

Wintz, Katelynn A

From: Jacqueline Grimes <jgrimes001@yahoo.com>
Sent: Sunday, May 16, 2021 3:47 PM
To: Wintz, Katelynn A
Subject: AR PUD 21-00116

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Hello Katelynn,

I would like to submit my comments regarding the revised master plan for the Enclaves at Mountain Vista before the meeting on Thursday. I do not support this revision, due to the fact that the congestion in our neighborhood is already terrible, especially for those who turn south on to Marksheffel in the morning. I spend a good 5-8 minutes waiting Monday-Friday. Adding an additional 91 homes will only increase this issue, considering we only have two entrances and exit's into the neighborhood, and due to the fact that there is yet any information regarding an expansion of Marksheffel or better yet, a traffic light at N Carefree. If said improvements were committed to and completed, at that point I would possibly support the expansion. Do you know whether the residents along Zircon paid premium lot fees upon contract? If they did, and Challenger is now wanting to add those additional homes, Challenger should be responsible for reimbursing those fees to those residents.

Thank you for your time,
Jacqueline Grimes

Wintz, Katelynn A

From: Jasmine Adrian <jadrian0427@gmail.com>
Sent: Friday, January 22, 2021 5:43 PM
To: Wintz, Katelynn A
Subject: Enclaves at Mountain Vista Concept Plan Major Amendment

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Hello Katelynn,

I have some concerns regarding the roads if this plan were to move forward. First being there's currently only two entrances to our neighborhood, with additional homes and 200-300 plus vehicles moving in there would be heavy traffic in and out. Which Marksheffel already generates traffic and there's no stop lights at our entrances to ensure safety and reduce accidents.

My second concern is the wildlife that's back in this "zoned" area. What happens to the Pronghorns and prairie dogs that are out here? Are they displaced or relocated?

Thanks,
Jasmine Snyder

Wintz, Katelynn A

From: Bucholz <gdbucholz@comcast.net>
Sent: Monday, January 25, 2021 10:58 AM
To: Wintz, Katelynn A
Subject: development proposal

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Ref. file numbers CPC MP 87-00381-A28MJ21 and CPC PUP 16-00013-A3MJ21

Comments regarding Enclaves at Mountain Vista development proposal.

Although I do not oppose the proposal entirely I would like to know the city's infrastructure plans, namely road improvements and traffic safety.

Currently this development has two entry/exit points onto Marksheffel Road neither has a traffic light control. This makes an almost impossible, and certainly unsafe southbound turn unto Marksheffel Road. The traffic on Marksheffel Road is so heavy at times the wait is many minutes before there is an opening to make a safe turn. To compound the problem the Zircon turn has such a steep grade, in winter time, after a snow, stopping at the stop sign is a challenge, because of the ice/snow pack a vehicle will slide without control creating a life threatening situation of potentially sliding into Marksheffel Road traffic. The city traffic engineers need to evaluate and correct this before there is a serious accident and God forbid, a fatality. By adding more residents and thus increasing traffic, it only multiplies the potential for a serious accident at one of these intersections.

Thank you.

Greg Bucholz
8267 Diorite Drive

Wintz, Katelynn A

From: Kyle DeVries <kdevries42@gmail.com>
Sent: Sunday, January 31, 2021 12:07 PM
To: Wintz, Katelynn A
Cc: Linda Devries
Subject: Enclaves at Mountain Vista

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Ms, Wintz,

I am writing to you concerning file numbers CPC MP 87-00381-A28MJ21 and CPC PUP 16-00013-A3MJ21. As a resident of Enclaves at Mountain Vista (EMV), I have some concerns:

1. The site for this development is in an area that stretches dangerously close to high-power lines running behind our neighborhood. What mitigations are being put in place to address this issue?
2. The entrances/exits of the EMV neighborhood (Zircon St. and Graphite Dr.) do not have traffic lights. Marksheffel is already becoming more and more congested as neighborhoods along it expand. What is the plan to widen Marksheffel and place traffic signals at roads along it to allow for better traffic management?
3. The closest school to EMV is Rocky Mountain Classical Academy. Even though it is less than a mile away, there are no sidewalks or crosswalks that would allow a student to *safely* walk or ride a bike to or from school. Also, more single-family homes mean more students and ever crowding classrooms. What is the plan to address this and when will there be a new school(s) built to support the influx of students?

