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**FW: ADU draft ordinance**

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**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Tue 12/10/2024 1:57 PM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Another letter of support

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** lynpetrson@aol.com <lynpetrson@aol.com>

**Sent:** Tuesday, December 10, 2024 1:04 PM

**To:** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Subject:** ADU draft ordinance

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Dear Ms. Wutzke,

Please pass on my comments below to members of the Planning Commission.

Lynn Peterson

Dear Planning Commission Members,

I am writing to urge you to vote for the updated accessory dwelling unit ordinance because its passage would contribute to the city being able to fulfill its comprehensive plan goal to “move our community in the direction of more housing in more places” and to “incorporate a wider variety of unit sizes, densities, and types.”

To my mind, a planning commission’s duty is to support putting in place land use policies that serve the community as a whole - all of its citizens economic and social needs and aspirations as much as possible. One of the ways to do that service is to support opportunities for property owners to exercise their rights in such a way that not only they but also their fellow citizens can benefit. Hence, a loosening of controls on homeowners could benefit some owners (yes, only some because all will not be eligible or interested) by enabling income for themselves at the same time they would be offering attainable rent levels for fellow community members, some of whom might be less affluent

and thus could/would, by happenstance, generate a bit more integration and inclusiveness than is presently present in many existing neighborhoods. It is my understanding that where ADU rules have been loosened, there has not been the alarming changes to neighborhoods or cities that are often predicted by those who support tight and quite exclusive rules.

Thank you for your consideration.

Lynn Peterson  
2601 Marilyn Rd.  
Colorado Springs, CO 80909  
719-338-7621  
[lynpetrson@aol.com](mailto:lynpetrson@aol.com)

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**FW: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

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From Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

Date Tue 12/10/2024 10:45 AM

To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Another one!

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Craig Clark <vcrescue32@gmail.com>

**Sent:** Tuesday, December 10, 2024 10:30 AM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>; westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennen.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,

(Dear Ms. Wutzke, please forward this to all of the Planning Commissioners).

Colorado Springs alliance of neighborhoods representing 328 of the Discovery HOA residential property owners and voters in the City respectfully opposes the proposed ADU Ordinance as currently written. While we acknowledge the need for affordable and attainable housing, this ordinance represents a dramatic shift in zoning policy with severe, unintended consequences for neighborhoods, infrastructure, and public safety. We urge the City to stop, study, or significantly alter this ordinance to ensure it aligns with community values and does not irreparably harm the quality of life for Colorado Springs residents.

**Key Concerns with the Proposed ADU Ordinance**

## 1. Exceeding State Mandates with Harmful Local Impacts:

- HB-1152 Compliance vs. Overreach: While the City must comply with Colorado HB-1152, the proposed ordinance far exceeds state requirements. HB-1152 calls for "compact housing" with "minimal impacts to infrastructure." In contrast, the proposed ordinance allows for massive density increases, creating significant infrastructure strain and undermining neighborhood character.
- Irreversible Changes: Once enacted, the "use-by-right" policy cannot be reversed, even if HB-1152 is later challenged or repealed. A sunshine clause should be added to the ordinance to mitigate long-term impacts if state legislation changes.

## 2. Massive Density Increases – Not Gentle Density:

- Allowing two ADUs per lot in single-family zoning districts increases density by 300%, effectively transforming single-family zoning into multi-family triplex zoning.
- This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.

## 3. Strain on Aging Infrastructure:

- Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
- Evacuation Concerns: On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires.

## 4. Encouragement of Corporate Investor Exploitation:

- The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods.

## 5. Erosion of Neighborhood Character:

- Detached ADUs are permitted to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods.
- The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.

## 6. Public Safety and Quality of Life:

- Increased density without parking requirements or occupancy limits creates safety hazards and diminishes the quality of life for residents.
- Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

## **Recommendations to Protect Neighborhoods**

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

### 1. Limit ADU Size and Height:

- Detached ADUs should be significantly smaller than the primary structure and limited to one story to preserve neighborhood character and align with the intent of HB-1152.

### 2. Enforce Compatibility Standards:

- Require architectural standards, building materials, and landscaping for detached ADUs to ensure compatibility with existing neighborhoods.

