

**From:** [K Knockout](#)  
**To:** [Plan - ReToolCOS - SMB](#)  
**Subject:** Housing set backs  
**Date:** Monday, September 19, 2022 6:55:14 PM

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I am opposed to the two current initiatives that would change the setback from the street four houses and the footprint that houses are allowed to cover. Those two initiatives would totally destroy the older neighborhoods in our beautiful city with overcrowding and major parking problems. Kathy Yechout

Sent from my iPad

**From:** [Chris Merrick](#)  
**To:** [Plan - ReToolCOS - SMB](#)  
**Subject:** Concern for lack of lot setback  
**Date:** Sunday, September 18, 2022 7:13:55 PM

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Hello, I live in the Mid Shooks Run neighborhood. I am very concerned regarding the goal of ReTool to decrease lot setbacks. Prior to living in COS I lived in Nashville, TN. Nashville did not have setbacks and I saw firsthand how this encouraged developers to scrape old homes in historic neighborhoods and build tall, skinny profit driven poor quality/no character townhomes in the place of historic homes. I am greatly concerned that your goal will have the same end result which will be a significant loss to the historic character of many downtown neighborhoods. Please leave setback parameters as they currently stand.

Sincerely,  
Chris Merrick

Sent from my iPhone

**From:** [Cyndi Long](#)  
**To:** [Plan - ReToolCOS - SMB](#)  
**Cc:** [Cyndi Long](#); [Henjum, Nancy](#); [stephanie.fortune@coloradosprings.gov](mailto:stephanie.fortune@coloradosprings.gov)  
**Subject:** ReToolCOS Final Draft - Impact of Dimensional Standard Changes  
**Date:** Sunday, September 18, 2022 9:11:01 PM

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Dear ReToolCOS, and Councilpersons Nancy Henjum and Stephanie Fortune;

I am writing to voice my concerns and strong opposition to dimensional standard changes in the ReToolCOS Final Draft that became available for review August 16, 2022, and specifically those directed to R2 zones.

**R2 Concerns:**

- Decreased setbacks
- Increased building heights, thus allowing up to 3 stories
- Elimination of Maximum Lot Coverage
- Allowance for splitting lots, thus allowing up to 4 units
- No requirements to provide parking

These proposed changes will encourage very large structures, scrape and builds, and densification in older established neighborhoods that have no capacity to absorb the increased number of people and parking.

And it flies in the face of PlanCOS Vibrant Neighborhoods philosophy of the importance of neighborhood identities.

My home is located on a small 5,000 square foot R2 zoned lot. I have no garage, no alley, and no back yard on which to put a garage. My drive way has a right of way easement on it, so I cannot park on it. I have no option but to park on the street. Many homes in my Shooks Run neighborhood have similar limitations that require on street parking. We are already experiencing the crush of parking demand. Many recent home sales in the neighborhood have gone to investors using the single or two family homes as rentals, with rents that require 4-5 adults per structure to afford. A recent 1,000 square foot home converted to a rental located just 3 houses down has 4 adults with 4 vehicles, which pushes parking down to my home. Special events downtown and at CC exacerbate parking even further. There are many times when I must make the choice to **not** go grocery shopping or run other errands as it is unlikely I will be able to park in front of my home, or even within the same block, upon return. This will become untenable under the current ReToolCOS proposal.

Please consider the full impact of these proposed changes on people living in these older established neighborhoods. Unreasonable and unsustainable densification does not equal vibrant neighborhoods.

