



September 20, 2024

Kyle Fenner
Senior Planner
Land Use Review-City of Colorado Springs
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

RE: Kettle Creek Center Rezone & Land Use Plan Response to Neighborhood Comments

Dear Kyle,

In response to neighborhood comments received, the proposed Rezone and Land Use Plan for Kettle Creek Center does not affect the Samelson property or involve any of the land that was part of the Kettle Creek North application. This application has no existing or proposed connection to the Kettle Creek North project that was denied. In addition, the application does not affect any of the parklands.

The proposed application is to rezone 40.2AC directly centered around the intersection of Interquest/CO 83 and Powers/CO 21. The proposed rezone and land use plan are for a smaller portion of the larger parcels. The land area as part of this application is north and west of Kettle Creek and directly adjacent to these roadways. There is no existing or proposed connection to the existing residential to the south across the creek.

The proposed MX-M zoning is for straight zoning and the permitted uses as illustrated in the zoning code. Please let us know of any further questions.

Sincerely,
Matrix Design Group, Inc.

A handwritten signature in black ink, appearing to read "Jason Alwine".

Jason Alwine, PLA
Director of Landscape Architecture