### 3. Introduce a Sunshine Clause:

- Include a provision that repeals or revises the ordinance if state laws like HB-1152 are overturned or significantly modified.

#### 4. Conduct an Infrastructure Study:

- Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.

#### 5. Limit Investor Exploitation:

- Restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.

#### 6. Require Public Engagement:

- Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## Conclusion

This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thoughtful, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following:

- Protect existing neighborhood integrity.
- Ensure public safety and infrastructure capacity.
- Avoid irreversible changes that exceed state mandates.

Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure that any changes to zoning policies reflect those values.

Sincerely,

*Craig and Marla Clark*

*7225 Big Valley Ct*

*Colorado Springs, CO 80919*

[vcrescue32@gmail.com](mailto:vcrescue32@gmail.com)

*818-606-1180*

# Homeowners' associations band together to halt accessory dwelling units | Cronin and Loevy

Tom Cronin and Bob Loevy  
Dec 8, 2024



A modern accessory dwelling unit sits in the former backyard of an older existing home that faces on the street in Boise, Idaho.  
Courtesy of Next City

There is a new political movement taking place in Colorado Springs and environs. Volunteer homeowners' associations, previously content to wend their own way in city politics and serve only their own interests, are banding together to put broader political pressure on our City Council.

A prime example is Westside Watch, an informal association of 20 or so neighborhood associations which estimates it represents from 80,000 to 100,000 homes. It was founded a few years ago to successfully oppose a giant 400-unit apartment development off Flying W Ranch Road because of fire hazards.

Another example is Historic Neighborhoods Partnership, a combination of 10 homeowners' associations that surround downtown Colorado Springs. It was



founded in April 2021 to resist city government plans to densify the population in older neighborhoods in the central city.

Westside Watch and Historic Neighborhoods Partnership will combine forces for the first time this coming Wednesday at a regular meeting of the city Planning Commission.

They will jointly oppose a proposal by the city to allow two accessory dwelling units (ADUs) to be added to every single-family zoned residence in Colorado Springs.

An ADU is an additional house that is built on the lot of an existing house and rented to a separate family.

Westside Watch and Historic Neighborhoods Partnership will also oppose allowing the two ADUs on the lot to each be the same size as the original dwelling unit on the property.

The result would be a former single-family building lot crowded with three homes for three different families (two of the homes would be rental properties).

Backyard space for family activities such as cookouts, croquet and badminton would soon be taken over as the site for the newly allowed two ADUs.

Westside Watch and Historic Neighborhoods Partnership also charge that the “two accessory dwelling units in every backyard” proposal is being rushed through the Planning Commission and the City Council with inadequate time

given for reviewing and critiquing such a complex and neighborhood-changing plan.

The two homeowners' associations have had little more than three weeks to consider this two-ADU-per-lot plan.

They are also concerned about the impact on Colorado Springs Utilities. Since the population of neighborhoods that add multiple ADUs to multiple properties will go up, so will the demand for electricity, gas, water, and sewer and the expensive infrastructure that bring them into neighborhoods.

Key neighborhoods in the founding of Westside Watch were the Broadmoor, Cheyenne Canyon, Skyway and Mountain Shadows. Added neighborhoods included Cedar Heights, Rockrimmon and Peregrine.

But interest in joining the work of Westside Watch quickly spread to areas outside the west side of Colorado Springs. Distant neighborhoods such as the Black Forest joined up and were represented.

Dana Duggan, who lives in the Broadmoor neighborhood, is a key figure in the work of Westside Watch. She listed three subjects she believes the City Council has not paid appropriate amounts of attention: approval of the loud amphitheater that disturbed north-side neighborhoods; inadequate provision of evacuation routes from wildfires on the west side; and the proposed controversial skyscraper in downtown Colorado Springs.

Dianne Bridges, the chair of Historic Neighborhoods Partnership, lives in Historic Uptown, the quaint old neighborhood between downtown and

Colorado College. She is joined by Mike Anderson of the Old North End, who serves as treasurer of Historic Neighborhoods Partnership.

