

Brackin, Tasha

From: Elizabeth White <eswhite1966@gmail.com>
Sent: Saturday, October 26, 2019 7:25 PM
To: Brackin, Tasha
Cc: Mark Loos; markf@weareccg.com; Bob Rosenthal; Bob Vanlandingham; Steve Hosp; Darlene Hunera; Andrea Johnson; paulageno@gmail.com
Subject: Comments on File number AR PUD 19-00281 in Newport Heights
Attachments: Notes on Proposal_25Oct2019.docx; Newport Heights Analysis_19Oct2019.xlsx

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Tasha,

We have reviewed the updated proposal, and provide the following comments and concerns as on the attachment. We feel strongly that the requirements of the 1997 Newport Heights Development Plan should be followed for this new proposed development addition to our neighborhood. We especially have concerns with the proposed density. We believe there may be errors in some of the density calculations, and with some other statements in the updated proposal. We have also included our analysis of the proposal lot sizes and density calculations for reference. Please feel free to contact us if you have any questions.

Thank you,
Dave and Beth White
6757 Shimmering Moon Lane
Colorado Springs, CO 80923
cell 719-433-8113

We have reviewed the updated proposal and comments, and provide the following feedback and concerns:

The cover page, final paragraph, notes, **“While we understand that this will not appease the neighbors that have organized to stop this project and maintain the site as private open space in perpetuity, we believe that we have provide a development that works toward the city’s PlanCOS goals and strategies and are providing a development plan that provides excellent trail connectivity to the neighborhood while providing lots for homes that are highly compatible to the homes adjacent to the property.”**

- The neighbors have organized, but NOT to stop this project and maintain the site as private open space, as stated. We are seeking a development in line with the approved *1997 Newport Heights Development Plan*, to include lot sizes and house style and size comparable to the current development. We have asked for this at every meeting with the developer or his representatives since this proposal for 50 house/then 49 houses has arisen, but the developer continues to ignore the neighborhood concerns.
- The proposed lots are NOT compatible to the adjacent lot sizes and requirements in the Newport Heights Development Plan. Further, the proposed home height exceeds the Newport Heights Development Plan and would not be compatible with current homes. This is the neighborhood concern.
- These two statements as bolded above are not accurate and are the core of the problem with this proposal as far as the neighborhood is concerned. We want lots of comparable size, and the houses of similar size and style, as required by the 1997 Newport Heights Development Plan. **This statement needs corrected or removed from the cover page before this goes to the City Planning Commission.**

Paragraph 4 notes, “For information purposes, and according to the **previous** Master Plan...

- I was under the impression that the 1997 Newport Heights Master Plan is not a **previous** Master Plan, it is the **current** Master Plan for Newport Heights. If so, please correct this language. Otherwise, please clarify what previous Master Plan is being referred to.
- This paragraph also talks about Lots 38-40 being smaller lots that could have a 2-story house plus a basement. However, as this is the lowest elevation near the Cottonwood Creek Trail, a basement would not likely be put at this elevation due to potential flooding. There may also be too much rock in the land to enable a basement. Therefore, I believe this is why the developer wants approval to build houses up to 35 feet, to enable 3 story house construction since a basement is not feasible at all the proposed elevations and lots. There are currently NO 3-story houses in Newport Heights and the neighbors are opposed to having them added and changing the neighborhood that we invested and live in.
- Paragraph 4a discusses specific density measurements and comparisons. An analysis on the proposed housing shows 10 lots are smaller than the 4500 SF minimum as noted in the *1997 Newport Heights Development Plan*. Further, the average lot size for adjacent house lots is 8,624 SF. The proposed home plots average 6,849 SF. We would like to see the proposed development lot sizes increased to at least the minimum of 4500 SF as noted in

the 1997 Newport Heights Development Plan, with an average lot size for the new development in line with the average lot size of 8,265 SF as noted in the 1997 Newport Heights Development Plan.

- Paragraph 4b notes that the houses directly to the East (a subset of the development) have a net density of 7.73 houses per acre. If we take a similar subset of the planned development (Lots 34-43), the net density of these lots is 9.12 house per acre. The proposed development subset has an even higher density (9.12) than the Big Timber subset density (7.73) houses per acre. This density problem could be improved by increasing the lot size to the minimum of 4,500 as noted in the 1997 Newport Heights Development Plan.

Density calculations on Lots 34-43 are noted here and in the analysis in Excel.

Net Density of Lots 34-43	
47738	SF Lots 34 – 43
43560	SF per Acre
1.096	# acres
10	# houses in lots 34 – 43
9.125	Houses per acre for proposal lots 34-43

Paragraph 10e City Planner comments suggest the trail surface material be changed to concrete due to the proposed slope and erosion concerns. However, the developer proposed having one trail upgraded to concrete, and using ‘breeze material’ for the other trails. We are concerned that the breeze material will likely not stand up to the erosion we experience with the dryness and heavy rains, and suggest these connecting trails also be out of concrete to prevent erosion issues and help them hold up to the elements in CO. All current trails in Newport Heights are made of concrete due to erosion concerns. Further, a concrete trail would provide better accessibility for people with disabilities.

Line 19a – Would the 600 square feet of usable private open space per unit be met for the smallest lots?

Line 20 – Split rail fencing is open and does not provide privacy. Most fencing in the neighborhood is 6 feet cedar fencing. The proposal notes that the split rail fencing is a better option down by the trail. Consider using the cedar fencing in other areas of the development to provide more privacy to both new and current residents, then use the split rail fencing only on the lots adjacent to the trail.

Landscape – When will the soil samples be available? We would like to see these results before this proposal is approved as there may be a significant amount of rock and clay in the soil that would impact the proposed development plan, type of houses that could be built, etc. Owners who were here when Newport Heights was originally built recall significant rock and clay issues from prior builders, and there are significant rock issues in the new development area across Cottonwood Creek. It is prudent to ensure these samples are looked at prior to approving any rezoning.

Water Resources

- Is the copy of the final Drainage report available for review?
- Is the Grading, Erosion, and Stormwater Quality Control Plan available for review?
- Is the Inspection and Maintenance Plan and a Statement of Authority for the private detention facility available for review?
- The high density of homes proposed drive concern for water erosion and stormwater issues. As a current resident, I'm also concerned about potential sewer issues that could impact us if the water drainage is not handled properly.

Colorado Springs Utilities – Action Item #4 notes, “Adamo Court (now renamed Shimmering Moon Lane)...”; however, according to Item 23, the street was renamed Shimmering Moon Court. In multiple other places in the Project Statement, it says “Shimmering Moon Lane” when it is referring to “Shimmering Moon Court”.

Colorado Springs Utilities – Action Item #7 notes that curb stops are not allowed within driveways. The proposal notes, “There are a few lots where maintaining the offset from the property line is not possible based on the distance along the lot frontage.” This can be corrected with an update to the plan to meet the offset requirement.

The Project Statement mentions Traffic. We are concerned about the increased traffic in the neighborhood, particularly with the proposed on-street parking on Bridle Pass and increased traffic on Bridle Pass, as this is the only venue to get in or out of the neighborhood from all the cul-de-sacs off of Bridle Pass. Parked cars along the street cause additional danger for both vehicles and pedestrians. Further, there is a bus stop along Bridle Pass, directly across from the proposed development, where children as young as 4 years old wait for and get on/off the school bus. The additional parked cars and traffic pose additional danger for these children.

The project statement discusses density and acknowledges that some lots are smaller and not harmonious to the current development, noting, “the density of the project...while recognizing the desire for smaller lots (among home buyers as well as in documents such as the City Comprehensive Plan)...” Smaller lots may be fine for new developments, but not in the middle of an established neighborhood with maximum density requirements and minimum lot sizes.

