

## Jackson, Caleb

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**From:** Daniel Mulloy <djmulloy@gmail.com>  
**Sent:** Monday, May 23, 2022 11:34 AM  
**To:** Jackson, Caleb  
**Subject:** File Number AR PUD 19-00162-A1MJ22

**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!**

This is to detail my comments regarding the referenced filing.

What was the weighting factor used in the Drainage Report regarding the increase in storm water flow volume and velocity attributed to development? How was this factor determined?

Did Classic Development update the calculation determined by the actual storm water flows after constructing the homes and installing parking lots, hard and soft landscape? Did Classic Development update the Drainage Report and the calculations as the plan evolved?

Thank you and please advise if you have any questions.

Daniel J. Mulloy  
1884 Walnut Creek Ct.  
Colorado Springs, CO 80921

cell 951 970-8950  
email [djmulloy@gmail.com](mailto:djmulloy@gmail.com)

**Project Description copied and pasted below for your convenience:**

"Request by Silversmith Road LLC, with representation by Kimley-Horn – Raleigh Wood, for approval of a major PUD development plan amendment. If approved the proposed application would allow for site layout changes to include nine multi-family buildings with a total of 95 units. The site is zoned PUD (Planned Unit Development), is 7.45-acres in size, and is located at 1765 Silversmith Road."

## Jackson, Caleb

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**From:** Cindy Johnson <caj15150@gmail.com>  
**Sent:** Tuesday, May 24, 2022 7:44 AM  
**To:** Jackson, Caleb  
**Subject:** Northgate apartments

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Dear Mr. Jackson,

So many apartments in that particular area is just not acceptable. The area is already bursting at the seams and traffic on Northgate is becoming congested. I vote to cut the apartment size in half or cut it out completely.

As the city planner your job should be what's best for Colorado Springs and it's citizens not for the developers. Enough is enough. Why does every open space need to be over developed?

Thank you

Cindy Johnson

Sent from my iPad

## Jackson, Caleb

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**From:** Dale Johnson <dalejohnsonh@icloud.com>  
**Sent:** Tuesday, May 24, 2022 10:00 AM  
**To:** Jackson, Caleb  
**Subject:** Remove my objection

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Please remove our previous objections to the Flying Horse No 22 Filing No 4.

1765 Silversmith Rd

Colorado Springs CO 80921

We read it wrong. 9 multi-family is better than one large apartment building.

Kim S Johnson

Kim.johnson199@yahoo.com

719-464-5554 and

Dale H Johnson

djohnson825citrine@yahoo.com

719-439-3497

1810 Volterra Way

Colorado Springs, CO 80921

Sent from my iPhone

## Jackson, Caleb

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**From:** jwsusong@gmail.com  
**Sent:** Tuesday, May 24, 2022 10:42 PM  
**To:** Jackson, Caleb  
**Cc:** 'Andrea Susong'  
**Subject:** FLYING HORSE NO. 22 FILING NO. 4

**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 Caleb,

I am a Flying Horse resident and very concerned about the proposed 95 unit apartment complex (ref. FLYING HORSE NO. 22 FILING NO. 4). There is nothing like this in our neighborhood and I do not see this as an asset to our community it is more likely going to be a burden and an eyesore. I am very concerned about the management of this proposed apartment complex and the level of screening of their tenants. We already suffer from crime and vandalism in our neighborhood and parks I am certain this will only exacerbate the problem. My family and I do not support this proposed development.

Sincerely,  
James Susong

## Jackson, Caleb

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**From:** Kim Johnson <kim.johnson199@yahoo.com>  
**Sent:** Wednesday, May 25, 2022 6:55 AM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse No 22 Filing No. 4

**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!**

RE: Flying Horse No 22 Filing No. 4, 1765 Silvesmith Rd., Colorado Springs CO 80921

I was just informed that this project would no longer be Senior Living if it is approved. I am writing to tell you I am against this project totally. I do not want 95 units in 9 multi-family buildings. Northgate and adjacent roads are already over burdened with traffic. The crime in our area has greatly increased. We also do not need the pollution from the vehicles.

Kim S Johnson  
1810 Volterra Way  
Colorado Springs CO 80921  
719-464-5554

[Sent from Yahoo Mail for iPad](#)

## Jackson, Caleb

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**From:** Dale Johnson <djohnson825citrine@yahoo.com>  
**Sent:** Wednesday, May 25, 2022 7:06 AM  
**To:** Jackson, Caleb  
**Subject:** RE: Flying Horse No 22 Filing No. 4

**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!**

RE: Flying Horse No 22 Filing No. 4, 1765 Silvesmith Rd., Colorado Springs CO 80921

I was just informed that this project would no longer be Senior Living if it is approved. I am writing to tell you I am against this project totally. I do not want 95 units in 9 multi-family buildings. Northgate and adjacent roads are already over burdened with traffic. The crime in our area has greatly increased. We also do not need the pollution from the vehicles.

Dale H Johnson  
1810 Volterra Way  
Colorado Springs CO 80921  
719-439-3497

[Sent from Yahoo Mail for iPhone](#)

## Jackson, Caleb

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**From:** Kathleen Winnick <kjwinnick@gmail.com>  
**Sent:** Wednesday, May 25, 2022 8:41 AM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse No. 22, Filing No. 4 80921

**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!**

The number of apartment complexes going up in such close proximity to each other in Northgate will cause traffic congestion, overcrowded schools, and additional negative impact on the Northgate community (possibly the loss of the outdoor amphitheatre proposed). This is not a thought out plan for Northgate but a reactive, thoughtless response to developer pressures. This additional apartment complex, whether one proposed multi-unit apartment building or several multi -unit apartment type buildings should NOT be approved. Do not overcrowd existing, established communities. However, create the necessary infrastructure and high density developments out East where they can be properly planned and sustained. Suburbs should not be turned into dense cityscapes. Thank you.

## Jackson, Caleb

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**From:** Florina Matu <matu\_florina@yahoo.com>  
**Sent:** Wednesday, May 25, 2022 8:48 AM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse No. 22 Filing No. 4

**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. Jackson,

I am writing to express concern about the propose project to build 95 units in our neighborhood. The perspective of having potential several hundreds of people living across the street from me, in addition to high traffic, and pollution is very unsettling. I am a single-income household and the owner of my townhome which is my primary and only residence. I moved into this neighborhood as it is safe for a single woman, as well as blessed with an adequate amount of green space. This project will remove these basic qualities (safety and green) and has the potential of turning this part of the neighborhood into an undesirable location. This massive project will probably involve removing most of the current green space on this lot, only to replace it with concrete.

I am suggesting that you consider other options that have the potential to benefit us and bring more joy to the residents. A community center focused on cultural and recreational activities would be a better investment in the well-being of us all, with adequate space for all age categories, including the senior residents in the Stone Creek community. Another park with shrubs, trees, flowers and outdoors exercise equipment would also be welcome and contribute to a healthier community.

I believe that by now it is clear that I do not support your proposed project. I am hoping that you will take into consideration our concerns and that you will make the best decision.

Best regards,

Florina Matu  
13376 Positano Point  
Colorado Springs, CO 80921  
(601) 498 0029

## Jackson, Caleb

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**From:** Heather Bellows <heatherbellows@yahoo.com>  
**Sent:** Wednesday, May 25, 2022 11:42 AM  
**To:** Jackson, Caleb  
**Subject:** Silverton Road Apt Building Plan

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Re: AR PUD 19-00162-A1MJ22

Dear Mr. Jackson:

I am writing to voice my concerns regarding the proposed apartment building plan on Silverton Road. They are as follows:

1. What is the purpose for the proposed Silverton Road apartments? It seems to have changed from apartments for seniors to general public housing. Why did this change?
2. Are the apartments designated for affordable housing?
3. What is the price range for finished apartments?
4. How will additional traffic on Old North Gate Road be addressed and congestion mitigated?
5. How will increased consumption of water, electricity, and natural gas be managed due to increased tenant usage? In particular, water usage will dramatically increase and we are already experiencing drought conditions. Additionally, higher rates of consumption of resources will put pressure on local taxes—Flying Horse already has a Metro district where taxes are already 30-50% higher than similarly priced homes in Northgate.
6. Is there additional planning documentation available to residents for this apartment building project that will clarify these questions?
7. How do our adjacent Flying Horse communities benefit from the planned building of apartments?

Many questions remain unanswered. We did not receive project proposal information that could have been reviewed by community residents prior to this recent notification.

As a homeowner in Flying Horse, I cannot and do not support the building of additional apartments on Silverton Road.

Sincerely,

Heather E Bellows  
Flying Horse Resident

Sent from my iPad

## Jackson, Caleb

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**From:** Kathleen Wiles <kmwiles333@gmail.com>  
**Sent:** Thursday, May 26, 2022 8:56 AM  
**To:** Jackson, Caleb  
**Subject:** Proposed apartments

**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 Caleb, I am a Flying Horse resident and very concerned about the proposed 95 unit apartment complex (ref. FLYING HORSE NO. 22 FILING NO. 4). First of all, having an apartment complex here in Flying Horse would add to the crime and vandalism that we are already experiencing. We purchased a home here in Flying Horse golf course community to enjoy the views and peacefulness as we are at retirement age. Having an apartment complex here would definitely change the demographics...not to mention add to the traffic in Flying Horse.

This proposed apartment complex will not fit into our community..it is going to be a burden and an eyesore. My husband and I are very concerned about this, and we do not support this proposed development. Sincerely,  
Kathleen and Mike Wiles

Sent from my iPad

## Jackson, Caleb

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**From:** Paul Holtz Dobie <paulholtzdoobie@gmail.com>  
**Sent:** Thursday, May 26, 2022 12:16 PM  
**To:** Jackson, Caleb  
**Cc:** Paul Holtz Dobie  
**Subject:** Flying Horse No. 22 Filing No.4

**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. Jackson:

About the proposed development involving 95 Units and 9 Buildings off of Silversmith Road the following comments are provided:

1. Has a traffic study been completed relative to the additional vehicles that will be on the main exit road (old Northgate Road) leading to Northgate Road? If not, why not? The current access leading out to Northgate via Old Northgate can get jammed quickly with additional traffic especially when parents are taking their children to school in the mornings.
2. What will the traffic congestion increase do to an already poorly maintained street system leading from Silversmith Road through the Village of Saratoga to Spectrum Loop and ultimately to Voyager Parkway? The streets in Saratoga are already poorly maintained and need to be resurfaced like Spectrum Loop. The increase in traffic will reflect an increase in speeding vehicles, an increase in volume, and overall noise and air pollution.
3. What are the additional noise pollution, light pollution, loss of privacy, the height of the buildings, traffic, the impact on property values, during construction, and impact on rainwater drainage.
4. Will significant landscaping be put in place to minimize the appearance of the apartments? The existing TownHomes that were constructed behind the Flying Horse Medical Center are an eyesore due to the color of the exterior buildings which do not blend in with other single-family housing in the area. As a matter of fact, from a distance, the TownHomes stand out. Thus the exterior color of the apartments should blend with the existing area and not stand out.
5. Are the apartments to be "High-End" rentals to maintain the high standard of living in the Flying Horse area? Medium income rentals will bring crime. Overall, the building of apartments in the area on Silversmith will bring the value of single-family housing in the subdivision down.
6. It is requested that these concerns along with others be addressed at the Neighborhood Meeting.
7. Please acknowledge receipt of this email.

V/R,

Paul W. Holtz Dobie

## Jackson, Caleb

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**From:** Leah Hoghaug <leahhoghaug@gmail.com>  
**Sent:** Thursday, May 26, 2022 5:08 PM  
**To:** Jackson, Caleb  
**Subject:** 1765 Silversmith Rd

**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!**

Caleb,

We are concerned neighbors that recently received the postcard regarding the above apartments.

The previous plans were for Luxury Senior Apartments. Is this still for seniors? Judging by the unit sizes, I think I know that answer. But will you please confirm.

Thank you,

Leah Hoghaug  
651-235-5733

## Jackson, Caleb

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**From:** Michael Ford <mafjord@yahoo.com>  
**Sent:** Saturday, May 28, 2022 1:44 PM  
**To:** Jackson, Caleb; Wintz, Katelynn A; SouthCentral@apacolorado.org  
**Subject:** Request for postponement of land use meeting for Flying Horse No. 22 Filing No. 4  
**Attachments:** FH No. 22 Filing No. 4 Major Amendment-Postcard.pdf

**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 Sir and Madams:

I am reaching out for two reasons. 1. To request a postponement of the meeting on Flying Horse No. 22 and 2. Request that you deny the plan for Flying Horse No. 22 Filing No. 4.

I received an update email yesterday (27 May 2022) indicating that the site poster and postcards sent out had a non-functional phone number. Many neighbors I spoke with did not receive this email and so erroneous information distributed will render them unable to participate. The corrective email was sent late in the afternoon on a Friday before Memorial Day weekend and so there is only one full business day between the corrected meeting number being sent to a partial email list and the day of the hearing.