Thank you,  
Cyndi Long

605 E Willamette Ave

**From:** [Andrew de Naray](#)  
**To:** [Plan - ReToolCOS - SMB](#); [Henjum, Nancy](#); [All Council - DL](#); [Hester, Morgan](#)  
**Cc:** [Cindy & Doug](#); [Karla Crescenta](#); [Ann Grant Martin](#); [Samantha de Naray](#); [justinhutchcraft](#); [Donelson, Dave](#); [Helms, Randy](#); [Avila, Yolanda](#); [OMalley, Mike \(Council Member\)](#); [Murray, Bill](#); [Strand, Tom](#); [Williams, Wayne](#); [info@msrna.org](#); [bloevy@coloradocollege.edu](#)  
**Subject:** Re: ReToolCOS Consolidated Draft  
**Date:** Sunday, September 18, 2022 1:45:46 PM  
**Attachments:** [Save our maximum lot coverage, setback requirements.pdf](#)  
[image003.png](#)  
[image004.png](#)  
[image001.png](#)  
[image002.png](#)  
[image007.png](#)

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Hi all,

With the 9/22 meeting for public comment coming up (and the fact that I am unable to attend due to work demands) I would like to state my renewed opposition to the updated/current RetoolCOS draft.

I've been a resident at 1302 E. Platte Ave. for 16 years. We bought a house here because we liked the historic aspects of the area and the fact that it still had a residential feel despite being minutes from downtown. I am a COS native and always loved these neighborhoods. (Scroll down to see my initial comments/concerns from 1.5 years ago.) I am now very concerned about what I am hearing regarding this redraft.

**This from a Middle Shooks Run Neighborhood association email:**

*"Changes to "Development Standards" could have the most impact on the Middle Shooks Run neighborhood. For example, the city proposes to decrease the front setback (the distance from the edge of the sidewalk to the front of your house) from 25 feet to as little as 10 feet in the R-2 zone which makes up most of our neighborhood. Even more concerning, there's no longer a maximum lot coverage which encourages "scrape and build"—huge homes could replace modest homes that are standard in our neighborhood, with higher prices, of course. Standards that have been in place for more than 50 years will be cast aside, allowing much larger, more massive buildings closer to the street."*

**And this from Tom Cronin and Bob Loevy's (attached) 9/17 Gazette article:**

*"Over the ensuing years, the entire look and feel of the residential neighborhood will be changed from open and spacious to a more jammed look and feel. The amount of landscaped open space round the houses will have been greatly reduced.*

*What is feared the most with the removal of maximum lot coverage requirements is that speculators will buy an older home in an older neighborhood, "scrape off" (tear down) the historic house that has occupied the property for many years (sometimes for more than 100 years), and then build a large new structure on the site that is only restricted in building size by front yard, side yard, and backyard setback requirements."*

So, it was decided after the first draft that the R-flex designation would be dropped and that we would remain in R2 zoning. Great! But now what's happening — you're redefining R2 as an end run around that? I don't think (?) that this redefinition will allow the building heights that were part of the R-flex designation, but these other changes to maximum lot coverage requirements and setbacks are not acceptable. Again, these will urbanize our quaint neighborhoods and destroy their historic integrity. That's not why we purchased a home here!

Unless you can allay/discredit the concerns I've shared above, I am fully opposed to this renewed attempt

to give developers carte blanche to execute their apparent desire to urbanize historic neighborhoods.

I don't want to see more historic homes lost. I have already seen enough old structures destroyed downtown and replaced with unattractive structures that do not reflect the style of the surrounding neighborhoods. I don't want that happening in mine. Between this and the recent ConnectCOS Platte Ave. corridor efforts (and other past efforts going back to 2009), I feel like I'm constantly in fear of what's coming next to threaten our neighborhood, and frankly it's exhausting.

Thank you for your time,

Andrew & Samantha de Naray  
1302 E. Platte Ave.

