

Thelen, Lonna

From: robin.dillon@wellsfargoadvisors.com
Sent: Thursday, September 10, 2020 12:03 PM
To: Thelen, Lonna
Subject: RE: 1st Review - Lorraine Views

Follow Up Flag: Follow up
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Lonna,

I wish to reiterate my objection to the request to build a residential dwelling(s) in the rear half of 318 W. Cheyenne Road, 80906, bordered by the alley that runs north south between Lorraine Street and Fenmore Avenue. The resubmission of the plans does nothing to clarify or satisfy the concerns of myself or my neighbors, specifically concerning zoning, population density, devaluation of existing properties, access to the dwelling by residents, parking, landscaping, building design, access for CSPD and CSFD/EMS, absentee landlord, as well as prior evidence of lack of good judgement.

Zoning

The Fenmore Sub in which the property is located is zoned R2. Many of the lots contain a single-family home and a garage or cottage. Ms. Sangine's revised plan indicates 3 lots. This would be in direct violation of the R2 zoning. Additionally, the dwelling is being referred to as "Single-Family, Attached," but the plans distinctly imply a duplex (2) or a townhouse (4). The creation of 3 separate lots would be in direct violation with the Zoning Restrictions.

Population Density

There is a significant amount of development occurring in 80905-80906 adjacent to the proposed area. Many of these are multi-family, townhomes that are occupying empty lots and increasing 10-fold the density of the neighborhood. Whether the plans be for a duplex (with no indication of number of bedrooms etc.) or a single family home, or any details at all, it is possible this structure could support 3-5 people each. There is simply no reason, to construct more rental property in an already overly dense area.

Devaluation

At present the lot is fenced in, and the no trespassing signs are behind 6 foot tall weeds. This does not do anything positive for property values as it is and I am fearful that the projected build out (if allowed) will not be in the character of the neighborhood, will increase traffic, noise, disruption, create light pollution for those of us that live behind or beside. There is also no plan for landscaping and several large trees would more than likely be removed for construction with no plans to replant. These trees provide shade and protection and generally enhance the overall look of the neighborhood. This property will drive the values of our existing homes down. There has not been (to my knowledge) any published elevation drawings showing the exterior of the proposed buildings, giving further evidence that this has not been thought through or planned.

Access

Lorraine Court is not a valid street name as the Alley is not named. It is not wide enough to support 2 way traffic and there are no sidewalks. It was intended to be used for access to lots from the rear, not as a main thoroughfare. It will not support CSPD ladder trucks due to overhead wires, and also the width. While I read that sprinklers would be required for the residence for fire purposes, that would not prevent a structure fire from spreading to adjacent houses, and would put the entire block in danger. Large moving trucks cannot navigate the alley as well. How construction vehicles will access and impact the alley does not seem like a safe alternative either. To allow the alley as the ONLY way to access this proposed building is unsafe for residents and for residents of the proposed structure.

If this is allowed to progress, I will be forced to fence in my driveway, for privacy and safety reasons (something I would rather not do and do not wish to spend the money on) and it will make it even more restrictive for cars to enter and exit her proposed “driveway” as well as allowing me to enter mine.

Absentee Landlord

Ms. Sangines does not live in the house at 318 W. Cheyenne Road, she rents that out, and would also be renting out the proposed dwelling(s). Having been a renter myself and having rented in this neighborhood, there is no guarantee that the property will be kept up. Again, this devalues the adjacent properties and places undue burden on those of us who do spend time and money to keep our properties looking nice.

Lack of Judgement

Ms. Sangines took a man in, as a “caretaker” in a cottage on her property that was not up to code and an illegal dwelling. Her claims that she did this to help him out and out of the goodness of her heart and was referred to her by someone at church, while altruistic in nature, and with the best of intentions, did not change the fact that having him living there, and her NOT managing the situation, created a complete mess of the back yard; created a situation where unsavory (selling and doing drugs, illegal camping, vagrancy) activities took place, and where she was completely helpless to get this man to vacate the property. This affected every neighbor – from having a security risk to our own properties, to having increased traffic in the alley, to having several visits by CSPD etc. to having to deal personally with all of this activity.