Please recognize impacted Flying Horse residents simply do not have time to receive and react to this correction. Please post-pone this meeting for a time period that will allow for a correct site poster to be posted for 30 days - in fact there is no site poster currently - and distribute new postcards so residents can consume the information and prepare for the meeting. I also request that the meeting be held in person, so that residents can discuss the impact these new plans will have on the community.

I have no doubt you will receive a flood of emails on this matter.

The community concerns on Flying Horse No. 22 Filing No. 4 include:

- Air pollution
- Noise Pollution
- Eye Sore and blocked views
- Cited plan of 108 units of senior living (totaling about 216 residents) changed to 95 units of general housing, including three and four bedroom units, would triple the number of an entirely different demographic of residents, and include children. Comparing the current plan to the last approved, now expired Concept Plan CPC PUP 13-00033, is inappropriate as they are not remotely conceptually similar.
- The requested plan is not compatible with the land use surrounding the site. This planned apartment complex site is in the middle of a golf course and adjacent to an assisted living community. The plan would divide the golf course in half and present a visual distraction for members of the golf resort. The introduction of an apartment building to the middle of the golf resort would injure the membership to The Club at Flying Horse and injure the business at The Lodge at Flying Horse.
- The value and qualities of the neighborhood surrounding the site will be substantially injured. The site will block mountain views of multi-million dollar homes and is adjacent / across the street from homes that will suffer privacy issues from view angles from taller buildings. All homes are not buffered from the site by the golf course as the Project Statement indicates, but are directly across the street on two sides and partially on a third side.

- On street parking will flood the existing neighborhood and choke the very much used (not limited use road as cited in the Project Statement) access that passes by the Assisted Living facility and continues through the neighborhood. This road needs to remain free of hazards and parking to allow access of emergency vehicles to the Assisted living complex.
- The site is very close to school crossings and will introduce traffic hazards to the neighborhood children walking to school
- The site is in a school district (less than one mile from Discovery Canyon Campus) that has no additional capacity for the children that would be introduced to the area. This would be added on top of the already under construction apartment complex that number in the hundreds less than two miles from this planned site in the Bass Pro Shop corridor.
- FLYING HORSE NO. 22 FILING NO. 4 PROJECT STATEMENT is not accurate and needs to be re-written.
  - Impacted homes that have been built immediately West and East of the site
  - Impacted homes that will be have injury to value and enjoyable use of the current residents
  - Impacted assisted living community immediately East of the site
  - Remove any reference to expired plan 13-00033, as they are not remotely similar in demographics or architecture
- There has been significant drainage issues in the area including pooling of water and sink holes in the road accessing the site. More studies need to be made to uncover what has been paved over in the site area. An impact analysis should be done to determine what issues additional construction and paving in the area will cause.

The original zoning was for "medical" that would promote public health, safety, and general welfare of the community. The community expected more facilities with architecture like the Flying Horse Medical Center. A general high density apartment complex would introduce crime, parking issues, and traffic to a quiet neighborhood, which is the opposite of the original low density zoning that changed in 2019, overnight.

Please deny this request, as this plan simply does not fit in the site proposed.

Thank you for your time and consideration.

Michael Ford  
Flying Horse Resident

Begin forwarded message:

**From:** landuse notice <[landusenotice@cscono.org](mailto:landusenotice@cscono.org)>  
**Subject:** UPDATED- CONO Land Use Notice - Flying Horse No. 22 Filing No. 4 Major Amendment - Neighborhood Meeting - Jun 1, 2022  
**Date:** May 27, 2022 at 2:01:30 PM MDT  
**To:** landuse notice <[landusenotice@cscono.org](mailto:landusenotice@cscono.org)>

The City Planning Department has scheduled a virtual neighborhood meeting to discuss the development proposal at 1756 Silversmith Road for Wednesday June 1 from 5:30 PM to 8 PM. Unfortunately, the dial in meeting information previously provided on the site poster and green postcards is now non-functional and a new phone number is provided below for any residents planning to access the meeting by phone. The weblink previously distributed will still work for this meeting but is also included below. The Planning Department staff asks that any interested

residents share the updated information with the neighbors or relevant neighborhood associations! If you have any questions, comments, or concerns you may reach out to [caleb.jackson@coloradosprings.gov](mailto:caleb.jackson@coloradosprings.gov) or [Katelynn.wintz@coloradosprings.gov](mailto:Katelynn.wintz@coloradosprings.gov) . We invite all interested residents to attend this meeting.

Neighborhood Meeting information:

Wednesday, June 1<sup>st</sup>, 2022

5:30 PM – 8 PM

[Click here to join the meeting](#)

**Or call in (audio only)**

[+1 720-617-3426,,156872258#](tel:+17206173426,156872258#) United States, Denver

Phone Conference ID: 156 872 258#

----- Forwarded message -----

From: **landuse notice** <[landusenotice@cscono.org](mailto:landusenotice@cscono.org)>

Date: Tue, May 24, 2022 at 3:39 PM

Subject: CONO Land Use Notice - Flying Horse No. 22 Filing No. 4 Major Amendment - Neighborhood Meeting - Jun 1, 2022

To: landuse notice <[landusenotice@cscono.org](mailto:landusenotice@cscono.org)>

Hello! You are receiving this email because a City of Colorado Springs Land Use Application has been filed near you or the organization you manage. A copy of the City's postcard explaining the project is attached. (You may have received the postcard via postal mail as well.)

CONO is sharing this information because a public meeting is scheduled and/or a comment period is open regarding the project. *Our intent is that you will share this information with your organization/community via email or posting the attached postcard in a publicly visible community location.*

The project site is 1765 Silversmith Rd., 80921, which is approximately in the center of [this map](#).

#### PROJECT DESCRIPTION

- The previous approved and unbuilt plan illustrates development of one multi-family apartment building to accommodate 108 units.
- The proposed plan would alter the site layout to break up the apartment building into 9 smaller residential buildings still for multi-family use with a total unit count of 95.
- The changes would result in a net reduction of residential development for the property.

To learn more about the project, you can go to the City's [Land Development Review Service website](#) and search for the application number(s) in the File Number search box:

- AR PUD 19-00162-A1MJ22

The meeting will take place virtually on June 1, 2022 from 5:30 – 8:00 PM and can be accessed virtually:

To comment during the meeting, use the phone-in number and conference ID:

+1 720-617-3426 Conference ID: 361-368-266 #

Web Link: [rb.gy/d8xncv](https://rb.gy/d8xncv)

Written comments are to be sent to the planner, Caleb Jackson at [Caleb.Jackson@coloradosprings.gov](mailto:Caleb.Jackson@coloradosprings.gov), (719) 385-2228 by June 1, 2022.

Thank you!  
–The CONO Team

*CONO complements the City's required notification procedures per [City Code 7.5.902](#) with emails to those who manage property or live near the location of the application property. CONO does not take a position on the merits of the application.*

To learn more about CONO and how we are building neighborhood networks, visit us at <http://cscono.org>.

To opt out of these emails, please notify us at [landusenotice@cscono.org](mailto:landusenotice@cscono.org).

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**Land Use Notice Team**

719.471.3105

[cscono.org](http://cscono.org)



## Jackson, Caleb

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**From:** Terry Uhlenhopp <tcracker11@hotmail.com>  
**Sent:** Sunday, May 29, 2022 8:13 AM  
**To:** Jackson, Caleb  
**Subject:** Request for consideration of land use meeting for Flying Horse No. 22 filing No. 4

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 Board,

We who live in the community of Flying Horse want to remain as an upscale development that continues to attract people for our desired location and quality of residential housing that has meticulously been planned for a wonderful and continued quality of life.

We feel changing the current cited plan will have an adverse impact on many things including:

Sound pollution

Increased traffic

Triple the number of units and residents  
Different demographic populace  
Quality of life for home owners living in FH  
Reduction of home values  
Tall and numerous structures will impact privacy and views  
Negative impact on Club at Flying Horse

The scope of the proposed site plan has completely changed from the previously approved site plan with substantial impact to our community.

The proposed site plan is not compatible with the surrounding areas.

Flying Horse is one of the higher end developments in the Colorado Springs area which we residents want preserved.

The site of construction will block residential multimillion dollar homes values and views.

The number of vehicles in general will affect and impact those of us currently living in the area.

There will be many more traffic hazards to children who walk to school and who play in area.

Multiple relatively high density apartment complexes will contribute to a lesser quality of life as a result of more safety concerns, inadequate parking, increased crime, and more vehicles impacting the residential roads in our quiet neighborhood.

The architecture of the planned buildings does not match that of the Flying Horse community.

We can and should do more striving for complete transparency realizing how crucial planning and development will be in our community.

Thank you for your understanding and consideration for the above!

Sincerely,

Terry and Cris Uhlenhopp

Flying Horse Residents

Sent from my iPad

## Jackson, Caleb

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**From:** Kim Nielsen <kksn2011@gmail.com>  
**Sent:** Monday, May 30, 2022 10:18 AM  
**To:** Jackson, Caleb  
**Subject:** Positano/Silversmith Apartments

**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 Caleb

I received a notice in the mail regarding the possibility of the building of apartments at Positano and Silversmith. First of all, I am a widow who lives alone on Positano and my safety is a concern. This is a very quiet neighborhood and literally no crime. Adding these apartments will bring a significant higher increase in crime to this neighborhood. Positano is also a street where families have small children playing and many residents walk their dogs and walk the neighborhood. This will create a lot of stress for us.

Also, this will create an extremely high increase in traffic in an area of Flying Horse where we have relatively a good flow of vehicles now. Getting out of our street and onto Silversmith and Old North Gate will be a problem. The traffic from Discovery Canyon School is already high. I cannot imagine how more congested these three roads will be with an apartment complex where there is potential for 2-4 cars per unit in this area. Approximately 100 units x 3 even is 300 more vehicles here. It will be a nightmare.

Lastly, I was in favor for it being a senior apartment complex for the lower rates of all things mentioned. In this case as proposed, the property values will decline.

If there is another project that help keep a community feel I would be in favor of this myself. A park, a community building or places for families to gather.

Flying Horse is a quiet, peaceful neighborhood with a community feel. I would appreciate it staying that way....

Sincerely  
Kim Nielsen



Kim Nielsen  
Trained Spiritual Director, Certified Forest Therapy Guide

573-808-4848

[kim@transformingexperiences.org](mailto:kim@transformingexperiences.org)

13334 Positano Pt, Colorado Springs, CO 80921

[www.transformingexperiences.org](http://www.transformingexperiences.org)



Please consider the environment before printing this e-mail!

## Jackson, Caleb

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**From:** June Chan <junslchan@gmail.com>  
**Sent:** Monday, May 30, 2022 11:26 AM  
**To:** Jackson, Caleb  
**Cc:** Dan Runingen; June Chan  
**Subject:** Comments for Development Proposal Flying Horse No.22 Filing No.4

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Caleb, my wife and I live at 1857 Redbank Drive directly across the golf course from the proposed development. The Conditional Use Review Criteria states that, the Planning Commission must find that, "the value and qualities of the neighborhood surrounding the conditional use are not substantially injured." However, properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons.

1. The proposed development has 95 units with hundreds of windows. At night time, many of these lit windows would shine directly across the golf course presenting an eyesore, negatively affecting rest and sleep and diminishing property values.
2. The noise level will be negatively impacted as the area between the proposed development and the homes north of the golf course has a natural echo chamber caused by the small canyon created for golf course holes 6&7. The development will exacerbate noise disturbances for homeowners and potentially golfers.
3. The 95 units are primarily 2, 3, and 4 bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody's guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic.

However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will help diminish property values.

4. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for the 53 units in the multi family building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles.

Similarly, for the smaller multi-family buildings with 42 units each with 2, 3, or 4 bedroom, the 88 parking spaces assumes no unit will have 3 vehicles and visitors will be very minimal.

The overflow parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area.

5. Many current Flying Horse residents purchased their homes believing that they were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values, especially in Verona.

6. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively. There is also the real potential for traffic or pedestrians safety issues as students will be crossing Northgate Blvd to access Discovery Canyon. Though the speed limit is 40 mph, we know that vehicles travel at higher than posted speeds.

7. The pud development plan shows that amenity space is almost a joke. There is very little space provided for any activities especially for the eight separate multi-family buildings on the west side. Where will children play? On the streets or the golf course?

The primary issue with this development is that it is not supposed to proceed if neighboring property values are diminished. From the above it is clear that this development should not proceed.

Caleb, My wife and I live directly across the golf course from the proposed development at 1857 Redbank Drive. The Conditional Use Review Criteria states that, the Planning Commission must find that, "the value and qualities of the neighborhood surrounding the conditional use are not substantially injured." However; properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons.

1. The proposed development has 95 units with hundreds of windows. At night time, many of these lit windows would shine directly across the golf course presenting an eyesore and diminishing property values.

2. The 95 units are primarily 2, 3, and 4 bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody's guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic.

However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will help diminish property values.

3. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for the 53 units in the multi family building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles.

Similarly, for the smaller multi-family buildings with 42 units each with 2, 3, or 4 bedroom, the 88 parking spaces assumes no unit will have 3 vehicles and visitors wii be very minimal.

The overflow parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area.

