

Schultz, Michael

From: Damin Bowen <dbowen@uccs.edu>
Sent: Thursday, May 10, 2018 2:42 PM
To: Schultz, Michael
Subject: Lil' Market

Afternoon Mr. Schultz,

I live in the neighborhood next to the market on Willamette and wanted to express my concerns with rezoning the Lil' Market.

There is already enough of patronage during its current hours and classification to cause parking issues for surrounding houses. I live on a corner lot and on one side I have employees parking and on the other side I have customers parking which makes it hard to park after work and in the evenings, quite often customers park smack dab in the middle so you can not park in front or behind the vehicles. There are many concerns with the way it is even operating but the most outstanding concern is with food and beverages served outside on the benches/pick-nick tables, which produces trash in the area. When the store was purchased the new owner knew of the issues around the hours, location of the building, and also the zoning of it. I feel that it was purchased at a lower residential zoning price point in hopes of later fighting to get it rezoned. I do not agree with this development proposal and feel that this building was purchased disingenuously.

Damin Bowen

Schultz, Michael

From: Lesli Weaver <opuntia@juno.com>
Sent: Thursday, May 10, 2018 1:54 PM
To: Schultz, Michael
Subject: Li'l Market/Willamette Market and Deli Proposals

To Whom It May Concern:

I am a property owner whose home is located across from the above market. Having received the notification of this business's development proposals, I have some significant concerns.

Specifically, I completely oppose a zoning change for this business. This is a residential neighborhood and needs to be preserved as such. The owners of the market are the latest iteration of a long-standing landmark in the neighborhood, but I oppose any changes that would result in later hours or the sale of alcohol - or the potential for any business other than a small market or coffee shop to move into this space. That would be an intolerable disruption of peace, quiet and property values.

We are a flexible street on this block of Prospect. We tolerate the best we can the parking problems created by having the market on the corner. We wish the owners success with their business, but we do not wish to agree to changes in opposition to the parameters of the business they described to us before they started their version of the market.

Respectfully,

Lesli P. Weaver
525 N Prospect St
719-271-5243

Doctor Warns: Stop Eating This Immediately (Must Watch)

Gundry MD

<http://thirdpartyoffers.juno.com/TGL3142/5af4a36080734236039d0st04vuc>



Schultz, Michael

From: John Olson <john_moira@msn.com>
Sent: Sunday, May 06, 2018 4:21 PM
To: Schultz, Michael
Subject: Lil Market Re-zoning

Dear Mike:

We are writing to express our strong opposition to the above rezoning application. We have several areas of concern with a C-5 zone and a sit-down restaurant with extended evening hours and the serving of alcohol which would surely result if this rezoning is approved.

With alcohol, comes NOISE. This is a quality of life issue, not to mention a health issue for those whose sleep will be disrupted. There are families with small children and elderly retired folks living in close proximity to this property. Homes in the area are very old and most don't have air conditioning. People sleep with windows open. We don't want noise and smoke wafting in.

The other big issue is parking. We are strongly opposed to the Parking Variance being requested. The surrounding streets can't support the spaces that the business is lacking. Many residents have no off-street parking. Also, Prospect St. is very narrow. With vehicles parked on both sides, it would be difficult, if not impossible for traffic to flow in both directions.

My husband and I will be at the May 10 meeting to hear what is presented and join the many of our neighbors who are opposed to this.

Thank you.

Moira Byrne & John Olson
612 N. Prospect St.

Sent from my iPad

Schultz, Michael

From: Terry Pixley <tpix@earthlink.net>
Sent: Friday, May 04, 2018 12:03 PM
To: Schultz, Michael
Subject: RE: CPC ZC 18-00050,51,52

I own 736 E. Willamette Ave, 80903. First, the parking is currently crowded and a change to commercial zone and whatever uses that could be included now or the FUTURE would make the situation worse...and if any possibility of selling any type of drugs would basically destroy this good, little neighborhood – if they have a “special use” permit for the current use approved by the city- they should keep that as any changes would definitely make the situation worse. If they weren’t hoping for more traffic they would not be requesting such changes. Please let me know if you have any other owner’s or tenants adverse comments. Thanks, Pix



Virus-free. www.avast.com

Schultz, Michael

From: Rob Geers <rgeers@aol.com>
Sent: Wednesday, April 25, 2018 4:49 PM
To: Schultz, Michael
Subject: Market Building and Business Expansion

Mike,

Thank you for allowing my wife and me to speak with you on Friday. I have been able to do more research and would like to take the opportunity to revisit the requests.