Anderson is concerned that allowing two ADUs on each single-family lot will attract real estate investors, who will tear down the existing single-family home and put up a three-family apartment house for rent: a “tri-plex.”

This is not a new debate. Some urban planners love densification because it may reduce infrastructure costs and increase city revenues, among other things. It also can provide new homes for single people and young couples without children.

On the other side, as these emboldened neighborhood organizers in Westside Watch and Historic Neighborhoods Partnership attest, Colorado Springs has become an award-winning and uncommonly attractive city because of its vibrant and well-landscaped “single-family” neighborhoods.

As the pressure builds to allow denser residential patterns in Colorado Springs, expect to see more combinations of existing homeowners’ associations resisting such densification.

**To: Colorado Springs Mayor, Yemi Mobolade, and Planning Director, Kevin Walker**

**cc:** Colorado Springs Planning Commission and City Councilmembers

**Subject:** Support of Proposed Zoning Changes Allowing 2 ADUs per Lot

Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,

I am a long-time Colorado Springs resident, having lived in the same home in the 80910 zip code for almost 25 years. As a single parent, I raised my son in that home, and now he is a homeowner in 80909. I am saddened and angered by all the opposition to proposed developments and changes to our community that could bring much-needed affordable housing. This latest resistance to the proposed ADU changes is just a push by a few neighborhood organizations who feel protecting their status quo is worth more than the increase in opportunities for our community. I urge you to approve the proposed ADU Ordinance Amendment.

### **Key Concerns with the Proposed ADU Ordinance**

#### **1. State Mandates with Local Impacts:**

- HB-1152 requires cities to allow ADUs within locations zoned for single-family homes and remove “unreasonable” restrictions on ADU construction by the end of June 2025. We need to align with this legislation.
- Creating this ordinance as a "use-by-right" policy means that it cannot be reversed, even if HB-1152 is later challenged or repealed. This will protect property rights, allowing owners to put their properties to beneficial use.

#### **2. Gentle Density Increases:**

- Just because the ordinance allows 2 ADUs that does not mean every property is large enough to have 2 ADUs. There are still lot coverage and setback rules for every zone, meaning that only the larger properties would be allowed a second ADU. The typical R-1 Residential Property of 6,000 minimum square footage can still only have a maximum lot coverage of 55%.
- This is my definition of "gentle density." It allows property owners to use their properties effectively while still following the original intent of the zoning ordinances. It protects neighborhood stability and quality of life.

#### **3. Infrastructure:**

- Colorado Springs’ infrastructure was designed to handle ADUs initially, as shown by our older neighborhoods having many ADUs already.

- Having a slight increase in population in existing neighborhoods limits sprawl and the expensive infrastructure that comes with annexation. Our population is increasing, and we need homes for everyone.
  - Colorado Springs has already addressed evacuation concerns, simplified the notifications process, and addressed evacuation routes during emergencies like wildfires.
- 4. Encouragement of Potential Rental Income and Family Stability:**
- The ordinance allows property owners to construct small homes for aging parents or adult children to live separately but remain nearby for support.
  - Building ADUs in established neighborhoods builds a sense of community for the tenant, allowing them to live in neighborhoods they might not otherwise be able to afford.
  - ADUs can also be a source of steady passive income for the property owner, allowing them to maintain their homes, pay their bills and save for retirement.
- 5. Building Neighborhood Character:**
- Requiring ADUs to follow the setbacks and height of the principal building does not alter the nature of single-family neighborhoods. It follows already established guidelines.
  - Allowing ADUs to follow the architectural standards for the established neighborhoods allows for compatible designs, materials, and landscaping that does not clash with existing aesthetics.
  - Not allowing ADUs to be built in front of the principal building, or to be accessed from the front, means they will be tucked away on the property and not be the primary focal point for street appeal.
- 6. Public Safety and Quality of Life:**
- I understand that not every family has or needs a vehicle. Parking requirements have been found to be arbitrary and based on outdated assumptions. An excessive amount of parking is unjustified and unsightly.
  - This ADU ordinance does not change the existing height or lot coverage rules for every zone, meaning existing homes will not be overshadowed by larger ADUs, privacy will be protected, green space will be maintained, and recreational areas will be under the purview of the individual property owners.