4. Many current Flying Horse residents purchased their homes believing that they were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values, especially in Verona.

5. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through

high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively.

I would like to make this email available for all participants in the virtual neighborhood meeting. Thank you, Dan and June

It appears that the phone number that you have provided for the virtual meeting does not work. If so you must reschedule the meeting so that participants will not be blindsided on Wednesday when they try to join the meeting. Instead of a virtual meeting it would be best to have an open forum where participants could meet in person. Thank you, Dan and June

Dan Runingen & June Chan  
1857 Redbank Drive  
719 244-1135

## Jackson, Caleb

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**From:** Cindy Dillon <cindywarddillon@gmail.com>  
**Sent:** Monday, May 30, 2022 12:52 PM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse development No. 22 Filing #4. - PLEASE STOP THIS.

**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 Caleb,

This email is very similar to others you have been receiving. Why re-invent the wheel when the facts and the sentiment are the same. I live on Redbank Drive and will be directly impacted by the proposed development. I did not move to Flying Horse, as a custom area with the extremely high property taxes that imposes, only to have my neighborhood ruined and substantially injured.

The Conditional Use Review Criteria states that, the Planning Commission must find that, “the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.” However, properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons. 1. The proposed development has 95 units with hundreds of windows. At night time, many of these lit windows would shine directly across the golf course presenting an eyesore, negatively affecting rest and sleep and diminishing property values. 2. The noise level will be negatively impacted as the area between the proposed development and the homes north of the golf course has a natural echo chamber caused by the small canyon created for golf course holes 6&7. The development will exacerbate noise disturbances for homeowners and potentially golfers. 3. The 95 units are primarily 2, 3, and 4 bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody’s guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic. However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will help diminish property values. 4. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for the 53 units in the multi family building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles. Similarly, for the smaller multi-family buildings with 42 units each with 2, 3, or 4 bedroom, the 88 parking spaces assumes no unit will have 3 vehicles and visitors will be very minimal. The overflow parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area. **5. Many current Flying Horse residents purchased their homes believing that they were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values, especially in Verona.** 6. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively. There is also the real potential for traffic or pedestrians safety issues as students will be crossing Northgate Blvd to access Discovery Canyon. Though the speed limit is 40 mph, we know that vehicles travel at higher than posted speeds. 7. The pud development plan shows that amenity space is almost a joke. There is very little

space provided for any activities especially for the eight separate multi-family buildings on the west side. Where will children play? On the streets or the golf course? The primary issue with this development is that it is not supposed to proceed if neighboring property values are diminished. From the above it is clear that this development should not proceed.

As a resident of Colorado Springs for 42 years, I hope you will seriously consider my views on this proposed building.

Thank you,  
Cindy Ward Dillon

## Jackson, Caleb

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**From:** jpromney@yahoo.com  
**Sent:** Monday, May 30, 2022 1:40 PM  
**To:** Jackson, Caleb  
**Subject:** 1765 Silversmith Road - Proposed Development - Flying Horse No. 22 Filing No. 4

**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!**

Caleb,

My name is John Romney and I own a house at 1877 Redbank Drive in Colorado Springs. My home is just across the two holes of the golf course from the proposed development. I can see this property directly out of my rear windows, so I care very much about this proposed development. I also own one of the more expensive homes on Redbank Drive. I firmly believe that my property value will be affected by this development as proposed.

My wife and I live in the Dallas area and 1877 Redbank Drive is our second home and family gathering place. When we were contemplating purchasing a lot on Redbank Drive in 2018, we had a choice between our current lot (Lot 17 on Redbank Drive, now 1877 Redbank Drive) and a lot that would be directly north of the proposed development (Lot 22 on Redbank Drive) and was a much better, unobstructed view and a larger lot. We did not purchase Lot 22 specifically because at the time we had no idea what would be built on this property and our direct view would have been this proposed development. We specifically chose Lot 17 because it gives us some visual protections from the care facilities just east of the proposed development and the proposed development due to the trees near the tee box on the sixth hole of the golf course. However, I am greatly concerned about the proposed development, and I strongly oppose this as presented.

The Conditional Use Review Criteria states that, the Planning Commission must find that, “the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.” However, properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons.

1. The proposed development has 95 units with hundreds of windows. At nighttime, many of these lit windows would shine directly across the golf course presenting an eyesore, negatively affecting rest and sleep, and diminishing property values.
2. The noise level will be negatively impacted as the area between the proposed development and the homes north of the golf course has a natural echo chamber caused by the small canyon created for golf course holes 6&7. The development will exacerbate noise disturbances for homeowners and potentially golfers.
3. The 95 units are primarily 2-, 3-, and 4-bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody’s guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic. However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will help diminish property values.
4. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for

the 53 units in the multifamily building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles. Similarly, for the smaller multi-family buildings with 42 units each with 2, 3, or 4 bedrooms, the 88 parking spaces assumes no unit will have 3 vehicles and visitors will be very minimal. The overflow parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area.

5. Many current Flying Horse residents purchased their homes believing that they were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values, especially in Verona.
6. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively. There is also the real potential for traffic or pedestrians' safety issues as students will be crossing Northgate Blvd to access Discovery Canyon. Though the speed limit is 40 mph, we know that vehicles travel at higher than posted speeds.
7. The PUD development plan shows that amenity space is almost a joke. There is very little space provided for any activities especially for the eight separate multi-family buildings on the west side. Where will children play? On the streets or the golf course?

The primary issue with this development is that it is not supposed to proceed if neighboring property values are diminished. From the above it is clear that this development should not proceed.

I would be happy to discuss this with you.

John

**John P. Romney**

401 Lafayette Drive  
Southlake, TX 76092

Cell: 817-247-8141

Email: [jpromney@yahoo.com](mailto:jpromney@yahoo.com)

## Jackson, Caleb

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**From:** Pat and Randy Davis <rpbkdavis@msn.com>  
**Sent:** Monday, May 30, 2022 2:27 PM  
**To:** Jackson, Caleb  
**Subject:** Objection to proposed apartment complex

**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!**

Caleb, we live at 13622 Fife Ct, in direct visibility from the proposed development. The Conditional Use Review Criteria states that, the Planning Commission must find that, "the value and qualities of the neighborhood surrounding the conditional use are not substantially injured." However, properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons.

1. The proposed development has 95 units with hundreds of windows. At night, many of these lit windows would shine directly across the golf course presenting an eyesore, negatively affecting rest and sleep and diminishing property values.

2. The noise level will be negatively impacted as the area between the proposed development and the homes north of the golf course has a natural echo chamber caused by the small canyon created for golf course holes 6&7. The development will exacerbate noise disturbances for homeowners and potentially golfers.

3. The 95 units are primarily 2, 3, and 4 bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody's guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic. However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will help diminish property values.

4. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for the 53 units in the multifamily building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles. Similarly, for the smaller multi-family buildings with 42 units each with 2, 3, or 4 bedrooms, the 88 parking spaces assumes no unit will have 3 vehicles and visitors will be very minimal. The overflow parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area.

5. We purchased our homes believing that we were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values, especially in Verona.

6. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively. There is also the real potential for traffic or pedestrian safety issues as students will be crossing Northgate Blvd to access Discovery Canyon. Though the speed limit is 40 mph, we know that vehicles travel at higher than posted speeds.

7. The PUD development plan shows that amenity space is almost a joke. There is very little space provided for any activities especially for the eight separate multi-family buildings on the west side. Where will children play? On the streets or the golf course? The primary issue with this development is that it is not supposed to proceed if neighboring property values are diminished. From the above it is clear that this development should not proceed.

8. Traffic on Silver Rose will significantly increase, causing traffic noise that would also severely impact the values of home along that street. It is already used as a cut off from traffic at the Assisted Living complex, and this would make the noise untenable and unregulated speed very dangerous(it's currently already a very bad situation).

Thank you,  
Randy and Pat Davis

## Jackson, Caleb

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**From:** Michael Anthony <tradewindsblowing@gmail.com>  
**Sent:** Monday, May 30, 2022 5:18 PM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse Development Project

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Caleb,

I have been a resident of Flying Horse for the past 8 years, having served as the Secretary of their HOA board for six of those years. During that time I have seen a significant decrease in value near my home based on the overdevelopment of the land from what was originally planned years ago.

I was told when I bought my land 9 years ago that there would be a small corner plaza of professional buildings across from me - most of whom would be closed after 5:00 p.m. What's there now? A VERY large senior citizens complex with little to no landscaping, increased traffic, disturbing lights at night, and an eye sore of a building that does not fit in with the architectural pallet of Flying Horse.

Now I hear the city is considering the development of a 300+ apartment complex a block away. When is enough going to be enough? Stop this senseless overdevelopment of our neighborhood.

Our schools can no longer take the increase students this complex will bring. Traffic is already a mess on what are supposed to be quiet streets.

**STOP THE OVER DEVELOPMENT OF FLYING HORSE!!!! I do not support this project or the additional senior citizens development at is also being planned. KNOCK IT OFF AND STOP THE BUILDING OF FACILITIES THAT DO NOT BELONG IN OUR NEIGHBORHOOD.**

Sincerely,

Dr. Michael J. Anthony  
1929 Bent Creek Dr.

## Jackson, Caleb

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**From:** SHARON MARTIN <slmartin1025@comcast.net>  
**Sent:** Monday, May 30, 2022 7:47 PM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse

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Caleb,

I'm am writing to voice a definite NO to the proposed apartment building planned in my neighborhood. This is bait and switch, at best. We were told repeatedly there would be senior apartments in this area. Now, the city decides to build a 3 story, 300 apartment complex??? Uh, NO! That is deception to the highest degree. I'm a senior myself, living in Verona subdivision of Flying Horse. I did NOT sign up for this, nor will I allow it! I will be in attendance at the "virtual" meeting. (Deceptive, to say it kindly.) Holiday weekend and you hold a virtual meeting? Again, NO! We all chose this area based on the low density, privacy and feel. Don't go messing with a bunch a old, angry people. You'll be sorry! I'm respectful of you. Please be respectful of us!

I've been in real estate for 35 years now. Have always honored your decisions. This one rankles me. You simply can not do this to folks who have paid high dollar to live in this type of environment. Traffic? Schools? At some point, you have to think of the people, not the \$\$\$!

Respectfully, I hope!

***Sharon Martin, CNE, CRS, GRI***

Thompson Properties  
719-460-1303

## Jackson, Caleb

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**From:** Kate Collins <pktank1737@gmail.com>  
**Sent:** Monday, May 30, 2022 8:36 PM  
**To:** Jackson, Caleb; Wintz, Katelynn A  
**Subject:** Community Concerns on Flying Horse No. 22 Filing No. 4  
**Attachments:** Community Concerns on Flying Horse No. 22 Filing No. 4.docx

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To whom it may concern:

Regarding: Community Concerns on Flying Horse No. 22 Filing No. 4

My wife and I live at 1737 Redbank Drive, directly across the golf course from the proposed development. We specifically selected and purchased in this neighborhood due to the high quality and value of the properties, the quiet location, and the proximity to the golf course. The Conditional Use Review Criteria states that, the Planning Commission must find that, "the value and qualities of the neighborhood surrounding the conditional use are not substantially injured." However, properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons:

1. The proposed development has 95 units with hundreds of windows. At night time, many of these lit windows would shine directly across the golf course presenting an eyesore, negatively affecting rest and sleep, disrupting peaceful views, and diminishing property values.
2. The noise level will be negatively impacted as the area between the proposed development and the homes north of the golf course has a natural echo chamber caused by the small canyon created for golf course holes 6&7. The development will exacerbate noise disturbances for homeowners and potentially for golfers as well. Currently there is minimal traffic, noise and disturbance in this area, and it should be kept this way.
3. The 95 units are primarily 2, 3, and 4 bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody's guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic. However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will also diminish property values and increase the probability for crime, property damage and personal injury. The roads in the neighborhood are not prepared for the significant increase in traffic that this plan will bring.
4. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for the 53 units in the multi family building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles at any given time. Similarly, for the smaller multi-family buildings with 42 units, each with 2, 3, or 4 bedrooms, the 88 parking spaces assumes no unit will have 3 vehicles and visitors will be very minimal. The overflow

parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area.

On street parking will flood the existing neighborhood and choke the very much used (not limited use road as cited in the Project Statement) access that passes by the Assisted Living facility and continues through the neighborhood. This road needs to remain free of hazards and overflow parking to allow access of emergency vehicles to the Assisted Living complex and surrounding neighborhood.

5. Many current Flying Horse residents purchased their homes believing that they were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values and appeal, especially in Verona.

The value and qualities of the neighborhood surrounding the site will be substantially injured. The site will block mountain views of multi-million dollar homes and is adjacent / across the street from homes that will suffer privacy issues from view angles from taller buildings. All homes are not buffered from the site by the golf course as the Project Statement indicates, but are directly across the street on two sides and partially on a third side.

The requested plan is not compatible with the land use surrounding the site. This planned apartment complex site is in the middle of a golf course and adjacent to an assisted living community. The plan would divide the golf course in half and present a visual distraction for members of the golf resort and the neighborhood in general. The introduction of an apartment building to the middle of the golf resort would injure the membership to The Club at Flying Horse and injure the business at The Lodge at Flying Horse.

6. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively. There is also the real potential for traffic or pedestrian safety issues as students will be crossing Northgate Blvd to access Discovery Canyon. Though the speed limit is 40 mph, we know that vehicles travel at higher than posted speeds.

7. The pud development plan shows that amenity space is almost a joke. There is very little space provided for any activities, especially for the eight separate multi-family buildings on the west side. Where will children play? On the streets or the golf course?

The original zoning was for "medical" which would promote public health, safety, and general welfare of the community. The community expected more facilities with architecture like the Flying Horse Medical Center. A general high density apartment complex would introduce crime, parking issues, and traffic to a quiet neighborhood, which is the opposite of the original low density zoning plan.

The primary issue with this development is that it is not supposed to proceed if neighboring property values are diminished. From the above it is clear that this development should not move forward.

Please deny this request, as this plan simply does not fit in the site proposed. Thank you for your time and consideration.

Patrick and Katherine Collins

1737 Redbank Dr.

Additionally, I understand from some of my neighbors that an updated email was sent on 27 May 2022 indicating that the site poster and postcards sent out had a non-functional phone number. Many neighbors I spoke with, including ourselves, did not receive this email. Therefore, the erroneous information distributed will render many of us unable to participate in the meeting if we are unable to obtain the correct information. Please postpone this meeting for a time period that will allow for a correct site poster to be posted for 30 days - in fact there is no site poster currently - and distribute new postcards so residents can consume the information and prepare for the meeting. I also request that the meeting be held in person, so that residents can discuss the impact these new plans will have on the community.

## Jackson, Caleb

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**From:** James Hanson <hanson4az@gmail.com>  
**Sent:** Monday, May 30, 2022 10:26 PM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse Apartments

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I am writing to voice my opposition to having apartments built near the Assisted Living/Senior Living facilities located in Flying Horse. There are so many apartments being built in our city as it is. We don't want more located in our community.

Thank you,

Brenda Hanson

Sent from my iPhone

## Jackson, Caleb

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**From:** Raymond Kozak <Raymond.Kozak@hotmail.com>  
**Sent:** Monday, May 30, 2022 10:34 PM  
**To:** Jackson, Caleb  
**Subject:** Zoning change in Flying Horse

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Mr Jackson, I am writing to voice my strong objection to the proposed zoning change that will allow a large apartment complex in the area. I have two major objections

First, homeowners like myself buy property after doing research on schools and zoning. Changing the rules in the comprehensive plan to allow an out of character apartment complex invalidates that research and will change the character of the development in a way that was not envisioned when I purchased.

Second, stated bluntly, three stories is too big! A three story complex is totally out of character among the single family homes in this area.

Sincerely, Raymond Kozak, 1943 Turnbull Drive.

Sent from my iPhone

## Jackson, Caleb

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**From:** Cheryl Fries <cfries@arrowheadfilms.com>  
**Sent:** Tuesday, May 31, 2022 9:34 AM  
**To:** Jackson, Caleb  
**Subject:** Proposed Silversmith Road Apartments

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Mr. Jackson -

As the owner of 1930 Bent Creek Drive, I write to express opposition to development of multi-family apartments on Silversmith Road.

My understanding is this a zoning change from senior housing, and as such, is a serious issue for those of us who were not informed of this when we recently bought our properties.

The existing permitted senior housing does not produce the noise, traffic or density of a multi-family development and therefore does not impact quality of life or property values as would an apartment complex. I am also very concerned - especially given the Marshall Fire - about emergency evacuation density, *especially* given the evacuation complexities for the existing assisted living facility and families. The area is already quite dense and has limited evacuation routes.

I appreciate your consideration of my opposition.

Thank you -

Cheryl Fries  
1930 Bent Creek Drive

Colorado Springs CO 80921

## Jackson, Caleb

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**From:** Lisa Perkey <lis.mperkey@yahoo.com>  
**Sent:** Tuesday, May 31, 2022 10:39 AM  
**To:** Jackson, Caleb  
**Subject:** AR PUD 19-00162-A1MJ22

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The following comments are in reference to the above proposed development. 1) SCHOOL CAPACITY- we were at the previous attempt to have apartments at the corner of Hwy 85 and Northgate that met with much neighborhood resistance. A home owner contacted the school Superintendent who provided numbers showing the lack of capacity for additional students. 2) CURRENT MULTIFAMILY PROJECTS- there are currently 3 projects under construction (Baptist and Jackson Creek, Northgate and Bass Pro Rd., and a large project at the new Voyager exit east of I-25 that will feed into Discovery Canyon School. 3) TAXES- the only solution to school overcrowding is to place an additional tax burden on the homeowners at a time when property taxes are already increasing due to inflated home prices. 4) WATER RESTRICTIONS- since we currently have water restrictions, how is it possible not to increase this problem by adding multi family projects. 5) TRAFFIC CONGESTION- access to the project will not only significantly increase traffic and noise throughout the neighborhood streets, but additional crosswalks and traffic lights will be required to protect the children crossing the streets. 6) CRIME- at the last attempt for apartments the developer tried to sell the idea that "as a community we are all better for having apartment in our neighborhoods" and that "these are Luxury Apartments". Again, homeowners brought forth statistics and personal experiences to the contrary, including related neighborhood comments from law enforcement officers that Luxury Apartments just brings in more adults to "split" the rent. For the above reasons we are completely opposed to the above project. Respectfully, Homeowner at 1944 Bent Creek Dr., CSC, 80921 Sent from my i

## Jackson, Caleb

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**From:** Patrick Fries <pfries@arrowheadfilms.com>  
**Sent:** Tuesday, May 31, 2022 10:44 AM  
**To:** Jackson, Caleb  
**Subject:** Proposed Silversmith Road Development  
**Signed By:** pfries@arrowheadfilms.com

Dear Mr. Jackson,

As my wife Cheryl explained in her communication, we conducted months of research on the Powers Interchange and all potential impacts on our property value prior to purchasing our home last year. That research included looking at the what additional projects would be permitted all along that corridor, which includes Silversmith. A multi-family apartment complex would have been something we would have been very concerned about and may have swayed us away from purchasing our home, which is to say that if this complex is permitted, it will likely have a negative impact on our property value. In addition, I'm concerned about increased traffic and noise and as well as the safety to pedestrians and cyclists who traverse that area for school, work and recreation.

Please consider me as a taxpayer who is strongly opposed to this project.

Regards,

Patrick Fries  
1930 Bent Creek Dr.  
80921

## Jackson, Caleb

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**From:** Maureen Kozak <maureen.c.kozak@gmail.com>  
**Sent:** Tuesday, May 31, 2022 10:49 AM  
**To:** Jackson, Caleb  
**Subject:** Proposed Zoning Change in Flying Horse-Letter of Opposition

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This letter serves as a voice of opposition to a proposed zoning change to allow for the development of 3-story, multi-unit apartment building in the Flying Horse neighborhood off of or near Silversmith Road and Old North Gate Road.

In 2019, our family returned to Colorado Springs after serving 37 years in the United States Air Force. For all of these years, we planned to return home and saved our money to afford a nice retirement home. We researched neighborhoods on several trips home, scouring maps and developments to find the perfect area. We took into consideration crime, safety, traffic, commercial development, schools, playgrounds and open space, etc. We the provided Flying Horse development maps. We made phone calls to the Flying Horse HOA to seek answers to questions about the proposed Powers extension. Our final decision was made in March of 2019; we purchased our dream home n the Verona village of Flying Horse, with stunning views of Pikes Peak and the United States Air Force Academy.

Less than a year later, much to our concern, a new senior community was planned and built just a few blocks from our home. We lived out of state at the time of our purchase and were not privy to the details of this development. We were wary of a multi-story building so close to our new home in a single family community, as well as the opening up of Silver Rose Lane and Silversmith Road. We knew that increased traffic and safety would become an issue.

True to our concerns, there are many who now speed up and down Silver Rose Lane, using it as a short cut road. There are no lights that keep this area safe at night. There are no speed bumps or lane markings on the road. Trash is a common problem. Weeds are not managed by the responsible land owner. Drainage ditches/culverts are not adequately maintained by the city (we have called to point out this issue, which was fixed).

The recent news of an impending zoning change so close to our home has us increasingly worried. The change is proposing a 3-story, multi-unit apartment complex being built in an upscale single family home development.

### **This city zoning change and plan by the developer makes no sense for the following reasons:**

- Flying Horse is a **single family home**, upscale golf resort development. Apartment complexes do not fit in with the neighborhood plan as originally designed and advertised by the developer. It is UNFAIR to those residents who made purchase plans **based on the initial land development plan**. Nor for those who have recently built or purchased a home based on the current zoning plan and "look or personality" of this community. For many nearby residents, the purchase of a million dollar home is a substantial investment that may or will be devalued by the addition of a 3-story, multi-unit apartment building.
- Increased noise, light pollution, traffic, and crime are very concerning to those who live in this quiet and safe community.
- There is little to no space for additional student populations at the nearby Academy School District 20 schools. As an employee of ASD20 I know this to be a valid concern.
- There is no regional or city transportation available in the area where the apartment complex is being planned.
- There are no large employers nearby to support the job needs of these apartment dwellers.
- The demographic for these new residents is inherently transient. This is a cause for concern about their "stakeholder" mentality in such a stable, clean, and relatively safe neighborhood. There will be a constant state of "influx" with this type of community.
- There are no playgrounds or adequate play spaces planned for the development. Where will the children of these families play or recreate? The walk to a nearby park will take the children across two busy city roads.
- There are few grocery stores nearby that can support the residents of an apartment complex. Demographics of apartment dwellers tend to be one-car or no car owners. The nearest store is more than a 10 minute drive away. A large box grocery and staples retailer is a 15 to 20 minute drive away. The only grocery store nearby, Sprouts, is an expensive store that specializes in fresh produce. Staples are not available or affordable at this store.
- The natural surroundings that are an important feature of the Flying Horse community will be destroyed or blocked from view with the addition of a 3-story apartment building. The golf course and hills in the area will no longer be seen by many residents. These natural views and features provide meditative or exercise experiences that will now be compromised or taken away. Homeowners took these

views and open spaces into consideration when they made their home purchases. To change the zoning and take away these important homeowner features is UNFAIR.

Thank you for the opportunity to voice my concerns about the proposed zoning changes in the Flying Horse neighborhood community of north Colorado Springs, Colorado.

Sincerely,

Maureen Kozak  
1943 Turnbull Drive  
Village of Verona  
Flying Horse

714-313-8112

## Jackson, Caleb

---

**From:** Eagle's Peak <eprei.1994@gmail.com>  
**Sent:** Tuesday, May 31, 2022 11:40 AM  
**To:** Jackson, Caleb  
**Subject:** Oppose 300+ apartments in flying horse

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Mr. Jackson,

I'd like to note my opposition to community development changes near the flying horse golf course.

These changes break faith with those of us who spent our life saving to get a home with a view , in great school district and with safe areas for our kids.

The change from luxury senior living to family apartments to mass 3-story family apartments does not seem appropriate for North Colorado Springs nicest neighborhood.

It breaks faith with those who already bought high end homes expecting certain level of beauty, safety and a lack of school overcrowding/sprawl.

I'm asking, like many others, that this proposal for change be held publicly and not be fast tracked via zoom meeting to purely serve in the interest of real estate developers.

Respectfully,

Shane and Heather Haughian  
Residents at 2167 Bent Creek Drive

## Jackson, Caleb

---

**From:** Laura Blackburn <lvblackburn@icloud.com>  
**Sent:** Tuesday, May 31, 2022 11:49 AM  
**To:** Jackson, Caleb  
**Subject:** No to GENERAL USE APARTMENTS for plot adjacent to Flying Horse holes 6/7  
**Importance:** High

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Hi Caleb,

We wish to keep the current designation for this parcel. Concerns with a change:

- Increased noise
- Much more traffic that a small road cannot accommodate. They will drive through the FH neighborhoods
- Light pollution
- Overwhelm DCC

An in person meeting is a must before any action is even considered.

Concerned neighbor,

2055 Bent Creek Drive

Flying Horse

---

Laura V. Blackburn  
Mobile: 949 350 9148  
[lvblackburn@icloud.com](mailto:lvblackburn@icloud.com)

## Jackson, Caleb

---

**From:** Lindsay McClellan <lindsaymcclellan0426@icloud.com>  
**Sent:** Tuesday, May 31, 2022 11:52 AM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse development

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To whom it may concern,

My name is Lindsay McClellan and I own a home at 1957 Bent Creek Drive. My home overlooks the Flying Horse golf course and the open lots on Silver Smith Road. We were recently informed that a lot which was previously being considered for luxury senior apartments is changing to a 3-story general use apartment building. I am writing you to urge you to reconsider the massive negative impacts this would have on the surrounding community and give the residence of the Flying Horse community a forum to discuss their concerns in person.