The building, although having history, has reached a point that the costs out way what can be run out of there without having to expand and thereby artificially creating a demand, increasing the impact, and charging up the intensity. All of this in a sleepy neighborhood where the residents sit on their porch with a glass of wine, have birthday parties for their small children and some residents look forward to a quite retirement. Please don't allow this to occur for our families and homes.

The Building located at 749 East Willamette has always been in operation as a market with very little impact to the neighborhood due to the style of business housed in the building, an In and Out Market. Parking had not been a neighborhood concern or an issue in the past due to the nature of the businesses it has housed since 1909. The businesses it housed did not require a variance or zoning change of any sort. They were family owned and worked as families with one to three employees working at any time. Since I have lived on Prospect, on either side of Willamette since 1992, I have a greater knowledge than the current building owner or current tenants of how those businesses housed in that building impacted the neighborhood.

The current business and scope is a welcome continuance of the style of business, and originally maintained the same impact and intensity as it had been. However, this is where any business should have taken into account the current zoning and non-conformity in order to place ANY business activity in that mold. Any variance, change of zoning, or legalizing the conformity means expansion and increased intensity in a neighborhood of homes with families, children that enjoy coming home to a nice quite neighborhood.

However there has been scope creep already. The current business is already creating an intensity impact by putting a fence up that actively eliminated any of its off street parking. Also, the business has placed signs up that effectively reserve four spaces on top of the elimination of its off street parking. This was not the case with previous owners. There were no designated parking areas since past owners made the business live within the boundaries as described in the code and use.

Zone Change Review Criteria –

1. The building does not need to be rezoned to meet the Organic, sustainable, regional and community focused foods and household items. It does this already without needing to re-zone. The only reason to re-zone is to allow expansion and therefore increasing impact and intensity. The rezoning would allow for greater sale value of the building since it would no longer have the restrictions that would carry into the future.
2. The current zoning use already allows for the neighborhood to have this business and building. Any change is allowing for an increase of intensity and impact to the neighborhood.
3. The zoning for this building doesn't need to be changed to support and add another destination as it already is a destination.

Nonuse Variance Project Statement

1. The current parking has already been impacted by not having a variance. With the Masonic Lodge having several meetings on a weekly basis, their parking lot overflows to the street effectively reducing Prospect to a dangerous one way street. The current business elected to reserve parking and employees seek parking further down the street in front of residences to not impede its traffic or parking. Since the influx of Air BnBs in the neighborhood, we are seeing a decrease in parking spaces to allow for the expansion.

Nonuse Variance Review Criteria

1. The physical conditions of the surrounding areas are exceptional due to the fact of the current impact and intensity. Allowing for the variance will give permission to create a business plan that would over use the infrastructure that the city and residents have available to them and in place. Prospect is narrow and would be impacted the most, but Willamette has several homes that do not have off street parking or driveways so the residents will be impacted as well.
2. There are current investors the benefit the most from this project. The residents may walk down on occasion, but for the most part cars park in front of the residences to access this facility when the buildings tenants use the illegally designated spots to park.
3. The variance in no way encourages and supports walkability. It has nothing to do with that. People will still drive here and park where they can find a spot. It's the convenience factor of driving.

Changing the zoning to C-5

1. There are plenty of options for the building to be used in a fashion that will not increase the impact or intensity to itself or the surrounding residences. As many more Big Box market places have stepped into the arena it effects the boutique markets. Making this C-5 does not fix this. Perhaps converting it to a residence would allow the owners to recoup some of their funds. It could be a great location for a duplex. Zoning it OR would allow it to be boutique office building. No greater impact.

Thank you for taking our homes and families into consideration in this matter.
Respectfully,

Robert Geers
Prospect Street

Schultz, Michael

From: Nicole Rosa <nicki@totalmath.net>
Sent: Saturday, April 21, 2018 12:42 PM
To: Schultz, Michael; Nicki Rosa
Cc: ellegarcia1977@yahoo.com
Subject: Re: Willamette Market plans

Dear Mike,

I am writing about the proposed zoning changes submitted by "Lil' Market LLC".

The immediate neighbors who would be most affected are very concerned about this. I love the way the Lil' Market is now, and worry that new zoning would open the door to the very same concerns we had with previous plans to expand the market, which the neighborhood shot down. Why start all over again when the same concerns will immediately surface?!

