

Van Nimwegen, Hannah

From: Carol Lavoie <carolavoie@yahoo.com>
Sent: Thursday, August 15, 2019 8:39 AM
To: Kathryn Duff; Van Nimwegen, Hannah
Cc: Dorse DuBois; Michael Van Winkle; Marie Baker; Joanne Springer; linda Wallis; Kristin Smith; Terri Villa; Dave Mork; Patricia Tigner; karmay22@aol.com; Chris MacMillan; Dan McGovern; Cindy Opong; Greta Brisk; Tena Stetler; brucerents@aol.com; Rmustang14@aol.com; Charla Hawkins; Kevin Abbott; Campbell, Karen D CIV NORAD-USNC CS (USA); Lisa Tietz; Anna DuBois
Subject: Re: 8:30 AM PUBLIC MEETING???? COMMENTS: PONY PARK RESIDENCES FILE #'s: CPC PUZ 19-00006 & CPC PUD 19-00007

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!

I am not attending this meeting because there is no point to voicing my concerns, as it is clear that the decision has already been made to approve this as designed.

I foresee horrible traffic tieups at Pony Tracks and Peterson from cars turning from Peterson onto P.T. and then trying to turn left to enter this development. Only a couple of cars waiting to turn in will back up traffic into the lighted intersection.

I can also see trouble with parking and fire lane blockage, with so many units and no street parking. I live in an area that already has this problem, and we have "only" about 24 units in an equivalent land area as this proposal. This one with 36 is guaranteed to be an issue.

Carol Lavoie
Cascades at Springs Ranch

On Thursday, August 15, 2019, 8:29:42 AM MDT, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Good morning Kat,

Again, I appreciate the opportunity to clarify my earlier email. I should have stated that comments received following the publishing of the report but prior to the City Planning Commission meeting will not be a part of the *report* but are still apart of the *record*. I have emailed all comments received during this time period to the Commission and intend to pass out hard copies this morning.

Your sentiment about the timing of City Planning Commission is shared by many, but I do not have the power to change it. I appreciate you taking necessary steps to address the issue and being involved in the community.

Thank you,

Van Nimwegen, Hannah

From: Mark Chafe <mark.l.chafe@gmail.com>
Sent: Thursday, August 15, 2019 2:53 PM
To: Van Nimwegen, Hannah; Mark Chafe
Subject: Development Proposal Comments: CPC PUZ 19-00006/CPC PUD 19-00007

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!

Ms. Van Nimwegen,

I just found out today that there is a proposal to put in 36 home in the Springs Ranch subdivision, named Pony Park Residences.

I would like to state this project would not be good for Springs Ranch or students (and parents) going to Remington Middle School.

I not 100% sure, but I believe there are 700+ (most likely more) homes in the area surrounded by Constitution, North Carefree Circle, Peterson Rd, and Sand Creek open area. There are only three street exits for residences in this subdivision of 700+ homes; Piros Dr, Pony Tracks Dr (North exit and South exit). Adding more homes/residents would just add to the already existing traffic congestion. The exit nearest to this proposed development does not even have a turn lane and is controlled by a traffic signal.

In addition, Pony Tracks Dr (from Peterson Rd to Flying Horse Rd) and Flying Horse Rd (from Pony Tracks to Quarter Circle Rd) are complete full, overwhelmed in fact, with vehicles and parents picking up their children from Remington Elementary School (across the street from Springs Ranch Park). This area is a traffic "jam" in the morning (school drop off) and in the afternoon (school pick up).

I'm asking that this proposal/request be denied. Additional cars and associated traffic would only increase the already existing traffic congestion problem. With only three exits routes from the subdivision, and a large elementary school in the immediate vicinity, this change just doesn't make sense and would negatively impact the current residents of Springs Ranch and parents of Remington Elementary School students.

I encourage someone from the city to come to the intersection of Peterson Rd and Pony Tracks Dr in the morning just prior to school starting, and in the afternoon when school is released to see first hand how bad the current traffic situation is.

Please contact me if you have any questions. Thank you for you time and consideration.

Mark Chafe
3260 Cowhand Dr (Springs Ranch)
850-313-0113