

Sexton, Daniel

From: Patty MATTEO <pattymatteo6401@comcast.net>
Sent: Monday, September 28, 2020 4:48 PM
To: Sexton, Daniel
Subject: Flats at Dublin

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I know the date has passed but I did write before to let you know I disapprove of this project. I think it's not an appropriate place for a residential development. There are too many commercial and other buildings on that side of the street already and it would just increase the traffic out on to Tutt Blvd. It's too dangerous to put in residential there.

PATTY MATTEO

719-440-8410

Ryan Owen
6251 Riverdale Drive
CO Springs, CO 80923

25th Sep 2020

Mr. Daniel Sexton & Mr. Peter Wysocki
Planning & Community Development
Land Use Review Division
30 S. Nevada, Suite 701
CO Springs, CO 80901

Dear Mr. Sexton & Mr. Wysocki,

I have received a letter regarding a potential development project near my property, with file numbers:

- CPC CU 20-00129
- AR FP 20-00599

I am opposed to this proposal for several reasons:

- As noted in the proposal documents, the site is currently zoned PCB/AO (Planned Business Center with Airport Overlay). I, as well as everyone in this neighborhood, purchased property when the proposed development site was designated PCB/AO. The project developers and owners are likely not residents of our neighborhood and therefore do not have the same interests. This proposal in no way has a positive impact on current property owners in the neighborhood.
- The site is clearly a commercial area. Anyone purchasing property in the area knew this and accepted it. To change it now that the surrounding community has been established, only benefits the holdout property owner and the developer. Adding more lower-cost condominiums to a neighborhood that already has a substantial number of condominiums, will not help, and may hurt, the value of single family home properties. Continuing to flesh out the Planned Business Center will likely increase the desirability of the neighborhood and have a positive impact on all neighboring property values, business and residential alike.
- I have received multiple letters from Colorado Springs Utilities outlining the water shortage and measures to reduce water usage. Why, if water is in such short supply, does Colorado Springs entertain proposals to pack in as many new households as possible into a small plot of land that was zoned for business? If we cannot adequately service existing residents without raising rates, adding more burden on the water supply can only have a negative impact on property owners in the neighborhood and Colorado Springs as a whole.
- On a personal note, I decided to move to this specific area of Colorado Springs, over any other city in the state. I paid a premium to purchase property in this neighborhood, where smaller starter-homes are actually well-kept, yards look better than average, amenities are plentiful, and younger families seeking single family homes is generally the demographic. Buyers, not renters. Condominiums are sure to have a higher rate of renters than the surrounding neighborhood. Therefore the last people to move in, into the cheapest housing and with potentially zero long-term stake in the neighborhood, reap the rewards of those who have maintained the neighborhood while simultaneously posing a detriment to the neighborhood. There are relatively few neighborhoods left of this caliber that are still affordable to middle class starter families. Let the non-resident developers continue to make a profit on undeveloped land on the ever expanding edge of town, or anywhere else, just not right in the middle of our established idyllic neighborhood.

Let's not become Denver.

Thank you,

Ryan Owen

PUBLIC COMMENTS

Sexton, Daniel

From: Patty MATTEO <pattymatteo6401@comcast.net>
Sent: Saturday, September 19, 2020 11:12 AM
To: Sexton, Daniel
Subject: CPC CU 20-00129 AR FP 20-00599

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To Whom It May Concern:

I am NOT in favor another multifamily development with 30 buildings being built at The Flats at Dublin Commons. This area has already seen a tremendous growth and I believe and SEE that the traffic is getting out of control. We are still in need of two more traffic lights on Tutt and sidewalks on the west side. **The traffic on Dublin and Tutt area is congested.** The lines for Chick Fil A , Dunkin doughnuts, the gas station, and other businesses has already made the west side of **Tutt and Article** a mess. I don't favor buildings higher than one or two stories to be built as well. I know the limit is 58 feet but it creates an eyesore as seen with some other buildings along Tutt such as the Senior apartments, the climbing facility, and the ugly orange Storage facility. I realize it's a commercial area but I'd rather see diverse business buildings of one or two stories and ample parking. Thank you for your consideration.

PATTY MATTEO

6401 Rockville Drive

719-440-8410