I like the Lil' Market, but there is no guarantee that Joe Coleman will continue their lease, and then who knows what will go in there?

We are dead set against later hours, more parking and alcohol !!!

Any business not able to fit itself into the current zoning parameters is probably one we wouldn't want to live next door to.

The zoning has been R-2 forever and I don't see any reason to change it now.

Thanks,
Nicole Rosa
615 N. Prospect St.
719-227-1358

Schultz, Michael

From: gjams@att.net
Sent: Tuesday, April 24, 2018 2:58 PM
To: Schultz, Michael
Subject: Willamette Market property

Hello Mike

My name is Greg Jamieson and I live at 744 E Willamette Ave. We live and own the home is directly across Willamette Ave from the Willamette Market. My wife Linda Boedeker has also written to you regarding the zoning changes.

I am very much against the proposed zoning changes. The property has always been a market of some sort and we would never have purchased our home if the property were a night time restaurant and bar. The current zoning is good the way it stands. Changing to a C-5 designation pretty opens things up to about any kind of business. We could end up with a bar with live music open to 2 AM regardless of what the current owners are saying they want to do with the property (which is very vague).

A restaurant needs parking and allowing a variance is not a good idea. There will be parking issues with the neighbors and a business should not be allowed to make their profits on the backs of the surrounding neighbors. There are already no parking signs on both sides of the market which I do not know how they can be allowed to do this? The applications makes mention of most people walking or riding their bikes to the current market. I am sure this takes place often, but have they done a study on this? I believe this is more of what they want it to be and not what actually happens.

The property should be a daytime business which will limit the amount of parking issues and noise. The neighbors that live close to the property should have the most say in this matter. Thank you for your time and please know that we are very much against this and will pursue the matter to the end.

Greg

Greg Jamieson
Enrolled Agent
Accounting Services
615 North Nevada Avenue, Suite 3
Colorado Springs, CO 80903
(719) 440-6062
Fax: (719) 301-1748
gjams@att.net

Schultz, Michael

From: Bruce Hamilton <bruceham@earthlink.net>
Sent: Tuesday, April 24, 2018 9:12 PM
To: Schultz, Michael
Subject: Lil' Market

Mike,

I left you a phone message yesterday tentatively opposing the Zoning change of the Lil' Market to C5.

I now emphatically reject such a change. It should remain R2 to protect the residential neighborhood.

Thank you,

Bruce Hamilton

Schultz, Michael

From: Jim Lucero <jlucero163@gmail.com>
Sent: Thursday, June 14, 2018 4:06 PM
To: Schultz, Michael
Subject: Rezoning For Williamette Market

Categories: Opposed

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Dear Mr. Schultz, We wanted to contact you concerning the rezoning of The Williamette Market & Deli from a Residential Zone to a Commercial Zoning license. We currently reside on North Prospect Street 2 houses south of The Williamette Market & Deli.

Our reason for writing to you today is that we cannot as directly affected residents of this community support the rezoning of The Market. This community is made up of mostly families, a number of families with young to school age children within the affected area. There are at least 4 houses including ours that will be impacted by the request of up to 16 car spaces and rezoning to include a bar that serves alcohol and stays open until 10:30pm on week nights. Although we support local business and support the deli as it is now. We do not see how the late hours and Alcohol served would be of benefit to us as residents and help ensure the "quiet enjoyment" and safety we are entitled to.

We understand there is lot of support for the rezoning of The Market more than there is opposition but I would ask you and the city to consider how many of those people will be affected on a daily basis? How many of these "supporters" or "investors" live in this community?. Are you aware there is an Elementary school just 1 block away, are they aware that many young children from that school use the sidewalks that the market is on to get to and from that school. Do they have to be concerned about the late night noise when their young children are trying to sleep? Do they have to be worried about already overcrowded streets and parking issues? Do they have to worry about possibly inebriated customers leaving in vehicles/or walking around their homes? The more street congestion the more at risk our neighborhood is. We are the Markets direct neighbors. We are not neighbors that do not support the Market we are neighbors that do not support more street congestion, lack of parking, late hours and bars within earshot and site of our homes and our families. On a weekly basis many residents on our street deal with unsafe parking conditions due to The Williamette Market customers who park in front of our homes. It is exacerbated when the Market has promotions like having The Vegan Truck sitting outside on Prospect and customer are so anxious too get in line they park blocking residents driveways and rush to beat other people for parking spaces often driving dangerously weaving in and out of other cars to get the space first. As residents It is already a constant fight to get open parking for our own friends and family members and the street is so narrow if parking spaces were allotted for the market on either side of prospect there would be no way to get in and out of our driveways and travel the street safely.