On the Project Statement and Drawing of the Proposed Development and Existing Neighborhood, it appears that the house at 4683 Bridle Pass, 12,445 SF, was not included as an adjacent lot. This seems to be an error. This property is definitely adjacent to the proposed development and should be added in and used to update the Adjacent Lot Density Computations and any density or other computations which used this information. We verified computations of Net Density for the Existing Neighborhood Adjacent Houses (See ADJACENT HOUSES tab in Excel file) as noted on the front page of the Project Statement and found:

- Adjacent Lot Net Density (non-big Timber Drive): 3.68 DU/A --- Project statement shows 3.83
- Adjacent Lot Net Density (Big Timber Drive): 7.68 DU/A --- Project statement shows 7.68
- Combined Net Density: 5.05 DU/A --- Project statement shows 5.18

The *1997 Newport Heights Development Plan* is summarized in the final page of this input. This plan provided foundational guidance and requirements for Newport Heights and we feel it is very important for this plan to be followed for the proposed development. This will help provide more continuity and harmony between the new development and existing neighborhood both in appearance and lot/home size and style, and hopefully protect the property values of current residents. Further, note 9 to the *1997 Newport Heights Development Plan* says, "All lots and dimensions of lots are shown in an approximate way only. Calculated lot dimensions may vary, however **densities are established by this plan and by ordinance.**" We interpret this note to say that approved densities in Newport Heights are not arbitrary and not subject to change. This supports requiring the proposed development to comply with this guidance.

In multiple places, the proposal mentions this development being a harmonious and compatible addition to the area, but we do not find the proposed plan harmonious or compatible. To achieve these goals, the proposal needs to be updated to make lot sizes in line with the requirements and density as noted in the 1997 Newport Heights Development Plan and as reflected in the current Newport Heights neighborhood.

The attached Excel analysis shows:

- 10 lots are smaller than the 4,500 SF minimum as noted in the *1997 Newport Heights Development Plan*
- 12 of 49 (24%) lots are smaller than the smallest adjacent lot of 4950 (which is to the north.)
- The average plot of adjacent houses is 8,624 SF, and average lot size for Newport Heights as noted in the *1997 Newport Heights Development Plan* is 8,265 SF. However, the proposed home plots average only 6,849 SF
- 40 of the 49 (82%) proposed lots are smaller than the average of the adjacent houses (8,624)
- 5 of 49 (10%) proposed lots are 10,000 SF or greater, while 9 of 25 (36%) adjacent lots are 10,000 SF or larger
- 12 lots are under 5,000 SF, and another 8 are less than 6,000 SF. (Smallest lot is 4,034 SF.)
- Our adjacent lot at 6757 Shimmering Moon Lane is 14,024 SF - which is 3.5 times the smallest lot. These lots are not in line with the current neighborhood, which requires a minimum lot size of 4,500 SF per the *1997 Newport Heights Development Plan* and a maximum net density of 5.27 DU/Acre.
- 4 lots (#28-31) will be directly across from our property at 6757 Shimmering Moon Lane. These lots range from 5238 to 7752 SF, whereas our lot is 14,024 SF. Our lot is 1.8 to 2.7 times the size of the lots proposed directly across from us. This is not harmonious and complimentary.

Newport Heights Development Plan, Approved July 3, 1997 by City Planning Commission

Land Use Data

Total Acres	153.66 Acres
Street R.O.W.	22.16 Acres
Landscape/Sidewalk/Fence Tract	1.91 Acres
Park/Open Space Trails Tracts	46.48 Ac
Lot Acreage	83.11
Total number of Lots	438
Gross Density	2.85 DU/Ac
Net Density*	5.27 DU/Ac

*As defined in Sec 14-1-109 of the Zoning Ordinance

Minimum Lot Size	4,500 Sq. Ft.
Average Lot Size	8,265 Sq. Ft.
LOT COVERAGE DATA	
Expected Unit Size (Range)	1,000 – 2,700 Sq Ft
Maximum Bldg Coverage	40%
Maximum Bldg Height	30 ft
PARKING ALLOCATION	
Garage	2 Spaces
Guest	2 Spaces in Driveway
On-street Parking	Allowed both sides
MINIMUM SETBACKS	
Front	15 feet to building, 18 feet to garage, 15 feet to side of structure when adjacent to street on corner
Side	3-7 feet with a minimum distance of 10 feet between structures
Rear	20 feet

Notes....

9. All lots and dimensions of lots are shown in an approximate way only. Calculated lot dimensions may vary, however **densities are established by this plan and by ordinance.**

Brackin, Tasha

From: stegnerb@juno.com
Sent: Wednesday, October 30, 2019 7:54 PM
To: Brackin, Tasha
Subject: Input into Newport Heights Development File Number AR PUD 19-00281
Attachments: Newport Heights Dev Letter 2.docx

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Hi Tasha,

Please see attached, which is my input into the newest proposal for the Newport Heights Development.

Thank you,

Brenda (Stegner) Sprenkle
and Charles Sprenkle
719-433-0129
6739 Shimmering Moon Lane

Dear Tasha Brackin,

This letter is in response to the updated proposal for the additional Newport Heights Development File Number AR PUD 19-00281.

In reading the updated proposal by the developer, my first objection is to the cover letter provided by the developer. In this letter they state that the neighbors "have organized to stop this project and maintain the site as private open space in perpetuity". This is not true. I am not opposed to the development of this property, however I ask that it be done sensibly, not motivated by greed, and in a manner which is similar to the neighborhood and subdivision in which I invested in. One thing that drew me to this neighborhood was that all of the homes in the neighborhood has nice yards/landscaping, and they were maintained by the owners. There is definitely a pride in ownership amongst this neighborhood, and a sense of community, thus our commitment as a group to be sure that the incoming development is harmonious with what the already established neighborhood. I was also drawn to this area because the homes were not as close to each other as many of the subdivisions surrounding us. I would hope that the landscaping/yard, lot sizes and distance from the neighbors can be maintained in any further homes that are built, in order to maintain that which we have all invested in.

I am concerned in reading the proposal that there is mention several times that trees may not fit in the yards due to utilities easements. Is this because the lots are too small and the buildings will be too close together to add trees? If this is so, I am opposed to this. Trees and landscape need to be continued as a part of our subdivision. I do not want a small section to be vastly different from the rest of the neighborhood, as it will change the look of what we all have invested in...financially as well as quality of living.

I am also concerned about the density calculations. I am not an expert in how these are calculated, however, I can see that their calculations do not match the rest of the neighborhood. I am opposed to granting a variance in the already established densities and building heights for our subdivision. Again, this will change what we have all invested in, please require that any development follow already established standards, that which our homes have already been built to. I question why the density calculations were compared only to adjacent lots, and why it did not include all adjacent lots. I feel the density calculations should be compared to the entire subdivision. The homes along Big Timber are not necessarily representative of the entire subdivision. My first impression is that the comparison done in this way is an effort to skew the numbers to make it seem not as dense. It seems the majority of the lots in the new development are smaller, with a few larger lots, which will of course, increase the average. I also have questions about the parking allotments. The proposal states that there are two parking spaces in front of each lot. I have never seen a cul de sac that allows two parking spaced in front of each home, without obstructing the driveway. Are these calculations correct? I question if there will really be that much parking available with such small lot sizes (the 4000 sq ft lots).

I am also (still) concerned about traffic on Bridal Pass. This proposed addition to our subdivision would be accessing their homes through Bridal Pass alone. If 49 new homes are added, there would be an additional 100+ cars per day traveling this street. With only one way in or out, that is going to increase traffic significantly, and cause safety hazards for school bus stops, children in the neighborhood as well as pedestrians. There are a number of elderly in our neighborhood that use walking as a primary mode of exercise, and I am concerned if traffic becomes too great. I read in the proposal that a traffic study had been done and that the city determined that Bridal Pass was designed to handle that traffic. I ask however, has anyone doing the study, or making these decisions, driven down Bridal Pass in the late evening or early morning? The section of Bridal Pass adjacent to Austin Bluffs (near the new traffic

signal) has approximately 12 houses on each side of the street, are very different from the majority of the subdivision. The driveways are short, and very steep, some at a greater than 45 degree angle from the street. Therefore, most people do not park in their driveways, or even in their garages, they park on the street. This is not evident during the day when residents are not home, but very evident after most have come home for the evening. This area, the mouth of the subdivision on Bridal Pass, becomes very narrow and can be a single lane at times if someone has parked too far from the curb. This will certainly cause traffic back ups should another 100 cars be added during morning and evening travel times.

The developer's proposal spent a great deal of time comparing how the addition of traffic with these homes would be different from a school. However, in making a decision, I feel the decision should not be based on "be glad its not a school", and based on the realities of what we have to deal with on a daily basis. Please do consider the condition of the street at all hours of the day, not just from 8-5 when developers and city employees are doing their work and analysis.

