

Indian Hills Association, INC

c/o Diversified Association Management

4325 N. Nevada Ave., Ste. 100, Colorado Springs, CO 80907

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Gabe Sevigny
City Planner
Land Use Review Division
30 S. Nevada, Suite 701
Colorado Springs, CO 80901
(719) 385-5088

April 23, 2021

Dear Mr. Sevigny,

On behalf of the homeowners of the Indian Hills neighborhood, the homeowners on the Board of Directors of the Indian Hills Association, INC would like to formally submit our comments regarding the MVS Centennial East Master Plan Amendment Proposal.

We strongly oppose the addition of a new ingress/egress to the religious institution on W Van Buren Street. This is detrimental to our neighborhood, as well as to the safety and viability of W Van Buren to remain a residential road.

The initial traffic study completed for this project did not include an evaluation of hundreds of cars entering and exiting the religious institution from Van Buren. With attendees coming from the North, Chestnut to Van Buren will be the most direct route from which to access the church.

We have confirmed multiple times with the city that there are no plans for repaving or improvements to W Van Buren Street. It is deteriorating rapidly every year with simply the current volume of neighborhood traffic. W Van Buren Street is a neighborhood street, already in terrible condition, and is not designed for, nor does it have the required road base, and shoulder width to become a major commercial road. Nor has there been a traffic impact evaluation done which includes this egress. It would be unfathomable and unethical to approve a new egress from a commercial zone onto a residential street based on an outdated study that did not include its existence.

Furthermore, a new egress on W Van Buren Street would violate City Code 7.4.323 (A) and (C)2:

7.4.323: LANDSCAPE BUFFERS AND SCREENS:

A. Purpose: Except as provided below in MU zone districts, landscape buffers and screens shall be provided between incompatible land uses that are either adjacent to or directly across from each other. Screening shall provide visual barriers between different land uses, enhance the streetscape, provide privacy, and protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful or noxious effects.

C. Required Buffers And Screens: Landscape buffers or screens are required in the following locations:

2. A buffer is required along the common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property

An egress on W Van Buren Street would not allow for appropriate buffers between the incompatible land uses of the religious institution and our homes, which are directly across from each other. An egress on Van Buren would not allow for visual barriers that provided privacy and shielded our back patios from the noise, traffic, glare or noxious exhaust of cars turning in and out of the church.

Additionally, we believe an egress on W Van Buren would violate the standards of City Code 7.3.201 (A)3 in regards to the purpose of laws and requirements around Commercial Districts:

7.3.201: PURPOSE:

A. The purposes of this part are to:

3. Ensure compatibility with adjacent land uses and eliminate excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.

An egress on W Van Buren Street would ***add, not eliminate*** excessive noise, illumination, vehicle exhaust odor and other objectionable influences like glare and visual disorder to our residential area. The spirit of this ordinance is to eliminate those effects on adjacent land uses when planning and approving Commercial Zones. This directly conflicts with adding an egress on W Van Buren Street.

While we understand that the Fire Marshal prefers two points of access to the religious institution, we believe the proposed Commercial / Office Zone to the South of the religious institution, with its multiple exits and entrances, should serve sufficiently to appease the Fire

Marshal. This commercial/office zone should be considered as the preferred option for the second access point to the church, as the exits and entrances will be on a main arterial thoroughfare of similar use, rather than disrupting a neighborhood road.

In previous public meetings regarding the Centennial Expansion, homeowners and board members have been promised by the City Planners that there would be no new egresses on W Van Buren Street. While the entire zoning of the project has changed around us, with no regard for our neighborhood or the original zoning plans, we implore you to keep this one promise you made to our neighborhood.

Respectfully,

Jason James
Homeowner, Board President
Indian Hills Association, INC

Steve Garman
Homeowner, Board Secretary
Indian Hills Association, INC

Stephanie Peters
Homeowner, Board Treasurer
Indian Hills Association, INC

Gabe, I would like to express my objection to the major amendment to **MVS Centennial East - CPC MPA 00-00103-A3MJ21**. When Planning revisited the continuation of Centennial Blvd several years ago and the ensuing development of the property on both the east and west sides of Centennial Blvd's extension, we, as **long time** homeowners were assured that Centennial Blvd would be a 35 mile an hour roadway with approximately 35,000 vehicles driving on it per day. We were not provided sound barriers except for trees planted here and there with no plan to keep them watered and cared for so they would survive. So basically, we get no sound barriers. Now, the developers **that don't live by what they are developing**, are asking to amend the land zoned for a religious institution to include commercial and the unbuildable residential LM site to be changed to commercial/ office. The traffic study indicates that it is likely Centennial Blvd will be posted at 40 miles an hour. The traffic count is increasing, the speed is increasing , and it has been estimated that a signal will be needed in the future for the intersection because of increase in traffic, and yet we get no sound barrier walls that help to mitigate the additional traffic noise and help to shield the ugliness of the commercial development from those of us that have lived here for 30 years or more.

