

Van Nimwegen, Hannah

From: Kat D <kjduff128@gmail.com>
Sent: Thursday, April 4, 2019 9:31 PM
To: Schultz, Michael
Subject: Pony Park Residence Proposal

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Planning and Community Development
PO Box 1575 MC 155
Colorado Springs, CO 80901
File No.:
CPC PUZ 19-00006
CPC PUD 19-00007
AR FP 19-00023
Attn: Mike Schultz

I am a resident of the Springs Ranch community where the proposed development is to be located. After reviewing the proposal and affiliated reports, I am strongly opposed to the Pony Park residence development.

The proposal to rezone the land at the southwest corner of Peterson Rd and Pony Tracks is detrimental to the general welfare, public interest, safety, and convenience of the multitude of residents within the Springs Ranch community near this location. The allure of communities like Springs Ranch is the traditional suburban neighborhood ideal—one of single family homes with yards. This is the ‘quintessential America’ that many of us residents sought out with intent. My spouse and I spent time meticulously searching for a well-established neighborhood with the suburban home style that we had grown to love. We found a lovely home in a different area, but the home was situated near a townhouse complex. This was a deciding factor and the primary reason why we decided to not offer on that home. Instead, we came to Springs Ranch and joined the community here. The addition of high-density ‘complex style’ housing is not consistent with the current housing in this neighborhood.

Traffic along residential streets, specifically Flying Horse and Pony Tracks is a legitimate concern. The traffic report indicates the need for coordination regarding proper access control. In addition to that basic suggestion, the logistics of an increase of both vehicular and pedestrian traffic upon roads and sidewalks has not been addressed in any capacity. There is also no mitigation for school-time traffic and the increase in an already jam-packed Pony Tracks during prime hours. This places an undue burden upon the current residents of this neighborhood.

Many aspects of the proposal are either lacking detailed information or are missing entirely. This includes whether or not these homes will have patios/decks/porches, if there will be stairs to the landing of the home or if it will be built at grade, what type of mosquito mitigation will be used in the detention pond as required by regulations etc. The lack of adequate information shows improper planning and general lack of concern for current residents by the developer. Another missing element in this proposal is how new HOA will be able to meet the demands set forth by the developer in said proposal, namely in regards to the maintenance of storm sewer, grass swales, detention basin, landscape improvements and all common areas/open space. That is a large amount of responsibility for a fledgling HOA that has no established covenants or even idea of what covenants could be established. The Springs Ranch HOA does not allow parking on public streets after 10pm, yet would those same public streets be utilized as overflow parking for the residents/guests of the new development? This seems like an ill-conceived concept that will cause conflict and discord in the community. It will also burden the Springs Ranch HOA with having to do extensive detective work to determine whether the vehicle on the street belongs to a Springs HOA member or the Pony Park HOA. This is further evidence of the detrimental harm this development will cause on the existing community.

In-fill development is understandably beneficial to certain areas of the city. However, this type of development is not appropriate or consistent with the existing structures and layout. The local school and park are ‘walkable’ in the most

watered-down use of the term, but that term is more applicable when used to refer to entertainment, eateries, or other amenities rather than a small park and elementary school. There is no true NEED for in-fill to this extent, instead, by forcing the unnecessary construction of these complex style high density homes into the area, the developer overburdens the capacities of the existing public facilities and park.

The creation of additional housing stock is also a positive thing, however, the creation of housing stock that negatively impacts current residents is unnecessary and harmful. The existing compilation of houses in the adjacent neighborhood is single family dwellings with designated yards. None of these houses share 'common areas' or 'open spaces' as they are separated with privacy fencing creating privacy and a feeling of individual freedom. The addition of a large complex of small houses is not in alignment with the established neighborhood and takes away in both cosmetic appearance and overall desirability.

The proposed rezoning of this 4 acre lot should be rejected. The developer should utilize the existing zoning to establish more appropriate structures that are consistent with the Comprehensive Plan and overall design of the community. Furthermore, the preservation of the suburban single family home community should be valued and upheld-especially when a large portion of the affected community has voiced opposition to the proposal.

Please ensure this correspondence becomes part of the public record for this proposal.

Thank you,

Kat Duff

3082 Pony Tracks Dr

Sent from [Mail](#) for Windows 10

Van Nimwegen, Hannah

From: Carol Lavoie <carolavoie@yahoo.com>
Sent: Friday, April 5, 2019 1:57 PM
To: Schultz, Michael
Subject: Pony Park Development - major problems

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(Mike: I didn't put my name on this when I sent it this morning. It is on this one.)

There are 8 items of the Pony Park Residences proposal that do not meet the project review criteria for approval:

7.5.603: Findings (Zone Change)

7.5.603, B, 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

The change in zoning will be detrimental to the public safety and convenience of the residents and neighborhood. The proposal is for 36 units in an area where the number of units in neighboring areas is at most about 24 units. This is 150% the density of the most dense part of the surrounding area. The much higher density of this development will result in unmanageable traffic congestion resulting in danger to pedestrians (children going to/from school with parents/guardians) as well as more road rage incidents. The city has a responsibility to only allow development where the general welfare and safety of the public will not be impaired.

7.3.606 PUD Development Plan

C. Compatibility of the Site Design with the Surrounding Area:

7.3.606, C, 1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?

This plan will have a major negative impact on the local traffic. The proposal feeds most vehicles from the property out to Pony Tracks half a block from a lighted intersection with Peterson Rd. During morning and afternoons vehicles going to and from the local Remington Elementary are already causing traffic problems. This high density development will add about 70 new vehicles to this problem.

7.3.606, C, 2. Do the design elements reduce the impact of the project's density/intensity?

There is nothing in the design elements that reduce the impact of the projects very high density. The large stormwater detention area at the front corner would be an eyesore and dangerous attraction to children from Springs Ranch Park across the street. A few shrubs will not reduce it.

7.3.606, C, 3. Is the placement of buildings compatible with the surrounding area?

The building placement is nothing like those in the surrounding area. The nearby lots contain single family homes with a set back front yard, private back yard, and considerable space between units. In this development the units have no front or back yard, are placed tightly together, and have no private outdoor space at all. Residents are expected to share a communal green space where they'd have to bring their chairs

out to sit outside and then bring them back in when done. Hopefully there are lockable storage sheds provided so their yard stuff doesn't get stolen.

D. Traffic Circulation:

7.3.606, D, 1. Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?

Most of the traffic flow to and from the site will be via Pony Tracks half a block from Peterson Rd. The exit to Flying Horse will mostly be used as an emergency exit in case of fire or blockage of the Pony Tracks exit. Because of the close proximity to the traffic light at Peterson, there will be thick congestion of traffic in mornings and afternoons in this area. It will result in more unsafe conditions for pedestrians crossing the driveway and impair the function of the circulation both on and off site.

7.3.606, D, 3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?