I am a native of Colorado Springs, and owned a property for 16 years in another neighborhood prior to moving to Newport Heights. When I moved to my current home, I had specific requirements that I was looking for in a neighborhood, these requirements were not present in my last neighborhood, thus my reason for moving. One of the things that drew me to Newport Heights was the quality of the homes, the beautiful, well kept yards that show pride of ownership, as well as the lot sizes and lesser density than can be found in other neighborhoods. I am invested in this city, and my neighborhood. Colorado Springs is beautiful place to live, and I love my current home. I feel that the neighborhood that I hand picked is being threatened by a developer that is not being mindful of the established neighborhood and simply wants to profit, walk away, and then leave the residents to deal with the congested traffic and a set of homes that are not in line with the master development plan that was established long ago.

I do understand the trend to build a different type of home in order to aid in affordability and being mindful of limited space. That is evident in the current development being built across from Cotton Wood Creek, and the yet to be started development next to the storage unit on Woodmen. I understand the difference in design for these developments and the logic behind them. However, they are separate from Newport Heights, and it is logical to include a different design for these developments. This proposed new development is very much attached to our subdivision, and I ask that it be developed with similar density and housing style as that which already exists, that which we have already invested in. Please do not deviate from the Master Plan for Newport Heights that has already been established. I got married this past summer, and have added not only my husband, but his three children as well to my home. This makes me even more invested in the the pride of ownership that goes along with this neighborhood and I hope that any additions will be sensible, meets the needs of the neighborhood, as well as the concerns of the neighborhood, and will motivated by the best interests of the neighborhood.

Sincerely,

Brenda (Stegner) Sprenkle
and Charles Sprenkle
6739 Shimmering Moon Lane

Brackin, Tasha

From: Danny Watts <arbutus967@yahoo.com>
Sent: Friday, October 25, 2019 1:11 PM
To: Brackin, Tasha
Subject: AR PUD 19-00281 Newport Heights Master Plan exceptions

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Hello Tasha,

1. The proposal is to build 49 single-family homes on 10 acres, this housing density is higher than the rest of Newport Heights and significantly higher than the lots to the South/West, adjacent to the proposed development. All new development should comply with the Newport Heights Development Plan maximum density. The Master Plan is intended to protect the community, our home values and quality of life from incompatible and unharmonious development. I purchased my home here because it was associated with a master plan.

2. The proposal also requests a variance from the Newport Heights Development Plan maximum height of 30 feet. The only reason for new construction exceeding 30 feet is to add square footage to houses that are otherwise classified as high density and the only option to add square footage is upward. That is an unacceptable reason to build homes of greater height. The new homes should be of similar style and size as to neighboring homes, making them complementary to the current neighborhood. I do not want nor feel, that 3-story homes in Newport Heights are compatible or complementary to the current neighborhood!

3. The new proposal suggests a lot of on-street parking, let's agree, few homes have only 2 cars or an empty garage to house them. The proposal does not provide for adequate on-street parking within the development area because the development is high-density housing, there is just no room. Thus Bridle Pass Drive becomes overflow parking. This raises safety concerns, as well as aesthetic concerns for the neighborhood. Driving around parked cars causes safety issues for vehicular traffic, and pedestrian traffic moving around parked cars is a bigger concern, especially with the large number of children in the neighborhood. The parking and added traffic of 49 houses, can only have a negative impact on the current neighborhood; and without sufficient parking at each home, this problem will spill out and impact the neighborhood.

4. The proposal suggests "breeze material" for two of the trails. This is not consistent with all other neighborhood trail connections which are concrete, and these trails are very unlikely to hold up to erosion. Concrete paths also provide a usable venue for persons in wheelchairs or with other disabilities.

5. The Landscape section of the proposal notes that soil samples were lost. These should be located or retaken and submitted prior to plan approval. Prior construction in this area found significant clay and rock which would impact new construction. Soil impacts on proposed construction should be evaluated prior to the approval of the development proposal.

All I am asking for is the proposal comply with the approved 1997 Newport Heights Master Plan, based on lot sizes and house style/size so the community remains.

I appreciate your support on this matter.

George Watts
6620 Cabin Creek Dr,
Colo Springs 80923

Brackin, Tasha

From: Mark Loos <MikeLewis369@hotmail.com>
Sent: Wednesday, October 23, 2019 11:49 AM
To: Brackin, Tasha
Cc: Andrea Johnson; Bob Rosenthal; Darlene Hunera; Elizabeth White; Mark Loos; mnjchiartano; stevehosp@comcast.net
Subject: Comments on Latest Version of Development Plan File number AR PUD 19-00281

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Tasha – Thank you for the opportunity to provide input/feedback on the recently resubmitted housing development program, specifically **File number AR PUD 19-00281**, near the intersection of Bridle Pass Dr. and Shimmering Moon Lane. Our concerns specifically relate to:

1. The proposal still plans for 49 single family homes with a height of between 25' and 35' at the eaves of the roofs – in actuality the homes may be 5' to 8' higher than that at the peaks of the roofs. It will likely block community views to the West and North. It's likely that this housing development will look similar to the 106 houses being currently built across from Cottonwood Creek in our same area. These houses will not match or complement our neighborhood, not comply with the Newport Heights Master Plan, nor be what was stated to us when we bought our home in May of 2002.
2. We're concerned that the developer has included easement areas in his lot calculations, and if so, his density calculations are not correct.
3. There is a primary school bus stop at the trailhead on Bridle Pass Drive across from the proposed development area and our neighborhood is very concerned about the safety of the young children once construction work starts and will continue for an extended time period if in fact such a large number of single family homes are built in a relatively small sized area.
4. We have additional concerns about the modified plans statement that there will be additional parking along Bridle Pass Drive. This will have clear congestion and safety concerns for our neighborhood, and have an adverse impact on the current setting and style of community. All one has to do is drive up Bridle Pass Drive towards Austin Bluffs Drive, especially between the strip of Big Timber Drive and Little London Drive, to see a current example of how congested and dangerous it is to drive this road when there is parking along both sides of this narrow road. Additionally, while it's awesome that the city finally fixed some of the pot holes and surface issues with this segment of Bridle Pass Drive, for many years this road was in poor condition and we'd fully expect that with heavy trucks, construction activity, and more cars we will see significant and adverse impact on Bridle Pass Drive once again in our neighborhood. This section of Bridle Pass Drive is simply not wide enough for another 49 houses – all one has to do is go across Austin Bluffs Drive, and Bridle Pass Drive breaks into a wider and divided road.
5. The permanently paved trail with appropriately wide easement which is located across Bridle Pass Drive needs to continue in the same manner across Bridle Pass Road and serve as a separator and community walking path at the Eastern limit of the development to the Cottonwood Creek concrete walking/biking path. Additionally, all walking paths/trails through the new development need to be of a permanent construction material that will not wash away during the random heavy rains/snows which our city eventually gets every year. The paths should also meet American with Disabilities Act guidelines if at all possible, considering the age of many residents in this community.

6. It was noted in one of the various documents we reviewed that Soil Samples were lost for the development area. Since we are one of the first owners (May 2002) in the lower Bridle Pass Dr. area of this neighborhood, we know for a fact talking to Construction workers during the initial construction period that there were some soil/clay/rock issues with lots up in the Shimmering Moon Lane area and higher up on the incline, and we'd fully expect that there will also be some issues with soil in the proposed development area. Those Soil Samples need to be found or new Soil Samples and Tests done to properly plan for any development in this area.
7. Finally, considering the actual density of the proposed development, number of single-family homes, likely number of cars, motorcycles, RVs, etc. that will be present in any neighborhood, we're also very concerned with the likely run-off of oils/solvents, garbage, etc., into Cottonwood Creek, especially when part of the total development of 211 Single-Family Homes and a large Commercial Storage area along this one mile length of Cottonwood Creek. In fact, in our walks along the Creek area we've already seen what looks like concrete run-off into the creek at a select area from likely construction activity along the development area.

Thank you again for the opportunity to provide input/feedback on the proposed development.

B/R, Carol and Mark Loos

4652 Bridle Pass Dr., Colorado Springs, CO. 80923

e-mail: mikelewis369@hotmail.com

Brackin, Tasha

From: Jean Danforth <jmdforth@gmail.com>
Sent: Tuesday, November 19, 2019 12:03 AM
To: Brackin, Tasha
Subject: AR-PUD 19-00281 (Cottonwood Creek, Newport Heights)

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Dear Ms. Brackin,

We live at 6745 Shimmering Moon Ln which is directly opposite the proposed development under discussion(#AR-PUD 19-00281). As this is an extension of Newport Heights it should be compatible with the size, value and amenities of our neighborhood.

