

Fenner, Kyle

From: Amy S. Werhane <aswerhane@gmail.com>
Sent: Wednesday, January 25, 2023 9:32 PM
To: Fenner, Kyle
Subject: Feedback re: Flying Horse No. 21 Filing No. 5

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Mr. Fenner,

I'm writing to express strong opposition to the proposed "Capri at Flying Horse" development.

When this neighborhood was originally planned, and when many homeowners made the decision to invest in Flying Horse, this plot was designated as mixed use commercial. We have been eagerly anticipating local businesses coming to this area for nearly two decades now. The decision to rezone for residential disrupts the ultimate expectations that current homeowners have come to rely on.

Too, the density of the proposed development is incongruent with the density in all areas adjacent. Duplexes of this design aren't the right fit for current property values in this area of Flying Horse, which could lead to a devaluation across the entire community.

Density becomes another problem when considering the traffic flow of the proposed development. The entry/exit would put quite the strain on a very small one-lane outlet into Roller Coaster Rd. This road is entirely residential in this area. It is not designed to handle an additional 60 units worth of cars, particularly when they're concentrated in one area. Traffic, especially during peak hours, would be entirely unmanageable with the infrastructure and physical space available.

Based on the above and likely many other valid considerations, the proposed development should not be approved in any form.

Thank you,
Amy Werhane

To: Kyle.Fenner@ColoradoSprings.gov

We the undersigned are residents in Flying Horse and find objection to the recent Development Proposal submitted re: Flying Horse No. 21 Filing No.5 Capri at Flying Horse located at the NE corner of Roller Coaster Road and Northgate Road, Colorado Springs, CO 80921

1. The units are way too compressed/condensed. Not only is this inconsistent with the neighborhood density, but it will also congest traffic, especially if when the Kings Soopers shopping center is developed across the street. Does the proposed project consider the traffic associated with this development coupled with the Kings Soopers development across the street?
2. They are modern design - not contiguous with the existing neighborhood, which has virtually NO homes with modern exterior elevation designs.
3. They are too *tall*. With the modern pitched roofs, they are like three-story units. There are NO homes in the area which extend this high above their primary elevation. Additionally, the developer (Doug Stimple with Classic) represented NO units would be in excess of two stories high. People should just do what they say they're going to do.
4. This is a changed zoning. Again, people should just do what they say they're going to do.

If the zoning is going to change to residential, the units developed should be less dense units with a design consistent with the neighborhood and no more than 2-stories in total height. If you're going to change the zoning, instead of developing a bunch of "cracker box" units stacked on top of one another and crammed together, set up a community with similar design and density to the adjoining homes. This would result in a more visually desirable overall neighborhood and also should also help alleviate the traffic congestion problem associated with this planned development coupled with the Kings Soopers shopping center being built across the street.

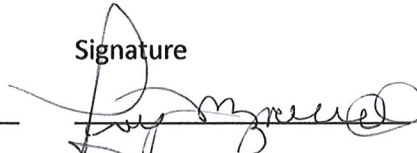
Respectfully yours,

Printed Name

Signature

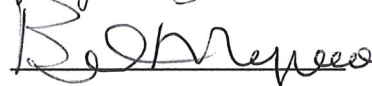
Address

Penny Mazzocco



2473 Cinnabar Rd

BRAD MAZZOCCO



2473 CINNABAR RD

To: Kyle.Fenner@ColoradoSprings.gov

We the undersigned are residents in Flying Horse and find objection to the recent Development Proposal submitted re: Flying Horse No. 21 Filing No.5 Capri at Flying Horse located at the NE corner of Roller Coaster Road and Northgate Road, Colorado Springs, CO 80921

