

Hubble, Logan K

From: Stephanie Hanks <Stephanie@crosspointpolygraph.com>
Sent: Tuesday, November 12, 2024 6:07 PM
To: Hubble, Logan K
Subject: Re: Opposition to Sunrise at Shiloh Mesa

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Hi Logan Hubble,
Here is what the one email stated. Sorry for all the confusion. This has just been a very stressful situation.

I also wanted to emphasize that when we initially purchased our home, the area in question was not zoned for an apartment complex. Had we known about this potential rezoning, we would never have bought our home here.

I am opposed to this development for several reasons. It is deeply concerning to think that multiple tenants will have direct visibility into my backyard where my young children play. Furthermore, I have recently started the beginning process of potentially opening up an in-home daycare business. If this approval goes through, I fear my potential clients would be uncomfortable with individuals potentially looking into our yard where other children will be.

Additionally, I want to note that the location is not feasible for elderly individuals. Our neighborhood is not within walking distance to any amenities, and this building is not near any public transportation, such as bus rapid transit stops.

The proposed complex includes 45 one-bedroom units, potentially housing two individuals each, and 5 two-bedroom units, potentially housing four individuals each. So potentially there could be 110 residents living in this facility. This would mean a significant number of residents without sufficient parking, as there are only 31 parking spots available.

These concerns weigh heavily on us as we consider the future of our neighborhood. Thank you for your attention to this matter.

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From: Stephanie Hanks <Stephanie@crosspointpolygraph.com>
Sent: Monday, November 11, 2024 11:29:21 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Re: Opposition to Sunrise at Shiloh Mesa

I apologize the last message was to state that I am in the beginning process of potentially opening up a in-home daycare. Not that I have one currently. Again, I apologize for the typing error. Thank you again.

Stephanie Hanks

Have a Blessed day.
Stephanie A Hanks
Crosspoint Solutions
Stephanie@crosspointpolygraph.com
719-225-2424

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Reply



Forward

From: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Sent: Friday, November 8, 2024 2:30 PM
To: Stephanie Hanks <Stephanie@crosspointpolygraph.com>
Cc: travis.hanks@outlook.com <travis.hanks@outlook.com>
Subject: RE: Opposition to Sunrise at Shiloh Mesa

Stephanie,

Thank you for sharing your concerns. I will take them under consideration, upload them to the public record, and provide them to the applicant for response. I've also added you to my email list for this project, so I can keep you updated throughout the process. Please let me know if you have any questions at this time.

Thank you,

Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Stephanie Hanks <Stephanie@crosspointpolygraph.com>
Sent: Sunday, November 3, 2024 7:52 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Cc: travis.hanks@outlook.com
Subject: Opposition to Sunrise at Shiloh Mesa

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Dear Logan Hubble,

I am writing to express my strong opposition to the proposed construction of a 50-unit, four-story apartment building on the 1.01-acre lot directly adjacent to my property and neighborhood. This project raises serious concerns for me and my neighbors, primarily in terms of privacy, safety, and the fundamental character of our community.

One of our biggest concerns is the invasion of privacy. The proposed building would back directly up to our homes, with residents able to look directly into our yards and personal spaces. We chose this neighborhood specifically because it offered privacy, including a backyard with no neighboring properties. With young children who frequently play outside, the prospect of dozens of apartment windows overlooking our yard raises significant discomfort and concern for our family's privacy and safety.

I understand there is a need for senior living apartments and recognize the importance of providing housing options for older residents. However, I believe there are better-suited areas that could accommodate such a development. A 1.01-acre lot is simply too small for a high-density, multi-story complex without causing issues for existing residents and compromising the quality of life in the neighborhood.

In addition, I am concerned that this high-density development is unsuitable for such a small parcel of land. This small lot cannot reasonably accommodate a 50-unit complex without drastically impacting our neighborhood's infrastructure. Increased traffic, parking congestion, and noise are inevitable consequences, all of which would undermine the peaceful, residential atmosphere that drew us here in the first place.

In the event of an emergency that requires evacuation, this congestion could lead to serious delays, posing potential risks for residents, especially families with young children. Having such a large influx of people in a small area would strain the already limited routes in and out of our neighborhood, creating additional safety hazards.