As with the other home owners we are concerned with maintaining the quality of the neighborhood and maintaining our property values.

The proposed lots that face Bridle Pass are smaller than the existing lots across the street. This will lead to smaller (or taller) houses of less value. If parking is allowed on Bridle Pass it will be more dangerous due to the curve and slope of the road. From the response to the city's letter of 10/31/19 (2.b.ii) the developer has not addressed what kind of houses would be built on the smaller lots.

Regarding the proposal that side yard setbacks are the same as in the existing neighborhoods (2.b.iii), we know from personal experience that this is not adequate. When we had our backyard professionally landscaped the workers had to haul every stone, every square yard of soil and every plant in by hand; there is not enough space for a piece of mechanized equipment to access the back yard.

The proposed density of 49 houses on 10 acres is greater than the current density in the neighborhood. Despite the various ways of calculating density (4.a.b.) the proposed plan is significantly denser than the current neighborhood. The developer explains that as "recent trends for decreased lot sizes and an aging demographic of buyers." This trend needs to be addressed in a new development or next to a similar development - not added onto an established neighborhood of larger lots and higher value homes. A person's home is often their biggest investment and the value needs to be preserved. As for the 'aging demographic' they usually look for single floor living and that will be difficult to build on a sloping, small lot.

Concerning the trail access surface(10.e) construction - please, please make it concrete. We have been using the social trail that developed across the land during the years it was open. This is bare earth and, due to the slope, it becomes slippery and dangerous after rain or snow. We appreciate the city's efforts on clearing the Cottonwood Creek trail after snow or sediment has covered it.

The discussion of the various trail accesses is a bit confusing (#5, pg 13). We would advocate for all of the trails as drawn on the development plan. If there is no access between lots 42, 18 and the lower cul-de-sac, the entire population will have only one inconvenient access point.

We agree with your street name suggestions (23). The extension of the Shimmering Moon name is logical and will help eliminate confusion. There are enough street name changes in Colorado Springs.

Thank you for the your work in evaluating this proposed plan; the attention to detail is amazing.

Yours truly,

Robert & Jean Danforth

Brackin, Tasha

From: Joel Schott <joelrschott@gmail.com>
Sent: Wednesday, October 16, 2019 10:13 AM
To: Brackin, Tasha
Cc: PlanningDev; Suthers, John; Duncan, Jeanie
Subject: Re: Cottonwood Creek development (Newport Heights)
Attachments: image001.png; 20191011_182151.jpg

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Good morning Tasha, and thank you for your email.

The developer Rockwood Homes has already been cited by the Planning and Development Department for violating CoCS Codes (see attached photo). This is a bad sign from a developer who wants to "communicate with residents" that they intend to abide by the existing laws that are in place for our city. The developer has also fenced off all access to Cottonwood Creek from Bridle Pass Dr. and from Big Timber Dr., adjacent to home address 6920 where the City has clearly installed a sidewalk for pedestrian access to the Cottonwood Creek trail. Another slap in the face by Rockwood Homes. Also, it is my understanding that the City has already zoned this "vacant land" for no more than nine single family homes. That is something that Rockwood Homes clearly isn't happy about. Thus, new submittals by Rockwood Homes to change zoning that was already adopted by The City of Colorado Springs. Again, thank you for your time, and I look forward to being an active member of our community that I so dearly enjoy.

Regards,
Joel Schott
719.963.4599

On Wed, Oct 16, 2019, 9:19 AM Brackin, Tasha <Tasha.Brackin@coloradosprings.gov> wrote:

Good morning,

Thank you for your email regarding the proposal for home development received by the Planning Department of the City of Colorado Springs. I appreciate your input and welcome your opinions. Below are a few points regarding the planning review process:

- I am reviewing all comments I receive, and retaining them to provide to the ultimate decision makers (City Council following a public hearing before the Planning Commission). Notification of the ultimate Planning Commission meeting will be provided in advance to all property owners within 1,000 feet of the subject property.

- I understand the perception of the property as “open space”; in terms of the property ownership, however, the land is known as vacant/undeveloped private property; it is owned by Rockwood Homes and was purchased when School District Eleven made the decision to sell it this past February.
- The trail and associated open space that is intended for public use (Cottonwood Trail) will remain in place with public access points via existing and proposed paths.

Thank you again for your input. Your involvement in the review process will help assure that feedback about the proposed development is provided to the City’s decision making bodies (Planning Commission and City Council).

Sincerely,

Tasha Brackin, AICP

Senior Planner



Tasha Brackin, AICP

Senior Planner | South Team

Tasha.Brackin@ColoradoSprings.gov

Phone: (719) 385-5369

PlanCOS

[Pre-Application Meeting Request](#) | [Springs View/Map Development Applications](#) | [Zoning Code](#) | [Parcel Info](#)

From: Joel Schott <joelrschott@gmail.com>
Sent: Wednesday, October 9, 2019 3:12 PM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Cc: Suthers, John <John.Suthers@coloradosprings.gov>; Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>; Duncan, Jeanie <Jeanie.Duncan@coloradosprings.gov>
Subject: Cottonwood Creek development (Newport Heights)

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To whom it may concern,

For many years I lived in the poster child city for urban sprawl. That city was Houston, Texas where the quality of life is subpar to any city in Colorado. I see this changing though as the city is selling off our public lands to cater to developers. This is sad and concerning because there's multiple run down lots and abandoned businesses for sale all along south Academy Boulevard. I am a 2C contractor and it is my pleasure to work on rebuilding our city, not consuming more vacant wild land that provides the quality of life we so desperately need. Let El Paso County grow uncontrollably out east while we preserve the lands of our city. I am opposed to any construction along Cottonwood Creek because of all of the people and wildlife that depend upon the land. I have even witnessed the trash that is blowing into Cottonwood Creek from the Classic Homes development at Woodmen and Rangewood. A clear lack of oversight by the city inspectors in this area (see attached picture). I will be monitoring whatever is approved by the city and reporting any trash or stormwater violation to the State of Colorado and EPA from this point forward because I have lost faith in the ambitions of Colorado Springs. Thank you, and have a great day.

Regards,

Joel Schott

719.963.4599

Brackin, Tasha

From: C Rains <my2raindrops@msn.com>
Sent: Sunday, November 3, 2019 7:49 PM
To: Brackin, Tasha
Subject: Newport Heights

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To whom it may concern:

I am writing to voice concerns over the current proposal File number AR PUD 19-00281 concerning my neighborhood, Newport Heights.

I am a native of Colorado Springs, and have lived in this neighborhood since I built my home 15 years ago. Growing up in Colorado Springs, I did not plan to ever live in a new development as I love the trees and neighborhoods I grew up in. However, when it was time to raise a family of my own, I was committed to D-11 and wanted to live in a safe, convenient neighborhood. Newport Heights was the perfect fit for my young family.

Since living here, I have found a home, a place where I feel safe, where schools are excellent, local businesses are convenient, and most of all, where neighbors are friendly. I really hate to see that change.

I have read the proposal, and I have attended the neighborhood meetings. I am extremely concerned about the amount of homes that are proposed to be built on a parcel that was originally approved to be a park! The traffic alone will be a serious challenge. We only have 4 ways in and out of our neighborhood as it is. When there is a traffic accident on Woodmen, Dublin, Austin Bluffs, or Rangewood we are already impacted from diverted traffic, I can't imagine adding 49 plus cars to our regular traffic flow, much less when, or if, there is an emergency. I am concerned at the impact these homes and the traffic will have on Bridle Pass, as it is already a narrow, car-lined street. I am concerned about the children who wait for the school bus on this street, and the amount of parents who already park there (waiting for the bus) in the mornings and after school. Visibility is already impacted, adding more cars will be a hindrance. Safety will be impacted.

One of the selling points, and most utilized parts, of this neighborhood is the walking path and easy access to Cottonwood Park where many of our children and families spend time. The walking path is used all of the time, every day, and in every type of weather. Families and individuals have felt safe walking along this path. The children have enjoyed exploring the creek and the fields. I, myself, have enjoyed watching the variety of wild animals tucked into our little corner of this big city! (We have coyotes, rabbits, owls, weasels, raccoons, bobcats, and most recently, deer.) The new, proposed paths will not hold up to the weather, they need to be concrete. The path will need to hold up to the bike traffic, foot traffic, and weather it will endure.