## **Recommendations to Protect Neighborhoods**

The fiscally responsible decision would be to approve the proposed ADU Ordinance Amendment. As there is significant opposition to this proposal, I offer the following rebuttals:

**1. Limit ADU Size and Height:**

- With respect to size and height, detached ADUs should follow the existing regulations of the zone district in which they are built.

**2. Enforce Compatibility Standards:**

- Follow the intent of HB24-1152 in removing "unreasonable" restrictions on ADU construction.

**3. Introduce a Sunshine Clause:**

- Make this ordinance a "use-by-right" policy to protect property rights, allowing property owners to put their properties to beneficial use.

**4. Conduct an Infrastructure Study:**

- Follow the intent of HB24-1152 in removing "unreasonable" restrictions on ADU construction. Assessing the capacity of utilities, roads, schools, and emergency services to accommodate increased density is a clear NIMBY tactic to drive up costs, cause delays, or even lead to rejection of proposals such as this.

**5. Limit Investor Exploitation:**

- Not allowing short-term rental permits for ADUs will protect neighborhoods from excessive noise, trash, and parking issues.

**6. Require Public Engagement:**

- Residents had ample time to read, understand, and provide input on this transformative policy. There was a public meeting held November 20, a survey was posted on the City's website, and comments have been accepted by the Planning Department in an ongoing basis. HB-1152 requires cities to prove adherence to the law by the end of June 2025, so we should not delay any further.

## **Conclusion**

This proposed ADU ordinance follows the new State legislation and allows property rights to be maintained. We are in desperate need for attainable, affordable housing for everyone – I take pride that we are working together to maintain our unique character and aligns with our strategic goals. I urge Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers to approve the proposed ADU Ordinance Amendment.

Sincerely,

**Randi Davis**

140 South Brentwood Drive, Colorado Springs, CO 80910

Randi.Davis.CO@gmail.com

**FW: ADU Ordinance**

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**From** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Date** Tue 12/10/2024 8:24 AM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Good morning,

Here is a letter in support.

Mellisa Wutzke  
Senior Business Support Specialist  
Planning Department  
City of Colorado Springs  
Office: 719-385-5608  
Mellisa.Wutzke@coloradosprings.gov

-----Original Message-----

**From:** Elizabeth <elindquist3@comcast.net>

**Sent:** Tuesday, December 10, 2024 8:15 AM

**To:** Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>; All Council - DL  
<allcouncil@coloradosprings.gov>

**Subject:** ADU Ordinance

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Dear Planning Commission Members and City Council Members,

As a neighbor and a member of a state-wide interfaith organization committed to advocating for affordable housing for all residents, I urge you to approve the proposed plan to allow ADUs in all single family residential zones, understanding that setbacks and other factors will affect final approval of a project.

Opening the field for construction and streamlining the approval process for ADUs will help to lower anticipated costs for the property owner, although I believe that there are other zoning, funding, and public policy solutions needed to address our affordable housing crisis.

Additionally, I remind you that many of us advocated for zoning changes during the ReTool process of the past five years in order to broaden the possibility of more housing in the core. While the consultants



and city planners initially proposed structural change from R-1 to R-flex (over 80% of our residential land is zoned "single family"), Council ended up reinforcing the status quo, after bitter complaints from largely white privileged home-owners in established core neighborhoods.

Increasingly, across the country, state legislators and regional governmental entities are taking action to address the housing crisis, hence our Colorado statute that directs municipalities to pass ADU ordinances. I think that they are acting on behalf of all residents in our cities, one third of whom are housing insecure.

Finally, the community input of the few homeowners is not representative of our local population and let's start listening to the beneficiaries of the ordinance.

I urge you as decision-makers and representatives of all our residents to vote yes in favor of ADUs.

Regards,  
Elizabeth Lindquist  
2535 Blazek Loop (District 1)  
CS, CO 80918



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adu

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**From** Dianne Gidley <diannegidley@gmail.com>

**Date** Mon 12/9/2024 8:23 AM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

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Please keep our neighborhood from becoming so dense !