She also claims she contracted with a “professional” property manager to rent out the main house, that apparently was not so professional, and while she claims she has rectified the situation, it caused undue stress, and strain on the house and in the neighborhood. How do we know that will not happen again. How can we ensure the property is kept up in good order?

In conclusion, I feel strongly, as do my neighbors that this request was made in haste, with no real forethought or planning of how this project fits, interacts, or enhances the area. It is an addition made out of opportunistic planning with return on investment being the only intention.

Please do not allow this project to be approved as a multi-family dwelling. Please help us preserve the area as it exists, with the alley remaining an alley for the enjoyment of all. Please help us keep Ivywild as a nice area, close to downtown and other attractions. There are multitudes of multifamily dwellings already being added, and there is no reason to add one here for reasons mentioned above.

Sincerely,
Robin Dillon
319 Cheyenne Blvd.

Robin Dillon

Vice President, Financial Advisor
Tel (Mobile) 719-963-4439

From: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Sent: Tuesday, September 01, 2020 5:05 PM
Subject: RE: 1st Review - Lorraine Views

Good afternoon,

You provided comments on the initial review of this site. I have received a resubmittal. If you would like to view it, please go here: https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm and type in the file number AR PFP 19-00735. If you have additional comments, please provide those comments by Sept 11.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

Work hours: Tuesday, Wednesday and Thursday 7 am – 5:30 pm

From: Thelen, Lonna

Sent: Thursday, January 9, 2020 8:10 AM

To: Rolf W. Miller <RWMILLER@colsa.com>; Dylan Bymaster <dylan19881970@aol.com>; n00n3r <n00n3r@comcast.net>; Jeff Emery <jeff.emery@gmail.com>; robin.dillon@wellsfargoadvisors.com

Subject: 1st Review - Lorraine Views

Good morning,

You provided me with comments during the initial review of Lorraine View. I have attached the 1st Review letter that was sent to the applicant today. At this point you do not need to do anything addition. If a re-review is received, you will be provided the re-review and the ability to comment.

Thanks,
Lonna



Lonna Thelen, AICP

Phone: (719) 385-5383

Email: lthelen@springsgov.com



Principal Planner | South Team



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Thelen, Lonna

From: Rolf W. Miller <RWMILLER@colsa.com>
Sent: Friday, December 13, 2019 4:07 PM
To: Thelen, Lonna
Subject: Comments and concerns about development proposal at 318 W. Cheyenne Rd

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Lonna,

I have reviewed the documents posted online for file numbers AR PFP 19-00735 and CPC SW 19-00159.

I have several concerns about the project and based on those concerns my current position is in opposition to this proposal.

I have lived in this subdivision for many years. One of my previous next-door neighbors subdivided that lot and built a second home in the back. Although I have liked the subsequent owners, overall this has not been a positive change. I expect that the Lorraine Views development will similarly not be a positive change to the neighborhood, especially for the residents who live on either side of that property.

I am concerned about how the Lorraine Views development will impact emergency services access. I would very much like to know the opinion of the Police and Fire departments concerning this proposal. There was a similar proposal by one of the other properties in this subdivision many years ago, both the police and fire departments were in opposition to that proposal due to concerns of adequate access. That proposal was ultimately rejected.

What is the true intent of the property owner? I am concerned that if this proposal is approved, the scope will change. The language in the project description, "would create one lot for a single family home and one lot for a duplex with each half on a separate lot" is confusing and gives the false impression that the single lot at 318 W. Cheyenne Rd will be divided into two lots, whereas the drawings show that the actual intent is to divide the property into three separate lots. One of the documents in the application states, "build a duplex AND OR two townhomes"*. Either a duplex or two townhomes would add two more families, which may be too much for this alley, a duplex AND two townhomes would add four more families, and that is out of the question. The use of ambiguous language gives me the impression that the property owner may be attempting to mask the true intended scope of the project.

* File number AR PFP 19-00735, Initial Application page 7.