Prior to moving into our home, my husband and I had temporary housing at a luxury apartment complex off of Northgate. We witnessed teenagers and college kids bringing their friends to party at the pool. The parking was constantly full causing apartment residents and guests to park on nearby streets. The exterior was well lit which is great for safety but would absolutely disrupt a suburban neighborhood. Without a shadow of a doubt, a development like this would have negative impacts on the Flying Horse homeowners including depreciating the home values of the residence with direct views, having a 24/7 increase in light and sound pollution, increased traffic, and potentially bring in non-stake holding renters that don't share the same family centric priorities our community has worked so hard to build.

I greatly appreciate your attention to this matter and look forward to working with you to find a better solution for our community.

Lindsay and Matthew McClellan

## Jackson, Caleb

---

**From:** June Chan <junslchan@gmail.com>  
**Sent:** Tuesday, May 31, 2022 11:53 AM  
**To:** Phil Easter  
**Cc:** Jackson, Caleb  
**Subject:** Re: Template to Contest Flying Horse Development  
**Attachments:** Caleb.Jackson@coloradosprings.gov.vcf

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June SL Chan RN MSN MSA  
The Art of Healthcare Leadership  
NurseTRUST, Secretary, Board of Directors

On May 31, 2022, at 10:45 AM, Phil Easter <phil.easter@gmail.com> wrote:

Great write-up! What is Caleb's email?

On Mon, May 30, 2022 at 11:34 AM June Chan <[junslchan@gmail.com](mailto:junslchan@gmail.com)> wrote:  
Caleb,

**Your name and where you live** from the proposed development. The Conditional Use Review Criteria states that, the Planning Commission must find that, "the value and qualities of the neighborhood surrounding the conditional use are not substantially injured." However, properties located north of the development, especially those located on Redbank Drive, Kitty Joe Drive, and Fife Court are substantially injured for the following reasons.

1. The proposed development has 95 units with hundreds of windows. At night time, many of these lit windows would shine directly across the golf course presenting an eyesore, negatively affecting rest and sleep and diminishing property values.
2. The noise level will be negatively impacted as the area between the proposed development and the homes north of the golf course has a natural echo chamber caused by the small canyon created for golf course holes 6&7. The development will exacerbate noise disturbances for homeowners and potentially golfers.
3. The 95 units are primarily 2, 3, and 4 bedroom units. Consequently, the increased population living in this proposed development numbers in the hundreds. The Traffic Survey Study projects 662 traffic trips daily with 41 and 51 of these to occur in the morning and afternoon respectively during the peak travel hour. Intuitively the 41 and 51 numbers appear to be somebody's guess and not very realistic. To be sure, main arteries such as I-25 and North Gate Blvd will be able to absorb this traffic.

However, hundreds of people leaving and returning to their residences will greatly impact traffic flows in the Verona neighborhood which will help diminish property values.

4. The proposed parking appears to be woefully inadequate. The Project Description states that the main multi-family building includes 1.5 parking spaces per 1-bedroom units, 1.7 spaces per 2-bedroom units and 2 spaces per 3-bedroom units totaling 91.6 required parking spaces. The 109 provided parking spaces are insufficient for the 53 units in the multi family building. Some families will have three or more vehicles and most likely the number of visitors could easily bring in an additional 15 or 20 vehicles.

Similarly, for the smaller multi-family buildings with 42 units each with 2, 3, or 4 bedroom, the 88 parking spaces assumes no unit will have 3 vehicles and visitors will be very minimal.

The overflow parking onto side streets presents a congested parking environment and diminishes property values in the surrounding area.

5. Many current Flying Horse residents purchased their homes believing that they were going to be living in an upscale neighborhood that would remain upscale. Building 95 multi-family units in the middle of Flying Horse diminishes property values, especially in Verona.

6. The development plan does not address any potential impact on the School District 20 Discovery Canyon school where it is assumed that most children in the proposed development would enroll. Class sizes in this pre-k through high school have greatly expanded in recent years. Class sizes will certainly increase if 95 multi-family units are built. Increased class sizes potentially could impact property values negatively. There is also the real potential for traffic or pedestrians safety issues as students will be crossing Northgate Blvd to access Discovery Canyon. Though the speed limit is 40 mph, we know that vehicles travel at higher than posted speeds.

7. The pud development plan shows that amenity space is almost a joke. There is very little space provided for any activities especially for the eight separate multi-family buildings on the west side. Where will children play? On the streets or the golf course?

The primary issue with this development is that it is not supposed to proceed if neighboring property values are diminished. From the above it is clear that this development should not proceed.

## Jackson, Caleb

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**From:** Laura Wall <laura.wall1950@gmail.com>  
**Sent:** Tuesday, May 31, 2022 1:26 PM  
**To:** Jackson, Caleb  
**Subject:** Apartments

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What? Apartments in the middle of the FH golf course? What's next? A drug rehab? Let's construct this apartment in your backyard. This is a scenic single family dwelling neighborhood. We do not want rental apartment in our yard anymore then you want them in your yard. The people on the course paid good for their beautiful views. Hundreds of golfers appreciate the view.

Sent from my iPhone

## Jackson, Caleb

---

**From:** Ken Casey <kenneth.r.casey@gmail.com>  
**Sent:** Tuesday, May 31, 2022 2:19 PM  
**To:** Jackson, Caleb  
**Cc:** Deborah Casey; Helms, Randy; Wintz, Katelynn A  
**Subject:** Opposition to the Flying Horse Development Proposal

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good Afternoon,

I'm emailing you to express our opposition to the Development Proposal, Flying Horse No. 22, Filing No. 4 (AR PID 19-00162-A1MJ22) as outlined in the green Planning and Community Development Department letter we received.

Additionally, we request a postponement of the virtual meeting on Flying Horse and that the meeting be rescheduled in person for a full discussion of the proposed plan and the issues surrounding it.

The proposed plan is inconsistent with the neighborhood.

My understanding is that the previously approved plan is for luxury senior apartments, which is consistent with the senior living facility adjacent to this property. The density of the senior apartment is about 108 units for seniors with an increase in population of 150-200 people. The senior apartment plan would not dramatically increase traffic or noise, and it would not have an impact on our schools.

My understanding is that the proposed plan is to build general use apartments with many of the units being 3 and 4 bedrooms with a proposed population (300-400 people), twice that of the senior apartment plan. The proposed plan would at least double the traffic, and the noise, of the senior apartment plan. It appears that the proposed plan has no green space for the kids living in the apartments to play, but instead has an above ground parking ramp, something completely inconsistent with the community.

The Project Statement incorrectly states that all homes are buffered from the site by the golf course; this is incorrect. Homes are directly across the street on two sides and partially on a third side.

The original zoning was for "medical" that would promote public health, safety, and general welfare of the community. The community expected more facilities with architecture like the Flying Horse Medical Center. The proposed plan's high density apartment complex would introduce crime, create parking issues, and increase traffic to a quiet neighborhood, which is the opposite of the original low density zoning that changed in 2019, overnight.

Please deny this Development Proposal; it simply does not fit in the site proposed and is inconsistent with the neighborhood.

If you need additional information prior to denying this proposal, the best venue would be an in-person meeting and not a hastily planned virtual meeting.

Ken & Deborah Casey  
Flying Horse, Verona Neighborhood  
2027 Bent Creek Drive  
Colorado Springs, CO 80921



## Jackson, Caleb

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**From:** Debra Salge <cbdebra@gmail.com>  
**Sent:** Tuesday, May 31, 2022 2:30 PM  
**To:** Jackson, Caleb  
**Subject:** Silverton Road Apt Building Plan

**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!**

RE: AR PUD 19-00162-A1MJ22

Dear Mr. Jackson,

I am writing to state my objection to the proposed apartment building plan on Silverton Road.

The previous approved and unbuilt plan for one multi-family apartment building to accommodate 108 units for seniors is very different, in my view, than building 9 smaller residential buildings.

I question whether our street infrastructure would support the traffic that would ensue from an apartment complex.

Also, with concerns regarding water consumption, I question the feasibility of new development that will stress our natural resources.

As a homeowner in Flying Horse, I am opposed to this development and hope it will not be approved.

Thank you for taking my concerns into consideration.

Sincerely,

Debra Salge  
Flying Horse Resident

## Jackson, Caleb

---

**From:** Daniel Mulloy <djmulloy@gmail.com>  
**Sent:** Tuesday, May 31, 2022 2:54 PM  
**To:** Jackson, Caleb  
**Cc:** Helme, Frank  
**Subject:** Re: File Number AR PUD 19-00162-A1MJ22

**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!**

Caleb,

I wanted to share some additional information regarding the above mentioned proposal. My question is regarding the Drainage Report filed with the city. I think that the Drainage Report does not accurately assess the increased stormwater volume and velocity due to the development including buildings, concrete or asphalt, hardscape and landscape. This is especially true given the revisions to the plan with increased densities and expansive roofs.

I am no expert but the following is what I think is true:

The developer submits a plan for the site when they initiate the project. This will include a preliminary Grading Plan and preliminary Drainage Report. They will 'engineer' the storm water flow based on the natural environment. They then use a 'Weighted Runoff Coefficient' to increase the flow at design points caused by the development. This factor is derived by estimating the pervious vs. impervious soils/materials. They consider the type of soil, commercial vs. residential developments and building density.

This is more of an art than a science. 2 water engineers may come up with very different Weighted Runoff Coefficients for the same basin. I am sure the developer can defend the weighted factor used for this development.

The problem is that there are conflicting standards between the UDFCD and the Drainage Criteria Manual (DCM).

The DCM includes extensive discussion concerning the impact of development on the volume and velocity of stormwater runoff. They specify that the developer consider the eventual use of the site. They recommend measuring and using the actual development but if not available offer a factor of 75%.

In this case the actual can be assessed for the site and should be used along with the project plan to create a revised Drainage Report with all factors considered.

I copied Frank Helme for his reference. I think that the City of Colorado Springs would want to avoid any liability from approving this project based on preliminary and outdated Stormwater Runoff analysis.

Thank you,

Dan Mulloy  
1884 Walnut Creek Ct.  
Colorado Springs, CO 80921

cell 951 970-8950

On Wed, May 25, 2022 at 9:18 AM Jackson, Caleb <[Caleb.Jackson@coloradosprings.gov](mailto:Caleb.Jackson@coloradosprings.gov)> wrote:

Daniel,

I just wanted to let you know that I received these comments and will ask the developer to provide a response when they resubmit. Thank you for providing this input. I also want to be sure that you are aware of the neighborhood meeting on June 1 at 5:30 PM. Here is the link:

## Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or call in (audio only)**

[+1 720-617-3426,,361368266#](#) United States, Denver

Phone Conference ID: 361 368 266#

[Find a local number](#) | [Reset PIN](#)



**Caleb Jackson, AICP** (he/ him /his)

**Senior Planner**

Land Use Review

City of Colorado Springs

Office: (719) 385-2228

Email: [caleb.jackson@coloradosprings.gov](mailto:caleb.jackson@coloradosprings.gov)

[Why Pronouns?](#)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*

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**From:** Daniel Mulloy <[djmulloy@gmail.com](mailto:djmulloy@gmail.com)>  
**Sent:** Monday, May 23, 2022 11:34 AM  
**To:** Jackson, Caleb <[Caleb.Jackson@coloradosprings.gov](mailto:Caleb.Jackson@coloradosprings.gov)>  
**Subject:** File Number AR PUD 19-00162-A1MJ22

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This is to detail my comments regarding the referenced filing.

What was the weighting factor used in the Drainage Report regarding the increase in storm water flow volume and velocity attributed to development? How was this factor determined?

Did Classic Development update the calculation determined by the actual storm water flows after constructing the homes and installing parking lots, hard and soft landscape? Did Classic Development update the Drainage Report and the calculations as the plan evolved?

Thank you and please advise if you have any questions.

Daniel J. Mulloy

1884 Walnut Creek Ct.

Colorado Springs, CO 80921

cell 951 970-8950

email [djmulloy@gmail.com](mailto:djmulloy@gmail.com)

**Project Description copied and pasted below for your convenience:**

"Request by Silversmith Road LLC, with representation by Kimley-Horn – Raleigh Wood, for approval of a major PUD development plan amendment. If approved the proposed application would allow for site layout changes to include nine multi-family buildings with a total of 95 units. The site is zoned PUD (Planned Unit Development), is 7.45-acres in size, and is located at 1765 Silversmith Road."

## Jackson, Caleb

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**From:** Gary H <gary.helfeldt@gmail.com>  
**Sent:** Tuesday, May 31, 2022 3:29 PM  
**To:** Jackson, Caleb  
**Cc:** Wintz, Katelynn A  
**Subject:** File Number AR PUD 19-00162-A1MJ22

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Caleb,

Please add me to the mailing / distribution list for updates regarding File Number AR PUD 19-00162-A1MJ22.

Thanks!

-Gary

## Jackson, Caleb

---

**From:** Dheeraj Dhotre <doctordd@gmail.com>  
**Sent:** Tuesday, May 31, 2022 5:02 PM  
**To:** Jackson, Caleb  
**Subject:** Flying horse apartment building construction

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Dear Mr Jackson,

I would like to strongly voice my opposition and concerns over the “apartment buildings” construction plan near the medical center in Flying horse neighborhood. This just does not fit with the general vibe of the neighbourhood and I have multiple concerns about it.