Because of the large number of units and the small size of the property, there will be overflow parking along neighboring streets for visitors. The design of the parking areas in the diagram shows considerable expanses of pavement.

E. Overburdening of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

Streets: yes. Parks: yes. The traffic on Pony Tracks at Peterson is already at maximum mornings and afternoons because of the school, so the high number of additional vehicles (with 36 units, about 70 extra cars) will be added. Since such a large number of people in these units will have no private yard, and only a small communal outdoor area, they will need to use Springs Ranch Park next door whenever they want more outdoor space to have a barbecue or play games. This will overburden the capacity of the park.

F. Privacy: Is privacy provided, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?

There is no privacy since the units don't even have little enclosed patios. They're not staggered, there's no grade separation or landscaping between units. There are only a couple of communal lawn areas ("courtyards"?) that are very small.

-Carol Lavoie

Cascades at Springs Ranch

On Sunday, February 17, 2019, 1:13:51 PM MST, Schultz, Michael <Michael.Schultz@coloradosprings.gov> wrote:

All – Sorry, please use this version, I noticed I did not update the header with the appropriate file numbers associated with this project (the appropriate file numbers were provided within the body of the letter).

Thank you,

Mike

From: Schultz, Michael

Sent: Sunday, February 17, 2019 11:49 AM

To: 'Michael Van Winkle' <mrvw47@gmail.com>; 'Dorse DuBois' <dorse@mannateksolutions.com>; 'linda Wallis' <lswallis1@outlook.com>; 'Kristin Smith' <kristin.smith8@icloud.com>; 'Terri Villa' <tavilla@yahoo.com>; 'Dave Mork' <daveinbagram@mac.com>; 'Patricia Tigner' <ptigner@aol.com>; 'karmay22@aol.com' <karmay22@aol.com>; 'Chris MacMillan' <calanmacmillan@hotmail.com>; 'Carol Lavoie' <carolavoie@yahoo.com>; 'Dan McGovern' <dmcgovern2@gmail.com>; 'Cindy Opong' <onajourney9@gmail.com>; 'Greta Brisk' <gretabrisk@gmail.com>; 'Tena Stetler' <tenajean@aol.com>; 'brucerents@aol.com' <brucerents@aol.com>; 'Joanne Springer' <joannespr3@gmail.com>; 'Rmustang14@aol.com' <Rmustang14@aol.com>; 'Charla Hawkins' <jhawk818@hotmail.com>; 'Kevin Abbott' <dr.kaco@live.com>; 'Campbell, Karen D CIV NORAD-USNC CS (USA)' <karen.d.campbell16.civ@mail.mil>; 'Dan McGovern' <dmcgovern2@gmail.com>; 'Lisa Tietz' <lisatietz@yahoo.com>

Subject: Pony Park Development Update

All – I want to update everyone that has provided me comments thus far regarding the proposed Pony Park Residences development. Attached is a copy of the initial review letter and copies of the emails sent to staff regarding this proposed development; this document will also be uploaded to the City’s project website for availability of others to view. As you will read through the review comments there are a number of comments and issues that the developer and his consultant must address upon resubmittal of their project to the City for follow up review. Among some the issues:

- Staff is asking that the developer coordinate with City Traffic Engineering regarding the recently submitted traffic study and the proposed recommended solutions that could help relieve some of the current traffic issues. (note that the traffic study was not submitted with the initial submittal and still needs to be reviewed by City Traffic Engineering). Other solutions may also be to consider adjustments to the traffic signal that could provide addition timing on east/west traffic; this would need to be determined by Traffic Engineering.
- Staff is asking the applicant reach out to ISD 49 regarding parent queuing that is occurring along Pony Tracks Drive. The recently retired City Traffic Engineer had previously suggested some modifications to the Remington Elementary School site that could help alleviate on-going traffic queuing along Pony Tracks.
- The applicant needs to address general design matters as it relates to the project, the proposed “small lot” design of the project and the City’s Small Lot Design Guidelines.

Staff is asking that the applicant consider holding a neighborhood meeting, but recommended that they review and try and address some of these comments before scheduling a neighborhood meeting; no date or time has been set on this matter. Once a date, time and location has been set, green postcards will be mailed out and poster(s) will be placed on the site.

Regarding some of the comments to contact the Mayor, City Councilmembers or County Commissioners. This project is considered a quasi-judicial matter, meaning that decision makers, in this case City Planning Commissioners or City Councilmembers may not be contacted by the general public OR the applicant; all information may only be reviewed and determined as presented at the public hearing before the Commission and Council. This allows fair and impartial review of the application moving forward and does not allow decision makers to be influenced by either the public or the applicant. Comments received by staff are provided to the Commission and City Council for their review; additionally you will be notified by postcard as well as a site poster to attend the

public hearing and be given the opportunity to voice your concerns to the project. Planning Commission meetings are held on the third Thursday of each month and the meeting begins at 8:30 a.m. At this time this item **IS NOT** scheduled for any upcoming public hearings; again, notification will need to be sent before any public hearing and decision can be made on this matter, this follows the required public hearing processes outlined within City Code.

City Code Section: 7.5.101.B. Quasi-Judicial: After an application is submitted to the City, the staff reviews the application and accompanying information and prepares a report and recommendation for presentation at a public hearing. The decision is based completely on facts, evidence and testimony presented at the hearing and evaluated using this Zoning Code requirements and criteria. A decision is made at the hearing, or the matter is taken under advisement and a record of decision is released. Decision makers may not be contacted or lobbied.

Since the City changed over to a “Strong Mayor” form of government, the Mayor no longer sits on City Council; the Mayor is responsible for the general operation of the City but is not involved in land use matters such as proposed developments. Additionally, the El Paso County Commissioners are not involved in City matters or land use applications; they only have voting powers within the jurisdiction of unincorporated El Paso County (Cimarron Hills, located just south of this property is located within El Paso County; the City does not have any jurisdiction within this area).

Comments were made about the poster(s) placed on the property and that it is not visible. Staff has had a number of discussions with the development community regarding the size of the posters (24” x 36”) and determining if posters may be enlarged or the process improved. Recently the City began printing and laminating the posters, which has allowed the content to be more legible (compared to hand written information) and more information to be placed on the poster; this has improved the visibility and legibility of the posters. The City continues to mail out notification notices to owners located within 1,000-feet of the property; this was increased from 500 feet that was used about 4 or 5 years ago. The City also sends notification to registered neighborhood associations to also distribute notification of a proposed Land Use application; it is up to the board members to distribute this information. In no case does the lack of receiving a postcard limit the ability of property owners to review and comment on Land Use items; however the property owner’s proximity to the project and perceived impacts certainly is taken into consideration.

Feel free to share this information with others within the neighborhood that are interested in this project. If you have any further questions, comments or concerns please feel free to contact me. Otherwise I hope the next step will be a neighborhood meeting to be held soon, likely not until early or mid-March, but postcards, posters and probably an email from me will be sent out to the group.