We would ask you to consider the "actual" residents of this community over the supporters who do not live in this area and will not be affected by this change, if the rezoning is to go through. Our understanding is there are at least 2 supporters who live in Rockrimmon on the Northwest side of town? I would ask you to consider are their voices more important than the voices of the actual neighborhood and directly affected residents? As a whole we love The Market! As a whole we enjoy having it here. Having said that. The Market has changed over the years, going from a Market where you could run and grab a quart of milk or bread to a more "restaurant style" establishment. Further changes, like adding Alcohol or a bar or possibly music, adding more parking, may line the pockets of the owners but also changes the dynamic of the neighborhood.

Sincerely,

Concerned Citizen and
N Prospect Resident
Colorado Springs, CO

Schultz, Michael

From: Nicki Rosa <nicki@totalmath.net>
Sent: Thursday, June 14, 2018 3:40 PM
To: Schultz, Michael
Cc: John Olson; janieohman@aol.com; kacie hertz; dbowen@uccs.edu; opuntia@juno.com; Terry Pixley; Rob Geers; bkwrns; Bruce Hamilton; Elle Garcia; gjams@att.net; Linda Boedeker; dogger11@hotmail.com
Subject: Re: City Planning Commission Comments
Categories: Opposed

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Hi Mike
It appears that the comments from Kathleen and Gary Rapp are also missing.
They were sent twice!
Nicole

Sent from my iPad

On Jun 14, 2018, at 2:00 PM, Schultz, Michael <MdSchultz@springsgov.com> wrote:

Nicole – I never received an email from 'dogger11@hotmail.com' or a Bobbe Cummins, I searched my current emails, junk folder and project folder. Also, any emails that are received starting from the Tuesday until the day before the meeting will be dispersed to the Commissioners at the public hearing.

Thank you,

Mike

From: Nicole Rosa [<mailto:nicki@totalmath.net>]
Sent: Thursday, June 14, 2018 12:58 PM
To: Schultz, Michael <MdSchultz@springsgov.com>; 'John Olson' <john_moira@msn.com>; 'janieohman@aol.com' <janieohman@aol.com>; 'kacie hertz' <kaciehertz@gmail.com>; 'dbowen@uccs.edu' <dbowen@uccs.edu>; 'opuntia@juno.com' <opuntia@juno.com>; 'Terry Pixley' <tpix@earthlink.net>; 'Rob Geers' <rgeers@aol.com>; 'bkwrns' <bkwrns@aol.com>; 'Bruce Hamilton' <bruceham@earthlink.net>; 'Elle Garcia' <Danielle@psacorp.com>; 'gjams@att.net' <gjams@att.net>; 'Linda Boedeker' <linda@linda-boedeker.com>; dogger11@hotmail.com
Subject: Re: City Planning Commission Comments

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Mike,

Bobbe Cummins comments are still missing! dogger11@hotmail.com
She lives right next door to the market and has many concerns.
In addition to all of the usual concerns, the dogs belonging to the Little Market folks bark constantly while she's trying to work from home.

Can you please check your email folders for Bobbe's comments.
Thanks,

Nicole Rosa

P.S. Anybody else missing?

On 6/14/2018 8:35 AM, Schultz, Michael wrote:

All – It was pointed out to me that I had left out several emails that I had received regarding the rezoning, development plan and non-use variance for the Lil' Market. Attached is a copy of the revised Figure 4 that will be given to City Planning Commission this morning replacing the original version that was uploaded to the City Planning Commission website; so the Planning Commissioners will have the most current information. Any emails or letters received starting last night and through this weekend will be distributed to the Commission at the formal public hearing meeting.

I also met with the attorney, Debra Eiland, hired by some of the residents, yesterday to discuss the project, as well as I provided her copies of all correspondence that was within both the hard file and the electronic project file.

If you have any questions please feel free to contact me.