My vote is no for this project.

Thank you,

Sincerely,  
Dheeraj Dhotre  
1781 Turnbull Drive  
Colorado Springs 80921

## **Jackson, Caleb**

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**From:** Heidi Kellar <hkellar@me.com>  
**Sent:** Tuesday, May 31, 2022 6:13 PM  
**To:** Jackson, Caleb  
**Subject:** We oppose the proposed Apartment Complex near the Flying Horse Golf Course!

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**Dear Mr. Jackson,**

**We speak for many of our fellow members of the Flying Horse Golf Club in saying we are opposed to the idea of an apartment complex being built near our golf course!  
After moving to Colorado Springs in October of 2018, we joined the golf club for the serenity and beautiful views of Pikes Peak, especially around holes #6 and #7 of our course.  
The proposed 3 story apartment building will block that view and create noise, traffic and possibly lead to damage of our course.**

**We ask you to think of the citizens and what we want for our community.  
Thank you for you consideration,**

**Robert and Heidi Kellar  
1957 Goodyear Court  
Colorado Springs, CO 80921**

## Jackson, Caleb

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**From:** cory adkisson <coryadkisson@gmail.com>  
**Sent:** Tuesday, May 31, 2022 6:47 PM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse No. 22 Filling No. 4, file number AR PUD 19-00162-A1MJ22. comments

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To whom it may concern,

Re: Flying Horse No. 22 Filling No. 4. File number: AR PUD 19-00162-A1MJ22.

I am writing to express my family's opposition to the proposals made for Flying Horse No. 22 Filling No. 4, file number AR PUD 19-00162-A1MJ22.

I have several concerns about the proposal.

The most significant concern I have is about our neighborhood school, Discovery Canyon Campus. I have heard that many of the classes are already at or over capacity. When I registered my daughter to enter kindergarten last year, I had to list my top 3 school choices, because she was not guaranteed a spot in the neighborhood school, due to capacity issues. An apartment complex is going to make this problem much worse. If the infrastructure for our local school is not there to support this project, then it should not be allowed to continue.

When my family purchased our home in 2016, we spent a lot of time researching the neighborhood and the plans for the development. We relied on the master plan being an accurate plan for the community as it developed. Once all the lots were sold and houses built, it appears that there is no desire to follow the master plan, which many relied on when deciding to make the huge investment of buying a house in Flying Horse.

We looked at the master plan. We based our investment on that plan. We decided that it would be worth paying the property taxes, and the step metro district taxes, since we would be able to enjoy neighborhood parks that wouldn't be overcrowded and have streets that were not crowded so our kids could more safely play outside. We wanted to live in a neighborhood with low traffic noise and low light pollution. Based on the original master plan and the number of houses in that plan, that was possible. We read through the design concept for the neighborhood, which talked about a design where light levels would not exceed light cast by a full moon or interfere with views of the stars at night. A neighborhood designed around limiting ambient light pollution. There is no doubt that this apartment complex is going to increase the wear and tear on our parks. I did not see anything in the design for parks or open space to help elevate the impact on our community parks. It is going to increase traffic in the area. I am specifically concerned about the increased traffic near a school zone where hundreds of kids walk to and from school daily. The apartment complex will increase light pollution, increase traffic, and increase noise. All things that were supposed to be considered when developing flying horse.

The concerns I have listed are just some of the major concerns I have with the project. It will negatively affect the people who have made the investment to live in Flying Horse, who based their decision thinking that the original plans would be honored. The plan for the apartment complex was never part of that plan. It does not fit with the original design of the neighborhood and the surrounding infrastructure is not there to support the plan.

Please consider our concerns and deny this development.

Regards,

The Adkisson Family  
1927 Redbank Drive

## Jackson, Caleb

---

**From:** Andrew Mutter <mutter\_andrew@hotmail.com>  
**Sent:** Tuesday, May 31, 2022 8:20 PM  
**To:** Jackson, Caleb  
**Subject:** Proposed Apartments in Flying Horse Opposition

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Hello Caleb,

I just hearing about a change in plans to approve a 3-story 300+ person apartment complex in FH (near the medical offices). I have not seen any correspondence from the city (nothing in the mail) and I only learned about this from a neighbor.

I am very concerned that we were not properly notified and I do not support this without a in-person public meeting to discuss.

Again, I am opposed to this effort at this time.

Andrew Mutter  
1937 REDBANK DR, Colorado Springs, CO

## Jackson, Caleb

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**From:** Daniel <daniel.batespharmd@gmail.com>  
**Sent:** Tuesday, May 31, 2022 8:38 PM  
**To:** Jackson, Caleb  
**Subject:** File # AR PUD19-00162-A1MJ22

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Caleb,

I am a home owner at 1947 Redbank Dr. and have concerns with this change in filing. I feel this will definitely depreciate home Values compared to the luxury senior apartments. I am also worried about the school district handling increased children. Further there looks to be little green space if children and families are to live in these. I would like to see an in person open forum for this meeting. Please consider not moving forward with this change in zoning as this will likely impact home values in the surrounding neighborhood.

Thank you, Daniel Bates  
1947 Redbank Drive 80921

## Jackson, Caleb

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**From:** Leah Hoghaug <leahhoghaug@gmail.com>  
**Sent:** Tuesday, May 31, 2022 10:00 PM  
**To:** Jackson, Caleb; Wintz, Katelynn A  
**Subject:** Flying Horse No. 22 Filing No. 4

**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!**

To whom it concerns,

To say we are concerned about the apartment proposal on Silversmith is an understatement. The proposed complex simply does not fit in this land parcel, nor in this neighborhood for SO many reasons.

### Light Pollution

Adding a huge apartment complex in an otherwise VERY sleepy section of the neighborhood is absurd. It would sit literally in the middle of multi-million dollar homes and the middle of a private luxury golf course. It does not make sense for the community. The current homeowners have paid huge premiums to live in a dark and quiet part of town. Adding this complex to this corner would change this neighborhood immensely. There are 240 windows facing north on the main building alone, many are stairwells, and the lights would be on all the time. Parking areas will be lit up, perimeter sidewalks, cars exiting the ramp will shine their lights right in the living rooms of multi-million dollar homes that back to the golf course. Countless street lights would be added. This is a quiet, sleepy and dark neighborhood. This apartment complex does NOT FIT here.

### Property Values

Undoubtedly, the property values of all of the homes that face the golf course would go down significantly if this complex is allowed. Upon purchasing these homes, the plan was to have small medical buildings or small retail, like the medical building that sits just west of the parcel at hand. That medical building FITS. This apartment does NOT FIT here. I do understand that sometime in 2019, the zoning changed, and was to encompass a Luxury Senior Apartment. Yes, with a handful more units than this current proposal. However, we all understand that to change from senior living to general use apartments, up to 4 bedroom units, we are talking about doubling the occupancy, going from 200 seniors MAX, to upwards of 3-400 people in this new plan. You are potentially tripling the number of drivers, and greatly impacting schools in a way that seniors would not. This apartment complex DOES NOT fit here.

### School

Discovery Canyon Campus Elementary is FULL. The middle school is near capacity. There is not room for 95 families to move in a block away. Flying Horse Development itself is still adding many homes. This is a Flying Horse neighborhood school. We have all we can handle as it is. This apartment complex does NOT FIT here.

### No green space

By changing the plan from the senior living apartments, you replaced all of the green space and courtyard with a parking ramp. Very cheaply done. Children need green space. The neighborhood demands green space. This apartment complex does NOT FIT here.

### Most Prominent, Private, Luxury golf club in the city

Flying Horse Country Club is the most prominent club in Colorado Springs. This is the golf course that everyone wants a chance to play. Everyone from Von Miller to Bryson Dechambeau. These gentlemen have played here. Flying Horse is famous throughout our city, obviously, but into Denver and beyond. Don't take down the value of this country club. Why would we cheapen this experience with a 50 foot apartment complex blocking the view of America's

Mountain on two featured holes of the luxury course? Unnecessary traffic and noise? This is a very peaceful and quiet corner of this great country club. This apartment complex does NOT FIT here.

#### Cars and traffic

There is a very small medical building adjacent to this site. There is also an assisted living center adjacent. You then have the golf course and some of the most expensive homes in Colorado Springs, also adjacent to this site. It is quiet. It is peaceful. Traffic is an absolute minimum. There are the cars of the staff of the assisted living facility, obviously, but the majority of those at the senior center do not drive. They do not have cars. The small handful of cars of the villa residents leave maybe once per day. And almost never after dark. They are not hurrying to go anywhere.

To add 300-400 people to this very quiet section of an already quiet neighborhood is a huge disservice to all. You are talking about adding potentially 200-300 drivers, many of them teenagers. This is where to change from senior living to general population makes a HUGE difference. General apartment living has traffic at all hours, some families with 3 cars, all coming and going 24 hrs a day. Senior living couples most commonly travel together, infrequently, and they are usually done driving around by dinner. They are not speeding off to work while our school children are WALKING to their neighborhood school. General apartment residents will be rushing to their jobs in the morning while our KIDS are WALKING to go to school. The location they are trying to plant 300-400 people is NOT an appropriate one. NOT at all. This is a quiet neighborhood area, with a Senior Living facility (most of whom do not own cars, nor drive anywhere) and an incredibly small neighborhood medical clinic. This is absolutely NOT the spot for 3 level general use apartments. It DOES NOT fit here.

#### Bait and switch

This parcel of land was originally slated for small retail/medical use. (There is a perfect small, neighborhood medical clinic next to this land. It fits the neighborhood.) This parcel of land was then re zoned to Senior Living. There was to be a Luxury Senior Apartment building there. With high end amenities, underground parking, green space and courtyard, no children, no teenage drivers, and although more UNITS, less density by perhaps 50%!!! By changing this to general use, and including 3 and 4 bedroom units, you are INCREASING the density by potentially DOUBLE. DO NOT try to trick the neighbors by having them think you are doing us a favor by decreasing the number of units.

We deserve, demand, and need an IN PERSON meeting. To try to mute us as you hide behind your computers, and not allow all of us to see one another and discuss this is a disgrace. I question if it is even legal to do this in this manner. The COVID crisis is no longer in crisis mode. This meeting should be 100% in person with an OPTION to log in virtually. This neighborhood is an iconic one in Colorado Springs, and far too important to simply throw a virtual meeting at us, and with call in details that are not even correct. There will be countless neighbors unaware of how to properly connect to this meeting. You did not appropriately amend your error. Your residents here deserve an in-person meeting. Furthermore, many of our neighbors who would be directly impacted by this development did not receive a green mailing. I question how many were sent out, and if this was done in the appropriate, legal manner.

For all of the reasons outlined above, this apartment complex DOES NOT FIT here. The city of Colorado Springs must do the responsible thing for this part of the Flying Horse neighborhood and its residents, by TURNING THIS PROPOSAL DOWN. Furthermore, the manner in which you are trying to relay this information to the community is subpar. We demand better. We demand an in person meeting to properly discuss this.

Thank you in advance for recognizing that this complex does NOT FIT here, and by denying the request.

Sincerely,  
Leah Hoghaug  
1797 Redbank Drive

## Jackson, Caleb

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**From:** Paul H <flyinghorsecc@gmail.com>  
**Sent:** Tuesday, May 31, 2022 10:46 PM  
**To:** Jackson, Caleb  
**Subject:** Proposed Flying Horse Apartment Bld

**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. Jackson,

I'm writing to you to voice my surprise and disappointment to Flying Horse No. 22 Filing No. 4.

I live on Redbank Dr. in a \$2M home with floor to ceiling windows, facing the golf course. Our home is straight across from this land. When I bought this house, the land in question was zoned "medical," which I didn't have a problem with. Caleb, I have the professional intellect to write you a very long, detailed letter on why this proposal is bad for my neighborhood. I have no doubt that you have already received such emails from my neighbors, so I'm going to try and save you some time and simply write a short letter to voice my strong opposition to this proposal. If I need to write a long letter later, I will. Here are my objections:

1. The green notice mailed to us, contained the wrong Conference ID#. I only know this because one of my neighbors received an email. Thanks to COVID, I don't know a ton of my neighbors, but I talked with 6 on my street. Only one of six received the green notice. No one was aware of the Conference ID being changed. Over the busy holiday weekend, I didn't have the time to try and talk to my whole neighborhood, so who knows how many of my neighbors even know about this meeting and the problem with the conference ID. THIS MEETING SHOULD BE POSTPONED UNTIL PROPER NOTICE IS GIVEN! Furthermore, a meeting to talk about such a dramatic change to a neighborhood SHOULD BE DONE IN-PERSON!

2. This is the easiest objection. Trying to push a square peg into a round hole. They are suggesting to put a 3 story apartment building in the middle of a private country club, surrounded by million dollar homes. This damages the stakeholders in both the neighborhood homeowners, as well as the country club membership. People here have invested a lot of money in their properties - they own. To put that many renters, people who have no skin in the game, in the middle of million dollar homes, simply doesn't fit! Not to say that an apartment building on this side of town is not needed, it probably is. And there is plenty of land to do so, in a place where this sort of project fits. This project does not fit this neighborhood!