As a neighborhood, we have always known that something would come of this lot. When it was proposed as a park, we were thrilled! When it was proposed for a school, we were accepting, and even when it was proposed as lots for patio homes, we were okay. (I even thought I might possibly purchase one, as I love the area, and my children are now grown.) But this new proposal is not okay. It comes across as though it is just a quick way to make someone a lot of money, regardless of the impact it has on the neighborhood families that already live here. The amount of homes, the size of homes, the ridiculous size of some of the proposed lots (that are actually smaller than most of the preexisting homes!!!), the crowded placement to fit in as many lots (and people) as possible, will do nothing to improve our

neighborhood or keep our home values the same or even improve them. This proposal does not seem like the neighborhood, or how the impact this proposal will affect our neighborhood, has been considered in any way at all.

The current owner has done nothing to make his proposal feel good or right. He has not attended neighborhood meetings. He has not spoken to any of the adjoining neighbors who are directly impacted. Throwing up signs stating "NO TRESSPASSING" in red spray paint, adding a chain link fence all the way around the property (to keep people from walking through a field they've walked through for years to get to the walking path) has been unneighborly to say the least. It is a reflection of where we are headed if this proposal passes. Longtime families are already preparing to move, some already have. It is really sad to see this happen, when this has been a stable and desirable neighborhood for years.

I know that many of the emails you have received have been full of statistics and facts. I am aware of the concerns with the construction, the new trails, the parking, the density, and all of that. However, I am writing to you as an invested resident of Newport Heights who loves my home, my neighbors, and our neighborhood. I am asking you to PLEASE not support exceptions to the master plan. Please help us by ensuring that the new development comply with the same requirements as our current properties. We want nothing more than the lots and houses to be of similar size and style to our homes to protect our home values and our quality of life!

Thank you for listening to my concerns.

Sincerely,
Carrie Rains
791-290-2547

Dear Tasha Brackin,

This letter is in response to the updated proposal for the additional Newport Heights Development File Number AR PUD 19-00281.

In reading the updated proposal by the developer, my first objection is to the cover letter provided by the developer. In this letter they state that the neighbors "have organized to stop this project and maintain the site as private open space in perpetuity". This is not true. I am not opposed to the development of this property, however I ask that it be done sensibly, not motivated by greed, and in a manner which is similar to the neighborhood and subdivision in which I invested in. One thing that drew me to this neighborhood was that all of the homes in the neighborhood has nice yards/landscaping, and they were maintained by the owners. There is definitely a pride in ownership amongst this neighborhood, and a sense of community, thus our commitment as a group to be sure that the incoming development is harmonious with what the already established neighborhood. I was also drawn to this area because the homes were not as close to each other as many of the subdivisions surrounding us. I would hope that the landscaping/yard, lot sizes and distance from the neighbors can be maintained in any further homes that are built, in order to maintain that which we have all invested in.

I am concerned in reading the proposal that there is mention several times that trees may not fit in the yards due to utilities easements. Is this because the lots are too small and the buildings will be too close together to add trees? If this is so, I am opposed to this. Trees and landscape need to be continued as a part of our subdivision. I do not want a small section to be vastly different from the rest of the neighborhood, as it will change the look of what we all have invested in...financially as well as quality of living.

I am also concerned about the density calculations. I am not an expert in how these are calculated, however, I can see that their calculations do not match the rest of the neighborhood. I am opposed to granting a variance in the already established densities and building heights for our subdivision. Again, this will change what we have all invested in, please require that any development follow already established standards, that which our homes have already been built to. I question why the density calculations were compared only to adjacent lots, and why it did not include all adjacent lots. I feel the density calculations should be compared to the entire subdivision. The homes along Big Timber are not necessarily representative of the entire subdivision. My first impression is that the comparison done in this way is an effort to skew the numbers to make it seem not as dense. It seems the majority of the lots in the new development are smaller, with a few larger lots, which will of course, increase the average.

I also have questions about the parking allotments. The proposal states that there are two parking spaces in front of each lot. I have never seen a cul de sac that allows two parking spaced in front of each home, without obstructing the driveway. Are these calculations correct? I questions if there will really be that much parking available with such small lot sizes (the 4000 sq ft lots).

I am also (still) concerned about traffic on Bridal Pass. This proposed addition to our subdivision would be accessing their homes through Bridal Pass alone. If 49 new homes are added, there would be an additional 100+ cars per day traveling this street. With only one way

in or out, that is going to increase traffic significantly, and cause safety hazards for school bus stops, children in the neighborhood as well as pedestrians. There are a number of elderly in our neighborhood that use walking as a primary mode of exercise, and I am concerned if traffic becomes too great. I read in the proposal that a traffic study had been done and that the city determined that Bridal Pass was designed to handle that traffic. I ask however, has anyone doing the study, or making these decisions, driven down Bridal Pass in the late evening or early morning? The section of Bridal Pass adjacent to Austin Bluffs (near the new traffic signal) has approximately 12 houses on each side of the street, are very different from the majority of the subdivision. The driveways are short, and very steep, some at a greater than 45 degree angle from the street. Therefore, most people do not park in their driveways, or even in their garages, they park on the street. This is not evident during the day when residents are not home, but very evident after most have come home for the evening. This area, the mouth of the subdivision on Bridal Pass, becomes very narrow and can be a single lane at times if someone has parked too far from the curb. This will certainly cause traffic back ups should another 100 cars be added during morning and evening travel times.

The developer's proposal spent a great deal of time comparing how the addition of traffic with these homes would be different from a school. However, in making a decision, I feel the decision should not be based on "be glad its not a school", and based on the realities of what we have to deal with on a daily basis. Please do consider the condition of the street at all hours of the day, not just from 8-5 when developers and city employees are doing their work and analysis.

I am a native of Colorado Springs, and owned a property for 16 years in another neighborhood prior to moving to Newport Heights. When I moved to my current home, I had specific requirements that I was looking for in a neighborhood, these requirements were not present in my last neighborhood, thus my reason for moving. One of the things that drew me to Newport Heights was the quality of the homes, the beautiful, well kept yards that show pride of ownership, as well as the lot sizes and lesser density than can be found in other neighborhoods. I am invested in this city, and my neighborhood. Colorado Springs is beautiful place to live, and I love my current home. I feel that the neighborhood that I hand picked is being threatened by a developer that is not being mindful of the established neighborhood and simply wants to profit, walk away, and then leave the residents to deal with the congested traffic and a set of homes that are not in line with the master development plan that was established long ago. I do understand the trend to build a different type of home in order to aid in affordability and being mindful of limited space. That is evident in the current development being built across from Cotton Wood Creek, and the yet to be started development next to the storage unit on Woodmen. I understand the difference in design for these developments and the logic behind them. However, they are separate from Newport Heights, and it is logical to include a different design for these developments. This proposed new development is very much attached to our subdivision, and I ask that it be developed with similar density and housing style as that which already exists, that which we have already invested in. Please do not deviate from the Master Plan for Newport Heights that has already been established. I got married this past summer, and have added not only my husband, but his three children as well to my home. This makes me even more invested in the the pride of ownership that goes along with this neighborhood and I

hope that any additions will be sensible, meets the needs of the neighborhood, as well as the concerns of the neighborhood, and will motivated by the best interests of the neighborhood.

Sincerely,

Brenda (Stegner) Sprenkle
and Charles Sprenkle
6739 Shimmering Moon Lane

Brackin, Tasha

From: Swing, Adrienne <Adrienne.Swing@netscout.com>
Sent: Thursday, October 24, 2019 4:32 PM
To: Brackin, Tasha
Subject: Newport Heights Development Plan
Attachments: CPC DP 97-00230 Approved Newport Heights Dev Plan reduced size.pdf

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Hello Tasha,

I am writing to you again regarding the updated development plan submitted by Altitude Land Consultants. After reviewing their latest proposal, I still do not feel like they are taking the existing neighborhood into consideration.

