

From: Dwight Smith <smithpattip@me.com>
Sent: Monday, December 11, 2023 8:28 AM
To: Wintz, Katelynn A
Subject: Building

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!

Stop taking land from the animals. I moved here to enjoy them 4 years ago and it is changing Too quickly

.

Stop the building on new land!

Patti smith

Sent from my iPhone

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Tuesday, December 12, 2023 5:06 AM
To: Fontecchio, Candy; Wintz, Katelynn A
Cc: All Council - DL
Subject: MAPN-23-0005, ZONE-23-0014 (7A, 7B on agenda) comments for the public record

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!

Dear Planning Commissioners,

This land deal/donation/swap falls short of fulfilling both the need for land preservation and the need for community parks. The four parcels of land involved, totaling 352 acres, are, I suspect, partly, if not largely, unbuildable due to a combination of geography and federal restrictions. Also, I cannot help but wonder if the fire station is more about enabling future development than serving current community needs. Development on the 60.28 acre (Larry Ochs) parcel encroaches on wildlife habitat, including Kettle Creek, while at the same time taking away from the people land they wanted to be preserved -- a desire expressed numerous times during the fight against the sports complex that seemingly no one wanted except the Parks Department.

Over the years, I've watched NES purchase, and otherwise obtain, opinions that had little basis in fact (opinions on traffic and wildlife for example). US Fish and Wildlife has not made an assessment of the Parks Department property as no one from the city or the developer has reached out to them since 2018. They will be involved once development plans are submitted, but that's putting the cart before the horse. For you to make an informed decision, you need their professional assessment of the property. That being said, this land should be a community park kept as natural as possible whether a federally-listed species is there or not. The window is closing on available land for open-space preservation and community parks. As the city (the citizens, really) already owns this land, trading it away is foolish and shortsighted. The Parks Department needs to change directions and become more conservation-minded and less recreation/sports minded as open space continues to dwindle away, and potential parkland is developed which, in combination with high-density development, is drastically lowering quality of life. (Colorado Springs now has a "Parkscore" of 52 out of 100 cities of similar size).

Depending on how you look at this deal, some might say the land being donated is better for the Preble mouse. I don't look at it that way. The four parcels AND the 60.28 acres should be preserved in this heavily-built area. This should not be an either/or matter. Also, the density of the homes La Plata plans for this land is DISTURBING -- around 6 houses/duplexes to an acre! But developers get to do that per RetoolCOS and the resulting new, all-about-density Unified Development Code advised by developers for developers.

Sadly, the Protect Our Parks (POPS) legislation that came about after the Strawberry Fields travesty doesn't appear to have the authority to require a vote by the people on this deal, although it should. And, as I read the information related to this deal, I sense something very much like neighbors being punished for not wanting the sports complex that the Parks Department had been promoting.

Lastly, there needs to be defensible space in this area to fight wildfires -- a lesson that should have been learned during the Waldo Canyon Fire when the majority of homes that burned were in Parkside, the most densely developed part of Mountain Shadows (mostly patio homes). House sprinkler systems (which the Fire Department seems to require these days to make everyone feel better about the risk) offer nothing in the event of a wildfire. People are told to turn off their sprinklers to free up water pressure for the Fire Department!

All things considered, this deal seems to only benefit the developer. Please vote no.

Sincerely,

Dorothy Macnak

From: Scott Linger <slinger522@gmail.com>
Sent: Sunday, December 10, 2023 6:09 PM
To: Wintz, Katelynn A
Subject: Ovation development

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!

Katelynn,

My family just moved to the Bison Ranch neighborhood (10620 White Kettle Trail) about a month ago from Bloomington, IN. We have been very pleased with the neighborhood and what Colorado Springs has to offer. However, there are some obvious problems that cannot get out of control.

1. The schools are quickly becoming over enrolled: our neighborhood school is Mountain View elementary, but the school was unable to give our 5th grader a seat because of already being enrolled beyond its limits. Have you ever heard of a student living in a public school neighborhood and being denied enrollment? We had never heard of this prior to moving to the community, but I think it is a wonderful example of the suburbs of Colorado Springs being over developed beyond what the infrastructure can hold.

2. Coming from the community of Bloomington, IN we were blessed with a community that was bicycle friendly and also had many parks within walking distance of most homes. This is in stark contrast to the community that Colorado Springs is building here on the Northeast side of town. We truly cannot walk anywhere outside of our community due to fast moving traffic or needing to cross Old Ranch Road, which has become more busy with traffic moving at speeds well over the speed limit. We all need more green space and parks in this community and it is very disappointing to see this green space (which is currently zoned for public park) possibly disappear to accommodate more cement paradise.

3. Only having one in/out street for a residential development of this size will lead to a nightmare for residents dealing with traffic, and could possibly be a danger to those living within the development.

Thank you for accepting my comments, I will not be able to make the meeting on 12/13.

--

Scott Linger, MD

Shoulder and Knee Surgeon

Sent from my iPhone

From: Thomas W. Ballard <twballard@gmail.com>
Sent: Friday, December 8, 2023 2:33 PM
To: Wintz, Katelynn A
Subject: Record Numbers ZONE-23-0014, MAPN-23-0005

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!