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## Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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**From** Gina Dellinger <g\_dellinger@yahoo.com>

**Date** Mon 12/9/2024 1:20 PM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>; All Council - DL <allcouncil@coloradosprings.gov>

**Cc** westsidewatchcos@gmail.com <westsidewatchcos@gmail.com>; integritymatterscos@gmail.com <integritymatterscos@gmail.com>; chelsea.brentzel@krdo.com <chelsea.brentzel@krdo.com>; brennan.kauffman@gazette.com <brennan.kauffman@gazette.com>; breeanna.jent@gazette.com <breeanna.jent@gazette.com>; mary.shinn@gazette.com <mary.shinn@gazette.com>; achalfin@krcc.org <achalfin@krcc.org>; asack@kxrm.com <asack@kxrm.com>; akeith@kktv.com <akeith@kktv.com>; maggie.bryant@koaa.com <maggie.bryant@koaa.com>; emily.coffey@krdo.com <emily.coffey@krdo.com>; news@krdo.com <news@krdo.com>; news@koaa.com <news@koaa.com>; new@kktv.com <new@kktv.com>; news@krcc.org <news@krcc.org>; news@cpr.org <news@cpr.org>; news@fox21news.com <news@fox21news.com>; talkshow@aol.com <talkshow@aol.com>

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Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,  
*(Dear Ms. Wutzke, please forward this to all of the Planning Commissioners).*

Colorado Springs alliance of neighborhoods: CONO, Divine Redeemer, Shooks Run, ONE, Patty Jewett, Ivywild, OCC, Westside, Skyway, Rockrimmon, Downtown, Knob Hill, Prospect Lake, Hillside (and many others) representing hundreds of the residential property owners and voters in the City respectfully opposes the proposed ADU Ordinance as currently written. While we acknowledge the need for affordable and attainable housing, this ordinance represents a dramatic shift in zoning policy with severe, unintended consequences for neighborhoods, infrastructure, and public safety. We urge the City to stop, study, or significantly alter this ordinance to ensure it aligns with community values and does not irreparably harm the quality of life for Colorado Springs residents.

### **Key Concerns with the Proposed ADU Ordinance**

#### **1. Exceeding State Mandates with Harmful Local Impacts:**

- HB-1152 Compliance vs. Overreach: While the City must comply with Colorado HB-1152, the proposed ordinance far exceeds state requirements. HB-1152 calls for "compact housing" with "minimal impacts to infrastructure." In contrast, the proposed ordinance allows for massive density increases, creating significant infrastructure strain and undermining neighborhood character.
- Irreversible Changes: Once enacted, the "use-by-right" policy cannot be reversed, even if HB-1152 is later challenged or repealed. A sunshine clause should be added

to the ordinance to mitigate long-term impacts if state legislation changes.

## **2. Massive Density Increases – Not Gentle Density:**

- Allowing two ADUs per lot in single-family zoning districts increases density by 300%, effectively transforming single-family zoning into multi-family triplex zoning.
- This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.

## **3. Strain on Aging Infrastructure:**

- Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
- Evacuation Concerns: On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires.

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- The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.

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- Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

## **Recommendations to Protect Neighborhoods**

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

### **1. Limit ADU Size and Height:**

- Detached ADUs should be significantly smaller than the primary structure and limited to one story to preserve neighborhood character and align with the intent of HB-1152.

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- Require architectural standards, building materials, and landscaping for detached ADUs to ensure compatibility with existing neighborhoods.

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- Include a provision that repeals or revises the ordinance if state laws like HB-1152 are overturned or significantly modified.

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- Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.
- 5. **Limit Investor Exploitation:**
  - Restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.
- 6. **Require Public Engagement:**
  - Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## **Conclusion**

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Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure that any changes to zoning policies reflect those values.

Sincerely,

Gina L. Dellinger  
911 N Hancock Avenue  
Colorado Springs, CO 80903  
719-632-1773

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**FW: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

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From Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

Date Mon 12/9/2024 1:57 PM

To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Another one for your list. Please let me know if you need anything.