Furthermore, we fear that a substantial addition to our neighborhood could strain local resources, including schools, emergency services, and public utilities. Adding a four story building in a primarily single-family neighborhood seems out of scale and would set a concerning precedent for future development that could alter the community's overall character and desirability.

In light of these issues, I respectfully urge the planning board to reconsider the suitability of this project in such close proximity to established, family-oriented homes. Thank you for considering the perspective of your community members who value privacy, safety, and a balanced approach to neighborhood development.

Sincerely,
Stephanie Hanks

Resident on Burl Wood Drive

Have a Blessed day.
Stephanie A Hanks
Crosspoint Solutions
Stephanie@crosspointpolygraph.com
719-225-2424

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Reply



Forward

Hubble, Logan K

From: Jennifer Van Vleck <teetervv@comcast.net>
Sent: Tuesday, November 12, 2024 5:44 PM
To: Hubble, Logan K
Subject: Re: Proposed Zone Change Sunrise at Shiloh Mesa

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I do apologize Logan, I would also like to bring up exterior lighting on the building (security on an apartment) that would be shining into our homes through the night.

I know you have a lot of e-mails, will you be responding to each of them?

Thank you,

Jennifer

Lance & Jennifer Van Vleck

Awana Ministry Directors
Mountain Springs Church
teetervv@comcast.net
(702) 326-8523

On Nov 12, 2024, at 4:50 PM, Jennifer Van Vleck <teetervv@comcast.net> wrote:

Good afternoon. I am sorry for my delay in using my voice. My husband is in the Middle East and I have been handling the entire household by myself.

I am writing to express my husband and my strong opposition to the proposed zone change and the development of Sunrise at Shiloh Mesa. While our community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Shiloh Mesa neighborhood are completely opposed to the addition of a 4 story, 50 unit low income senior living apartment building that will cause traffic and safety problems and could potentially lower the property values of the existing community. Speaking with our realtor, it is their belief that this apartment building will make it almost impossible sell of our home.

Traffic and safety of pedestrians (lot's of kids and adults riding bikes, and walking dogs) are a major area of concern. We are concerned with the already dangerous and congested travel on Mulberry Wood Dr. and the ability to get onto Marksheffel Rd via the traffic circle at Woodmen Valley View. Additionally, in case of a fire, have you assessed the evacuation routes/times of response?

We are unsure what the additional noise would do to our neighborhood. And we are also unsure what that additional building would do to our wildlife that keeps losing land. There is a herd of 50+ prong horns that roams around and through our neighborhood.

Property values are likely to go down in the area if an apartment building was built. This building would be inconsistent with the neighborhoods developed in the area, all of which are ranch and two story single family homes.

Finally, the selfish reason. I live on the side of the neighborhood that will be most affected. My home sits with my backyard at Woodmen Height Chapel parking lot. I feel so unsafe now knowing that there will be a 4 story tall apartment building where the tenants would be able to see into my home, my yard, leaving us with no privacy. When the church proposed giving the land up, they told the neighborhood (which they restated 3 months ago) that the building would only be two stories).

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know our opinions are shared by many who may not have had the time to send in a letter.

Thank you for hearing our concerns,

Jennifer and Lance

Lance & Jennifer Van Vleck

Awana Ministry Directors
Mountain Springs Church
teetervv@comcast.net
(702) 326-8523

Hubble, Logan K

From: Jennifer Van Vleck <teetervv@comcast.net>
Sent: Tuesday, November 12, 2024 4:50 PM
To: Hubble, Logan K
Subject: Proposed Zone Change Sunrise at Shiloh Mesa

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 afternoon. I am sorry for my delay in using my voice. My husband is in the Middle East and I have been handling the entire household by myself.

I am writing to express my husband and my strong opposition to the proposed zone change and the development of Sunrise at Shiloh Mesa. While our community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Shiloh Mesa neighborhood are completely opposed to the addition of a 4 story, 50 unit low income senior living apartment building that will cause traffic and safety problems and could potentially lower the property values of the existing community. Speaking with our realtor, it is their belief that this apartment building will make it almost impossible sell of our home.

Traffic and safety of pedestrians (lot's of kids and adults riding bikes, and walking dogs) are a major area of concern. We are concerned with the already dangerous and congested travel on Mulberry Wood Dr. and the ability to get onto Marksheffel Rd via the traffic circle at Woodmen Valley View. Additionally, in case of a fire, have you assessed the evacuation routes/times of response?