The alley is already over max capacity. Many of the residents of properties with only a single home on the lot use the alley for access. In addition to this traffic, there are also several properties that have added new dwellings to the back of their lots, these dwellings only have alley access. This has resulted in an overabundance of traffic in the alley. The Lorraine Views development proposes to add 2 to 4 more dwellings, all of which will only have alley access. I believe that this will be much more traffic than the alley can handle, and is certainly much, much more than it was ever intended to have.

Thank you very much,

Rolf Miller

Rolf "Spock" Miller
Aerospace Engineer

Bounty Hunter Program
COLSA Corp, Colorado Springs, CO
Office: 719-799-4849
Cell: 719-233-4505
rwmiller@colsa.com

Thelen, Lonna

From: Dylan Bymaster <dylan19881970@aol.com>
Sent: Wednesday, December 11, 2019 4:32 AM
To: Thelen, Lonna
Subject: Coments and complaints about FILE NUMBERS (AR PFP 19-00735) AND (CPC SW 19-00159)

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We here at the Bymaster resident of 316 West Cheyenne Road are opposed to AR PFP 19-00735 and CPC SW 19-00159! We are completely against the plans for a subdivision of the rear of the lot or a new PLAT being created at 318 West Cheyenne Road! We are also against a Duplex being built on the back half of the property at 318 West Cheyenne Road . We request that you deny the plans that were submitted to you for any changes to 318 West Cheyenne Road Colorado Springs, Co. 80906.

Thanks from
Rhodelia Bymaster (owner and 43 year resident) &
Dylan Bymaster (son and co-owner)

P.S. The owner of 318 West Cheyenne Road, Mrs. Eugenia Sangines DOESN'T reside at 318 West Cheyenne Road and she also subdivided the property when she had a solid fence put up about a year and a half ago, about in the middle of the property with no egress thru it, meaning there is no gate or opening to get to the mail boxes on the front of the property. I believe she did this without authorization. Please take this in consideration when you are deciding on her plans. Also she has had many different people that have caused damage to moms property and my personal vehicle. Thanks.

Thelen, Lonna

From: n00n3r <n00n3r@comcast.net>
Sent: Tuesday, December 10, 2019 11:01 AM
To: Thelen, Lonna
Subject: 318 W Cheyenne Rd proposal

Follow Up Flag: Follow up
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Lonna,

I've tried to reach you to ask questions regarding the proposed development. I reviewed the available information regarding the project and I have some concerns that aren't addressed in any of the documentation.

The alley is proposed as the sole access to the project. I live next door and use the alley. This alley is narrow! I'm concerned about emergency vehicle and first responder access. All it takes is for one vehicle to be moving or parked on the alley at any given time to create an impassible choke point.

With overhanging wires across the alley, there are vertical limits to consider as well.

The proposal lists a duplex or town homes- which one is it? It seems like an awful lot of effort has gone into making a plan without that detail ironed out up front.

Population density of adding two additional units to a functionally subdivided property with two living units is a tall request that has had zero consultation or communication. The property in question lies totally within the 80906 zip code as not in the character of the neighborhood- the two unit property at 1816 Lorraine St is wholly within the 80905 zipcode.

334 W Cheyenne Rd appears to be on the alley, but there is clear and unobstructed access from both Cheyenne Road and the alley.

The home behind 1818 Lorainne on the alley has been boarded up for decades.

I was unaware of any resident or public support for increasing high-density housing in my neighborhood (especially by an absentee landlord).

The current use of the property is as a two unit rental. Under the current owner, the past 2017/2018 tenants have been a drug addict/prostitute in the back unit- who invited criminal activity into the neighborhood. The front unit was the site of an basement commercial marijuana grow and they left in the dead of night without notice.

Approval of this plan may present unanticipated and unnecessary safety risks, and sets an unwanted precedent for community development standards.

Christopher Newnan
719/640-1272

Sent from my iPhone

Thelen, Lonna

From: Jeff Emery <jeff.emery@gmail.com>
Sent: Tuesday, November 26, 2019 3:03 PM
To: Thelen, Lonna
Subject: Opposition to AR PFP 19-00735

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Re: AR PFP 19-00735

Opposed to the development proposal re. Lorraine Views 318 Cheyenne Rd. Colorado Springs, CO 80906

Evaluation of the Final Plat Review Criteria establishes no reasonable support for the proposal. Applying the proposal to each review criteria results in a net negative or neutral disposition. It is therefore not in the interest of the community to allow this diversion from established city planning rules.

