rd adjacent to my property line. At this point, who is going to pay to have fences, gates and utilities moved/relocated? Can you provide something in writing that my property will be surveyed to ensure The City isn't encroaching on my property more than necessary? I would also like The City to provide something in writing prior to development that any property damages due to construction will be the responsibility of the developer (or responsible party).

My next concern is when the cul-de-sac is cut into a through road, who is responsible for fixing the asphalt as it comes into my driveway? I want to make certain it isn't left with scarp material or cuts of asphalt.

How will this construction affect the equestrian easements that currently exist in this neighborhood?

Will the annexation change our status of being in the county? We do not want to be considered within Colorado Springs city limits.

I also would like to know how much of an impact this amount of construction is going to have on my property and our lifestyle? We chose to move our family to a larger parcel for some privacy and peace and quiet, this will now all be taken away by this construction.

Finally, are there any public hearings scheduled where the community can provide comments? I would like to see a comprehensive list of what information is available to me as a local property owner directly related to this issue.

Thank you for you time.

Corrie Smith
719-322-7521
cmsmith1119@yahoo.com

Carleo, Katie

From: Carleo, Katie
Sent: Wednesday, December 29, 2021 9:15 AM
To: Peaceful Valley Lake Estates HOA
Subject: RE: Annexation Question

Hello William – thank you for contact me. I am happy to assist as much as I can.

To best view the applications I would use the master plan file number listed on the poster (CPC MP 21-00208) and enter it on the link below in my signature to view the applications. With this you will be able to see the master plan and all areas planned to be included. Since I am not as familiar with your area you can reference it on this map; however, in general this application will not affect any of the mentioned HOA. The only property in question is that owned by the applicant. This is not a City initiated annexation but requested by the property owner.

I hope this helps clarify. Please let me know if you have any other questions.

Thank you
Katie



Katie Carleo (she/her), **AICP**
LUR Planning Manager
Desk: (719) 385-5060
Direct: (719) 517-9619
Email: katie.carleo@coloradosprings.gov

Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Links: [Planning & Community Development Home](#) | [Look At Applications Online \(LDRS\)](#)
[Pre-Application Meeting Request](#) | [Applications and Checklists](#)

Please consider the environment before printing this e-mail.

In an effort to keep our employees, family and citizens safe we ask all individuals visiting the Planning and Community Development Department refer to safety precautions and mask wearing as supported by the CDC.

From: Peaceful Valley Lake Estates HOA <pvllehoa@gmail.com>
Sent: Wednesday, December 29, 2021 8:41 AM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Annexation Question

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!

A member of my HOA saw this sign posted: Amara Addition No. 1-11

Can you provide the website where I can review information?

Does this directly or indirectly impact my local area located south of the Lorson Ranch development and to the east of Markscheffel Road?

Thank you for your assistance in this matter...

William Feller
PVLEHOA Board of Directors

----- Forwarded message -----

From: <7192378459@vzwpix.com>

Date: Tue, Dec 28, 2021, 18:12

Subject:

To: <pvlhoa@gmail.com>

Carleo, Katie

From: Evan Gets <getsevan@yahoo.com>
Sent: Tuesday, November 22, 2022 7:05 AM
To: Carleo, Katie
Subject: Annexation abomination

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!

Good morning Katie, I'm writing to you in regards to the Amara annexation.

Water supply is becoming increasingly precious.

Fountain would put under additional strain. The town is already almost in grid lock during busy times of the day.

If the annexation is approved I would be interested in seeing strict corporate limits to prevent additional housing from becoming rentals.

I do not feel like this is an appropriate time for expansion.

These resources should be invested into Colorado Springs eroding infrastructure. Colorado Springs is feeling like more and more like LA.

I do feel like anyone who supports this annexation is sick with greed.

Colorado Springs does not have unlimited resources and should remain a highly desirable place to live.

Sincerely

Evan Campanalie.

Carleo, Katie

From: Charla Hudspeth
Sent: Wednesday, October 26, 2022 4:20 PM
To: Carleo, Katie
Subject: Response for Amara Development

Hi Katie,
Here is a comment we received from our GOCOS.

I would like to speak in favor of the proposed Amara development. While listening to the comments at last evenings meeting it is easy to see how people have a “no growth” mind set. However, the fact is Colorado Springs will continue to grow. How that growth is managed is important. From my understanding the proposal for the Amara development has made it through several stages for consideration by City Council. Under current guidelines it meets all current requirements for water consumption and land use codes. At issue for consideration is a new proposal for water management. It would be unfair for City Council, at this stage, to apply new rules to the Amara development. If Council wants to adapt more stringent water use rules those requirements should be applied to any future projects, not any currently under consideration, including Amara. Water is a very important issue. The homes that would be built would be much more water efficient than many older homes in the community. Please consider the need for housing, especially in the southern part of the City. This project would be a much needed benefit to our military families and those who support them. This development would be a great addition to the communities that make up the Springs and will help the area continue to be a very special place to live and raise a family.

Her contact information; Q dp h=Fdurð Vrgguxs
Hp dlb-vfrrwhu0srrnlhC krwp dlfirp

Best Regards,



Charla Hudspeth (she/her/hers)

Planning Technician II
Development Review Enterprise
City of Colorado Springs
Office: (719) 385-2235
Email: charla.hudspeth@coloradosprings.gov

[Links: Planning & Community Development Home](#) - [Look at Applications Online \(LDRS\)](#) - [Pre-Application Meeting Request](#)

 Please consider the environment before printing this e-mail.