My personal concerns are:

- My home value decreasing
 - o I've worked my entire life to be able to afford my first home nearing the age of 40. With the additional lower cost homes, I am certain that I will take a hard hit on the equity gained in my home.
- Significant increase in car traffic, at least 100 more cars going in and out of the neighborhood. The current streets are too narrow to accommodate this traffic, especially with cars already parking along the road. The increased traffic would also be creating safety issues for our children. In addition, there would be a significant increase in noise pollution. One of the things I love about our neighborhood is how quiet it is. My husband and I enjoy sitting in our backyard listening to the birds and breeze through the trees. We will certainly lose the peaceful enjoyment of our property.
- Increase of crime. With more people, inevitably, more crime follows
- Loss of open space would be detrimental to the black footed ferrets, bob cats, deer, owls, hawks, wild turkeys, to name a few of the animals I have enjoyed seeing in our neighborhood and along the creek.

In addition to my personal concerns, I would also like to repost concerns shared by all of our neighbors and specifically called out in an email from Elizabeth White and would like to understand the city's position on these items:

- Density concerns; exceeds Master Plan requirements
- Have easements been removed from lot size measurements?
- Do not support requests to NOT comply with 1997 Newport Heights Master Plan: Enforce plan as written
- Parking: proposed for along streets to include Bridle Pass (safety and traffic concerns)
- Safety of small children at bus stop by yellow pole on Bridle Pass with street parking and construction traffic
- Construction material for trails will not hold up to weather; need to be concrete
- General runoff from such a dense housing area into Cottonwood Creek/pollution
- American Disabilities Act accessibility for trails with persons with wheelchairs; slope and trail material concerns

- Soil samples lost – need those to understand what it will take for building (substantial rock and clay found in this area for prior construction)

I implore the city to uphold the original plan for a small park and homes that fit within our current development.

Thank you for your time in reading my comments

Adrienne Swing

Site Admin / Office Manager

NETSCOUT

2075 Research Parkway, Ste. A
Colorado Springs, CO 80920

DIRECT +1 719-272-8610

CELL +1 719-351-8246

www.netscout.com

Brackin, Tasha

From: Andrea Johnson <andrea.johnson@amoscolorado.com>
Sent: Tuesday, October 29, 2019 5:20 PM
To: Brackin, Tasha
Subject: Opposing rezoning of Property on Bridle Pass in Newport Heights

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Second Review Comment Responses Document; File number AR PUD19-00281, Newport Heights

Tasha,

We have reviewed the updated proposal and comments, and provide the following feedback and concerns,

The current density of Master Plan for New Port Heights is what this neighborhood wants to stay with. We understand that the developer purchased the property but it does not give him the right to impact all of our lives and the neighborhood negatively for the rest of our lives so that he can make more wealth for himself while our property values and quality of life deteriorate.

The density and the height of 49 houses proposed on the property is higher than the rest of Newport heights. This is incompatible and inharmonious with the rest of the of the houses in the Newport Heights. (The developers revisions of the measurements, numbers and calculations when we look at seems a bit off. Please check.)

I would like to know if a recent traffic Engineering report has been done in this area. If it has, where can we find it?

-Did it taken in consideration the new development being built of 106 home on the corner of Range Wood and Woodmen?

-The new development that was just approved for 56 homes on the corner of Woodmen and Austin Bluffs?

-Did they take in consideration that all of those 112 cars from the Woodmen and Austin Bluffs development can not go west coming out of their development and they will most likely come on to Austin Bluffs and do a U-Turn at our intersection of Bridle Pass and Austin Bluffs?

- Did they also consider all the traffic in the morning and evenings that is coming on to Austin Bluffs because Powers is always so congested and backed up?

We already have an issue getting out of our neighborhood. With the addition of possibly 100 or more cars in our neighborhood it will be a total nightmare with congestion, safety and increase noise and air pollution.

This development is not just an inconvenience to the neighborhood for a couple of weeks, this is a life time of changes and inconvenience.

andrea
Scheduling/AMOS
595 Chapel Hills Dr. #300
Colorado Springs, CO. 80920

(719)599-0500

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Brackin, Tasha

From: T Fisher <fishert4@gmail.com>
Sent: Wednesday, October 23, 2019 10:19 PM
To: Brackin, Tasha; cmontoya123@gmail.com; Michael Gilardino; Kimble Gingrich
Subject: Development Plan for Newport Heights File number AR PUD 19-00281

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Tasha,

I have reviewed the updated plans submitted by the developer on 10/15/2019 and have the following concerns/comments/suggestions:

- 1) The developer should be required to meet all criteria established in the Newport Heights PUD Development Plan of 1997, including height of homes, minimum lots sizes, etc.
- 2) Small Lot Pud should apply unless all lots are increased to the minimum size allowable per the Newport Heights PUD Development Plan of 1997 (all lots less than 4500 sq ft)
- 3) On-street parking numbers are skewed by the high numbers along Bridle Pass Dr. Overflow parking on Bridle Pass Dr should be avoided. This parking accounts for 24 of the 54 mentioned spaces. On-street parking is not sufficient on Shimmering Moon Lane to avoid overflow on Bridle Pass Dr.
- 4) Recommend that you insist the surface material for public access trails be concrete as the material proposed will erode with the slope/runoff.
- 5) No sightline study was provided.

Thanks,

Todd E Fisher
6888 Big Timber Dr, Colorado Springs, CO 80923
719-200-6251

Brackin, Tasha

From: T Fisher <fishert4@gmail.com>
Sent: Thursday, October 24, 2019 9:25 AM
To: Brackin, Tasha
Cc: cmontoya123@gmail.com; Michael Gilardino; Kimble Gingrich
Subject: Re: FW: Development Plan for Newport Heights File number AR PUD 19-00281

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Thanks Tasha. Thank you for your time.

I did review the Typical X-section, but it really does not provide an indication of how the homes will affect our existing views. From personally taking measurements and self-assessing the impact to our views, we will most definitely be affected. Difficult to swallow, because when we purchased our homes back in 2000/2001, the home owners on Big Timber Dr were charged a lot premium and made our decisions to purchase largely in part because of these views, and the planned for elementary school. If this proposal goes through as presented, we'll have neither.

The Typical X-section provided is misleading, and I believe that is intentional. It shows a grayed area which is intended to represent existing home owners viewing angle, and it shows that this viewing angle is above that of all the proposed structures, when in fact this is a false portrayal of the actual viewing angle. If they are allowed to build these structures, our viewing angle will be affected. There was apparently no effort, on the developer's part, to take measurements in order to depict the true impact to the line of sight of existing owners along Big Timber Dr. I'd like to see the developer be asked to update the drawing with actual measurements and provide an accurate representation of how this affects existing homeowners views...rather than misrepresenting the facts in a drawing clearly intended to mislead and show a minimal impact when in fact there is a large impact.

V/R,

Todd E Fisher

6888 Big Timber Dr, Colorado Springs, CO 80923

719-200-6251

On Thu, Oct 24, 2019 at 8:48 AM Brackin, Tasha <Tasha.Brackin@coloradosprings.gov> wrote:

Todd,

Thank you for your comment email. As per protocol, I will keep a copy of your comments as part of the project record and provide it to decision makers as part of the staff report prior to public hearing before the Planning Commission.

While it may not technically be considered a "sightline study", there was a "Typical X-section" provided that shows potential view lines from existing homes on Big Timber Drive. You can view it using this link: www.coloradosprings.gov/LDRS, and entering the project number to search for the document labeled "02 Drawings" and "Typical X-Section".

Tasha



Tasha Brackin, AICP

Senior Planner | South Team

Tasha.Brackin@ColoradoSprings.gov

Phone: (719) 385-5369

PlanCOS

[Pre-Application Meeting Request](#) | [Springs View/Map Development Applications](#) | [Zoning Code](#) | [Parcel Info](#)

From: T Fisher <fishert4@gmail.com>

Sent: Wednesday, October 23, 2019 10:19 PM

To: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>; cmontoya123@gmail.com; Michael Gilardino <mikegila@hotmail.com>; Kimble Gingrich <kkgingrich@hotmail.com>

Subject: Development Plan for Newport Heights File number AR PUD 19-00281

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Tasha,

I have reviewed the updated plans submitted by the developer on 10/15/2019 and have the following concerns/comments/suggestions:

- 1) The developer should be required to meet all criteria established in the Newport Heights PUD Development Plan of 1997, including height of homes, minimum lots sizes, etc.
- 2) Small Lot Pud should apply unless all lots are increased to the minimum size allowable per the Newport Heights PUD Development Plan of 1997 (all lots less than 4500 sq ft)
- 3) On-street parking numbers are skewed by the high numbers along Bridle Pass Dr. Overflow parking on Bridle Pass Dr should be avoided. This parking accounts for 24 of the 54 mentioned spaces. On-street parking is not sufficient on Shimmering Moon Lane to avoid overflow on Bridle Pass Dr.