3. LIGHT POLLUTION! Caleb, have you been to my neighborhood at night? It is very dark and quiet. I count over 200 windows on just the main apartment building alone, facing the golf course - facing mine and my neighbors houses. Most houses are similar to mine, they're all windows facing the golf course (for good reason). These homes weren't designed to have curtains or blinds in the back, there was no need....unless you put up a 3 story building, where people can peer right into your home. The light pollution from this building would turn this dark million dollar golf course neighborhood into an urban feel - with lights shining all night long. When I was younger, I lived in seven different apartment buildings, I know what it's like. I know that it's not quiet. I know the around the clock schedules. There would be lights on at all hours of the night. The people in my neighborhood paid top dollar to not have an urban feel. These people continue to pay top dollar through higher than average property taxes. If people want to live in an urban area, fine - but a high end country club is no place for an urban feel. The project does not fit the neighborhood!

4. The project doubles the population density of my neighborhood, with transient people who don't have a stake in the neighborhood. There is a place for this type of population, it's not here. Would you put an apartment building in the middle of Cathedral Pines? How about Augusta National Golf Course? Of course not! The number of cars coming into

our quiet little corner of the golf course would double - maybe triple! There are no buildings or woods to block this noise. Because of the open space of the golf course, sound travels easily, the noise would be terrible! The car lights would come and go at all hours of the night. Currently, there is almost no traffic on Silversmith Rd at night, except for the occasional emergency vehicle heading to the senior living center. Which brings up another reason that this is a bad idea. You're putting a "very noisy after dark" building right next to seniors - who also have spent a lot of money to have a quiet and peaceful evening. Projects are supposed to add value to our neighborhood, not take away and devalue! Do not approve this project!

5. The building(s) would destroy the natural beauty of one of the signature holes on the golf course. The grassy hill to the south is beautiful and allows wildlife to pass through. The 3 story apartment building would completely cover that hill up. All the homeowners along the golf course knew that something would be built there - one story medical, like what's already at the corner or more senior living villas, townhomes, etc. But a 3 story view blocker - no one would have paid premium dollar for that! Speaking of which, if this project is allowed to start moving forward, there are people whom I know who are curious and would like to start sniffing around your office to discover how this property went from "medical" to apartments overnight. No one here heard about it. No one received notice... was there a public meeting? How did this happen? Were rules followed or were rules broken? Certainly people in the neighborhood would be concerned about going from "9-5" medical buildings to a 24-7, three story apartment building. Yet, no one knows how this got "approved." Many people whom I've talked with on my street, would like to know the answer (and would be willing to pay an attorney to find out). To be clear, I'm not pointing any fingers at you - but you must admit, it is curious that no one here knows anything about this.

6. Green space or the lack of. With 2-3-4 bedroom apartments, you'll have a lot of kids. Where will these kids play? I don't see any playground or park. It's generally families just starting out who live in an apartment. They are unable to afford a house yet. So these families generally have small children. You're not going to just send your 5 or 6 year old kid down the street alone to walk to the nearest park, blocks away. Again, where will these kids go? The more adventurous ones will no doubt find their way to the nearest green space, which would be the golf course. Also, where will they go to school? My kids go to Discovery Canyon. I'm told the elementary school is full. You will also have a number of 20 some year olds with a high number of roommates, because it's the only way that you could afford to live there - again, I used to be this demographic. These are not quiet people, especially at night, "blending" into our neighborhood. Over half the people on my street belong to the country club - no one living in this apartment building will be a member, yet, they'll be the largest demographic in the neighborhood! I never considered any apartment building that I lived in to be "my neighborhood." The longest I ever stayed in any apartment was 2 years. I have been a suit and tie guy since college, so it's not that I was getting kicked out of my apartment building. Rather, you moved a lot because you changed jobs, or you had roommates that moved out or you broke up with your girlfriend. It's all very transient, not neighborly...even for the people who have good jobs. Again, this doesn't fit this neighborhood.

Lastly, I don't know you, never met you. I have no reason to think anything ill of you. However, you should know that people are talking about you. The way this notice was sent out, to some and not all. Sent hastily, right before the 1st summer holiday of the year, just as school is getting out. With the meeting scheduled the very next week, two days after the holiday. Set up as a virtual meeting (for what reason?!). Most people are saying that it was scheduled virtually to limit participation, to cancel voices and to simply rubber stamp this project through. There is a credibility issue happening and people aren't happy! Most people feel that you are deceiving them by saying "The changes would result in a net reduction of residential development for the subject property." Everyone knows that is not true, if you look at the increase in the number of people who would be living there compared to the senior apartments. The traffic would triple compared to senior apartments! Now I don't know if you wrote that or someone else? I don't know if you are the one who was in charge of how this notice got sent out? Maybe you're just the messenger....but your name's on the notice and people are talking about you. As I think about this, I can't help but feel how hard your job must be - you probably have to deal with a lot of upset people! My personality is to give people the benefit of the doubt, so I hope that you're able to make people feel a little better about the way this has all gone down. Mostly, I hope that you've heard from enough people to simply deny this project proposal, it simply makes no sense for our neighborhood! This is a nice neighborhood where we all pay high taxes, please don't radically change it! If we must have a meeting, I truly

hope that we can have a professional, in person meeting where "most" people will feel that their voices are being heard and that their voice matters.

Thank you for your time! I know that I said that this would be shorter than my normal email - ha! can you imagine how long my normal one would be?!

Respectfully,

Paul M Hoghaug

## Jackson, Caleb

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**From:** Lindsay Schwartz <lindsayeschwartz@gmail.com>  
**Sent:** Wednesday, June 1, 2022 11:10 AM  
**To:** Jackson, Caleb  
**Cc:** Phil Jacobs  
**Subject:** Flying horse apartments

**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. Jackson,

We are homeowners on Redbank Dr. who will be directly impacted by the addition of apartment buildings in our neighborhood of Verona. Yes, we are unhappy about this development and the effect it will have on our view and property value. More importantly, we are concerned with the increased traffic and additional overcrowding of our neighborhood school. We have a two year old that enjoys riding his bike down by the medical center and he won't be able to do that with the building of these apartments. By the time he is in school he will not be guaranteed a spot in the school that is literally across the street due to these additional students. We believe apartments have no place in our neighborhood and that is part of the reason we invested in our residence. This development would ruin the character and devalue our family experience. Please halt this development and at the very least give us the respect to hold an in person meeting. You will see how strongly our neighbors oppose this development.

Respectfully,

Lindsay and Phil Jacobsen

## Jackson, Caleb

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**From:** Wintz, Katelynn A  
**Sent:** Wednesday, June 1, 2022 8:31 PM  
**To:** Jackson, Caleb  
**Subject:** FW: CONO Land Use Notice - Flying Horse No. 22 Filing No. 4 Major Amendment - Neighborhood Meeting - Jun 1, 2022

**Importance:** High

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**From:** MICHAEL HILE <MKHile@msn.com>  
**Sent:** Wednesday, June 1, 2022 8:13 PM  
**To:** Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>  
**Subject:** CONO Land Use Notice - Flying Horse No. 22 Filing No. 4 Major Amendment - Neighborhood Meeting - Jun 1, 2022

**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!**

Katelynn – Thank you for hosting today’s meeting. Please add our email to those interested in CONO Land Use Notice - Flying Horse No. 22 Filing No. 4 Major Amendment.

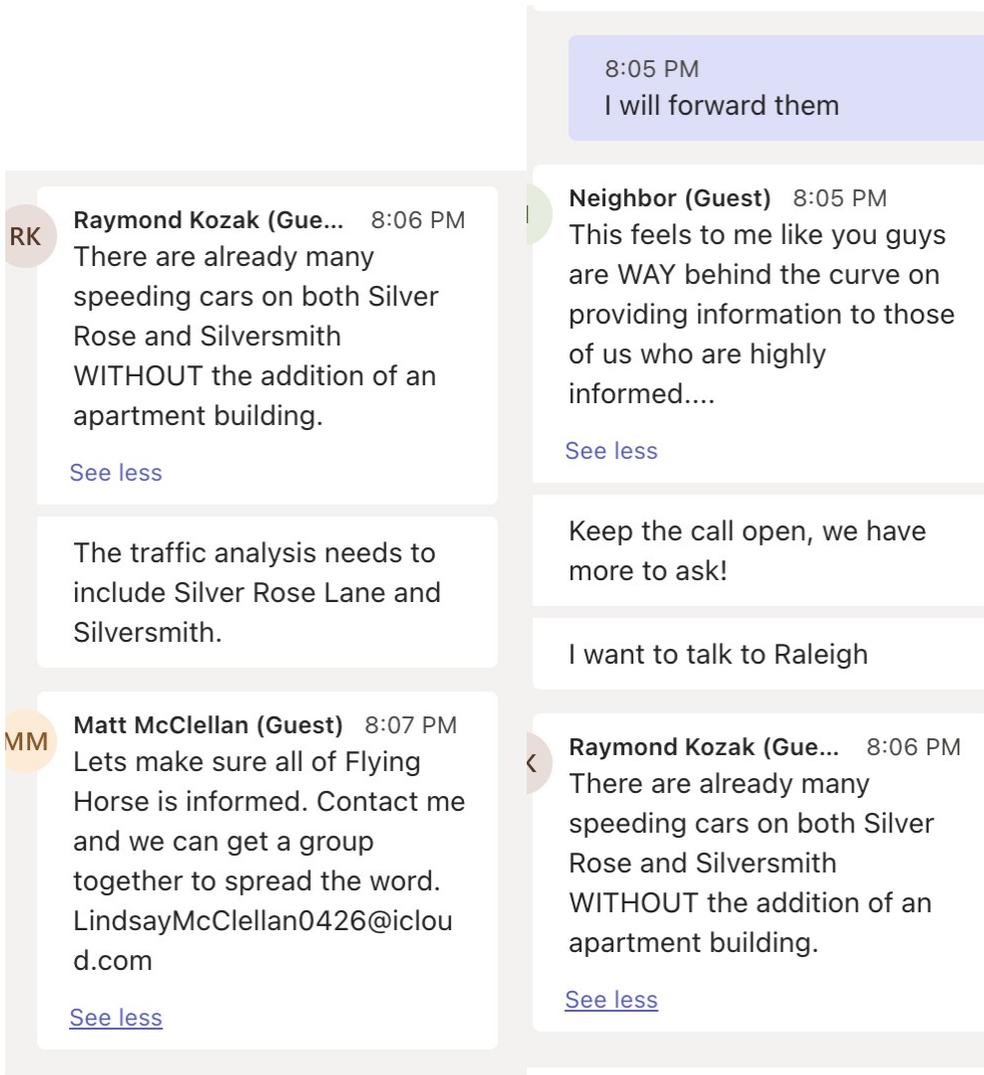
*Sincerely,*  
Michael & Cornelia Hile  
1717 Redbank Drive  
719-684-4358

## Jackson, Caleb

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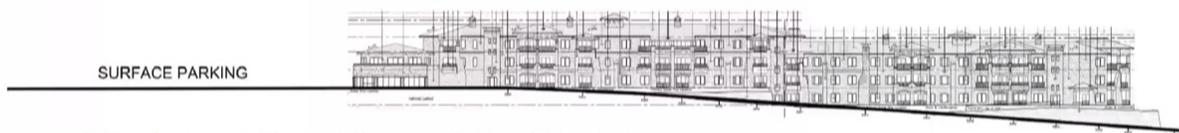
**From:** Laura Blackburn <lvblackburn@icloud.com>  
**Sent:** Wednesday, June 1, 2022 8:34 PM  
**To:** Katelynnwintz@coloradosprings.gov; Jackson, Caleb  
**Subject:** Chat comments from recent meeting for three story Apartment complex abutting million +dollar homes on golf course in FH

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This

## 1. MASSING – APPROVED VS. PROPOSED



Approved Development Plan – Silversmith Road Frontage



Proposed Amendment – Silversmith Road Frontage

Meeting chat

Meeting chat

Meeting chat

Matt McClellan (Guest) was invited to the meeting.  
Sara (Guest) was invited to the meeting.

DM Dan Mulloy (Guest) 5:36 PM  
Has the meeting started?

PH Paul H (Guest) 5:37 PM  
Would someone please address at the onset the fact that the wrong conference ID# was distributed. There will likely be a number of people...  
See more

Likovich, Elizabeth (Denver) (Guest) was invited to the meeting.  
Brian (Guest) was invited to the meeting.  
Patrick Fries (Guest) no longer has access to the chat.  
Patrick Fries (Guest) was invited to the meeting.  
Milliken-Globe, Sarah (Guest) was invited to the meeting.

James Susong 5:54 PM  
Will the slides be provided after the meeting?

KW Wintz, Katelynn A 5:54 PM  
we can make the slides available on the city project management website, if desired

JS James Susong (Guest) 5:55 PM  
Yes, please

[gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)

Neighbor (Guest) was invited to the meeting.

KW Wintz, Katelynn A 5:57 PM  
File Number: AR PUD 19-00162-A1MJ22

N Neighbor (Guest) 5:57 PM  
Can you please record this meeting?