On Monday, October 25, 2021 at 12:17:43 PM MDT, Plan - ReToolCOS - SMB  
<retoolcos@coloradosprings.gov> wrote:

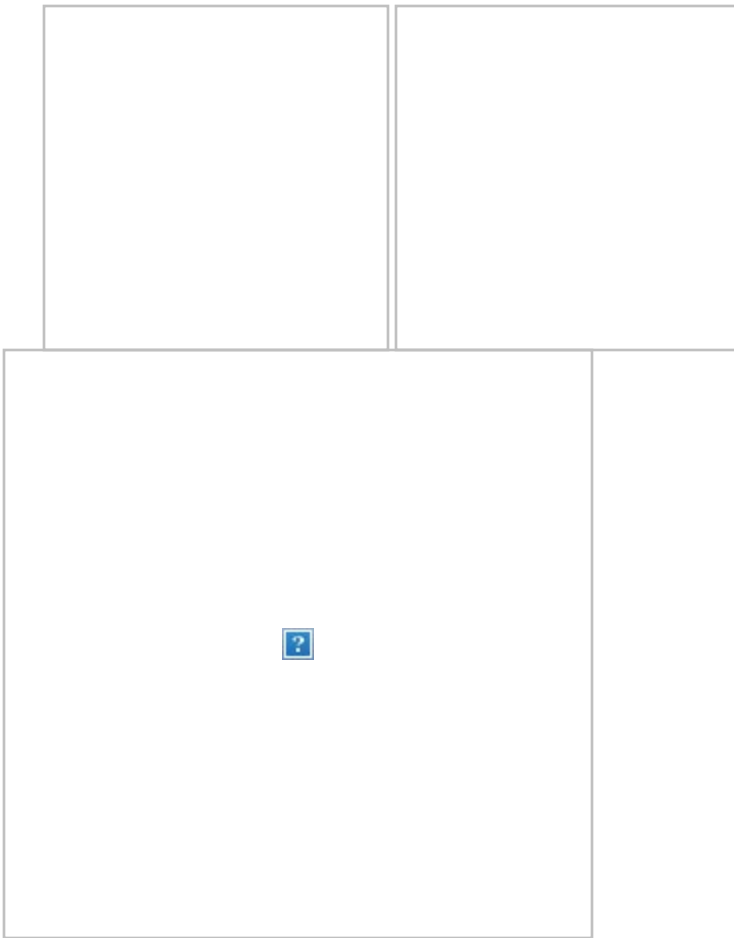
Good morning, Andrew,

I'm happy to help with your questions.

Nancy is correct – the R-Flex Districts will be options for rezonings for new developments OR if someone is looking to rezone their property (ie – infill, existing development). It will not be applied to existing developments. A request of this type would go through the rezoning process which requires public notification of properties within 1,000' at the time of application AND prior to public hearings (Planning Commission and two readings at City Council). This process is currently in place and will not change.

The Retool process includes both the rewriting of the Chapter 7 Zoning and Subdivision Ordinance and a zoning map amendment. The zoning map will be reflective of the new naming conventions that will be applied to existing districts, ie – OR Office Residential to MX-N Mixed Use Neighborhood Scale. A full breakdown of the proposed zoning district name changes can be found in Table 7.2.1-A of the Retool draft – pages 5 and 6 of the .pdf.

Current zoning can be found on [SpringsView](#) (link embedded), the City's interactive mapping system. In order to see property zonings, the 'Planning – Zoning' layer must be on as well as the 'Base Zone – Fill' (shown below in the red rectangles)–



With SpringsView, users can search for specific properties or zoom to areas of interest.

To allow for better assistance, please send any questions/comments on the project to [RetoolCOS@coloradosprings.gov](mailto:RetoolCOS@coloradosprings.gov). I have you on the project's distribution list and am hopeful you have been receiving the updates that are being sent. If not, please let me know so I can correct the issue.

Thank you!

Morgan

In an effort to keep our employees, family, and citizens safe, we ask all individuals visiting the Planning and Community Development Department refer to safety precautions supported by the CDC.

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**From:** Henjum, Nancy <Nancy.Henjum@coloradosprings.gov>  
**Sent:** Sunday, October 24, 2021 7:14 AM  
**To:** Andrew de Naray <andrewdenaray@gmail.com>

**Cc:** Hester, Morgan <Morgan.Hester@coloradosprings.gov>

**Subject:** RE: ReToolCOS Consolidated Draft

Hi Andrew,

There is not a specific map to my knowledge. I have copied Morgan Hester to answer your question. I am guessing you are wanting to know if zoning will change for your neighborhood. If that is the case, the more flex zoning options are currently slated for "greenfield" only at this time – meaning undeveloped land. Landowners can always petition for a zoning change, but that would have to come before the Planning Commission and/or Council. Morgan can confirm and or clarify.