All EMV residents share these concerns (and more). If the decision is made to continue with this development, with no clear way forward on addressing these concerns, then the EMV residents and I intend to repeal that decision. Thank you for your time.

Respectfully,

Kyle DeVries
kdevries42@gmail.com
619-672-7497

Wintz, Katelynn A

From: Chelsea Sinchak <mara9485@gmail.com>
Sent: Monday, February 1, 2021 5:42 PM
To: Wintz, Katelynn A
Subject: Concerns with CPC MP

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I'm writing this email to voice my concerns with file numbers CPC MP 87-00381-A28MJ21 and CPC PUP 16-00013-A3MJ21. As a resident of the current neighborhood I can say I was looking forward to a school being built in the community. That was one of the selling features for us to move to this part of Colorado Springs. However, the disappointment of having more houses instead of a school is not the biggest issue-traffic and safety is a HUGE problem. Currently it is a nightmare trying to get in and out of the neighborhood due to only two entrances(Zircon and Graphite) and being located on Marksheffel. While the extension of Barnes would help, the condition of Marksheffel would also need to improve. I noted the traffic data for this proposal was collected in 2016-I have a hard time imagining this number reflects the current traffic on Marksheffel as several neighborhoods and businesses have been built alongside it in the past 5-6 years since data was collected. I would be interested in more trip generators using more current data of traffic. Marksheffel is very outdated for all the traffic on this side of town and by adding as many single family homes as this proposal would do, it only increases the problem during all times of day, not just morning and afternoon as a school would do. We have been made aware that there are no plans to alleviate traffic on Marksheffel from Stetson Hills to N. Carefree due to budget constraints. I'd also be interested in what the timeline is of extending Barnes. Without first addressing the traffic congestion building anything more only adds to the problem and creates more dangerous situations, especially in winter time since the steep entrances are not plowed. Due mostly to traffic safety concerns, and in part to personal family reasons, I'd much rather the school be developed rather than additional homes. Thank you for your time,
Chelsea Sinchak

Wintz, Katelynn A

From: Andrew Sinchak <andrew.sinchak@outlook.com>
Sent: Tuesday, February 2, 2021 7:04 AM
To: Wintz, Katelynn A
Subject: Neighborhood proposal- Enclaves at Mountain Vista

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Re: CPC MP 87-00381-A28MJ21 & CPC PUP 16-00013-A3MJ21

I understand the land will be developed no matter what, but for what it's worth I have two opinions on the matter:

1- I would prefer to have the original proposal which included an elementary school. It is my understanding the amended proposal eliminates the school.

2 (and most important)- it appears neither proposal includes a plan for widening Marksheffel between North Carefree and Barnes. Attempting to turn South on Marksheffel out of the development is downright dangerous at peak traffic hours. Adding 200-400 new homes will only amplify the problem. The traffic study included in the proposal was done in 2016. A lot has changed in the last 4-5 years. The condition of the road is pitiful- potholes and cracks everywhere and it is not wide enough to accommodate the amount of traffic that it is used for. Adding a lane in each direction will help alleviate the traffic flows.

I propose an addendum to the proposal that includes Challenger Homes be held partially financially responsible for the improvement of that stretch of Marksheffel. They are profiting immensely from the construction of these cheap track homes, they should be held liable for the safety of those they are selling the homes to.

Is there a way to monitor the status of this proposal to see what the outcome is? Thank you.

Andrew Sinchak