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Finally, the selfish reason. I live on the side of the neighborhood that will be most affected. My home sits with my backyard at Woodmen Height Chapel parking lot. I feel so unsafe now knowing that there will be a 4 story tall apartment building where the tenants would be able to see into my home, my yard, leaving us with no privacy. When the church proposed giving the land up, they told the neighborhood (which they restated 3 months ago) that the building would only be two stories).

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know our opinions are shared by many who may not have had the time to send in a letter.

Thank you for hearing our concerns,

Jennifer and Lance

Lance & Jennifer Van Vleck

Awana Ministry Directors
Mountain Springs Church
teeterw@comcast.net
(702) 326-8523

Hubble, Logan K

From: JAMES WELCH <thewelch5@comcast.net>
Sent: Tuesday, November 12, 2024 4:01 PM
To: Hubble, Logan K
Subject: Sunrise at Shiloh Mesa, PDZL-24-0004, PDZL-24-0024, PDZL-24-0002

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Mr. Hubble,

I writing in response to a notice for the Sunrise at Shiloh Mesa Project. I think that the project overall will be a great addition to our community. I am concerned that the size of the building (4 stories) will be out of character for our community and will block much of the beauty of our community. I believe that a building with 2 stories above grade and 1 story below grade (total of 3 stories) will keep to the nature of our community and not stand out as a commercial addition blocking the view of some of the residents. If 4 stories is granted by the planner, I would hope that a limit of 3 stories above grade is authorized. Please consider a limit of 2-3 stories above grade to prevent extreme commercialization of our community.

Thank you,
James S. Welch
Almond Wood Loop

Hubble, Logan K

From: keith varden <keith.varden.1@gmail.com>
Sent: Monday, November 11, 2024 11:13 AM
To: Hubble, Logan K
Subject: Sunrise @ shiloh Mesa

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Good morning Mr. Hubble, My name is Keith Varden and I am a resident of the Shiloh mesa community. I am an active duty service member as well as a real estate agent that currently ranks #2 out of 1000's in Colorado springs.

This project was never disclosed or planned when many of the homeowners in the community and on burlwood specifically (my street) build there. We are talking about 10-12 million dollars worth of homes that are going to be taking a massive hit for resale due to this monster building going in. My wife and I are extremely opposed to it because we picked this community for the separation it had from business/buildings while being close enough to access them. I understand the plan is for senior citizens which I do sympathize with because my grandmother (88 years old) currently lives in a similar community in Florida. But the proximity of this is unacceptable to the homes near by. Many of my clients on this street already had a hard time selling (3x the average time on market) due to the parking lot behind them. Their is no question this is going to put some of them in the negative for equity compared to their purchase price and put them in horrible situations financially when they get orders out of state. As an Active Duty member myself of 16+ years I cannot imagine the toll this would have taken on me financially if this happened before I moved.

I understand deadline for comments is 12 Nov 24. Please advise if their is any other way we can raise concern about this. I would be happy to support in any other location to include donations/volunteer forces to assist the project elsewhere.

v/r

- Keith Varden
8116 Burlwood Dr.

Hubble, Logan K

From: Ashley Charlebois <charlebois.am@gmail.com>
Sent: Monday, November 11, 2024 10:19 AM
To: Hubble, Logan K
Subject: Shilo Mesa Project

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Good Morning Mr Hubble,

I am writing to you in regards to the Sunrise at Shiloh Mesa project. I oppose the current plan.

I oppose the project because the area was not originally zoned for a four story, 50 unit apartment building and adding this to the neighborhood does not complement or add to the appeal of the area. All of the other homes in the area are one or two stories. There are no buildings (homes or businesses) in the surrounding area that match this height. Adding such a high building amongst one to two story homes and businesses would be obtrusive.

The proposed changes to the zoning does not complement the area. The homes in the established neighborhood were built and purchased in the good faith that the city would honor the zones it had created. Shoehorning a high rise apartment building between homes and a church would be a betrayal of that trust.

This project is an attempt to shoehorn an apartment building among small homes and onto a little lot that the church otherwise has no use for. The church has larger pieces of land on it's south and east sides, much closer to the church's structure, that it is choosing not to utilize for this project. Instead, it hopes to build a 4 story structure directly next to existing homes' backyards, which eradicates any sense of privacy and security for the residents.