Thank you,



Mike Schultz

Principal Planner

Phone (719) 385-5089

Email

michael.schultz@coloradosprings.gov

Land Use Review

Planning & Community Development

30 S. Nevada Ave, Suite #105

Colorado Springs, CO 80901

Office Main: (719)385-5905

Hyperlinks to City Resources:

[City Main Website](#) | [SpringsView/Map](#) | [Applications & Checklists](#) | [Zoning Code](#) | [Track My Plan-View Development Plans](#) | [El Paso County Parcel Info](#) | [FAQ - Development Assistance](#) | [Request Pre-application Meeting](#)

Van Nimwegen, Hannah

From: linda Wallis <lswallis1@outlook.com>
Sent: Friday, April 5, 2019 12:03 PM
To: Schultz, Michael
Cc: Carol Lavoie
Subject: Pony Park Development

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!

Dear Mr. Schultz,

I agree completely with all the points made by Carol Lavoie this morning in her email to you and others concerning the 8 items *of the Pony Park Residences proposal that do not meet the project review criteria for approval. All of them are significant to me and to many others who live in the adjoining communities and who have voiced opinions and objections to the proposed Pony Park development. Any one of these 8 points seems adequate for the disapproval of the proposal.*

The Pony Park Residences will severely, negatively affect the quality of life and destroy the peaceful enjoyment of the home I selected and purchased for my retirement, and in which I planned to live out the remainder of my years.

Please don't change the criteria for approval of the proposed development.

Please protect the rights and needs of the residents already established in our neighborhoods.

Sincerely,

Linda S. Wallis
3020 Ebbtide View

Van Nimwegen, Hannah

From: Carol Lavoie <carolavoie@yahoo.com>
Sent: Friday, April 5, 2019 1:55 PM
To: Schultz, Michael
Subject: Pony Park Residences - more issues

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1. Stormwater and drainage problems already exist. Currently this vacant lot has 100% rain absorption, with no runoff. With this new development, runoff into the street will increase because of the large amount of paved area. It'll flow partly from the street connections, some across the sidewalks, and the rest from the stormwater retention basin when it reaches capacity. The excess stormwater that will flow from this development area will go north, then west on Quarter Circle. From there it pools at the intersection of Boot Hill. This pooling in the street has been causing deterioration of the pavement, with algae growth during the wet season. Apparently the street engineering was poorly executed in this low spot. With the inevitable runoff from this Pony Park development, it will exacerbate this already existing problem.

2. Notification process of review:

On Feb. 17 you sent an email update to many of us to let us know of the status of this process. At that time you said "the next step will be a neighborhood meeting to be held soon, likely not until early or mid-March, but postcards, posters and probably an email from me will be sent out to the group." I notice you said "probably", but an email is easy to send, so why did you not send one to let us know that the neighborhood meeting was scheduled for April 2? It would have been very simple and quick to do, with basic facts about the meeting borrowed from the postcard. Perhaps you wanted to reduce the number of attendees, on behalf of the developer, since you know there was already a lot of negative opinion about it?

On January 29 you said you "will be forwarding these comments to the developer and applicant for their consideration as well as providing a response from them regarding these comments. ... I will forward a copy of the review letter to this group once that has been completed, likely in the next few weeks." This was over 2 months ago. When did you plan to provide their response regarding these comments? When did you plan to forward a copy of the review letter to this group?

Notification to HOAs nearby: At some point you said that the HOAs nearby will be notified of the progress of this proposal. My HOA did not receive notice of the April 2 meeting.

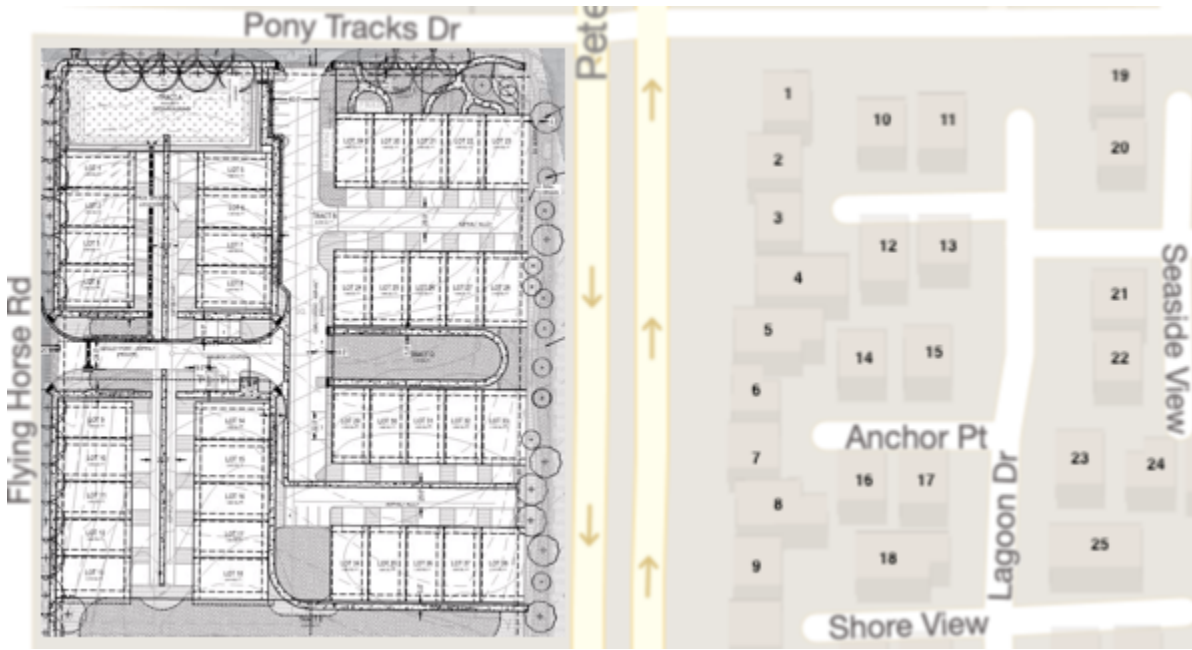
It seems obvious that the planning department and the developer are attempting to minimize the distribution of information about this proposal and of the neighborhood meeting to discuss it.

3. Density and traffic: In my previous email to you I objected to your initial comparison to adjacent neighborhoods when you said that "this project will be nearly identical to the project/neighborhood at the southeast corner of Pony Tracks and Peterson Road." In your response to that email you provided a map, copied here:



You highlighted in orange some areas nearby that you said have comparable density to the proposed development “There are numerous developments along Peterson with similar, if not higher, density to this project, below I point out a few (the subject property is near the “d” in Peterson Rd).” A couple of them are along Powers or North Carefree or Constitution, which I said in my email is where this type of development belongs, and does not belong in the middle of a much lower density area where it’s being proposed. Your statement reinforces my point. And looking at these orange areas, none of them have the traffic congestion issues that this area already has.

