

Figure 3 – 910 S. Nevada Avenue – Stakeholder Letters

Wednesday, Dec. 11, 2019

Matt:

I'm responding to the "Conditional Use to allow a medical marijuana grow in the Form-Based Zone" at 910 So. Nevada Avenue.

I've no issue with this potential development, unless it (at some point) chooses to become a dispensary. Our neighborhood already has one at 1004 So. Tejon (Natural Leaf).

Thanks.
— Ramona Lidmila

From: David@RMAcceptance.com [mailto:David@RMAcceptance.com]
Sent: Wednesday, December 18, 2019 10:21 AM
To: Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>
Subject: File No. CPC CU 19-00167

Mr. Fitzsimmons,

I just left a voice mail at your office as well, at (719) 385-5365.

I am writing to obtain more information about the permit and likelihood of the approval to allow a medical marijuana grow facility next door to our retail business, Nevada Auto Sales, address below. We are opposed to this permit being issued and do not feel it fits within the confines of the neighborhood and our local businesses.

Figure 3 – 910 S. Nevada Avenue – Stakeholder Letters

If you could contact me by phone or Email as your earliest convenience, I would appreciate it. We would like your input on the best and most productive ways to ensure our sentiments are fully heard and thoughtfully considered.

David Carlton
Nevada Auto Sales
934 S Nevada Ave
Colorado Springs, CO 80903
(719) 635-2533
www.CrazyHerman.com



From: Kaitlyn DeGhetto [mailto:kaitlyn.deghetto@gmail.com]
Sent: Friday, December 13, 2019 8:30 PM
To: Fitzsimmons, Matthew P <Matthew.Fitzsimmons@coloradosprings.gov>
Subject: CPC CU 19-00167 Comments

Dear Matthew,

I own a home in the Lowell neighborhood, and I would like to express my concern about Kind Therapeutics opening on Nevada and Fountain. This area is improving with investments in the Olympic Museum, new apartments, and the Switchbacks stadium. I believe value will only decrease, taking away from the other investments, with this facility moving into our neighborhood.

Thanks for your consideration.

Kind regards,
Kaitlyn DeGhetto

December 13, 2019
Matthew Fitzsimmons, Planner II
City of Colorado Springs

Figure 3 – 910 S. Nevada Avenue – Stakeholder Letters

Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903
Dear Mr. Fitzsimmons,

The purpose of this letter is to express an opinion by Downtown Partnership regarding a request by Randy Tuck for approval of a Form-Based Zone conditional use development plan. If approved, the proposed would allow for a medical marijuana growing facility that would replace a vacant building.

The Downtown Partnership is not in support of this project because it is located along a significant gateway into Downtown, and it would not be a business that activates a location such as a retail or employment center per the Experience Downtown Master Plan.

According to the Experience Downtown Master Plan, the identified gateways currently fail to provide the type of first impression desired as people visit from other parts of the City and beyond. The Master Plan identifies that the largest impacts on these gateways would deal with connectivity and land use improvements. The proposed use is not a welcoming use as it will not attract retail customers, as glazing will lead directly into a wall that partitions the interior space. The site is presumed to not have staff on site due to the growing operation, not requiring any customer service. With an emphasis on making the downtown gateways more welcoming, the Experience Downtown Master Plan states that important entrances to Downtown should be designed and programmed to improve multi-modal access and begin to address visually unappealing uses and infrastructure. With the addition of a non-accessible grow operation with a fence across the northern boundary of the property, the business does not seem appealing.

The revitalization that Downtown Colorado Springs is experiencing is occurring in part because of the goals and steps shown in the Experience Downtown Master Plan. The addition of this use would not be an appealing use or sight, for visitors and residents as they are entering one of nine gateways into Downtown.

Sincerely,
Len Kendall
Director of Planning & Mobility
Downtown Partnership of Colorado Springs



January 23, 2020

Matthew Fitzsimmons, Planner II
City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Fitzsimmons,

The purpose of this letter is to express an updated opinion by Downtown Partnership regarding a request by Randy Tuck for approval of a Form-Based Zone conditional use development plan. If approved, the proposed would allow for a medical marijuana growing facility, with an associated retail storefront that would replace a vacant building.

The Downtown Partnership is changing our position to a letter of support for this project due to the recent changes in the application materials. The applicant reached out to the Downtown Partnership and has incorporated upgrades to the development plan to show a storefront for a business, as well as upgraded landscaping along South Nevada Avenue.

As previously mentioned, the new storefront will activate the location in terms of having employees at the building and will also invite customers to shop at this location. It is important to note that support for this grow does not constitute support for all future grow applications. We understand that the building has been vacant for quite some time, and with the updated application, the addition of an activated storefront will be an upgrade to a traditional grow operation.

As this project is located in one of the Downtown Gateways, the addition of landscaping on the S. Nevada Avenue frontage will be a warm welcome into Downtown, unlike the current frontage of asphalt. We commend the effort of the applicant to amend their plans and reach out to us for a meeting and give us a better understanding of their business.

Sincerely,

A handwritten signature in black ink, appearing to read "L Kendall".

Len Kendall
Director of Planning & Mobility
Downtown Partnership of Colorado Springs