My husband is an active duty service member and, throughout our multiple duty stations, we searched for a place to buy our first home and put down roots. We knew we had found that place when we moved to Colorado Springs and purchased our very first home here in Shiloh Mesa. We would be heartbroken to learn that the city would be willing to go back on it's word by rezoning the area and trampling on it's taxpayers in such a way. Please help support the residents of Shiloh Mesa by denying this re-zoning request and the current construction plan.

Affordable housing is a nationwide concern; however, not at the expense of existing homes. A modified project on a different portion of the campus of Woodmen Valley Chapel would be a great solution and enable them to move forward with their mission of assisting elderly, fixed income individuals in need. Wedging them into a space that is a glorified road verge between the church's parking lot and Mulberry Wood Drive shows their disregard for the existing residents and homeowners in the area.

Thank you for your time.

Cordially,

Ashley Charlebois

Hubble, Logan K

From: M K <celtickolty@yahoo.com>
Sent: Sunday, November 10, 2024 11:14 PM
To: Hubble, Logan K
Subject: Concernes About 50 Unit Apartment Proposal

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Hello,

I am a resident of Shiloh Mesa which is directly next to the proposed 50 unit apartment building on PDZL-24-0004, PDZD-24-0024, and PDZZ-24-0002.

I want to submit my opposition to this apartment development proposal. I recently moved to the Springs and was drawn to this neighborhood with its single family 1-2 story units. This 4 story complex is a drastic divergence to the feel of the area and the community growing here. I am concerned that it will be significantly out of place in the area and will not complement what has already been built around here. I do not think the area was originally zoned for a complex such as this and this change will disrupt the careful planning that has gone into this area over the decades.

Please consider working with the developers to shape a community plan that is more aligned to the surrounding neighborhoods.

Thank you,
Michael Koltiska
8173 Barham Pl

Hubble, Logan K

From: Hanshaw, Lauren <LHanshaw@OakwoodHomesCO.com>
Sent: Sunday, November 10, 2024 8:20 PM
To: Hubble, Logan K
Cc: James Buck
Subject: 50 unit assisted living development

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Hi Logan,

I live in the Shiloh mesa neighborhood on Woodmen and Marksheffel. I wanted to express my concerns with the proposed development of an assisted living facility.

I completely understand the importance of developing communities and the potential benefits to the community, but I oppose this project because the area was not originally zoned for an apartment building/multi-unit building. The proposed zoning does not compliment the neighborhood, the reality is that the just over an acre is not adequate space for 50 units of parking and staff. It becomes a question of safety to the current residents and the future residents of this proposed building. A 4 story building also doesn't fit the aesthetics of the neighborhood, in a community of buildings that are only 1 to 2 stories this building is going to feel wildly out of place. I work in new home construction so I understand development and how it should follow a cohesive design and layout. I strongly recommend finding a parcel of land that meets the needs of a facility of that size.

Please feel free to reach out to me if you have any questions or concerns. Thank you for your time.

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Hubble, Logan K

From: J M <joanna.maniscalco@gmail.com>
Sent: Sunday, November 10, 2024 7:44 PM
To: Hubble, Logan K
Subject: 4 story apartment complex near woodman valley chapel

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Hi Logan,

I am writing to you to let you know that I oppose the four-story senior living complex that is planned for at the corner of the Woodman valley chapel property. When buying in this area the buildings were limited to three stories high and I do not remember seeing zoning for an apartment complex in that area. The footprint of the project has it crammed between the church and our neighborhood and would not fit in with the existing area. This project would greatly devalue our neighborhood and the neighbors bordering that property, plus adding to congestion issues.