Thank you,

<image001.jpg>

Mike Schultz
Principal Planner
Phone (719) 385-5089
Email mdschultz@springsgov.com

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

Hyperlinks to City Resources:

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Schultz, Michael

From: John Olson <john_moira@msn.com>
Sent: Thursday, June 14, 2018 7:14 AM
To: Schultz, Michael
Cc: edebra@quest.net
Subject: Opposition to Lil Market Rezoning...THIS IS NOT A DUPLICATE

Categories: Opposed

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Mr. Schultz:

I have sent several emails expressing my opposition to the above referenced Rezoning and yet I still find that my name is not on the list!!!

Please add my name to those in **STRONG OPPOSITION** to this rezoning.

Thank you.

Moira Byrne
612 N. Prospect St.

Sent from my iPad

Schultz, Michael

From: Colleen Winchester <winchester.colleen@gmail.com>
Sent: Wednesday, June 13, 2018 10:39 PM
To: Schultz, Michael
Subject: Change in zoning for Williamette Market, 749 E. Williamette

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Opposed

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Hello;

I am emailing to register my opinion that the proposed zoning change for Williamette Market, from R-2 to C-5 (residential to commercial) be denied. This is a residential neighborhood. It's residents moved there with the expectation that they would not have to contend with noise and traffic issues. There is no legal designated parking for the Williamette Market. The neighborhood residents will have to compete with customers for parking close to their homes. The limitations placed on a C-5 designation are good on paper but this change will put the onus on the neighborhood residents to call the police every time those limitations are exceeded, i.e. noisy customers staying too late, cars parked illegally, etc. This also put an extra burden on the local police who can only respond when personnel and time permits. A zoning change from residential to commercial will have a negative effect on home values, which history shows, is the first step towards whole neighborhood decline.

This is a nice quiet residential neighborhood. The change that is being proposed is good only for Williamette Market. The rest of the neighborhood will suffer. This change doesn't make good community sense and people's quality of life will suffer.

Regards,
Colleen Winchester

Schultz, Michael

From: PlanningDev
Sent: Wednesday, June 13, 2018 1:08 PM
To: Schultz, Michael
Subject: FW: Comments - Lil Market Development Proposal

Categories: Opposed

More Lil Market comments



Cynthia Hurst
Senior Office Specialist
Phone: (719) 385-5351
Email: churst@springsgov.com

Land Use Review Division
Planning & Community Dev.
30 South Nevada Ave, Suite 105
Colorado Springs, CO 80901
Phone: (719) 385-5905

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From: Rhonda Miller <rhondakmiller@hotmail.com>
Sent: Wednesday, June 13, 2018 11:17 AM
To: Schultz, Michael <MdSchultz@springsgov.com>
Cc: Wysocki, Peter <PWysocki@springsgov.com>; Herington, Meggan <mherington@springsgov.com>; PlanningDev <PlanningDev@springsgov.com>
Subject: Comments - Lil Market Development Proposal

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Mr. Schultz,

Regarding comments for the Lil Market development proposal located at 749 E. Willamette Avenue, I am a homeowner of two properties that are in close proximity to the Lil Market, and will be adversely affected by the proposed re-zoning.

I attended the neighborhood meeting on May 10, and I spoke with you personally afterwards, along with several others, with additional questions and concerns.

During the neighborhood meeting, many issues were raised, information was requested, and attendees were assured additional information would be provided – specifically the Lil Market business plan, their “vision” and intention of use of space, and business hours should the re-zoning be approved.

There was also discussion about sub-committees being formed to address the primary concerns of homeowners against the re-zoning, and to consider the points made from those who were not opposed to the change in zoning.

You told us that if an email was provided at sign-in, we would be sent the promised information. I provided my email and during our discussion after you told me that you would personally send me the business plan. To date, I have received nothing from you – no business plan, no committee follow up.

The business plan information is critical – we are being asked to provide comments on a development proposal without having any idea what the property owner and business managers are intending to do with it should the re-zoning be approved.

You may recall at the meeting, the property owner used foul language (the F-word) and offended a good number of attendees. His demeanor and lack of professionalism, plus his negative reputation within the Colorado Springs business community, leads me to question his ethics and judgment, which makes it even more critical for me to see the business plan to ensure that the business managers would be compliant with it.

Having only statements made by the property owner and business managers at the meeting and nothing in writing as to the purpose and intention of the business should it be re-zoned, I am fully and completely **AGAINST** re-zoning this property.

My phone number is 949-212-2762 – please contact me as soon as possible to discuss this matter.