What is a "Master Plan" when it is changed at the drop of a pin? If the land is zoned RI then the developer needs to market it to a religious institution. That is the "Master Plan". If the land can't be built on because of the dump site which was known prior to the "Master Plan" implementation in 2019, then it should be left as it was "planned". It is a risk the developer took when he purchased land with a toxic dump site. The land designated LM can be left as a natural buffer for the Mesa Springs neighborhood. Unfortunately, the city planners don't seem to have enough moxie to say no to a developer. The track record speaks for itself.

I therefore object to the change in the development unless sound barrier walls are installed on both sides of the Centennial Blvd.extension and the speed limit can go no higher than 35 miles an hour on the extension with no option to change it in the future.

Thank you.

Barbara Harris

830 Broadview Pl

Colorado Springs, CO 80904

PS it would have been nice to receive notification of this major amendment to the plan as our neighborhood of Broadview Ranch borders the MVS Centennial "Master" Plan. We are going to be impacted by the increase in traffic even though the development is on the east side of Centennial Blvd. Thankfully, someone from Mesa Springs' neighborhood let me know. BH

No. I do not think you should build businesses next to a nature preserve. I think Colorado Springs should take this opportunity to enlarge and improve Sondermann Park instead, especially their educational facilities. I have seen the YES Club (Young Environmental Stewards) sponsored by Catamount Institute at this site and am impressed with their programs for our elementary students. You have a unique opportunity to enrich our schools in the area instead of building another liquor store or shoe outlet. Ask yourself, with all the businesses closing down, do we really need another Domino's Pizza place?

You have a degree in Environmental Design. According to the U of O, Environmental Design students "learn about problems that are worth solving to make places that matter for people." Sondermann Park and Catamount Institute are places that matter for the people in this community and schools in this area.

Chris Peterson
2410 N. 7th St
CS, CO 80907

Received a notice showing amendments to original plans. This map on the back of the notice is covering Brewster Street – what does this mean for property owners on Brewster street. Tried looking up the plans but search keeps saying no records found

If you could please inform me of the above that would be greatly appreciated

Thank you for your time and assistant

Diana J. Esler

District Court Paralegal II

4th Judicial District

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Colorado Springs, CO 80903

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Re : Centennial /Van Buran development

4/15/21

I have worked with the city planning over the last 30 years in different real Estate Investments. I have learned a lot in the value to commitment and follow through as I believe the city has also. I also appreciate the city efforts in controlling and guiding builders in bringing the community together .

Centennial is a unique road running through and bringing residential and commercial real estate together. I will ask that in everyone best interest and keeping values up bringing more revenue to the city that extra attention is brought to the landscape off this development.

Working with Lina the prior head planer in they over sight off this project She insured us that landscape along Centennial is accompanied by trees and evergreens for " year round green appearance". She also Agreed in they important of landscape around any commercial development in buffering the development as in added pine trees for year round buffer and bringing the natural landscape into the development.

I bring two major concerns one that being the residential street Van Buran is 100% residential with a new school ages 8-13 within the street. Kids being dropped off and quit busy in the 7-8 Am morning rush hour . IT is prudent that the traffic from the development is strongly looked at. The main concern is that all the new residential and commercial development wanting to go north on I-25 will not go North on Centennial to Filmore but will cut down through Van Buran if not signs directed differently.

They other concern is that there is no Entrance to the church or commercial development through Van Buran Street. Again keeping and directing less traffic on Van Buran. And off course that there set back and landscape be aggressive in buffering the commercial from the residential community across from Van Buran .

Also that in the development of the planed church that a lower elevation in the slop off the hillside be considered limiting appearance in the height off the building .I believe they have graded 10 feet or so below the grade off Van Buran street currently. making this possess feasible .The church is at the highest point in this landscape and that has to be concerning on the height off any development at this spot.