Thank you for your time,

JoAnna Maniscalco

Hubble, Logan K

From: Robert Dutton <robduyton303520@gmail.com>
Sent: Sunday, November 10, 2024 6:17 PM
To: Hubble, Logan K
Subject: Lot Development - Sunrise at Shiloh Mesa

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My name is Rob, and I'm writing as a 100% disabled combat veteran with severe PTSD who chose my current home for the peaceful environment it provides. The location, nestled close to nature with serene views of the mountains, has been essential in helping me manage my condition and find solace after years of service. I understand there is a proposal to build a 50-unit, four-story senior living residence on a 1.01-acre lot directly behind our neighborhood. While I appreciate the need for senior housing, this particular development raises significant concerns for me and other residents in the area. First and foremost, the scale and height of this building would completely overshadow our backyards, disrupting the privacy we cherish. Having a four-story building looming over our properties would take away the very sense of retreat and sanctuary that drew many of us, myself included, to this community. Additionally, the view of the mountains has been an irreplaceable comfort and a constant reminder of peace. A large development, as proposed, would obstruct these natural sights, taking away a crucial part of the environment that is so grounding for me and other veterans in the neighborhood. Lastly, a development of this size would introduce significant traffic to the area. With narrow residential streets already in place, the increase in cars and visitors could easily disrupt the flow of our neighborhood. I worry about the additional noise and activity, which could be particularly triggering for someone like me who needs calm and predictability in their daily surroundings. I ask you to carefully reconsider the placement, scale, and impact of this proposed development on existing residents. Please consider alternatives that can better accommodate both the needs of the senior community and the residents who rely on this area for its unique tranquility. Thank you for your time and understanding.

Sincerely,
Robert Dutton
520-275-1652

Hubble, Logan K

From: Carissa Ayers <cdchapm@gmail.com>
Sent: Sunday, November 10, 2024 5:25 PM
To: Hubble, Logan K
Subject: Re: Sunrise at Shiloh Mesa

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Thanks so much for the response!

I oppose the project because the area was not originally zoned for an apartment building. The proposed zoning does not complement the neighborhood (jamming an appt building in between homes and a church). Also, a 4 story building in a neighborhood of 1-2 story homes does not complement the neighborhood.

Thank you also for including me in the emails from here on out.

Carissa

On Fri, Nov 8, 2024 at 2:23 PM Hubble, Logan K <Logan.Hubble@coloradosprings.gov> wrote:

Carissa,

Thank you for sharing your concerns. I will take them under consideration, upload them to the public record, and provide them to the applicant for response. I've also added you to my email list for this project, so I can keep you updated throughout the process. Please let me know if you have any questions at this time.

Thank you,

Logan Hubble

Planner II

[30 S Nevada Ave. Suite 701](#)

[Colorado Springs, CO 80903](#)

(719) 385-5099

Logan.Hubble@ColoradoSprings.gov



From: Carissa Ayers <cdchapm@gmail.com>
Sent: Tuesday, October 29, 2024 3:16 PM
To: Hubble, Logan K <Logan.Hubble@coloradosprings.gov>
Subject: Sunrise at Shiloh Mesa

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Logan -

I'm writing to submit comments about the Sunrise at Shiloh Mesa standard notice. Our backyard directly backs up to this parcel. Here are my thoughts...

- That is EXTREMELY close to our yards where our children play. 4 stories tall would mean SO many people would be watching our kids and invading our privacy. It feels very uncomfortable.

- The traffic is already so busy during the week with the church's activities. On weekends when the church holds services, it is ALOT of cars coming in and out of Shiloh Mesa. Another living area would mean even more traffic. Where are all the cars that belong to these people and their visitors going to park?

- Our view will be gone. We all bought these lots because there was to be no backyard neighbors and we could always see Pike's Peak. That will be taken away by a 4 story building.

Please rethink the location of this project. It's not appropriate next to families fences or in an already busy parking lot with traffic nonstop.

Thank you

Carissa Ayers

Hubble, Logan K

From: Jessica O'Malley <jmontaven@gmail.com>
Sent: Sunday, November 10, 2024 4:44 PM
To: Hubble, Logan K
Cc: ❤️ Me Hubby ❤️
Subject: Proposed senior living

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Hi Logan,

I'd like to share an email with you to oppose the 50 unit senior living project near marksheffel and woodmen. If I understand correctly, the area was not originally zoned for an apartment building. Additionally I have concerns that the proposed zoning does not complement the neighborhood - jamming an appt building in between homes and a church, that a 4 story building in a neighborhood of 1-2 story homes does not complement the neighborhood and finally, would reduce the privacy of those near the building.

While I support the build out of a senior living facility, I'd like to request that this plan be re-evaluated and placed in a location that can provide more amenities to the senior residents.

Please let me know if you need any additional information from me.

Thanks,

Jessica O'Malley
602-403-2043