Sincerely,
Rhonda Miller

Impacted Homeowner
831 E. Dale Street
721 N. Arcadia Place

Schultz, Michael

From: Chris Clendenin <chrisleclendenin@yahoo.com>
Sent: Wednesday, June 13, 2018 12:55 PM
To: Schultz, Michael
Subject: Willamette/Prospect Rezoning Proposal

Categories: Opposed

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My wife and I oppose the current rezoning/parking variance proposal for the same reasons that I assume other people do:

- 1--Insufficient (nonexistent) parking. Prospect Street is already too narrow to accommodate parking on both sides; traffic must weave in and out of spaces between parked cars. To knowingly increase traffic on this street would be irresponsible.
- 2--Appropriateness of current designation. To the extent that our city fathers anticipated the current crisis so long ago by placing restrictions on the use of the property in question, they were prescient indeed. They knew what they were doing, and I appreciate their foresight.

Sincerely,

Chris Clendenin
Jeanne Clendenin
509 N. Prospect
Colorado Springs CO 80903

Schultz, Michael

From: Beth Wade <bkwruns@aol.com>
Sent: Wednesday, June 13, 2018 11:57 AM
To: Schultz, Michael
Subject: Little Market

Categories: Opposed

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Dear Mike,

Again I am writing you to express my opposition to the rezoning of the Little Market. I am NOT against the market, I am against the rezoning because of the impact it could have on our quiet neighborhood in the future.

The reason I am writing again is because I noticed you had eliminated my name on the list you are presenting to the commission, of those that are opposed, as well as several others that are opposed, and that you had DUPLICATE names on the supporting list. I would like to give you the benefit of the doubt here, but I am concerned you are biased re: this issue.

Please add my name back onto the OPPOSING list.

Thank you for your time.
Beth Wade
510 N Prospect St

Schultz, Michael

From: Gary Rapp <shooksrun_agroforestry@yahoo.com>
Sent: Wednesday, June 13, 2018 11:52 AM
To: Schultz, Michael; Sunderlin, Katie
Subject: Fw: Comments for 749 E. Willamette Ave. rezoning, DP & parking variance applications

Categories: Opposed

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Previously sent April 25, 2018.

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

From: Gary Rapp <shooksrun_agroforestry@yahoo.com>
To: Mike Schultz <mdschultz@springsgov.com>; Katie Sunderlin <sunderka@springsgov.com>
Sent: Wednesday, April 25, 2018 04:46:03 PM MDT
Subject: Comments for 749 E. Willamette Ave. rezoning, DP & parking variance applications

Dear Mr. Schultz and Ms. Sunderlin,

We want to let the City Administration and Planning Commission know that we are opposed to the zoning and off-street parking requirement changes recently proposed for the Willamette Market & Deli property at 749 E. Willamette Avenue for the following reasons:

This part of Middle Shooks Run was developed in the 1890's as a traditional, walkable neighborhood. The corner grocery store in question was built in 1909 to provide for the retail food needs of the neighborhood. When land use zoning was later adopted by the City, the store property was zoned Residential surely to disallow future conversion of the building to commercial uses that would not primarily be of service to and compatible with the surrounding residential uses. This is a long-established zoning principle designed to protect the character and integrity of a neighborhood. However, an unjustifiable zone change to C-5 Intermediate Business with a companion parking variance is now proposed to ostensibly accommodate a city-wide destination restaurant, which will turn the adjacent residential streets into commercial parking lots. This will undoubtedly violate that sensible zoning principle to the detriment of an increasingly desirable downtown residential neighborhood.

Please do not support approval of the subject applications.

Sincerely,

Gary & Kathleen Rapp
803 E. Monument St.
Colorado Springs, CO 80903
719-636-9075

Schultz, Michael

From: Kassie Bowen <kassiembowen@gmail.com>
Sent: Wednesday, June 13, 2018 11:41 AM
To: Schultz, Michael
Subject: Willamette Market

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Opposed

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Good morning,

My name Kassie Bowen. My husband and I live at 802 E Willamette Avenue, right across the street from the Willamette Market.

I would like to express my concerns regarding rezoning the market into a commercial property.

One of our greatest complaints is the parking situation. We do not have off street parking and rely on the parking spaces in front of our house in order to comfortably and safely come and go from our residence. Even with the current market, we have staff and customers parking in front of our house. Having a commercial property would only magnify that. We have a new baby and feel that our family should not have to compete with staff and customers for parking. Especially because when we purchased our home, it was with the understanding that the property across the street was purchased as a historic building, under a residential classification.