Hope you had a great time in Europe!

Best,

Nancy

## Nancy Henjum

Councilmember District 5

City Council, City of Colorado Springs

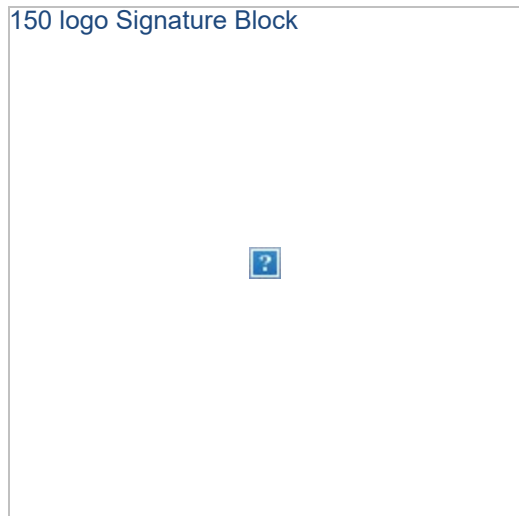


(719) 385-5483 office

(719) 338-5234 cell

[Nancy.Henjum@coloradosprings.gov](mailto:Nancy.Henjum@coloradosprings.gov)

150 logo Signature Block





**From:** Andrew de Naray <[andrewdenaray@gmail.com](mailto:andrewdenaray@gmail.com)>  
**Sent:** Saturday, October 23, 2021 9:58 PM  
**To:** Henjum, Nancy <[Nancy.Henjum@coloradosprings.gov](mailto:Nancy.Henjum@coloradosprings.gov)>  
**Subject:** ReToolCOS Consolidated Draft

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Hello Nancy,

It's been a while; I hope you are doing well!

I'm just now looking at the ReToolCOS Consolidated Draft prior to the public comment period ending 11/2. I've skimmed through quite a bit of the 508-page document but can't seem to find what I'm looking for...

Is there any kind of map that shows the areas of the City included in this new draft and what the proposed zoning is for each area?

I would have attended the Open House, but was away in Europe at the time. Thank you for any guidance you may be able to provide.

Andrew

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

**From:** Andrew de Naray <[andrewdenaray@gmail.com](mailto:andrewdenaray@gmail.com)>  
**To:** RetoolCOS@coloradosprings.gov <[retoolcos@coloradosprings.gov](mailto:retoolcos@coloradosprings.gov)>; Jill.Gaebler@coloradosprings.gov <[jill.gaebler@coloradosprings.gov](mailto:jill.gaebler@coloradosprings.gov)>; cspringsphp@gmail.com <[cspringsphp@gmail.com](mailto:cspringsphp@gmail.com)>; Nancy.Henjum@coloradosprings.gov <[nancy.henjum@coloradosprings.gov](mailto:nancy.henjum@coloradosprings.gov)>  
**Cc:** karlaann45@gmail.com <[karlaann45@gmail.com](mailto:karlaann45@gmail.com)>; cfdbaker@comcast.net <[cfdbaker@comcast.net](mailto:cfdbaker@comcast.net)>; bloevy@coloradocollege.edu <[bloevy@coloradocollege.edu](mailto:bloevy@coloradocollege.edu)>; Samantha de Naray <[samanthadenaray@gmail.com](mailto:samanthadenaray@gmail.com)>  
**Sent:** Saturday, April 24, 2021 at 11:12:59 PM MDT  
**Subject:** RetoolCOS - Public Open House Follow-up

RetoolCOS team:

I attended the March 24 meeting regarding the revised draft, and I am still not agreeing with what I've heard. I'll honestly admit that I don't have the time in my life right now to read all 306 pages of the revised draft, but these are my concerns based on how I perceived what was being said (or was not said) at the last meeting, and some parts of the revised draft I have skimmed through.