One of the areas that you highlighted in orange is the neighborhood that is just east and south of Remington Elementary and the park to the east of the school. This area is the one I already used as a comparison to the “subject property” - as you can see in my diagram, copied below. You are saying it’s higher density, but it’s not. It is much lower. You are still being deliberately misleading.



The streets in the “comparable” neighborhood are already overcrowded, with cul de sacs that are all fire lanes that don’t allow parking. They are frequently blocked by contractors and delivery vehicles, putting residents’ safety at risk, reducing access of medical or other emergency vehicles to subjects of calls. Pony Park Residences’ proposal, with its overcrowded units and tight vehicle lanes, belongs on a Lego board, not in a place where life size humans live.

In addition to the major concerns about increased traffic from the proposed Pony Park Residences’ addition of 70+ cars... there will probably be an additional source of traffic increase into the neighborhood from the proposed housing development of the golf course at Tutt. I realize this other project has not been designed yet but it is coming, and it’s adjacent to Pony Tracks, and the odds are high that there will be a traffic connection that will route hundreds more cars through the nearby intersections. That is another issue, but is relevant to the already existing problem of traffic in this area.

Carol Lavoie

Van Nimwegen, Hannah

From: Rambo6820 <rambo6820@comcast.net>
Sent: Friday, April 5, 2019 9:06 PM
To: Schultz, Michael
Subject: Pony Tracks proposed development.

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Good evening, again. I have written you before, when things just started heating up. I have skipped the details because Carol so eloquently wrote more than I could ever imagine. My comments will not be repetitive.

There are many potential conflicts. That happens when more homes get squeezed inside a small area to increase a developers profits while increasing city tax revenues, at the expense of the environment and neighborhood. It is simple mathematics without any controls.

Subjectively, these issues are putting a strain on our resources that already are strained. Does the city want to continue packing our once nice city with more density, and lower the quality of living? Common sense would dictate building only a few residential homes, or way fewer condo units, not just max out the worst possible scenario. If you superimposed a map of a normal neighborhood, you should ask " quantity or quality"? We are already known as the sardine neighborhood with parking issues. Traffic is bad, parking is bad, Peterson Road is a nightmare, with Remington Elementary a nightmare. When does the madness end? Emergency responders/fire trucks have limited roads to access upon entering, and heavy traffic just makes us less safe. This packing reminds me of when I lived in a Washington DC suburb, yet their roads weren't so torn up and pot holed like here. No more traffic, no more houses! Leave this tiny green space alone. I already avoid certain times because I cannot get to my home.

Detrimental to safety : 7.5.603B1 and traffic impact 7.3.606C1

Sincerely R T Mitchell 6820 Sunstream Grove 80922 (I have lived here since my home was built, and occupied April 1998

Van Nimwegen, Hannah

From: Schultz, Michael
Sent: Monday, April 8, 2019 10:13 AM
To: 'Campbell, Karen D CIV NORAD-USNC CS (USA)'; 'Carol Lavoie'
Cc: Lisa Tietz; Kevin Abbott; Charla Hawkins; brucerents@aol.com; Rmustang14@aol.com; Joanne Springer; Greta Brisk; Tena Stetler; Cindy Opong; Dan McGovern; Michael Van Winkle; Kristin Smith; Dorse DuBois; linda Wallis; Terri Villa; Dave Mork; Patricia Tigner; karmay22@aol.com; Chris MacMillan; Rambo6820
Subject: RE: [Non-DoD Source] Pony Park Development does not meet criteria for approval

Karen - The City does not require an environmental health study to be conducted by the developer, at least not for typical residential development projects. Please keep in mind if the church proceeded with the construction of a church on this site, they would need to conduct grading on the site (much like this project) in order to construct a parking lot, stormwater pond and create the base for a building foundation; an environmental study also would not be completed for that project.

However the developer is required to obtain a construction activity permit through the El Paso County Health Department, which is regulated by their office; I've provided a link for additional information.

<https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application>

Thank you,

Mike Schultz
Principal Planner
Phone (719) 385-5089
Email michael.schultz@coloradosprings.gov

Land Use Review
Planning & Community Development
30 S. Nevada Ave, Suite #105
Colorado Springs, CO 80901
Office Main: (719)385-5905

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

From: Campbell, Karen D CIV NORAD-USNC CS (USA) [mailto:karen.d.campbell16.civ@mail.mil]
Sent: Friday, April 05, 2019 2:18 PM
To: 'Carol Lavoie' <carolavoie@yahoo.com>; Schultz, Michael <Michael.Schultz@coloradosprings.gov>
Cc: Lisa Tietz <lisatietz@yahoo.com>; Kevin Abbott <dr.kaco@live.com>; Charla Hawkins <jhawk818@hotmail.com>; brucerents@aol.com; Rmustang14@aol.com; Joanne Springer <joannespr3@gmail.com>; Greta Brisk <gretabrisk@gmail.com>; Tena Stetler <tenajejan@aol.com>; Cindy Opong <onajourney9@gmail.com>; Dan McGovern <dmcgovern2@gmail.com>; Michael Van Winkle <mrvw47@gmail.com>; Kristin Smith <kristin.smith8@icloud.com>; Dorse DuBois <dorse@mannateksolutions.com>; linda Wallis <lswallis1@outlook.com>; Terri Villa <tavilla@yahoo.com>; Dave Mork <daveinbagram@mac.com>; Patricia Tigner <ptigner@aol.com>; karmay22@aol.com; Chris MacMillan <calanmacmillan@hotmail.com>; Rambo6820 <rambo6820@comcast.net>
Subject: RE: [Non-DoD Source] Pony Park Development does not meet criteria for approval

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I have serious concerns reference the "fall-out" from the actual construction. My concerns are health related. The field has never been worked/turned over so there are numerous bacteria and mold spores lying dormant waiting for their opportunity to spring to life. Anyone in the surrounding area could become ill with serious lung issues. If someone like my husband, who has a suppressed immune system could become deathly ill. My husband is not supposed to work in the backyard or any dirt. He takes immune system medication and is particularly susceptible to lung problems. He would have to either stay indoors with the doors and windows shut or continually wear a medical mask. That is not the way to have to live and enjoy you backyard. Can you tell me if there has been an environmental health study? I can tell you, no one has contacted us reference any possible health concerns. I too have severe allergies and my allergy doctor tells me that the movement of the soil could be hazardous to my and my husband's health, as well as anyone in the surrounding area. Please advise when an environmental health study will be completed.

Additionally, I would like to recommend that the next time someone is walking the site that you invite some of the current home owners to join in the survey of the property. It is quite possible that they might have some viable suggestions and provide/gain a better understanding the what ultimately is destined to happen.