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** RICK MIDTBO <rickmidtbo@comcast.net>

**Sent:** Monday, December 9, 2024 1:45 PM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; brennan.kauffman@gazette.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; new@kktv.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com

**Subject:** Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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- Irreversible Changes: Once enacted, the "use-by-right" policy cannot be reversed, even if HB-1152 is later challenged or repealed. A sunshine clause should be added to the ordinance to mitigate long-term impacts if state legislation changes.

## 2. Massive Density Increases – Not Gentle Density:

- Allowing two ADUs per lot in single-family zoning districts increases density by 300%, effectively transforming single-family zoning into multi-family triplex zoning.
- This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.

## 3. Strain on Aging Infrastructure:

- Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
- Evacuation Concerns: On the west side, evacuation times already exceed 8.5 hours under ideal conditions. Tripling the population without addressing evacuation routes endangers lives during emergencies like wildfires.

## 4. Encouragement of Corporate Investor Exploitation:

- The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit

developments. This trend threatens to displace long-term residents and destabilize neighborhoods.

#### 5. Erosion of Neighborhood Character:

- Detached ADUs are permitted to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods.
- The ordinance lacks architectural standards for detached ADUs, allowing for incompatible designs, materials, and landscaping that will clash with existing neighborhood aesthetics.

#### 6. Public Safety and Quality of Life:

- Increased density without parking requirements or occupancy limits creates safety hazards and diminishes the quality of life for residents.
- Existing homes will be overshadowed by larger ADUs, eliminating privacy, green space, and recreational areas.

### **Recommendations to Protect Neighborhoods**

While the fiscally responsible decision is to pause this ordinance and conduct a comprehensive study on its impacts, we propose the following changes if the ordinance moves forward:

#### 1. Limit ADU Size and Height:

- Detached ADUs should be significantly smaller than the primary structure and limited to one story to preserve neighborhood character and align with the intent of HB-1152.

#### 2. Enforce Compatibility Standards:

- Require architectural standards, building materials, and landscaping for detached ADUs to ensure compatibility with existing neighborhoods.



### 3. Introduce a Sunshine Clause:

- Include a provision that repeals or revises the ordinance if state laws like HB-1152 are overturned or significantly modified.

### 4. Conduct an Infrastructure Study:

- Assess the capacity of utilities, roads, schools, and emergency services to accommodate increased density before enacting citywide changes.

### 5. Limit Investor Exploitation:

- Restrict "scrape-and-build" projects and impose regulations to protect neighborhoods from corporate investor overreach.

### 6. Require Public Engagement:

- Extend the public participation process to allow residents more time to understand and provide input on this transformative policy.

## **Conclusion**

This proposed ADU ordinance represents a massive rezoning effort with far-reaching consequences. While the need for attainable housing is a City focus, the approach must be thoughtful, measured, and aligned with Colorado Springs' unique character and strategic goals. We urge the Mayor, Planning Commission and City Council to stop and conduct the necessary studies and analyses prioritizing the following:

- Protect existing neighborhood integrity.
- Ensure public safety and infrastructure capacity.
- Avoid irreversible changes that exceed state mandates.

Colorado Springs is a city built on strong neighborhoods and a commitment to quality of life. Let's ensure that any changes to zoning policies reflect those values.

Sincerely,

Richard and Patricia Midtbo  
7159 Wintery Loop, COS, 80919  
[rickmidtbo@comcast.net](mailto:rickmidtbo@comcast.net)  
(719) 548-1691

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**FW: Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot**

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From Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

Date Mon 12/9/2024 4:09 PM

To Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>

Another one. Hope your feeling better!

**Mellisa Wutzke**

Senior Business Support Specialist

Planning Department

City of Colorado Springs

Office: 719-385-5608

[Mellisa.Wutzke@coloradosprings.gov](mailto:Mellisa.Wutzke@coloradosprings.gov)



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**From:** Brian O'Donnell <briodo@gmail.com>

**Sent:** Monday, December 9, 2024 3:27 PM

**To:** Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>; Donelson, Dave <Dave.Donelson@coloradosprings.gov>

**Cc:** westsidewatchcos@gmail.com; integritymatterscos@gmail.com; chelsea.brentzel@krdo.com; breeanna.jent@gazette.com; mary.shinn@gazette.com; achalfin@krcc.org; asack@kxrm.com; akeith@kktv.com; maggie.bryant@koaa.com; emily.coffey@krdo.com; news@krdo.com; news@koaa.com; news@krcc.org; news@cpr.org; news@fox21news.com; talkshow@aol.com; brennen.kauffman@gazette.com; news@kktv.com; Dede O'Donnell <deadra.odonnell@gmail.com>

**Subject:** Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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Dear Mayor Mobolade, Mr. Walker, Planning Commissioners & City Councilmembers,

(Dear Ms. Wutzke, please forward this to all of the Planning Commissioners).