Currently, we enjoy living close to the downtown area and having access to the nightlife, businesses, and restaurants. However, we do not want to feel as if we are living in the midst of the hustle and bustle of downtown. We feel that having a restaurant across the street, especially one that is open late and serves alcohol, will disrupt the peacefulness of our current neighborhood.

We feel that the owner of the current residential property engaged in extremely poor business planning when he purchased the building. He was completely aware that he was not purchasing a commercial property. If his goal was to open a restaurant, he should have done so elsewhere. Our neighborhood should not have to suffer because of his poor planning and investment ideas.

We also feel that there will be no benefit to the owner of the property or the neighborhood if a restaurant is opened. They would be trying to operate a commercial business in an area that is too small to accommodate what they are envisioning. Therefore, it is a lose-lose for everyone involved. We foresee this becoming more of a hassle than a desirable destination.

Also, we have a lot of children that walk, play, and ride their bikes in the area. This commercial property will bring a lot more traffic and commotion to the streets of our neighborhood. This impacts the safety of the children. The decision to rezone this property will negatively impact many families. Most importantly, it will disrupt the quiet, peaceful environment that the many children of the area are growing up in.

Thank you for your time,

Kassie Bowen

Schultz, Michael

From: Rhonda Miller <rhondakmiller@hotmail.com>
Sent: Wednesday, June 13, 2018 11:17 AM
To: Schultz, Michael
Cc: Wysocki, Peter; Herington, Meggan; PlanningDev
Subject: Comments - Lil Market Development Proposal

Categories: Opposed

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!

Mr. Schultz,

Regarding comments for the Lil Market development proposal located at 749 E. Willamette Avenue, I am a homeowner of two properties that are in close proximity to the Lil Market, and will be adversely affected by the proposed re-zoning.

I attended the neighborhood meeting on May 10, and I spoke with you personally afterwards, along with several others, with additional questions and concerns.

During the neighborhood meeting, many issues were raised, information was requested, and attendees were assured additional information would be provided – specifically the Lil Market business plan, their “vision” and intention of use of space, and business hours should the re-zoning be approved.

There was also discussion about sub-committees being formed to address the primary concerns of homeowners against the re-zoning, and to consider the points made from those who were not opposed to the change in zoning.

You told us that if an email was provided at sign-in, we would be sent the promised information. I provided my email and during our discussion after you told me that you would personally send me the business plan. To date, I have received nothing from you – no business plan, no committee follow up.

The business plan information is critical – we are being asked to provide comments on a development proposal without having any idea what the property owner and business managers are intending to do with it should the re-zoning be approved.

You may recall at the meeting, the property owner used foul language (the F-word) and offended a good number of attendees. His demeanor and lack of professionalism, plus his negative reputation within the Colorado Springs business community, leads me to question his ethics and judgment, which makes it even more critical for me to see the business plan to ensure that the business managers would be compliant with it.

Having only statements made by the property owner and business managers at the meeting and nothing in writing as to the purpose and intention of the business should it be re-zoned, I am fully and completely **AGAINST** re-zoning this property.

My phone number is 949-212-2762 – please contact me as soon as possible to discuss this matter.

Sincerely,
Rhonda Miller

Impacted Homeowner
831 E. Dale Street
721 N. Arcadia Place

Schultz, Michael

From: bkwruns <bkwruns@aol.com>
Sent: Wednesday, April 25, 2018 6:45 AM
To: Schultz, Michael
Subject: Opposition to C5 zoning

Categories: Opposed

Dear Mike,

Thank you so much for taking the time on Friday April 20th to speak with my husband and me re: the rezoning of the Little Market. We feel we have a better understanding of what is being requested. That being said, you know how we both feel about these proposals. Please let it be on the record that we are completely opposed due to the irreversible negative impact on our quiet neighborhood with the increase of noise, foot and car traffic, that this expansive request would allow, now and in the future.

Again, thank you for your time.