Karen Campbell
Protocol Specialist
Command Protocol
NORAD and USNORTHCOM
Com'l: (719) 554-6466
DSN: 692-6466
Fax: (719) 554-5765

UNCLASSIFIED

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

From: Carol Lavoie <carolavoie@yahoo.com>
Sent: Friday, April 5, 2019 9:25 AM
To: Schultz, Michael <Michael.Schultz@coloradosprings.gov>
Cc: Lisa Tietz <lisatietz@yahoo.com>; Campbell, Karen D CIV NORAD-USNC CS (USA) <karen.d.campbell16.civ@mail.mil>; Kevin Abbott <dr.kaco@live.com>; Charla Hawkins <jhawk818@hotmail.com>; brucerents@aol.com; Rmustang14@aol.com; Joanne Springer <joannespr3@gmail.com>; Greta Brisk <gretabrisk@gmail.com>; Tena Stetler <tenajean@aol.com>; Cindy Opong <onajourney9@gmail.com>; Dan McGovern <dmcgovern2@gmail.com>; Michael Van Winkle <mrvw47@gmail.com>; Kristin Smith <kristin.smith8@icloud.com>; Dorse DuBois <dorse@mannateksolutions.com>; linda Wallis <lswallis1@outlook.com>; Terri Villa <tavilla@yahoo.com>; Dave Mork <daveinbagram@mac.com>; Patricia Tigner <ptigner@aol.com>; karmay22@aol.com; Chris MacMillan <calanmacmillan@hotmail.com>; Rambo6820 <rambo6820@comcast.net>
Subject: [Non-DoD Source] Pony Park Development does not meet criteria for approval

All active links contained in this email were disabled. Please verify the identity of the sender, and confirm the authenticity of all links contained within the message prior to copying and pasting the address to a Web browser.

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7.3.606 PUD Development Plan

C. Compatibility of the Site Design with the Surrounding Area:

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Thank you,

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From: Schultz, Michael
Sent: Sunday, February 17, 2019 11:49 AM
To: 'Michael Van Winkle' <mrwv47@gmail.com>; 'Dorse DuBois' <dorse@mannateksolutions.com>; 'linda Wallis' <lswallis1@outlook.com>; 'Kristin Smith' <kristin.smith8@icloud.com>; 'Terri Villa' <tavilla@yahoo.com>; 'Dave Mork' <daveinbagram@mac.com>; 'Patricia Tigner' <ptigner@aol.com>; 'karmay22@aol.com' <karmay22@aol.com>; 'Chris MacMillan' <calanmacmillan@hotmail.com>; 'Carol Lavoie' <carolavoie@yahoo.com>; 'Dan McGovern' <dmcgovern2@gmail.com>; 'Cindy Opong' <onajourney9@gmail.com>; 'Greta Brisk' <gretabrisk@gmail.com>; 'Tena Stetler' <tenajeane@aol.com>; 'brucerents@aol.com' <brucerents@aol.com>; 'Joanne Springer' <joannespr3@gmail.com>; 'Rmustang14@aol.com' <Rmustang14@aol.com>; 'Charla Hawkins' <jhawk818@hotmail.com>; 'Kevin Abbott' <dr.kaco@live.com>; 'Campbell, Karen D CIV NORAD-USNC CS (USA)' <karen.d.campbell16.civ@mail.mil>; 'Dan McGovern' <dmcgovern2@gmail.com>; 'Lisa Tietz' <lisatietz@yahoo.com>
Subject: Pony Park Development Update

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Thank you,

< Caution-<http://www.coloradosprings.gov/> >

Mike Schultz

Principal Planner

Phone (719) 385-5089

Emailmichael.schultz@coloradosprings.gov < Caution-mailto:michael.schultz@coloradosprings.gov >

Land Use Review

Planning & Community Development

30 S. Nevada Ave, Suite #105

Colorado Springs, CO 80901

Office Main:(719)385-5905

Hyperlinks to City Resources:

City MainWebsite < Caution-<https://www.coloradosprings.gov/> > | SpringsView/Map < Caution-<https://gis.coloradosprings.gov/Html5Viewer/?viewer=springsview> > | Applications & Checklists < Caution-<https://coloradosprings.gov/planning/page/development-applications-forms-and-checklists> > | Zoning Code < Caution-http://www.sterlingcodifiers.com/codebook/index.php?book_id=855 > | Track My Plan-View Development Plans < Caution-<https://eoc.springsgov.com/ldrs/> > | El Paso County Parcel Info < Caution-<http://land.elpasoco.com/> > |FAQ - Development Assistance < Caution-<https://coloradosprings.gov/development-assistance-bulletins> > |Request Pre-application Meeting < Caution-<https://coloradosprings.gov/planning-and-development/webform/pre-application-meeting-request> >

Van Nimwegen, Hannah

From: Dorse DuBois <dorse@mannateksolutions.com>
Sent: Friday, April 5, 2019 12:16 PM
To: Carol Lavoie; Schultz, Michael
Cc: Lisa Tietz; Campbell, Karen D CIV NORAD-USNC CS (USA); Kevin Abbott; Charla Hawkins; brucerents@aol.com; Rmustang14@aol.com; Joanne Springer; Greta Brisk; Tena Stetler; Cindy Opong; Dan McGovern; Michael Van Winkle; Kristin Smith; linda Wallis; Terri Villa; Dave Mork; Patricia Tigner; karmay22@aol.com; Chris MacMillan; Rambo6820
Subject: RE: Pony Park Development does not meet criteria for approval

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Mike;

Some additional feedback regarding the Review Criteria For PUD Development is listed below:

7.5.603: Findings (Review Criteria For Zone Change)

Establishment or Change of zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Counsel **ONLY** if the following findings are made:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

*The current design layout submitted by the developer includes parking spaces along the east side of Flying Horse RD. This street happens to be located within the Springs Ranch HOA boundaries where none of the neighbors on the street are allowed to park vehicles along Flying Horse RD. overnight. The HOA does issue parking tickets and send violation notices whenever vehicles are left parked on this street and surrounding streets overnight. **Some residents in this HOA have had liens placed on their property in the past for non-payment of levied fines from issued parking tickets.** Potential residents of the Pony Park Development, parking vehicles along Flying Horse RD. would:*

- *Not be in the public interest*
- *Creates a nuisance to the existing neighbors and an INCONVENIENCE with potential tickets, fines/penalties, notices to deal with, and potential liens to fight against. This creates an undue burden upon the neighboring communities. Again, negatively affecting the General Welfare...*
- *Negatively effects both SAFETY & GENERAL WELFARE for all of the neighbors living on this street and surrounding areas. Having vehicles parked on this street creates a hazard for traffic flows, obscures vision for drivers with children present, and narrows the space on the street to maneuver.*

During the recent meeting, Mr. Mike Schultz cited a couple "High Density" "Small Lot" projects located in the surrounding area as positive examples in support of the Pony Park development, yet he could not answer the question of when is it too much, or at what point do we reach saturation? All of the neighbors seem to agree that we are already beyond the saturation level. We live here and experience the increased crowding each and every day. Does it seem appropriate for a bureaucrat who does not live here, determine for us what our saturation level should be? He could not even tell us what the saturation level would be. What method, i.e. how would he determine this, just appear to

pull an arbitrary number out of thin air? This too is NOT in the public interest, creates a safety hazard, is very INCONVENIENT, and negatively affects GENERAL WELFARE.