Of primary concern are:

1. A waiver of the City Code requiring access to a public street that:
 - a. Does not contemplate the hazards of first-responder access to and residents of the structures
 - b. Does not reason about why the code exists in the first place and why this proposal would be suitable to abandon enforcement of the Code
2. Increased congestion in an alley not designed for regular traffic
3. An increase in impervious surface area on the lot, creating more pressure on drainage, notwithstanding the RESPEC report.

Respectfully,
Jeff Emery
140 Rainbow Pl, Colorado Springs, CO 80906

Thelen, Lonna

From: robin.dillon@wellsfargoadvisors.com
Sent: Tuesday, November 26, 2019 10:24 AM
To: Thelen, Lonna
Subject: File Numbers AR PRP 19-00735 CPC SW 19-00159

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Ms. Thelan,

This email is to address the issue of proposed construction request for a variance @ 318 W. Cheyenne Road. I live immediately behind this address. This property owner has not demonstrated good judgement in who she rents to. Her former tenant is this space, attracted all kinds of drug activity, illegal dumping, ignored no trespassing signs and constant traffic to the area. If you would like to check the CSPD records on the number of calls to this house, this will provide evidence that it's not just my opinion, but a proven fact. Additionally, the property owner was frequently out of town, and unable or unwilling to deal with these issues, often relying on neighbors to do what she should be doing as responsible property owner. I have not seen the proposed project (and I would like to) because I fear it will also be substandard in terms of how it is built, which can and will affect the property value of other homeowners in the area. My additional concerns are that the property owner will not be on site nor have a responsible GC on site during the construction leaving me and my neighbors subject to too many strangers present and unsupervised.

I fear that she will show the same disregard for neighbors when renting her proposed townhome. It is also my understanding that these lots are coded for R2, and my understanding of such is that is a plot can be subdivided into 2 separate residential areas, each with a single family dwelling. This proposed duplex would be splitting the back lot into 2 basically (although the buildings are connected in a duplex) but in my opinion violating the code of R2 and increasing the density of an already very developed area.

The second issue of a subdivision waiver to allow sole access from the alley should be denied for the following reasons: the alley is neither maintained or monitored by the city. There are no posted speed limits, there is no postal delivery, and it is not properly lit as a main street, it is not wide enough to allow 2-way traffic, and is frequently blocked by cars parking where they shouldn't be, delivery trucks, garbage trucks and the like. I am not certain that the CSFD has the ability to get a ladder truck down the alley due to electrical wires that cross the street. Allowing more access to the alley increases the amount of traffic, wear and tear on an unmaintained street, and non-resident access not to mention the danger to residents and pets that utilize the access for walking and access to their own property. At present there are 2 SFH and a duplex that have mainly have access via the alley only. (the 2 SFH, 331 ½ Cheyenne Blvd, and 314 ½ W. Cheyenne Road, have foot access to the main street, both of them do not have vehicle access to the street (due to property owners illegally blocking them and the city doing nothing about it) . EMS cannot locate the properties that maintain W. Cheyenne Road or even Cheyenne Blvd. addresses, further increasing the problem with having "alley" only access should there be an emergency. Everyone seems to be jumping on the Urban renewal bandwagon with all the other improvements going on in the area and trying to increase the density of neighborhoods that are already dense enough. Many of us purchased our lots/homes in this area for the space that comes with living here only to have that ruined by greedy people who see an opportunity. I know there is a need for affordable housing in the area, and this request will in no way address or satisfy that need. I would urge the Planning and Community Development Department to thoughtfully consider the long-term negative impact these requests could have on the entire area.

I will follow up my email with a phone call to ensure that I am included in any and all mailings regarding this project, as nothing was posted on the alley fence of this property, nor did I receive anything in the mail (a further indication of a problem in my mind, because I am directly affected by this project).

Respectfully,

Robin Dillon

319 Cheyenne Blvd

719-963-4439 robin80906@gmail.com

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