- I am not comfortable with the idea that a developer could conceivably purchase four historic homes on ¼-acre adjacent lots, tear them down, and build a 95-foot-tall, 35-dwelling residence in their stead. My neighborhood currently still has a “neighborhood” feel. Urbanizing the area with large structures will degrade that. I think this kind of infill is fine downtown because that area already has an “urban” feel. That’s not the neighborhood I want to live in. I am 100% against anything that enables the demolition of inhabitable historic structures.
- I realize you said that potential scenarios like the aforementioned would be judged on a case-by-case basis, but by whom? Will the neighborhood have a say, or just District Council representatives? Will there truly be a public process?
- I don’t recall hearing that any adjustments were made to the proposed relaxation of lot-line setbacks in the revised draft. Maybe I missed that?
- Any information about how multi-dwelling structures would increase traffic and what would be done to accommodate that increase? Where I live (Platte) is already very highly trafficked. Attempts have been made in recent years by the City to cut down the trees along Platte (which actually make it still have a neighborhood feeling) to add lanes to the avenue. This would make the street I live on even more of a highway, and even noisier than it already is. If the population of the area is going to increase, what other thruways will be available to handle that increased traffic without further burdening the street I live (and sleep) on?
- With the allowance for reduced parking in the plan, I am concerned that already-congested street parking will become even more so. We live near UCHealth/formerly Memorial Central, as well as some rentals and Air BnBs, and a lot of street parking is already utilized. Many of the old homes in this neighborhood do not have garages due to the fact that their construction predates automobiles. I can say that myself and other neighbors regularly utilize street parking for this very reason. Likewise, street parking is the only parking we can offer to visitors or people providing services to our homes. Multi-dwelling structures with relaxed parking requirements will make this worse.
- Will there be stipulations that builders design their structures to fit the style of the neighborhood, or will they be free to just build trendy structures that will clash with adjacent homes and look outdated in 20 years?

I would greatly appreciate it if you could please inform me on if/how these concerns are being addressed in the revised plan. If I’m wrongheaded in how I’m perceiving these items, please do feel free to set me straight.

Thank you,

Andrew & Samantha de Naray  
14-year residents at 1302 E. Platte Ave.



8 hiking destinations for fall colors in Pikes Peak region



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[https://gazette.com/premium/save-our-maximum-lot-coverage-setback-requirements-cronin-and-loevy/article\\_39266e60-344a-11ed-8001-6f78b8117e5d.html](https://gazette.com/premium/save-our-maximum-lot-coverage-setback-requirements-cronin-and-loevy/article_39266e60-344a-11ed-8001-6f78b8117e5d.html)

## Save our maximum lot coverage, setback requirements | Cronin and Loevy

Tom Cronin and Bob Loevy  
Sep 17, 2022

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RetoolCOS is the major rewriting of the zoning codes in Colorado Springs. The “final draft” of RetoolCOS, dated August 2022, has been released and is scheduled to be voted upon this fall by the city planning commission and then the City Council.

There is a major change in the “Final Draft” that should be of interest to homeowners in the older neighborhoods surrounding downtown Colorado Springs. The change would eliminate maximum lot coverage requirements in all residential zones in Colorado Springs and simultaneously, in some zones, reduce front yard and backyard setbacks.

Most homeowners in Colorado Springs have probably never heard of maximum lot coverage requirements. That is unfortunate, because lot coverage requirements have a major effect on the appearance and character of our older neighborhoods.

If lot coverage requirements are eliminated in all the residential zones in Colorado Springs, only front yard, side yard, and backyard setbacks will remain to limit the amount of a residential lot that can be built upon. This will allow property owners in older neighborhoods to build large buildings on relatively small residential lots.