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Respectfully yours,

Printed Name	Signature	Address
<u>Susan Burch</u>	<u>Susan Burch</u>	<u>13722 Firfall Ct</u>
<u>Vanessa Champagne</u>	<u>Vanessa Champagne</u>	<u>13707 Firfall Ct</u>
<u>Sarah Vanderbeck</u>	<u>Sarah Vanderbeck</u>	<u>25623 Cinnabar Rd.</u>
<u>Todd J. Sanderfer</u>	<u>TJ</u>	<u>2543 Cinnabar Rd</u>
<u>Michael K. Dukes</u>	<u>Michael K. Dukes</u>	<u>2523 Cinnabar Rd.</u>
<u>CYNOS THORNTON</u>	<u>Cynos Thornton</u>	<u>2493 CINNABAR</u>
<u>Vicki Thornton</u>	<u>Vicki Thornton</u>	<u>2493 Cinnabar Rd</u>
<u>Rick McClure</u>	<u>Rick</u>	<u>2443 Cinnabar Rd</u>
<u>Brian Congleton</u>	<u>Brian</u>	<u>2413 Cinnabar Rd</u>
<u>Kim Limon</u>	<u>Kim Limon</u>	<u>2403 Cinnabar Rd</u>

To: Kyle.Fenner@ColoradoSprings.gov

We the undersigned are residents in Flying Horse and find objection to the recent Development Proposal submitted re: Flying Horse No. 21 Filing No.5 Capri at Flying Horse located at the NE corner of Roller Coaster Road and Northgate Road, Colorado Springs, CO 80921

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Respectfully yours,

Printed Name

Signature


Address

Cameron Phelan



7513 cinnabar Rd

STEVEN F. Brown



13754 FIREFALL CT

Lynn D. Brown

Lynn D. Brown

13754 Firefall Court

Fenner, Kyle

From: Murphey Morgan <murphey.morgan@gmail.com>
Sent: Wednesday, January 25, 2023 9:51 PM
To: Fenner, Kyle
Subject: Flying Horse Development Proposal Comments

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Kyle,

Than you for the discussion this afternoon regarding comments on the proposed development in Flying Horse. Please see below for my concerns about the proposed 60 unit development planned for the open area off Roller Coaster Rd and North Gate Blvd. File number CUDP-22-0020 & SUBD 22-0115

After looking through the PlanCOS documents it seems like Flying Horse would be considered an Established Suburban Neighborhood. The planning document says "The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. New development and/or redevelopment should incorporate elements of the existing neighborhoods." The area around North Gate and Rollercoaster road does not contain any high density housing units, all elements of the neighborhood are based on single family homes on individual lots.

One of the areas of consideration in the Planning Development and Building code is:

G. Matters which may affect community character and quality of life of the citizens of Colorado Springs.

I want to state for the record that having this development go forward as proposed would negatively affect community character and quality of life for the surrounding citizens.

Another concern is the availability of off street parking for 60 households in such a small area, the surrounding business and park parking lots already see high utilization rates throughout the year and would likely be used for excess (or primary) tenant parking if the current plan is approved.

Thank you for forwarding on my concerns and please let me know if you need any additional information.

Best,

Harrel Morgan

Fenner, Kyle

From: Fenner, Kyle
Sent: Wednesday, January 18, 2023 4:30 PM
To: jzenger57@comcast.net
Subject: RE: Flying Horse No.21 Filing No. 5 Capri At Flying Horse

Oh goodness, don't worry about the "Mr." – it has been happening since I was a little girl!

Maybe better than "stories" let's look at how tall the building is being proposed to be

The zoning currently permits buildings to be as tall as 45'. The proposed project is at 31'.

I am unable to access the elevations that were submitted by the applicant right this minute (Our tech issue). May I touch base back with you in the morning with an answer to the "stories" question?

Kind regards,
Kyle

From: jzenger57@comcast.net <jzenger57@comcast.net>
Sent: Wednesday, January 18, 2023 8:13 AM
To: Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>
Subject: RE: Flying Horse No.21 Filing No. 5 Capri At Flying Horse

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Sorry about calling you Mr. I was able to get in with the link but I didn't see anything about how many stories it would be. Anything over 2 would detract from the surroundings and look completely out of place.