7.3.606 PUD Development Plan

C. Compatibility of the Site Design with the Surrounding Area:

7.3.606, C, 1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?

- *Again, having vehicles parked along Flying Horse RD. creates a hazard for traffic flows, obscures vision for drivers with children present, and narrows the space on the street to maneuver. These are clear safety concerns which cannot be ignored.*

7.3.606, C, 2. Do the design elements reduce the impact of the project's density/intensity?

- *Clearly the opposite is at play here. The design elements only INCREASE the density/intensity and do not attempt to minimize the impact; maximizing the number of residences for maximum profit, with the smallest lot sizes available in the entire city.*

7.3.606, C, 3. Is the placement of buildings compatible with the surrounding area?

- *The developer does not know what buildings are going to be put in the small lots as they are not the builders. No guarantees = ambiguity and problematic*
- *What they have indicated as examples are not at all compatible with lot sizes, houses, or buildings in the surrounding area. Even the configuration presented was inconsistent with the neighboring design.*

7.3.606, C, 4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?

- *There are no fences nor walls along the western edge of the development to provide a buffer to the neighbors across the street.*

D. Traffic Circulation:

7.3.606, D, 1. Is the circulation system designed to be safe and functional and encourage both on and off site connectivity?

- *By Mr. Schultz own words, he admitted that the Pony Park development would be smaller lots than others such as Cascades. These other "small lot" developments cited do already present safety hazards and are not functional at all for emergency and fire responders. Case in point: Summer 2018, The fire department was called to respond to an emergency at Cascades, firetrucks were unable to maneuver and pull up to the home in need. This had several eye witnesses present, and saw the crew have to run up to the property to provide aid needed.*

7.3.606, D, 3. Will adequately sized parking areas be located to provide safe and convenient access, avoid excessive parking ratios and avoid expanses of pavement?

- *NO. The current design provides for parking along Flying Horse RD. which are too narrow, was not designed for on-street parking. Furthermore, the Springs Ranch HOA has policies in place that do not allow for overnight parking by neighbors.*
- *The additional on-street parking of vehicles on Flying Horse RD. creates a safety hazard for children playing in the area, and for people driving or maneuvering on the same street.*

E. Overburdening of Public Facilities: Will the proposed development overburden the capacities of existing and planned streets, utilities, parks, and other public facilities?

- The entire neighborhood has been at full capacity for many years, and is simply oversaturated based on the original Master Plan. So definitely, the streets, parks, and schools would be 'OVERBURDENED'.

F. Privacy: Is privacy provided, for residential units by means of staggered setbacks, courtyards, private patios, grade separation, landscaping, building orientation or other means?

- NO. The houses facing west towards Flying Horse RD. have no setbacks, are completely open to the street, have no grade separation, nor private patios.

Dorse and Anna DuBois

From: Carol Lavoie <carolavoie@yahoo.com>

Sent: Friday, April 5, 2019 9:25 AM

To: Schultz, Michael <Michael.Schultz@coloradosprings.gov>

Cc: Lisa Tietz <lisatietz@yahoo.com>; Campbell, Karen D CIV NORAD-USNC CS (USA)

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<dmcgovern2@gmail.com>; Michael Van Winkle <mrvw47@gmail.com>; Kristin Smith <kristin.smith8@icloud.com>;

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Subject: Pony Park Development does not meet criteria for approval

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Van Nimwegen, Hannah

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The fact that 36 residences will be within 1 block of the park would change the dynamic entirely, and may exclude, or at minimum discourage, many folks who do at present regularly use the park including children. The impact would be real, and the inconsistency of proximal access is inequitable.

The equipment, turf and landscaping will have increased use and may require more maintenance and repair, or suffer condition issues not present currently.

Sent from my iPhone

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On Sunday, February 17, 2019, 1:13:51 PM MST, Schultz, Michael <Michael.Schultz@coloradosprings.gov> wrote:

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Thank you,

Mike

From: Schultz, Michael
Sent: Sunday, February 17, 2019 11:49 AM
To: 'Michael Van Winkle' <mrvw47@gmail.com>; 'Dorse DuBois' <dorse@mannateksolutions.com>; 'linda Wallis' <lswallis1@outlook.com>; 'Kristin Smith' <kristin.smith8@icloud.com>; 'Terri Villa' <tavilla@yahoo.com>; 'Dave Mork' <daveinbagram@mac.com>; 'Patricia Tigner' <ptigner@aol.com>; 'karmay22@aol.com' <karmay22@aol.com>; 'Chris MacMillan' <calanmacmillan@hotmail.com>; 'Carol Lavoie' <carolavoie@yahoo.com>; 'Dan McGovern' <dmcgovern2@gmail.com>; 'Cindy Opong' <onajourney9@gmail.com>; 'Greta Brisk' <gretabrisk@gmail.com>; 'Tena Stetler' <tenajean@aol.com>; 'brucerents@aol.com' <brucerents@aol.com>; 'Joanne Springer' <joannespr3@gmail.com>; 'Rmustang14@aol.com' <Rmustang14@aol.com>; 'Charla Hawkins' <jhawk818@hotmail.com>; 'Kevin Abbott' <dr.kaco@live.com>; 'Campbell, Karen D CIV NORAD-USNC CS (USA)' <karen.d.campbell16.civ@mail.mil>; 'Dan McGovern' <dmcgovern2@gmail.com>; 'Lisa Tietz' <lisatietz@yahoo.com>
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- Staff is asking that the developer coordinate with City Traffic Engineering regarding the recently submitted traffic study and the proposed recommended solutions that could help relieve some of the current traffic issues. (note that the traffic study was not submitted with the initial submittal and still needs to be reviewed by City Traffic Engineering). Other solutions may also be to consider adjustments to the traffic signal that could provide addition timing on east/west traffic; this would need to be determined by Traffic Engineering.
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- The applicant needs to address general design matters as it relates to the project, the proposed “small lot” design of the project and the City’s Small Lot Design Guidelines.

Staff is asking that the applicant consider holding a neighborhood meeting, but recommended that they review and try and address some of these comments before scheduling a neighborhood meeting; no date or time has been set on this matter. Once a date, time and location has been set, green postcards will be mailed out and poster(s) will be placed on the site.