My wife and I strenuously oppose the proposed zoning change from PK to R-Flex.

This area is without a decent public park. When we bought our property, we anticipated the ultimate fulfillment of the existing zoning plan for a public park. Kids who participate in weekend sports leagues in our neighborhood have no where nearby for their teams to practice and play. Participation always involves a significant drive to a designated park in another neighborhood.

Additionally, the existing density of housing units of various kinds, makes traffic horrendous during peak times. Another housing project in the area will make traffic even worse.

Rezoning would mean that the city is breaking faith with its residents who have been looking forward to having a park to enjoy.

We strongly urge the City Planners to reject this proposal!

Sincerely
Thomas W. Ballard and Sarah P. Ballard
3206 Cloudy Sky Heights
Colorado Springs, CO 80908

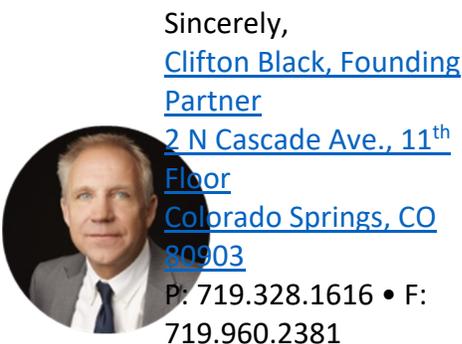
From: Cliff Black <cliff@cliftonblacklaw.com>
Sent: Monday, December 11, 2023 12:29 PM
To: Wintz, Katelynn A
Cc: jjn4970@yahoo.com
Subject: Rezoning decision, File number Zone—23-0014, MAPN-23-0005
Attachments: [2023-12-11 Rezoning letter to City.docx](#)

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!

Hello Katelynn:

I would like my attached letter for the Rezoning decision, File number Zone—23-0014, MAPN-23-0005 to be provided to Planning. Will it get to Planning through you, or should I send it to someone else?

Thanks for your time in this matter.



[MAKE PAYMENT](#)

[SUBSCRIBE >](#)



LAW OFFICES OF
Clifton Black
(719) 328-1616 • cliftonblacklaw.com

This communication, along with any attachments, may contain information that is confidential and legally privileged. If you are not the intended recipient, any dissemination, distribution, use or copying of this message is prohibited. If you have received this in error, please advise the sender immediately, and delete the message.

C | B Law Offices of Clifton Black, P.C.

 2 N. Cascade Ave., Ste. 1100
Colorado Springs, CO 80903

 (719) 328-1616

 www.cliftonblacklaw.com

December 11, 2023

TO: City Council
The City of Colorado Springs

RE: Rezoning decision, File number Zone—23-0014, MAPN-23-0005

Dear City Council:

I have been a resident of Colorado Springs for approximately 55 years. I have lived in the Kettle Creek, Bison Ridge neighborhood for over 17 years, having my house built in early 2006.

My wife and I were very intentional when picking a property as our residence. The area being rezoned was initially zoned for a park when we purchased our property, which weighed heavily on our decision. We purchased with the full expectation that this property would be used for a park. We would like to be able to rely on our City leaders to stand behind the original master plan that we relied on when buying our property.

I did not object to the softball park that was once going to go into this parcel. I do understand that other neighbors objected, mostly due to the traffic congestion that would have been created. It is disappointing to see that the City is considering rezoning to “Flex Low” density, which from my understanding from the presentation, will increase the traffic drastically, more than what the traffic would have been increased with the softball parks. It is interesting that the City worked with the developer to change the location of the softball parks, only to consider changing the zoning, resulting in increased traffic over that of the proposed softball parks.

Also, it is my understanding that Chapel Ridge will be expanded to be a three-lane road, with a center turning lane. Chapel Ridge is currently used by people walking and jogging, walking dogs, adults and kids riding bikes and kids riding skateboards. Changing Chapel Ridge to a three-lane road to accommodate the increased traffic will certainly change the enjoyment of the residents and create safety hazards. This will seemingly decrease the sidewalk and grassy areas currently used by the residents.

My biggest concern with the rezoning is the limited ingress and egress, with basically one exit for all 3 neighborhoods to exit from Chapel Ridge to Old Ranch Road, except those cutting through a residential neighborhood on Rhinestone. In the event of an emergency evacuation, residents will not be able to exit the area in a timely manner. Emergency crews will be slowed down trying to enter while residents are leaving the limited access streets during an evacuation. There could also be an accident exponentially increasing the traffic congestion.

Allowing the rezoning is putting citizens in a dangerous situation, affecting life, health and safety. Please don not rezone this parcel.

Sincerely,

s/Clifton Black/

From: Lenora Kater <lenora145@gmail.com>
Sent: Saturday, December 9, 2023 9:52 AM
To: Wintz, Katelynn A
Subject: Zone change

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!

Hello!

Please oh please do not do this land swap at north Powers. The area is getting too dense with homes as it is and there is a negative impact on both wildlife and people with the increased congestion and pollution, air, light and noise. I suspect there is also not enough water. Open/park space is vital for emotional and physical well being. Keep this space open please? Please make this email a public record.

Thank you.

Lenora Kater