On Jan 17, 2023 12:51 PM, "Fenner, Kyle" <Kyle.Fenner@coloradosprings.gov> wrote:

Good morning Mr. and Mrs. Zenger,

Thank you for your email. Input of any kind is important. Changes of use are often difficult. This application is in the early stages of review. The use change application will go before the planning commission so it will be publicly heard, and that meeting is a great time to express your concerns and desires. That meeting is not yet scheduled; it will be some time before it is. You will again be noticed for that meeting's date, time and location. It is also possible to call in via Microsoft Teams so you can address the commission without having to come all the way into town. That information will be forthcoming as well.

Please know that any application, whether it is elevated to a public hearing, gets reviewed by multiple outside agencies. This application will be reviewed by traffic engineers, utility engineers, it will be reviewed by the school district. The applicant will have to address comments from all review agencies.

I just went through the public interface that you had tried with application look-up and it worked for me.

Here are the steps I took:

Start here: <https://coloradosprings.gov/planning-and-development>

Scroll down to where you see: **Did you receive a postcard?**

Then click: "**Search Projects Submitted AFTER August 8, 2022**"

When you get the form to fill out your search criteria reduce the date range. I went back only to 1/1/2022 and left the top end date box alone.

Then for "**Project Name**" just type in "Flying Horse."

That is all – the less detail you put in the search makes sure that all items in your date range that have anything to do with "Flying Horse" will pop up.

Your search result will show 2 applications that are dated: 12/22/2022. These are the two applications that are being reviewed now that you were noticed for. One is a subdivision application and the other is a conditional use application. Just click on the "Record Number" to get into each of the applications.

I also just wanted to share with you that the current zoning allows for all uses in the PBC (Planned Business Center) zone district. PBC is a fairly broad zone district that allows for a good deal more than office and retail. There may be uses in there that would have a greater impact than the use being proposed but of course, that is relative and it will be discussed in the public hearing. I have saved your email as a PDF file in the application file. When the public notice period ends, I will compile all emails I have received and provide them to the planning commissioners with their packets for review prior to the hearing. They will be made a matter of public record.

Please let me know if my steps above got you to the application on the City website. If it didn't work, maybe we could do it together over the phone.

I look forward to hearing from you!

Kind regards
Kyle

(Oh, and in this case, this Kyle is a "Ms." – believe me, it happens all the time! LOL)

From: Jaynelen Zenger <jzenger57@comcast.net>
Sent: Sunday, January 15, 2023 7:57 PM
To: Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>
Subject: Flying Horse No.21 Filing No. 5 Capri At Flying Horse

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Hello Mr. Fenner,

Jan 15, 2023

We live at 2343 Cinnabar Rd. We received the notice about the development that is planned for our neighborhood. First that property was proposed to be an office retail location. It was a surprise to see that now they want to put apartments there.

We chose where we live because it was a nice upscale single family residential area. Now you want to put apartments within an 1/4th of a mile from our home. We already have Roller Coaster Rd behind our home and now this. This will make our property value go down to have this so close to our home.

Adding 60 units will add a minimum of 60 more cars and more like 120 cars to getting onto the road at an intersection that we already have long waits at. Also more cars on Roller Coaster going behind us. With the building of King Soopers we are already expecting more traffic on that road. This will add that much more. We also need to add a stop sign at Roller Coaster and Ledgewood because cars are speeding down the road.

Also if there will be children in the units it will add to the already crowded school district.

I tried to look this up on the website but was not successful. I'm assuming this will be 2 to 3 stories which will not look good and will block the view of the homes that live right behind. Nothing in the neighborhood is that tall and it would stand out like a sore thumb.

We are opposed to anything other than office or retail usage at that location.