Regarding some of the comments to contact the Mayor, City Councilmembers or County Commissioners. This project is considered a quasi-judicial matter, meaning that decision makers, in this case City Planning Commissioners or City Councilmembers may not be contacted by the general public OR the applicant; all information may only be reviewed and determined as presented at the public hearing before the Commission and Council. This allows fair and impartial review of the application moving forward and does not allow decision makers to be influenced by either the public or the applicant. Comments received by staff are provided to the Commission and City Council for their review; additionally you will be notified by postcard as well as a site poster to attend the public hearing and be given the opportunity to voice your concerns to the project. Planning Commission meetings are held on the third Thursday of each month and the meeting begins at 8:30 a.m. At this time this item **IS NOT** scheduled for any upcoming public hearings; again, notification will need to be sent before any public hearing and decision can be made on this matter, this follows the required public hearing processes outlined within City Code.

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Comments were made about the poster(s) placed on the property and that it is not visible. Staff has had a number of discussions with the development community regarding the size of the posters (24” x 36”) and determining if posters may be enlarged or the process improved. Recently the City began printing and laminating the posters, which has allowed the content to be more legible (compared to hand written information) and more information to be placed on the poster; this has improved the visibility and legibility of the posters. The City continues to mail out notification notices to owners located within 1,000-feet of the property; this was increased from 500 feet that was used about 4 or 5 years ago. The City also sends notification to registered neighborhood associations to also distribute notification of a proposed Land Use application; it is up to the board members to distribute this information. In no case does the lack of receiving a postcard limit the ability of property owners to review and comment on Land Use items; however the property owner’s proximity to the project and perceived impacts certainly is taken into consideration.

Van Nimwegen, Hannah

From: Joanne Springer <joannespr3@gmail.com>
Sent: Friday, April 5, 2019 6:27 PM
To: Carol Lavoie
Cc: Schultz, Michael; Lisa Tietz; Campbell, Karen D CIV NORAD-USNC CS (USA); Kevin Abbott; Charla Hawkins; brucerents@aol.com; Rmustang14@aol.com; Greta Brisk; Tena Stetler; Cindy Opong; Dan McGovern; Michael Van Winkle; Kristin Smith; Dorse DuBois; linda Wallis; Terri Villa; Dave Mork; Patricia Tigner; karmay22@aol.com; Chris MacMillan; Rambo6820
Subject: Re: Pony Park Development does not meet criteria for approval

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!

Well done, Carol! I was considering doing a comment along the same lines you used and you saved me the trouble. Please add my AMEN! to this message.

On Fri, Apr 5, 2019 at 9:25 AM Carol Lavoie <carolavoie@yahoo.com> wrote:

There are 8 items of the Pony Park Residences proposal that do not meet the project review criteria for approval:

7.5.603: Findings (Zone Change)

7.5.603, B, 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

The change in zoning will be detrimental to the public safety and convenience of the residents and neighborhood. The proposal is for 36 units in an area where the number of units in neighboring areas is at most about 24 units. This is 150% the density of the most dense part of the surrounding area. The much higher density of this development will result in unmanageable traffic congestion resulting in danger to pedestrians (children going to/from school with parents/guardians) as well as more road rage incidents. The city has a responsibility to only allow development where the general welfare and safety of the public will not be impaired.

7.3.606 PUD Development Plan

C. Compatibility of the Site Design with the Surrounding Area:

7.3.606, C, 1. Does the circulation plan minimize traffic impact on the adjacent neighborhood?

This plan will have a major negative impact on the local traffic. The proposal feeds most vehicles from the property out to Pony Tracks half a block from a lighted intersection with Peterson Rd. During morning and afternoons vehicles going to and from the local Remington Elementary are already causing traffic problems. This high density development will add about 70 new vehicles to this problem.

7.3.606, C, 2. Do the design elements reduce the impact of the project's density/intensity?

There is nothing in the design elements that reduce the impact of the projects very high density. The large stormwater detention area at the front corner would be an eyesore and dangerous attraction to children from Springs Ranch Park across the street. A few shrubs will not reduce it.

7.3.606, C, 3. Is the placement of buildings compatible with the surrounding area?

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Feel free to share this information with others within the neighborhood that are interested in this project. If you have any further questions, comments or concerns please feel free to contact me. Otherwise I hope the next step will be a neighborhood meeting to be held soon, likely not until early or mid-March, but postcards, posters and probably an email from me will be sent out to the group.

Thank you,



Mike Schultz

Principal Planner

Phone (719) 385-5089

Email

michael.schultz@coloradosprings.gov

Land Use Review

Planning & Community Development

30 S. Nevada Ave, Suite #105

Colorado Springs, CO 80901

Office Main: (719)385-5905

Hyperlinks to City Resources:

[City Main Website](#) | [SpringsView/Map](#) | [Applications & Checklists](#) | [Zoning Code](#) | [Track My Plan-View Development Plans](#) | [El Paso County Parcel Info](#) | [FAO - Development Assistance](#) | [Request Pre-application Meeting](#)

Van Nimwegen, Hannah

From: Sunderlin, Katie
Sent: Friday, April 5, 2019 1:11 PM
To: Schultz, Michael
Subject: FW: Pony Park Residences (CPC PUD 19-00007): Concerns and Comments

Updated comments from sender.

Katie Sunderlin, Architect
LEED AP BD+C
Neighborhood Development
Neighborhood Services
719-385-5773
Katie.Sunderlin@coloradosprings.gov



From: Troy Perkins [mailto:tperkins1@yahoo.com]
Sent: Friday, April 05, 2019 12:35 PM
To: Sunderlin, Katie
Subject: Fw: Pony Park Residences (CPC PUD 19-00007): Concerns and Comments

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!

----- Forwarded Message -----

From: Troy Perkins <tperkins1@yahoo.com>
To: michael.schultz@coloradosprings.gov <michael.schultz@coloradosprings.gov>;
katie.sunderlin@coloradospringsgov.gov <katie.sunderlin@coloradospringsgov.gov>
Cc: planningdev@springsgov.com <planningdev@springsgov.com>; Arperkins28 <arperkins28@yahoo.com>
Sent: Friday, April 5, 2019, 12:04:36 PM MDT
Subject: Re: Pony Park Residences (CPC PUD 19-00007): Concerns and Comments

Hello All,

I noticed a small correction that needs to be addressed from my prior email. Please see below (**highlighted**) the correct and updated verbiage. I changed the word "left", to the word "right" in two locations.

C. Compatibility of The Site Design With The Surrounding Area:

1. Does the circulation plan minimize traffic on the adjacent neighborhood?

Comments: The currently proposed development plan will substantially add traffic to the adjacent neighborhood. In the current proposal, residents of the new proposed development would not be allowed to make a left turn from Pony Tracks Drive to enter the development **if entering from Peterson Roads onto Pony Track Drive (most direct route to the development)** . The current circulation plan would force residents of the development returning home to do one of the following two options.

a. If entering from Peterson Roads onto Pony Track Drive (most direct route to the development) for which no left turn is allowed from Pony Tracks Drive into the development, the residents of the development would have to continue to the corner of Pony Track Drive and Flying Horse Road and make a left turn onto Flying Horse Road and then another left turn to enter into the proposed development.