Brackin, Tasha

From: Richard Sinchak <rmsinchak@gmail.com>
Sent: Friday, November 15, 2019 8:22 AM
To: Brackin, Tasha; rmsinchak; Beth White
Subject: File no. AR PUD 19-00281 Newport Heights

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Hello Tasha,
I live on the corner of Shimmering Moon & Bridle Pass.

I have a number of concerns:

*Rockwood Homes will only develop the land. He doesn't care what kind of homes "other" builders may build
The height of the homes should not exceed 30 feet. (prohibit 3 story homes)

*Lot sizes are too small for existing homes along Bridle Pass. Few small lots along Big Timber. Those houses are half in value

and a third in size on homes on Shimmering Moon & Bridle Pass.

*Builder must comply with 1997 Newport Heights Master Plan; no exceptions.

*Too many houses on too small of property. Previously, 28, 38, 44 & now 49. Where are all these cars going to Park? Of

course on Shimmering Moon & Bridle Pass. Currently the narrowness of Bridle Pass in a huge safety concern. Excessive speeders

and too much volume. Need speed bumps, stop signs & traffic signal.

*Access trails must be wider in width: up to 30 feet and not 6 ft. No breeze materials, but concrete for safety concerns for elderly citizens.

Does the Rockwood Co. comply with the "Disabilities Act"?

* Split rail fencing not acceptable. Does not currently exist in adjoining streets.

Lots must have 6 ft. cedar fencing to contain pets and provide safety for children.

*Rockwood is anti-community and should not be allowed to develop the site.

His mission is to develop the maximum number lots for the most money. Greed!

Thank you,
Richard M. Sinchak

Brackin, Tasha

From: Gene Harris <gene_54@yahoo.com>
Sent: Sunday, November 3, 2019 4:50 PM
To: Brackin, Tasha
Subject: Newport Hts development

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Tasha Brackin,

This proposed development is outside the parameters of the 1997 master plan drawn up for the area, I do not want it as proposed in my neighborhood. Any building in the master plan area should match the current look and feel of the community already in place.

Sincerely
Gene Harris
6735 Dream Weaver Dr
C/S, 80923
719-528-6457

Brackin, Tasha

From: Jonathan Hall <jonathanbhall@gmail.com>
Sent: Wednesday, October 23, 2019 8:36 AM
To: Brackin, Tasha
Subject: Newport Heights

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Tasha-

I am writing about the recently proposed development in Newport Heights. I am against the proposal as it is against the 1997 master plan for the area. This will cause massive safety concerns for me and my family as it will change the line of sight for my family as we walk with our small children - three and one.

I am not totally opposed to any construction. It simply needs to follow the agreed upon limits for the community. These proposed build should match houses in the area.

Please let me know if I can give further feedback

Peace,
-Jonathan Hall
First Christian Church (Disciples of Christ)
16 E. Platte Ave
Colorado Springs, CO 80903
www.FirstChristianCOS.org

"The One who has called us is more powerful than all the uncertainty we might face." - Bob Goff

Friday is my sabbath day. I'm slower to respond to emails sent between Friday and Sunday.

Brackin, Tasha

From: Patty Kochenower <kcfan08@msn.com>
Sent: Tuesday, October 22, 2019 5:02 PM
To: Brackin, Tasha
Subject: Newport Heights proposal - rejection - very dissatisfied

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Hello, this letter is being sent to you with great concern and care . Bridal Pass will NOT be safe with the new proposed plan . This street Has a hill on BOTH ends near our current homes and traffic is already too fast and the curve , we cannot see oncoming cars in EITHER direction as it is , our children walk and play and have to walk to school to bus stops and it's already not safe . With more housing and traffic and cars parked on the road , this will greatly enhance safety issues ! The curve especially, to the east of our street, on Bridal Pass is so icy in the winter And busy - fast normally , and turning into and out of our street and driving out of in either direction is already hard and not safe!!! If there are cars on this street parked, there is a great concern for icy sliding accidents to happen . We have to turn way out toward the curb to turn onto our street now cars parked on street and homes , will make it very dangerous for us even more. The creek will get all the run off from these " proposed homes" and that's a great concern for our environment natural wildlife. The natural trails we have and open wilderness is WHY we bought in this neighborhood . We bought here BECAUSE of the open trail and views of the mountains . If you place any homes, it will block everything we care about . The big concern is also home value if you put cheaper homes on Bridal pass on this area ... it will definitely devalue our homes which are beautiful and holding good value, we take GREAT CARE of our neighborhood and feel safe !!! If you put smaller , which you're proposing..... from little London down all the way, this will GREATLY DEVALUE our neighborhood as well. Come take a drive down Bridal Pass , you'll see a HUGE difference in home care and value as compared to homes before you pass Little London on Bridal Pass , we don't even believe the difference..... we have all lived here in our area since this development opened in 2001.... there's a huge difference in our area because we care and LOVE the open natural area with beautiful trails and wildlife PLEASE PLEASE DO NOT CHANGE this !!!!! It is detrimental to all of us who care and love living here !!!!! The population of homes are a necessity we understand... BUT NOT IN THIS LONG LIVED ESTABLISHED NEIGHBORHOOD since 2001!!!!!! Go elsewhere please leave our beautiful neighborhood ALONE !!!!! The new townhomes across the creek already have impeded our views and we hate it ! This area is already crowded enough and we need to conserve our NATURAL LAND , PARKS , TRAILS, CREEK AND WALKING PATHS!!! This is the WORST thing you could do to Newport Heights development. This is COLORADO-PRESERVE THE BEAUTY OF IT - PLEASE!!! Absolute NO to your new proposed plan for these ridiculous homes in such a small narrow area!!!! We care and we are ANGRY AND AGAINST THIS - safety and value most concern !!! Please please do not take away our beautiful neighborhood and views!!!!

Questions or concerns call :

719-200-8336

Sincerely ,

Patricia Kochenower

Jerra Kochenower

Daniel Sanchez

Joshua Sanchez

John Thompson

Sent from my iPhone

Brackin, Tasha

From: JD Voge <djjigem@outlook.com>
Sent: Friday, October 25, 2019 4:52 PM
To: Brackin, Tasha
Subject: Newport Heights neighborhood' concerns

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Tasha Brackin,

I live in Newport Heights and have great concern over the proposed housing project that is being put forth for our neighborhood. In 1997 when the neighborhood was being planned certain restrictions were put forth on lot sizes and building structures. Now it is being proposed that these restrictions are not to be followed. Please take action to enforce these restrictions.

Also, I walk on Cottonwood trail daily. What is being proposed is that the paths leading to Cottonwood trail do not have to be cemented as the other paths that lead there are currently.

I have great concern that the standards that were established for our neighborhood are not being deemed important anymore. Please investigate and take action that the standards put forth for our neighborhood are followed for this development.

Thanks for taking action,

Don Voge

Brackin, Tasha

From: Jessica Burmeister <burmeister.jessicalynn@yahoo.com>
Sent: Monday, November 4, 2019 10:44 PM
To: Brackin, Tasha
Subject: Newport Heights Neighborhood concerns

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Ms. Brackin,

With the new proposal submitted by the builder, there are a few concerns that I, and many in our neighborhood, feel need to be addressed. The builder is trying to change the master plan of the neighborhood, which is completely unfair and wrong for current residents. This will cause a disconnect between the current neighborhood and the new homes. Isn't there a reason why the master plan exists? The builder seems rather incompetent as it is, and if it is possible, he needs more guidance with these decisions. Another concern is parking. He shows on his plan that parking for this new neighborhood is supposed to be along the street. Is this safe? What about traffic? I am highly concerned about this. We already have so much traffic that it is dangerous (I've witnessed a child getting hit by a car in our neighborhood due to excessive traffic), so we can't afford to have cars blocking streets because there is nowhere else to park. Finally, I am concerned about access to Cottonwood trail. The master plan says that we should have access to it, and so far the builder has showed little concern for the current residents of the neighborhood. He has already blocked off the trail, and wants to put cheap material down leading to the trail. Please urge him to use concrete instead.

So sorry that you have had to deal with so many issues involving this man; he has been difficult for all of us to deal with, being particularly nasty towards all of residents of our neighborhood.