Thank you,

Steven and Jaynelen Zenger

Fenner, Kyle

From: Judy Bower <judy5054@gmail.com>
Sent: Wednesday, January 25, 2023 2:31 PM
To: Fenner, Kyle
Subject: Proposed project Flying Horse No.21 Filing No. 5 Capri at Flying Horse

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My husband and I live in the Solera neighborhood in Flying Horse. We are totally against this project. The density is ridiculous for such a small parcel of land. There is an abundance of single family homes in this area already, so crowding in more people with this type of development doesn't make sense. It will create more crowding on the neighborhood streets, schools, parks, etc. and is not compatible with our existing neighborhood. Also, it will greatly devalue our existing neighborhood community. A more appropriate use of this parcel of land would be for small businesses, such as offices, shops, eateries, etc. Many homeowners in the area would benefit from the above suggestion instead of just cramming more residential 2-family units so close together.

Thank you for your consideration.

Judy & Edward Bower

Sent from my iPhone

Fenner, Kyle

From: Leslie Dukes <lesliedukes83@gmail.com>
Sent: Wednesday, January 25, 2023 5:43 PM
To: Fenner, Kyle
Subject: Proposed Development at Northgate Blvd. and Rollercoaster Rd.

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Dear Mr. Fenner,

My husband and I have been saying for a few years now, that we would be fine with condos going in behind our house. They are more please to look at than commercial buildings. However, we are not ok with the design of these proposed units. There are too many of them in a small space and the height is not necessary. Single story would get the job done. Also, the design makes no sense in a very rustic, Tuscan style neighborhood that Flying Horse prides itself on. In previous parcel developments adjacent, it was said that the developer would stick to the design standard of the neighborhood. Why should this one be any different?

Thank you for passing along our comments.

Sincerely,
Leslie Dukes

Fenner, Kyle

From: Michael Dukes <mikedukes2@gmail.com>
Sent: Wednesday, January 25, 2023 11:20 AM
To: Fenner, Kyle
Subject: Flying Horse No. 21 Filing No.5 Capri at Flying Horse

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To
Kyle Fenner, City Planning Commision, Classic Homes, Filing No. 21/Filing No. 5

I am writing in regards to the development plan for Capri at Flying Horse Filing No. 21/Filing No.5. I put my signature on a letter circulating in our neighborhood objecting to the proposed development plan. I am hoping to gain the audience of all parties involved in this development plan. The letter is a little more strongly worded and confrontational than I would like it to be, but I am in agreement with the concerns brought up in the letter. Flying Horse home designs in our neighborhood are of a Tuscan influence, not a modern design. In previous plan proposals, a lot of emphasis was placed on making the 7-11, storage facility, and buildings that Walters Pizza and Subway now occupy would have a architecture similar to the homes in this neighborhood. The proposed elevation drawing of these duplexes does not seem up match the design plans of the Flying Horse neighborhood.

Building height, building height is a topic that has been brought up in all the previous development plan proposals. Up until now, fortunately, there has not been a building constructed that would cause obstructed views. My wife, Leslie and I have lived on Cinnabar Road since December of 2009. Our home borders what was then an open field. Of course, one of the first questions we asked was what kind of development can we expect to the south of us. We were told the property was zoned for single story commercial buildings much like a The Shops at Briargate. No, we did not get this in writing, but if you ask any other neighbor on our street, most would say they were told the same thing. Maybe we should not have been so trusting. Now I know that Classic, who is I believe responsible for most of the development of Flying Horse, cannot control what real estate agents tell potential buyers. That being said, nearly every lot along Cinnabar Road that borders this open field that has been developed over the last 10 years has walk out lots with homes facing south with majestic views of the mountains. It would seem that walk out lots with homes built on them facing the mountains were built with intention of accentuating those views. My concern is what will these 2-story multi-family duplexes that actually stand close to three stories in height do to our views. When I say our views, I am not only talking about my family, but all of the families that will have their views wrecked by these duplexes if this proposed plan carries through. My family, as well as all the families along Cinnabar Road paid top dollar to have homes built, or purchased homes already built on these walk out lots. Not only is it the monetary investment , but it is the time invested. My wife and I have lived in our home for nearly 14 years. At first it was just us, now we have two children. We bought our home with the thought that this just might be the last home we ever live in. There are other families on our street who have lived here longer than us. We are proud of our home and the community that we are a part of. As well, I believe Classic Homes is very proud of the Flying Horse Community they have built. The beautiful homes, Flying Horse Club with a brick spiral staircase encircling a wine cellar, the Lodge that could rival the Broadmoor hotel. I'm probably not doing justice with my accolades. The point is this, these proposed duplexes, that seem to be designed as a suitor for subsidized housing, just don't seem to fit Classic Home or Flying Horse standards. If this plan is approved our views will forever be tarnished. Everything that Classic has built and developed in this community seems to have been with the intentions of making it better. Impeding the views, and modern new age design duplexes would seem to take away from this community instead of making it better. Even if it is only for the families here on Cinnabar Road.