OR

b. Enter the neighborhood through the next available street to the north, which is over 6 blocks (1/2 mile) away from the closest entry to the proposed development (Pony Tracks Drive and Peterson Road) and drive through the winding streets of the neighborhood until they reach Pony Tracks Drive. Once headed east on Pony Tracks Drive, they then could make a **right** turn into the proposed development. This option for most people is simply out of the question and considered not an option.

I believe that most people would not drive through the winding streets of the neighborhood to make a **right** from Pony Track Drive to the proposed development. Due to this I believe > 90% of the traffic going to the new development would be through the entry on Flying Horse Road which would substantially increases (not minimizes) the traffic to the adjacent neighborhood.

On Friday, April 5, 2019, 10:41:33 AM MDT, Troy Perkins <tperkins1@yahoo.com> wrote:

To Whom It May Concern,

Please find below our comments and concerns about the proposed development “Pony Park Residents (CPC PUD 19-00007)” located on the Southwest corner of Peterson Road and Pony Track Drive.

I attended the meeting on April 2, 2019 at the Stetson Hills Police Substation located at 4110 Tutt Boulevard Colorado Springs, CO 80922 regarding the above-mentioned proposed development. During that meeting the public was encouraged to submit concerns / comments as they pertain to the “Project Review Criteria” handout that was distributed to meeting participants. Please see below my concerns / comments as they pertain to some of the items that are outlined in the “Project Review Criteria” handout we received during the meeting listed above.

7.5.603: Findings: (Review Criteria for Zone Change)

B.

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.

Comments:

a.) **Public interest:** The action of putting 36-38 single family homes as outlined in the proposed plans is “detrimental to the public interest” of the current neighborhood residents, an overwhelming number (majority) oppose the existing proposal. Current residents of the neighborhood feel that 36-38 single family homes in the proposed location is entirely to many homes and does not conform to the current design / layout of the surrounding area (not consistent with **C. Compatibility of The Site Design With The Surrounding Area** below).

b.) **Safety and General Welfare:** Additional increased safety risk for the elementary children in the neighborhood as they walk to school due to the over congestion of homes being placed on their route to school and the addition vehicle traffic that would be associated with 36-38 single family homes being added with only two access points to the currently “proposed development”. Both entrances to the “proposed development” directly interfere with the existing walking route that children currently take as they walk to school.

Another area of concern is the proposed water detention area on the north west corner of the lot (the corner of Pony Tracks Drive and Flying Horse road). According to what I understand from the proposed plans, this area is to catch rain water run off from the proposed development. This area is designed for the 100-year flood from my understanding and would NOT be connected to any existing underground drainage system, because the nearest existing underground drainage system is > 1220 feet away and would be cost prohibited to make the connection.

My concern is with all the existing elementary aged school children who would pass by this water detention area multiple times a day on their normal route to and from school and the public park. I believe at a minimum this area needs to have a fence surrounding it, to avoid the children from entering it and getting hurt and or having someone die (god forbid). I feel that the drainage for the proposed development should / needs to be connected to the existing drainage system of the neighborhood. I feel that with the current proposal, the cost associated with connecting to the current system is out weighing the concern for public safety. I feel that cost should never outweigh the concern for public safety, but according to what I was told at the meeting (mentioned above) this cost savings is the reason the “water detention area” is proposed as it currently is as opposed to connecting to the existing drainage system.

However, adding a fence around this area to ensure public safety would pose another problem with the line of site / visibility of the intersection for vehicles, which is always very busy with pedestrian traffic going to and from the school and the public park located at the same intersection.

7.3.606: Review Criteria for PUD Development Plan:

C. Compatibility of The Site Design With The Surrounding Area:

1. Does the circulation plan minimize traffic on the adjacent neighborhood?

Comments: The currently proposed development plan will substantially add traffic to the adjacent neighborhood. In the current proposal, residents of the new proposed development would not be allowed to make a left turn from Pony Tracks Drive to enter the development. The current circulation plan would force residents of the development returning home to do one of the following two options.

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OR

b. Enter the neighborhood through the next available street to the north, which is over 6 blocks (1/2 mile) away from the closest entry to the proposed development (Pony Tracks Drive and Peterson Road) and drive through the winding streets of the neighborhood until they reach Pony Tracks Drive. Once headed east on

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I believe that most people would not drive through the winding streets of the neighborhood to make a left from Pony Track Drive to the proposed development. Due to this I believe > 90% of the traffic going to the new development would be through the entry on Flying Horse Road which would substantially increases (not minimizes) the traffic to the adjacent neighborhood.

3. Is placement of buildings compatible with surrounding area?

Comments: No... The placement of the 36-38 single family homes as currently proposed is not at all in line / compatible with the existing surroundings for the following reasons.

a.) Current existing homes within the immediate and broader neighborhood are set back from the street an average 34 feet from the street with a 4-foot public side walk (30 feet from sidewalk). The proposed development plan is showing at set back of only 5 feet from the sidewalk on Flying horse Road and 5 feet from the sidewalk and / or concrete alley within the development, which is not at all compatible with the existing surroundings by more than 25 feet on average in the best situation within the proposed development.

b.) Current existing homes within the immediate and broader neighborhood are space on average between 10 – 30 feet apart. This is more than twice and up to as much as 5 times the space between homes in the proposed development, which as currently proposed is ONLY 6 feet between the homes.

4. Are landscaping and fences/walls provided to buffer adjoining properties from undesirable negative influences that may be created by the proposed development?

Comment: No... As #4 above states “Landscaping AND Fences/Walls”. In the currently proposed plans and outlined during the meeting (mentioned above) the area on the south side of the proposed development will be only 15 feet from adjoining properties and is to contain only landscaping consisting of trees and shrubbery. Nothing in the plans makes any mention of a new fence / wall “to buffer adjoining properties from undesirable negative influences that may be created by the proposed development”. Due to the fact that several homes within the proposed development are facing the south and have their front doors facing the back yards of existing homes, and the other homes in the proposed development have their “Open Side” facing existing adjoining properties, I feel that a wall of at least 8 feet in height would be needed to avoid creating an “undesirable negative influence” for the existing adjoining properties.

D. Traffic Circulation:

1. Is the circulation system designed to be safe and functional and encourage both on and off-site connectivity?

Comment: No... Please see comments under (B #1 b) and (C #1) above.

Respectfully Submitted

Troy and Amber Perkins

3025 Flying Horse Rd.

Colorado Springs, CO. 80922