JS James Susong (Guest) 5:57 PM  
will this meeting be recorded?

KW Wintz, Katelynn A 5:57 PM 1  
unfortunately, City staff does not have the capability to record this meeting but we are actively taking notes

N Neighbor (Guest) 5:58 PM  
can we also get this PP presentation without going thru open records?

KW Wintz, Katelynn A 5:59 PM  
Yes, I will upload the developers powerpoint to the project website. you have the ability to review those materials with the weblink and  
See more

actively taking notes

N Neighbor (Guest) 5:58 PM  
can we also get this PP presentation without going thru open records?

KW Wintz, Katelynn A 5:59 PM  
Yes, I will upload the developers powerpoint to the project website. you have the ability to review those materials with the weblink and  
See more

Gail (Guest) was invited to the meeting.

N Neighbor (Guest) 5:59 PM  
I'm new...project website is?

KW Wintz, Katelynn A 6:00 PM  
Project Management  
Website: [https://web1.coloradosprings.gov/plan/ldrs\\_ext/rpt/index.htm](https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm)  
File Number: AR PUD 19-00162-A1MJ22  
See more

Nick Craig (Guest) was invited to the meeting.

J Brechwald-Wright (Guest) was invited to the meeting.

Kim Nielsen (Guest) no longer has access to the chat.

N Neighbor (Guest) 6:13 PM  
Why aren't the outdoor light features r

Type a new message

# Meeting chat



cutoff" lighting meaning that all lighting is directed down to the ground. If these elements  
[See more](#)

**N** Neighbor (Guest) 6:17 PM  
They should have included it in this presentation

Brian is paying attention!

**KW** Wintz, Katelynn A 6:17 PM  
photometric plans are also included in their development plan package on the project management website

**C** Collins (Guest) 6:25 PM  
Are both the apartments and townhomes rental units?

**Co** Carnicelli, David 6:26 PM  
Both types are rental units

**N** Neighbor (Guest) 6:27 PM  
Can Barbara please provide proof of these glowing marketing comments?

**PH** Paul H (Guest) 6:28 PM  
Barb, please answer the question about the decks – what specifically will be allowed on the decks?

[See more](#) [New messages](#)

Dan Mulloy (Guest) no longer has access to the chat.

Tim Lytle (Guest) was invited to the meeting.

**PF** Patrick Fries (Guest) 6:42 PM  
Can you please speak to city planning for wildfire evacuation given this added population density - especially given the  
[See more](#)

Brenda Hanson (Guest) no longer has access to the chat.

**N** Neighbor (Guest) 6:48 PM  
When will the D20 report be available?

will that be public?

in draft form?

**JS** James Susong (Guest) 6:51 PM  
1) How does our HOA benefit financially from this project? For example, lower HOA fees.  
2) Will any of the units be  
[See more](#)

Gail (Guest) no longer has access to the chat.

**N** Neighbor (Guest) 6:58 PM  
<https://www.bbb.org/us/co/denver/profile/property-management/aimco-1296-1000106000/>

Horrible reviews

7:08 PM  
Please consider making it 2 stories!! 3 does not work and is too DENSE!

**o** Milliken-Glabe, Sarah 7:09 PM  
Agree with Laura. 2 stories! Similar to Stone Creek next door.

**GS** SABO, GLENNA ... 7:09 PM  1  
Thank you, Patrick, I appreciate your comments

**C** Collins (Guest) 7:13 PM  
Agree with Sarah and Laura, something more like Stone Creek for layout, height, would be more appealing. More of a townhome feel than large scale apartment style.  
[See less](#)

**N** Neighbor (Guest) 7:15 PM  
Can Barbara provide some proof of those investments?

**PH** Paul H (Guest) 7:15 PM  
YES -MATT!

**C** Collins (Guest) 7:15 PM  
Agree completely Matt

Type a new message

Meeting chat

Meeting chat

Meeting chat

JS James Susong (Guest) 7:16 PM Golf ball curtains are not very attractive.

RK Raymond Kozak... 7:17 PM  2 Matt is completely/totally/absolutely correct

7:17 PM No one is putting those up are they?

Exactly Matt!!

N Neighbor (Guest) 7:19 PM Matt, you are so right

KW Wintz, Katelynn A 7:20 PM The City Planning Department has seen several age restricted developments throughout the City that include several building types including 3-story structures among other styles of development. See less

7:20 PM But that was not what was planned there!

PH Paul H (Guest) 7:20 PM It is not lower in density!

Many more people!

SM Milliken-Glabe, Sarah ... 7:21 PM I suggest even fewer unit density and 2 stories

C Collins (Guest) 7:24 PM  1 Why not all townhome style buildings, limited to 2 story units, with one story units as well

JS James Susong (Guest) 7:31 PM You nailed it Paul!

C Collins (Guest) 7:32 PM Absolutely right Paul

GS SABO, GLENNA L (Gu... 7:32 PM That's the best point yet....that's exactly how people will afford the rent here

RK Raymond Kozak (Gue... 7:34 PM Trash on the balcony is a given

N Neighbor (Guest) 7:34 PM Here's a question...how much would the developer take to buy them out and leave it alone?

PF Patrick Fries (Guest) 7:34 PM

See the company about apartments to be used as AirBnBs?

N Neighbor (Guest) 7:35 PM Good question....ask that!

GS SABO, GLENNA L (Gu... 7:35 PM with the proximity of the air force academy, that's a really good question, Patrick

KW Wintz, Katelynn A 7:37 PM Hi Patrick - The City Short Term Rental ordinance DOES NOT allow renters to list their units as legal AirBnBs or other short term rental. See more

N Neighbor (Guest) 7:37 PM  1 Fair housing law allows for 2 people per room and most require background checks and credit checks

KW Wintz, Katelynn A 7:38 PM Hi Glenna - the property is part of the Air Force Academy Military Buffer and their planners to review the development proposal. See more

GS SABO, GLENNA L (Gu... 7:40 PM Thanks, I think it's less important if AirBnB

### Meeting chat

areas, etc. all on the south side of the buildings? That...

[See more](#)

**Matt McClellan** 7:44 PM 1

As a homeowner that is directly across the course from the senior building, I can state that the seniors cause no noise and minimal light disruption at night.

[See less](#)

**Patrick Fries (Guest)** 7:47 PM

How has the city planned for wildfire evacuation with this increased population density, especially given the complexity of evacuating the...

[See more](#)

**Milliken-Glabe, Sarah...** 7:48 PM

As a Colorado Springs native who loves this neighborhood, this does not fit the Flying Horse neighborhood at all. When we built and purchased...

[See more](#)

7:49 PM

Please make sure you record ALL these comments.

**Raymond Kozak (Gue...** 7:49 PM

Good job facilitating Katelynn

### Meeting chat

Let's change the zoning

**SABO, GLENNA L (Gu...** 7:55 PM

Dan, I think you're right.

**Neighbor (Guest)** 7:58 PM

it is a terrible answer. What are the steps?

Hile, Michael K. [US-US] (Guest) no longer has access to the chat.

**Neighbor (Guest)** 7:58 PM

Be honest and candid...authentic

Give us the tools

you are paid by us, not the developer

You are a public servant

**Matt McClellan (Guest)** 7:59 PM

this benefits Aimco, not Flying Horse, not COS, not the community. Aimco.

**Neighbor (Guest)** 8:00 PM

It appears to us that you are in the pocket of the develper

**Michael Ford (Guest)** 8:00 PM

mafjord@yahoo.com - please copy me

Thank you Katelynn and Caleb for listening to us.

We bought and built homes based on the integrity of what the change would be... senior living. Actual apartment buildings should be on the outskirts, not jammed in a small area where most of the additional 300 people will have to drive through the neighborhood roads to get to the main road. PLEASE have them move this. I cannot believe the traffic study was correct. We already have congestion with the current number of residents especially during school hours. I will also say that the exterior of the buildings are nowhere near the quality of the senior residents next door. They used red tile which blends in with the community. If you want to know what a builder with integrity looks like, it is the one that built the senior living next door. So we know it CAN be done.

This is just not being done in good faith. Thank you for doing your best to help us as a national publicly traded company is calling the shots in a community they do not reside in.



## Jackson, Caleb

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**From:** J Brechwald-Wright <juliepb77@hotmail.com>  
**Sent:** Wednesday, June 1, 2022 8:55 PM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse File# AR PUD 19-00162-A1MJ22

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!

Please put me on the list for information on Flying Horse File# AR PUD 19-00162-A1MJ22.

I would like to know when the next public/neighborhood meeting will be.

We are on Yellow Tail Dr. and back up to Pride Mountain Dr where we already deal with seeing car lights and hearing those who speed when looking out our back windows or sitting out on our back deck. This development would certainly add to the traffic on that road since it is a way to access Voyager Parkway going South for those in the neighborhood.

Many of us are concerned about our property value since this large apartment complex in the middle of it doesn't coincide with the type of living environment residents paid for.

This land seems more appropriate for one (maybe 2) story senior/55+ living.

I appreciate your consideration and whatever updates there are on this property.

Thank you, Julie (FH resident /owner).

Sent from my iPhone

## Jackson, Caleb

---

**From:** jwsusong@gmail.com  
**Sent:** Wednesday, June 1, 2022 11:18 PM  
**To:** Jackson, Caleb  
**Cc:** 'Andrea Susong'; Wintz, Katelynn A; mafjord@yahoo.com  
**Subject:** FLYING HORSE NO. 22 FILING NO. 4

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Caleb,

What is required to rezone the land planned for the FLYING HORSE NO. 22 FILING NO. 4 for residential use only? This is the most sensible thing to do.

Assuming rezoning is not an option, the proposed buildings have the esthetics of a Motel 8 placed inside of a Four Seasons resort. If Aimco is to win the hearts and minds of the Flying Horse community the buildings need to look more like the Lodge at Flying horse. See the picture below. This style of architecture is consistent with the neighborhood. Lots of stone, tiled roof, arched openings and rustic awnings are key components to fitting into the community. Keeping the structure to no more than two stories is a great way to show compromise and gain support. This is great opportunity for Aimco to create a jewel and something to be very proud of and I hope they will not waste it building uninspired and unimaginative structures that place them at odds with the community.



Best Regards,

James Susong  
Flying Horse Resident

## Jackson, Caleb

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**From:** Carolyn DeKok <carolyn.dekok@comcast.net>  
**Sent:** Thursday, June 2, 2022 10:10 AM  
**To:** Jackson, Caleb  
**Subject:** Flying Horse apartments

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Mr Jackson-

I live in Flying Horse and am totally OPPOSED to the apartments planned for No 22, Filing No 4, 1765 Silversmith Rd. Please do not move forward with this project.

Thank you,  
Carolyn DeKok  
1365 Vine Cliff Heights, 80921  
719.439.9188

## Jackson, Caleb

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**From:** SABO, GLENNA L <GLENNA.SABO@d11.org>  
**Sent:** Saturday, June 4, 2022 8:49 PM  
**To:** Jackson, Caleb  
**Subject:** Aimco Apartment Development Proposal

**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!**

Hello Mr. Jackson,

My husband and I would like to voice our strong opposition to the Aimco apartment complex being proposed in the Flying Horse subdivision.

The proposal does not fit the neighborhood nearly as well as a home for seniors - which is what we were told the land would be used for when we bought our townhome. Four-bedroom luxury apartments, in this housing market, are absolutely going to be rented out by multiple 20-somethings, not seniors looking to downsize, as the developers tried to say. I was very recently a 20-something who could not afford rent on my own, and I have nothing against this, but it will increase the volume of people in the neighborhood to a level that makes traffic unsafe and noise intolerable.

My husband and I just bought our first home, a townhome, directly across from the lot to be developed. He was transferred to Fort Carson out of flight school, and I found a teaching job I love here. He had planned to try to extend his time here, deploy one more time, and then retire here. If the apartment complex is built, we would be concerned about noise, traffic, and safety, especially as we are planning to start a family. We would likely sell here, then move on base, as interest rates have risen, and then, be much less likely to permanently settle here in Colorado Springs, a city we both love, after living many other places.

I feel bad for the very rich people around us, who have worked very hard to buy homes they thought they could live and retire comfortably in. It is really not fair to them to have their idyllic homes disturbed and tanked in value when they were told the lot would be for a senior home, as we were. However, it is not even just the quite wealthy that this development would effect. We are certainly not poor, but have been before, and are really happy with where we are now. If you could possibly revert back to the plan to build a housing unit/home for seniors, it would be the right thing to do for the citizens and taxpayers currently invested in living here.

Thank you for considering my point-of-view,

Glenna Sabo  
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[Virtual Office - WebEX Meeting Link](#)

“With our thoughts, we make the world.” – Buddha





## Jackson, Caleb

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**From:** Mandy Harris <gracedelight58@gmail.com>  
**Sent:** Sunday, June 5, 2022 9:13 PM  
**To:** Jackson, Caleb  
**Subject:** Opposition

**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!**

I would just like to voice my opposition to the proposed development of a 3 story, 300+ person apartment building in Flying Horse.

Thank you!