I don't intend to only gripe, I would like to propose an alternative approach to the Filing no. 21/ Filing no. 5. Approximately 1 mile from this plan development is the Sonoma community. It may be called Village at Sonoma. It is on Barossa Valley Rd just south of Northgate Blvd. This community consists of what appears to be duplex patio homes. The homes seem to be adjoined by a garage. Forgive me if my details are a little off, I drive by patio homes often, have not actually been inside one. These high end patio homes seem to be a good fit for this future development. Their Tuscan exterior matches home designs in the Flying Horse community. The patio homes are also single story, so they would not impede the views of the residents on Cinnabar Road bordering the proposed development. Another factor is these multi-family patio homes will not bring as many future residents as proposed multi-family two story duplexes. With less people occupying these lots it could help address the concerns with the traffic that the future King Supers and build out of these lots will bring.

I know my email has been long, but I am just trying to draw a picture of what the people on Cinnabar Road are faced with if these duplexes are built as proposed. With all that we have invested in this community it just really feels like a punch in a gut.

I hope the planning commission, Classic Homes if they are involved in this development, and the property owner of this read my comments and keep them in mind as this project moves forward

Thank You

Mike Dukes
2523 Cinnabar Rd
719-238-8936

Fenner, Kyle

From: Fenner, Kyle
Sent: Friday, January 27, 2023 10:07 AM
To: Monica Brown-Kirkwood
Subject: RE: Objection: Flying Horse No 21 Capri at Flying Horse

Hi Monica –

Ditto – big time! Most weekends are amazing, heck even work weeks are if I go into them with that in mind.

So, what I do with both your email and the attached letter is make sure they are both in PDF form and then I save them to the project folder. When the Planning Commission (PC) meeting is scheduled and their meeting packets are being compiled, your documents will be provided. They go into the Commissioners' packets for each of their reviews prior to the hearing.

When the date and time for the PC meeting are set, you will receive another notification. You will be told where you can attend in-person and you will be provided information on how to call in and participate that way. Flying Horse is kind of a long drive, I know. I live another 10-15 minutes north of you!

Thanks for your uplifting words and your interest in the project.

Kind regards,

Kyle

From: Monica Brown-Kirkwood <monica.brown-kirkwood@fedex.com>
Sent: Friday, January 27, 2023 9:55 AM
To: Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>
Subject: Objection: Flying Horse No 21 Capri at Flying Horse

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Greetings Kyle,

Hope you are having a great week so far and ready for an amazing weekend.

Attached please find my signature as well as a couple of neighbors' signatures that are in objection to the recent Development Proposal submitted re: Flying Horse No 21 Capri at Flying Horse.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,
Monica Brown-Kirkwood

Fenner, Kyle

From: brian kennapowersales.com <brian@kennapowersales.com>
Sent: Tuesday, January 24, 2023 7:56 PM
To: Fenner, Kyle
Subject: Flying Horse No. 21 Filing No. 5 Capri at Flying Horse

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Dear Ms. Fenner,

Hi, we live at 2344 Cinnabar Rd. and received the postcard regarding the development proposal for our neighborhood. We wanted to provide our input as we are against this land being used as 2-family residential units. We are saddened by this proposal due to the impact it will have on traffic, already heavily populated schools, and overall aesthetics of our community. We moved to the area because of the safety we felt with single family homes, pathways so our kids can walk to school, and neighborhood parks nearby. There are options for low maintenance living in our neighborhood and plenty of options for apartments nearby, but this particular location is not ideal for multi-family residences. The intersection of Northgate and Hwy 83 already is heavily populated with long wait times at the traffic light. Anyone who has done a school drop off at Discovery Canyon knows how crowded that school is and how we already do not ensure student safety with enough crossing guards, etc. In addition, our kids love to frequent Barefoot Park at the intersection of Roller Coaster and Honey Run but there is a 4 way stop sign there currently that consistently gets run. Adding 60 more residential units would dramatically add to this safety concern.

