

Schultz, Michael

From: Matt Burton <mburton1400@gmail.com>
Sent: Wednesday, June 20, 2018 3:20 PM
To: Schultz, Michael
Cc: edebra@qwest.net
Subject: Opposition to C-5 re-zoning of the Willamette Market and Deli

Categories: Opposed

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Dear Mr. Schulz,

My wife and I are writing in opposition to the zoning change for the Willamette Market and Deli. We live two doors down at 522 N. Prospect and are one of the most affected residents in the neighborhood by any changes made. We oppose any change to C-5 zoning for the following reasons:

Neighborhood parking –

There simply is not enough parking in this neighborhood to support an expanding business. There is no solution to this problem either. The market has no way of providing ample parking for its customers while leaving the neighborhood unaffected. In your recent email update, you outlined that if the business should be re-zoned as C-5 it would require that employees be encouraged to park somewhere other than the neighborhood. This is not an enforceable mandate, and if the owners were concerned about neighborhood parking they would already be finding alternatives to parking here. Instead, I see the owners white Toyota Tacoma parked in the neighborhood almost every day. I have no reason to believe this would change if the business were re-zoned and have no recourse should they ignore the suggestion.

In addition, patrons frequently park partially blocking our driveway. This has occurred many times in the last year and we have finally started calling to report the incidents. Every time we have called we have gotten a voicemail which does nothing to help the situation when we need it. We end up having to deal with the situation ourselves.

Any business can move in -

One of the things that truly concerns us is that, should the Willamette Market and Deli fail after being re-zoned, a wide variety of businesses can move into the neighborhood. We have no reassurance that a business unfit for a family neighborhood won't be established there in the future.

Extended hours-

My wife and I are both healthcare workers and I frequently have to be awake at 4:30 am to work shifts in the OR at Memorial Hospital during the week and on weekends. We also have two young children. We do not want to see the hours of the market extended beyond what they currently are. This will disrupt both our work lives and our family lives. I have no way to restrict people from being noisy and keeping us all awake when we have to be awake early. We moved to this neighborhood to be close to our jobs and enjoy the quiet of a residential area.

We like to support small business as much as possible and appreciate entrepreneurship in the community. It is part of what makes a city unique. The re-zoning of the Willamette Market and Deli is not appropriate for our

neighborhood, however. A C-5 zoned building is out of place in this residential neighborhood.

Sincerely,
Matt and Sarah Burton
522 N. Prospect St.

Schultz, Michael

From: Bill Scharton <Bill.Scharton@coloradohealthnetwork.org>
Sent: Wednesday, June 20, 2018 3:11 PM
To: Schultz, Michael
Cc: 'edebra@qwest.net'; 'Linda Boedeker'
Subject: Lil Market

Categories: Opposed

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Mr. Schultz,

I reside two and ½ blocks from the Lil Market on E. Saint Vrain Street.
Therefore, the rezoning might impact me slightly less than those closer to the Lil Market.

None-the-less, I agree wholeheartedly with my friend and neighbor Linda Boedeker, who resides at 744 E. Williamette across the street from the Lil Market, regarding her opposition to the proposed zoning changes.

A restaurant/bar is out-of-sorts and out-of-the-ordinary milieu and ambiance for this neighborhood. Let it be!

Respectfully,

Bill Scharton
605 E. Saint Vrain Street

Schultz, Michael

From: Marilyn Twaites <mtwaites56@gmail.com>
Sent: Wednesday, June 20, 2018 1:49 PM
To: Schultz, Michael
Subject: Corner Market Willamette & Prospect

Categories: Opposed

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Mr. Schultz,

I live at 616 N Prospect Street and I am OPPOSED to the rezoning of the Willamette Market from R2 to C5. I enjoy the peaceful quiet community I live in.

The proposed change will foster in a late closing and the possible beer and wine license. This will ultimately bring cars not bikes. Ever walk down Tejon in the evening? It can be scary crossing streets and loud.

I don't want to see litter, hear noisy drinkers or have people parking in front of my home, when I need to sleep for an early wake up to go to work.

If this rezoning takes place it will be most disruptive of our parking, peaceful evenings, and privacy.

Please count me as OPPOSED TO REZONING TO C5.

Marilyn
Sent from my iPhone

Schultz, Michael

From: Jessica Buller <jessicabuller@gmail.com>
Sent: Tuesday, June 19, 2018 10:44 PM
To: Schultz, Michael
Subject: Re: Lil Market - 749 E. Willamette Ave

Categories: Opposed

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Mike,

Thank you so much for this brief lesson! I love it. I find zoning to be quite interesting.

I am not educated on this topic, even though I would like to be, nor have I had the opportunity to do much research. No matter, I do think a written response is valuable.

Thus, I will email you an opposition of the development plan tomorrow.

Thanks again.

Best,

On Tue, Jun 19, 2018 at 9:24 PM, Schultz, Michael <MdSchultz@springsgov.com> wrote:

Jessica – The City Zoning Code has evolved over the years since the City adopted zoning in 1926. Like many cities across the country shortly after World War II when the suburbs began to develop and the country became more auto dependent, many cities started requiring “off-street” parking, meaning that businesses were forced to build parking lots on their property. For many businesses that were established at the turn of the century or before adoption of parking requirements, parking was not a requirement and thus many businesses don’t have the space on their property to accommodate 10, 12 or 20 off-street parking stalls, the Willamette Market being one of them. This is also common with some of the businesses along Weber Street, parts of downtown, Old Colorado City and other pre-1950’s commercial properties.

With the Willamette Market I suggested that the owner contemplate a “worst case scenario” if in the event the Market converted more toward restaurant than market and deli. At this time the Market plans to continue offering grocery and produce items while being allowed a few more tables inside the building and on the westerly patio; so the reality is really much less than the 16 parking stalls because the entire building would not be converted to a restaurant. The other part of the equation, which our Code has just been amended to consider, are instances of “walkability” and “bike-ability”; the site is very walkable and bike-able, meaning that less people are more inclined to drive than a site located on Academy or Powers Blvd.

So for the purposes of recognizing the legal non-conforming situation involving our (auto-centric) City Zoning Code requirement for off-street parking, the owner is asking the City Planning Commission and City Council to formally recognize their inability to provide the off-street parking required by City Code. If they were forced to construct off-street parking it would likely mean that they would either need to buy and raze adjacent homes in order to construct a parking lot OR once the Market would close for good the property would be forced to become residential.

I hope this addresses your question, please let me know if you have any other questions.

Thank you,

Mike

From: Jessica Buller [mailto:jessicabuller@gmail.com]
Sent: Tuesday, June 19, 2018 8:04 PM
To: Schultz, Michael <MdSchultz@springsgov.com>
Subject: Lil Market - [749 E. Willamette Ave](#)

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Hi Mike,

Thanks for being the spokesperson on this project. I did have a short question for you regarding the project description.

"An allowance for zero parking spaces where 16 spaces are required per code"

What exactly does this mean?

There will be 16 spaces with no more spaces allowed. Or there usually is 16 spaces allowed, but in this project there will be zero?

Look forward to hearing back from you.

Thanks so much.

Schultz, Michael

From: Diane Bradley <dbradley2347@gmail.com>
Sent: Monday, June 18, 2018 11:21 AM
To: Schultz, Michael
Subject: Wilamette Market Opposed

Categories: Opposed

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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 the people's quality of life.

Thank you

Diane Bradley

830 N Prospect St

414-778-1296

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

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