Colorado Springs alliance of neighborhoods representing 328 of the Discovery HOA residential property owners and voters in the City respectfully opposes the proposed ADU Ordinance as currently written. While we acknowledge the need for affordable and attainable housing, this ordinance represents a dramatic shift in zoning policy with severe, unintended consequences for neighborhoods, infrastructure, and public safety. We urge the City to stop, study, or significantly alter this ordinance to ensure it aligns with community values and does not irreparably harm the quality of life for Colorado Springs residents.

## Key Concerns with the Proposed ADU Ordinance

1. Exceeding State Mandates with Harmful Local Impacts:
  - HB-1152 Compliance vs. Overreach: While the City must comply with Colorado HB-1152, the proposed ordinance far exceeds state requirements. HB-1152 calls for "compact housing" with "minimal impacts to infrastructure." In contrast, the proposed ordinance allows for massive density increases, creating significant infrastructure strain and undermining neighborhood character.
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  - This is not "gentle density." It is a sweeping, citywide rezoning that will impact 61% of properties and undermine the very foundation of neighborhood stability and quality of life.
3. Strain on Aging Infrastructure:
  - Colorado Springs' infrastructure is not designed to handle such rapid densification. A 300% increase in population density will overburden utilities, roads, and emergency services, leading to costly failures and significant public safety risks.
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  - The ordinance incentivizes "scrape-and-build" projects, making single-family lots attractive to corporate investors who will replace homes with multi-unit developments. This trend threatens to displace long-term residents and destabilize neighborhoods.
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  - Detached ADUs are permitted to be the same size and height as the primary structure, fundamentally altering the nature of single-family neighborhoods.
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Sincerely,  
Brian and Deadra O'Donnell  
7120 Switchback Trail, Colorado Springs 80919  
719-761-9589

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## Urgent Opposition to Proposed Zoning Changes Allowing 2 ADUs per Lot

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**From** Sue Bigus <susanbigus@gmail.com>

**Date** Mon 12/9/2024 2:56 PM

**To** Sexton, Daniel <Daniel.Sexton@coloradosprings.gov>; Walker, Kevin <Kevin.Walker@coloradosprings.gov>; All Council - DL <allcouncil@coloradosprings.gov>; Yemi Mobolade <Yemi.Mobolade@coloradosprings.gov>; Wutzke, Mellisa K <Mellisa.Wutzke@coloradosprings.gov>

**Cc** westsidewatchcos@gmail.com <westsidewatchcos@gmail.com>; integritymatterscos@gmail.com <integritymatterscos@gmail.com>; chelsea.brentzel@krdo.com <chelsea.brentzel@krdo.com>; brennan.kauffman@gazette.com <brennan.kauffman@gazette.com>; breeanna.jent@gazette.com <breeanna.jent@gazette.com>; mary.shinn@gazette.com <mary.shinn@gazette.com>; achalfin@krcc.org <achalfin@krcc.org>; asack@kxrm.com <asack@kxrm.com>; akeith@kktv.com <akeith@kktv.com>; maggie.bryant@koaa.com <maggie.bryant@koaa.com>; emily.coffey@krdo.com <emily.coffey@krdo.com>; news@krdo.com <news@krdo.com>; news@koaa.com <news@koaa.com>; new@kktv.com <new@kktv.com>; news@krcc.org <news@krcc.org>; news@cpr.org <news@cpr.org>; news@fox21news.com <news@fox21news.com>; talkshow@aol.com <talkshow@aol.com>

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Sincerely,

Susan Bigus

4756 Woodsorrel Ct. 80917

719-229-5889