Sincerely,
Rob and Beth Geers
510 N Prospect St
Sent from my Galaxy Tab® A

Schultz, Michael

From: Elle Garcia <Danielle@psacorp.com>
Sent: Wednesday, June 13, 2018 6:42 AM
To: Schultz, Michael
Cc: 'spybug65@yahoo.com'; 'ellegarcia1977@yahoo.com'
Subject: RE: Willamette Market

Categories: Opposed

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Good morning Mike,

On Tuesday April 24th at 5:56 PM I sent you and email from homeowner Seth Browne(my partner) and myself expressing our absolute concern for the rezoning of the Little Market(749 E Willamette) that is literally 58 foot steps from my front door(803 E. Willamette). In reading through the city documents you posted on June 12, 2018 to:

<https://coloradosprings.legistar.com/View.ashx?M=A&ID=605828&GUID=76FCA102-4E87-4B43-860A-6A612193B231>

I see that my email comments were not included for the public or the Informal Planning Commission to see. I find this absolutely unacceptable considering you included "pro" comments from Colorado Springs residents living in Rockrimmon?! You even duplicated your "pro" neighbors comments in Figure 4-Resident Comments on page 3 of this document. I live NEXTDOOR to the little market and my family has done so for 10 years!! Please be truthful enough to include not only my family's comments but the comments of other neighbors living close to the market that you chose to leave off. I knew from our first "neighborhood meeting" on Tejon street that you are not even willing to let neighbors opposing this measure to speak, but I am very disappointed that a city worker would be so dishonest. I am requesting that you add my emailed comments onto the documents you are showing the city, and please do so without delay. Below is my original email and your response thanking me for sharing those in case you lost them. Please understand that my family is COMPLETELY against the rezoning of the market.

Sincerely,

Elle Garcia
Seth Browne
803 E Willamette AVE
Colorado Springs, CO 80903
719-237-1970

From: Schultz, Michael [mailto:MdSchultz@springsgov.com]
Sent: Tuesday, April 24, 2018 5:56 PM
To: Elle Garcia <Danielle@psacorp.com>
Cc: 'spybug65@yahoo.com' <spybug65@yahoo.com>; 'elle1975@gmx.com' <elle1975@gmx.com>
Subject: RE: Willamette Market

Elle – Thank you for your comments regarding this application. We are planning on holding a neighborhood meeting on May 10th at 6 pm at the Epicentral Co-working office on N. Tejon Street. Notification will be sent out later this week regarding that meeting. We hope we can address neighborhood questions and comments regarding this proposal.

Thank you,



Mike Schultz
Principal Planner
Phone (719) 385-5089
Email mdschultz@springsgov.com

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

Hyperlinks to City Resources:

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

From: Elle Garcia [mailto:Danielle@psacorp.com]
Sent: Tuesday, April 24, 2018 3:02 PM
To: Schultz, Michael <MdSchultz@springsgov.com>
Cc: 'spybug65@yahoo.com' <spybug65@yahoo.com>; 'elle1975@gmx.com' <elle1975@gmx.com>
Subject: Willamette Market

Dear Mr. Schultz,

My family and I would like to express our absolute trepidation and concern for the re-zoning that is vaguely laid out in the green card we received from the Planning & Community Development Department. We live exactly 58 steps from the 749 E Willamette also known as the Willamette Market and feel the added noise, foot traffic, crowded parking and use of alcohol and tobacco will be a nuisance in our quiet neighborhood. This is a nuisance we also spoke out against 4 years ago. In addition to the issues we have stated above, the proposed unrestricted C-5 district could have a greater range of impacts on us as a surrounding neighborhood, by allowing a range of businesses in the future that would be unacceptable to us as home owners. We appreciate your consideration of these points. Please feel free to contact us if you have any questions.

Sincerely,

Seth Browne & Elle Garcia

803 E Willamete Ave
Colorado Spring, Co 80903
719-237-4631
719-237-1970

Schultz, Michael

From: Kim M. Stone <kimmstone@aol.com>
Sent: Wednesday, June 13, 2018 6:52 PM
To: Schultz, Michael
Subject: Willamette Market rezoning case

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Opposed

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To: Colorado Springs Planning Commission

I encourage you to deny the rezoning of Willamette Market for commercial use. This would no doubt have a detrimental impact on this well-established, quiet neighborhood. The obvious lack of parking alone is a huge negative. In addition, the noise and traffic cannot be absorbed without dramatically altering the personality and comfort of this area. Making this drastic change would negatively affect both the property values and quality of life for all neighborhood residents. Those interests should be placed above any benefit to a single property or business owner, and I hope you will make the right decision. We are counting on you.

Thank you,

Kim Stone