I appreciate your efforts and wiliness in bringing residential and commercial development together in a way that brings not only a beautiful development but safe one.

Truly Anthony Vacca. 719-310-1699 (work together with THE Home owner Ass. Indian hills Development at Centennial and Van Buran.

You do not have to get back to me just a thought If the multiple entrances up front does not satisfy the fire department Maybe they could put exit at the back end of the lot and make it a one way .so basically it gets less use and it there for fire. and not directly across the street of the residential homes. Again appreciate all your effort in making our community a better place to live. Anthony

To whoever. I have lived in this neighborhood for over 61 years. This used to be a quiet area but with Centennial coming thru and now you wanting to add business and offices this will destroy all quite and normal neighborhood life as we know it. I am strongly apposed to this project. More traffic will further impact travel in and out of our neighborhood. The west side has always been laid back and we hope to keep it that way.

Ted Arment 719-447-5978 Thank You.

Hello Gabe,

As a mesa springs resident and property owner adjacent to the Centennial Boulevard extension, I would like to voice my opinion against commercial development proposed in the concept plan change. As it is, installing a four lane boulevard less than 50 feet from our property will forever change our noise pollution, light pollution, air pollution and our overall at-home experience. Project news and updates from the city to the residents just continues to worsen by the weeks and months it seems.

When we purchased property here over a decade ago we knew the Centennial extension was on the list of projects (albeit in the C category), but we did not anticipate commercial development next door. We bought a home in this neighborhood because although it's not far from shopping centers or downtown, we are not actually in one of those areas but rather at the end of a dead-end road with the feeling of being somewhat "away from it all".

The east side of the planned road extension is currently neighborhoods as you know. Does the city really need to turn this into commercial development? Aside from the fact the wildlife has no where to go, we really do not need to turn our neighborhood into a commercial area. There must be other options besides PUD or Commercial?

I'm sure my one voice doesn't hold any weight to a developer's in this day and age so I would like to inquire about adding to the list of prohibited uses. Can "Convenience Store" and "Gas Station" be added? Aside from the fact those types of business are not needed in this area, the thought of a 7-Eleven, or Kum & Go next door (along with the people who loiter at these types of places) raises my anxiety levels through the roof. I would like to stay in my home and grow old here but worry this development will change our neighborhood into a place I no longer feel safe in.

Thank you,
Tammy Donahugh
W. Madison St

Please do not allow the major amendment to remove The west side from the MVS Centennial east and west project.

MVS Centennial east and west should continue to be one major project. The west should not be split off because Olson plumbing is as upset as we are with the change to have exits onto Van Buren St. This has never been successfully addressed since it was brought up at the meeting last September 10, 2020.

Since MVS has now made all 10 acres across from us commercial, there are specific requirements regarding access from a commercial area onto neighborhood streets including barriers between the neighborhood Road and the commercial buildings.

Van Buren St. is a neighborhood street and is not designed nor does it have the required road base, and shoulder width to be a major commercial road. This must be addressed by the city planners who should abide by their rules. Constant rezoning and increase density has the city moving from single family homes and upscale townhomes to industrial zone, high density apartments zoning, poisonous landfill, institutional zoning, and now commercial zoning.

With a planned additional 1061 units a football field west of me and a planned 10 acre commercial development 25 feet across a narrow neighborhood street from me, there is a rubberstamp process that is taking all reasonable protections away from homeowners to have a livable community.

These are Covid times and all precautions are being lost with restrictions and rare zoom meetings that do not allow reasonable access and answers for what is taking place in this neighborhood.

Please give careful consideration to how this “infill“ is pushing aside all reasonable city planning. I am wondering if consideration has even been given as to where all the cars are going to parked. If you consider two cars per unit we’re talking over 2160 cars to be a parked and all leaving to go to work in approximately the same time.

I would appreciate hearing your thoughts regarding my concerns.

Sincerely,
Joan Williams

In regard to the second submittal for hearing on 7/15/2021 I am still opposed to adding commercial and office zoning. We have lived in this neighborhood for over 60 years. It was a quiet neighborhood without a lot of traffic thru it. It is about to become a smaller version of Powers Blvd. I know my opinion doesn't matter as I'm assured this project is a done deal.

Ted Arment