We are aware of the King Soopers being built nearby and although our area could greatly benefit from a grocery store, the traffic will be heavily impacted. We feel strongly that an office or retail space would be the best option for this land. Let's preserve some of the qualities that drew the current residents of Flying Horse to the community in the first place.

Thank you for your time,

Brian & Heather Shelton

Fenner, Kyle

From: Brown, Steve <sfbrown@DallasCollege.edu>
Sent: Monday, January 23, 2023 4:38 PM
To: Fenner, Kyle
Cc: Lynn Brown; Sue Burch
Subject: Development Proposal submitted re: Flying Horse No. 21 Filing No.5 Capri at Flying Horse located at the NE corner of Roller Coaster Road and Northgate Road, Colorado Springs, CO 80921
Attachments: Flying Horse Development Objection.pdf

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To: Kyle.Fenner@ColoradoSprings.gov

Hello, Kyle, my name is Steve Brown and I am a resident of the Flying Horse/Evergreen subdivision in Colorado Springs. My wife received your notice in the mail regarding a proposed development to which we take strong objection.

Please see the attached petition, signed by Flying Horse residents like me, who object to the Development Proposal named in the Subject line to this email above.

The contents of that petition express the following sentiments and objections to the proposal:

1. The units are way too compressed/condensed. Not only is this inconsistent with the neighborhood density, but it will also congest traffic, especially if/when the King Soopers shopping center is developed across the street. Does the proposed project consider the traffic associated with this development coupled with the Kings Soopers development across the street?
2. They are modern design - not contiguous with the existing neighborhood, which has virtually NO homes with modern exterior elevation designs.
3. They are too *tall*. With the modern pitched roofs, they are like three-story units. There are NO homes in the area which extend this high above their primary elevation. Additionally, the developer (Doug Stimple with Classic) represented NO units would be in excess of two stories high. People should just do what they say they're going to do.
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If the zoning is going to change to residential, the units developed should be less dense units with a design consistent with the neighborhood and no more than 2-stories in total height.

If you're going to change the zoning, instead of developing a bunch of "cracker box" units stacked on top of one another and crammed together, set up a community with similar design and density to the adjoining homes. This would result in a more visually desirable overall neighborhood and also should also help alleviate the traffic congestion problem associated with this planned development coupled with the King Soopers shopping center being built across the street.

Respectfully yours,

Steve

Steven F. Brown, PhD, MBA, CPA, CFP®

Colorado Real Estate Broker Associate

13754 Firefall Ct.

Colorado Springs, CO 8921

Best Way to Call Me: (469) 682-5640

Email: sfbrown@DallasCollege.edu

Fenner, Kyle

From: Tarun Chugh <chught@hotmail.com>
Sent: Tuesday, January 24, 2023 9:54 AM
To: Fenner, Kyle
Cc: Tarun Chugh
Subject: Signed Objection Letter against Development Project (Ref File Numbers : CUDP-22-0020 , SUBD-22-0115)
Attachments: ObjectionLetterAgainst_CUDP-22-0020__SUBD-22-0115.pdf

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Hello Kyle Fenner,

We received your proposed development project postcard (Ref File Numbers : CUDP-22-0020 , SUBD-22-0115) behind our property - 2483 Cinnabar Road, CO- 80921 and strongly oppose it due to several valid reasons. Please refer attached signed opposition letter.