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Maximum lot coverage requirements set a percentage limit on how much of a residential lot can be built upon. It is customarily set at about 20% to 50% of the lot here in Colorado Springs. It has a major effect on the appearance, use, and livability of residential neighborhoods. Maximum lot coverage requirements are what guarantee ample front yards and beautiful open backyards that are ideal for families.

If the main structure can only cover 30% of the lot, then the other 70% must be open space in the front yard, side yards, and backyard. This space is often used for flagstone patios, or croquet courts, or badminton nets, or rose gardens, or touch football, or children's play areas, or whatever outdoor activities the family occupying the home might be into at the time.

When maximum lot coverage requirements are removed, part of the front yard and almost all of the backyard can be built upon. Property owners will be tempted to fill the backyard with additional built living space, and perhaps part of the front yard as well.

Over the ensuing years, the entire look and feel of the residential neighborhood will be changed from open and spacious to a more jammed look and feel. The amount of landscaped open space round the houses will have been greatly reduced.

What is feared the most with the removal of maximum lot coverage requirements is that speculators will buy an older home in an older neighborhood, "scrape off" (tear down) the historic house that has occupied the property for many years (sometimes for more than 100 years), and then build a large new structure on the site that is only restricted in building size by front yard, side yard, and backyard setback requirements.

Not only does the final draft of RetoolCOS eliminate maximum lot coverage requirements, it also reduces front yard and backyard setback requirements. Setback requirements are used to prevent residential homes from being built right out to the front edge of the sidewalk in the front yard, directly next to the alley or the property line in the backyard, and right next to the house next door in the side yard.

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Setback requirements further add to the open and spacious look of the house as it sits on its building lot.

Front yard setbacks are particularly important. They determine the streetscape appearance of the neighborhood as people walk or drive down the street.

But look what RetoolCOS does with setback requirements in the R-2 (two-family) zone. It reduces the current front yard setback requirement from 25 feet to 10 feet. It drops the backyard setback requirement from 25 feet to 15 feet. Those reductions allow for a bigger building with much less open space in front of it and in back of it.

R-2 two-family zoning is one of the most widely used zones in Colorado Springs, especially in the historic older neighborhoods that surround the downtown area. Some of the neighborhoods with large amounts of R-2 zoned homes are Middle Shooks Run, Divine Redeemer, Patty Jewett, the Old North End, and the West Side.

One of the major causes of substandard housing (slums) in American cities is the failure to provide sufficient open space around individual homes. We are fortunate in Colorado Springs that so much of our older downtown-area housing conforms to maximum lot coverage requirements combined with ample front yard and backyard setbacks. Eliminating them would make our center city neighborhoods more built up and much less attractive.

If you oppose the removal of maximum lot coverage restrictions from all residential zones in Colorado Springs, you should tell City Council about that. Email them at [allcouncil@coloradosprings.gov](mailto:allcouncil@coloradosprings.gov). You should also email them if you do not want to see front yard and backyard setbacks reduced in the R-2 (two-family) zone.

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Tom Cronin and Bob Loevy write about Colorado and national politics. Bob Loevy served on the city Planning Commission in the early 1970s.

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**From:** [karla crescenta](#)  
**To:** [Plan - ReToolCOS - SMB](#); [Henjum, Nancy](#); [allcouncil@coloradospring.gov](mailto:allcouncil@coloradospring.gov); [Hester, Morgan](#); [Strand, Tom](#); [Avila, Yolanda](#)  
**Subject:** ReToolCOS Consolidated Draft  
**Date:** Monday, September 19, 2022 8:11:10 PM

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Hi All,

we've lived in COS since the 70s, the last 26 years on Sheridan between Boulder and Platte. we strenuously object to the removal of maximum lot coverage requirements, or any change to setback requirements in our neighborhood or in R2-zoned lots. we did not buy a small house with space around it just to have huge new houses looming over us and the sidewalks. we need space to raise more food , not bigger houses.

thank you,

karla crescenta