Thank you for your time,

Jessica Burmeister

Brackin, Tasha

From: AB DeBack <abdeback@yahoo.com>
Sent: Monday, November 4, 2019 6:58 AM
To: Brackin, Tasha
Subject: Newport Heights

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Ms Brackin,

I am concerned about the explosives being used in the proposed plan for the new development. The owner told me they were going to use dynamite. How can they be safe if the soil samples were lost? How can the environmental impact be assessed without that?

The properties adjacent to the development that will have the most impact are those in Newport Heights West as that's where all the extra traffic will be. The homes there are substantially bigger than those of Newport Heights East. It's concerning how our property values will decrease without comparable homes AND lot sizes. The proposed development ignores all the homes in Newport Heights West.

The trail needs to be ADA accessible to match the existing Cottonwood Creek Trail. This neighborhood is perfect for those with severe disabilities as all the needed amenities could be accessible via trail. I begged the builder to build ADA accessible homes for our disabled veterans. There are two grocery stores that could be reached via the trail system. Independent living for young, disabled Americans is a gift you hold in your hands.

Thank you,
April DeBack

Brackin, Tasha

From: Ben Fromuth <bafromuth@yahoo.com>
Sent: Friday, October 25, 2019 9:37 AM
To: Brackin, Tasha
Subject: Good Morning from Newport Heights

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Hello Tasha,

I am writing to express my concern about the Newport Heights development proposed by Mr. Raptis.

I remain concerned about the density of homes he's proposing on this 10 acre parcel, his refusal to comply with the 1997 Newport Heights Master Plan, and his general contempt for and neglect of zoning criteria intended to ensure that any new development is in harmony with the existing neighborhood. I am concerned that he doesn't care about this land or this neighborhood beyond how much money he can extract from it.

On personal note, I find the extensive amount of unsightly fencing he recently installed and the way he has neglected the weeds on this property to be an affront to all homeowners in the area. It is an ominous foretaste of how he will work with this property if left unchecked.

Thank you for hearing my concerns.

Sincerely,

Ben Fromuth
6733 Shimmering Moon Lane
CS, CO. 80923

Brackin, Tasha

Subject: FW: Newport Heights – Development Plan

From: Sandi Harris <sandi_harris@msn.com>
Sent: Thursday, October 31, 2019 8:49 PM
To: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>
Subject: RE: Newport Heights – Development Plan

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RE: Newport Heights – Development Plan
AR PUD 19-00281 & CPC PUZ 18-00101

Dear Ms. Brackin,

I have lived at 6735 Dream Weaver Dr., in Newport Heights since 2009, and I would like to voice my opinion regarding the additional 49 units.

The developer has asked for exceptions to the approved **1997 Newport Heights Master Plan** for density and housing height, in particular. **I do not support exceptions** to the Master Plan. I believe the new development should respect and uphold the same requirements as our current properties. I believe the Master Plan should remain, where the lots and houses are of similar size and style to our homes to protect everyone's home values and quality of life--including the NEW HOMES PROPERTY OWNERS.

- Density concerns; exceeds Master Plan requirements--The new builds directly to the East of the proposed new location already feel imposing to me when walking or biking on the Cottonwood Creek trail. but it is a commercial type area anyway, and our subdivision has no legal hold or say regarding that area; but to build 49 more units on the other side of Cottonwood Creek (the site in violation to our 1997 Master Plan) makes it feel like an area of caged mice crammed into too small of an area--it feels "*chaotic*" to me.

Thank you Ms Brackin for reading my opinion--we have a pretty little neighborhood, and I much value this community.

Sincerely,
Sandi Harris
6735 Dream Weaver Dr.
Colorado Springs, CO 80923
cell 719/640-5226

Brackin, Tasha

From: Paul Follett <follpe@yahoo.com>
Sent: Tuesday, October 22, 2019 2:45 PM
To: Brackin, Tasha
Subject: Comments on File Number AR PUD 19-00281

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Ms Brackin;

I would like to briefly comment on the above proposed development at the end of our street. We live at 6703 Shimmering Moon Lane.

Specifically, I would like take issue with the developers use of the 14 lots to the east of the proposed development as his base for saying that the lots are comparable to the established homes already in Newport Heights. In reading the information put out by your office, the maximum should be 2.9 units per acre with a net of 5.27 per acre. His plan yields 6.36 units per acre and he justifies it by saying there are 7.73 unites per acre using 14 home sites on Bridle Pass east of the proposed development. That is not accounting for the total neighborhood affected by the plan. The lots increase in size to the west and south of those 14 units. I think the entire footprint of the neighboring homes needs to be taken into account for the reasonableness of the amount and lot size for the new homes. Obviously, some of the lots are larger in the plan, but many are rather small when compared to lots immediately to the south and west - and even the lot size of many houses on Bridle Pass not including the "select" 14 used in the developers justifications.

Thank you for your time and for your work on this project.

Respectfully,

Paul Follett
follpe@yahoo.com

6703 Shimmering Moon Lane
Newport Heights

Brackin, Tasha

From: Becky Godwin <rbwrigh@gmail.com>
Sent: Sunday, November 3, 2019 5:51 PM
To: Brackin, Tasha
Subject: Newport Heights Neighborhood
Attachments: 20191103_174710.jpg

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Please see attached letter

Thank you for your consideration

Becky Godwin

To: Tasha.brackin@coloradosprings.gov
Colorado Springs Planning and Community Development Department
File Numbers: AR PUD 19-00281 and AR FP 19-00282

November 2019

Dear Ms. Brackin,
What is the city's intention in changing the zoning of the Newport Heights/Bridle Pass Drive Development from 9 homes to 50 homes?

PUD Concept Plans (City Zoning Code Section 7. 3. 605)

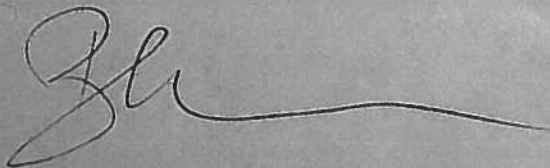
1. Is the proposed development pattern consistent with the city's master plan for Colorado Springs?
2. Does this plan promote the stabilization and preservation of the existing land use in the adjacent areas and surrounding residential neighborhoods?
3. Does the plan accommodate automobile, pedestrian, bicycle and other modes of transportation do to its excessive density?

I am especially concerned with the proposed development's impact on public service amenities (sanitation, water, the integrity of Cottonwood Creek) and the impact the development will have on erosion and run off in this area.

Thank you for your consideration in this matter.

c.c. Newport Heights Neighbors

Rebecca B. Godwin



rbwrigh@gmail.com

From: Darlene Hunera
6727 Shimmering Moon Lane
Colorado Springs, CO 80923
dhunera@hotmail.com

Rezoning concern for:
NEWPORT HEIGHTS – AR PUD 19-00281 and CPC PUZ 18—00101

Dear Sirs,

I have reviewed the Colorado Springs Planning and Community Development Department's updated response (September 6, 2019) concerning Rockwood Homes (John Raptis).

I am a new home owner in this subdivision. I have significant concerns about the proposed development on Bridle Pass near Shimmering Moon Lane due to:

1. There is a need for an open space walkway for access to Cottonwood Creek Trail.
2. There is a need for access to mail kiosks including accessible parking.
3. The Americans with Disability Act (1990) Compliance Rules indicate key requirements for access with length vs. slope level specifications.
4. The ADA prohibits discrimination in all areas of public life.
- 5.

Your response (September 6, 2019) page 5-13e indicates: due to significant slope proposed for the trail (11-12% average grade). I suspect that is against ADA regulations.

Individuals who may wish to purchase in this area should not be discriminated against (Fair Housing Act amended 1988) due to disabilities. Please refer to Colorado government DORA civil rights laws.

Thank You,
Darlene T. Hunera

Darlene Hunera 10-29-19

November 13, 2019

TashaBrackin@ColoradoSprings.gov

Areas of high population density often affect many environmental and economic variables such as an increase in pollution (air and water), loss of wildlife, an increase in traffic and an increase in the need for more city health and safety services.

I am concerned that the proposed change in zoning
INCREASES THE DENSITY FROM 9 HOMES TO 49 HOMES.

THAT IS AN INCREASE OF 433%
In proposed residences.

Please be mindful of keeping our City desirable
as you make your recommendation to the
Board Members.

Thank you.

Janet Collins
JANET COLLINS

janetcollins@hotmail.com

Janet Collins
JANET COLLINS