I would also like to mention that Colorado Springs Planning and Community Development Department is taking biased decisions in favor of wealthy builders/businessmen in recent years instead of considering valid concerns of residents and ruining the friendly/Safe culture of neighborhoods. Giving unnecessary licenses to small shops and Rental apartment buildings without doing proper research/study is reversely affecting safety of existing residents, infrastructure, landscape, Mother Nature and environment of Colorado Springs.

I am sure Colorado Springs will be worst city to live in coming years if PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT will continue the work doing at this time and coming generations will suffer for decisions made in recent years. Urban planners must be responsible to help create thriving and safe communities for the public not against it.

I hope you will sincerely pay attention to above-mentioned concerns and will do better for existing neighborhoods/society in coming years.

Sincerely,

Tarun Chugh

Fenner, Kyle

From: Cy Thornton <sandton@q.com>
Sent: Wednesday, January 25, 2023 4:30 PM
To: Fenner, Kyle
Subject: Flying Horse No.21 Filing No.5 Capri at Flying Horse

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Dear Kyle Fenner,

We have included a few comments and questions below on the proposed Capri at Flying Horse development proposal

1. The commercial development to the south is stucco and stone exteriors. The residential area to the north are stucco and stone exteriors. Will Capri at Flying Horse have stucco and stone exteriors to match the surrounding development? Why is there no requirement to fit into the Flying Horse architecture of the adjacent properties both to the north and the south?
2. Why was this not developed like the paired patio homes that are already in Flying Horse? The paired patio homes match the Tuscan image that Flying Horse developers were so carefully cultivating, this proposed development does not.
3. What is the square footage for both the 2 and 3 bedroom flats? Will the flats be individually owned? What type of housing is being proposed, i.e. rentals, condo, low income? The city should encourage a neighborhood meeting be held to better inform the community of the intended land use. Why is there no neighborhood meeting?
4. What guarantee will the residents have that the developer will not raise the building height after the comment period? The previously proposed commercial development at this location would have had a similar building height but were going to be 7 ft below current grade, "as to not block views" for existing residential homes. See "AR DP 20-00017, 06 Correspondence 03/02/20, 127248 responses residents.pdf". Why is the building site not being lowered like the previous Development Plan?
5. Taller evergreen trees are needed along the northern wall to shield the flats from existing residential homes. The 21 Pinyon Pines are no higher than the wall, slow growing and will provide no privacy to the existing residential homes. Austrian pines were proposed for the previous commercial development plan. Why is a faster growing and taller evergreen not being proposed? Would be helpful if the city code section **7.4.304: LANDSCAPE POLICY MANUAL** would provide a link or online location of the actual manual. Where can I find the Colorado Springs Landscape Policy Manual online?

Thanks,

Cyrus and Vicki Thornton

2493 Cinnabar Road

Fenner, Kyle

From: Tracey Stringfellow <tracey.stringfellow@outlook.com>
Sent: Tuesday, January 24, 2023 3:30 PM
To: Fenner, Kyle
Subject: Flying Horse No. 21 Filing No. 5 - Capri at Flying Horse

Importance: High

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Hello Kyle,

I live in the Solera Neighborhood in Flying Horse and received a notice of development. I live at Cinnabar and Old Northgate. I do have concerns I'd like to express.

1. View. I do not back up to this property, but am very concerned about the neighbors that do. These are 600k - 800k homes with a terrific view of the front range and Pikes Peak. I'm sure most of the homeowners purchased this property with this in mind. Developing a housing unit complex will potentially block this view.
2. Traffic. Rollercoaster is already a VERY BUSY road of which my home backs. Adding additional commuter traffic would be a huge annoyance.
3. Quality of life. My husband and I have the means to live in a very desirable neighborhood with all the amenities that come with our life-style. Adding a lower class of property to our neighborhood would distract and reduce our quality of life. All our properties have large lots, with large homes. Building what appears to be townhomes or duplexes is not with keeping the economic culture of our neighborhood. Please build these homes in a more "common-like" neighborhood that can support this type of clientele.

Thank you for your consideration.

Tracey Stringfellow