

Schultz, Michael

From: Debra White <debra.white@sbcglobal.net>
Sent: Friday, May 18, 2018 12:40 PM
To: McConnell, Michael
Subject: Re: Chaparral Pointe Comments

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Hi Mike,

I've received the latest Planning & Development Dept's notification for the Chaparral Pointe proposal.

In reading through the documents, I do have a few comments and observations:

- 1) I see density is still the same; the number of houses/units has not changed. I had hoped the number of houses would be somewhat reduced.
- 2) That said, it appears there will be no access for Chaparral Pointe homeowners directly on to Chaparral Rd. The proposal notes a concrete separation between the new homes and Chaparral. All access will be via Integrity Point. Is that correct? If so, that is a good compromise.
- 3) With that Integrity Point access, is there the potential for some sort of sound barrier for those existing 5 acre lots that are next to Integrity Point?
- 4) I see where there is now a possibility for access to High Chaparral Open Space. I recall the last proposal had a small entrance between two of the new houses in the development. However, I would like to highly encourage the developers to plan for this Open Space access - and even take it a step further and consider a trail from Chaparral Rd to the Open Space, which would be located between the homes on Yarrow Rd and the new homes that will back up to those on Yarrow. This would not only provide the Yarrow residents more privacy (as they once had), but also give The Ridge and Old Farm owners direct access to the Open Space. And, I guess, thirdly, it would still provide wildlife an avenue in and out of the neighborhood, as they are used to.

Thanks for 'listening'...seems like there has been progress to alleviate some of the concerns.

I'm sure the City will inform us as to the next forum or zone change meeting(s).

Regards,
Debra White

From: "McConnell, Michael" <MMcConnell@springsgov.com>
To: Debra White <debra.white@sbcglobal.net>
Sent: Wednesday, March 21, 2018 8:41 AM
Subject: RE: 4709 Chaparral Rd - Neighborhood Meeting

Ms. White,

There hasn't been any new or updated submittals nor have I had any conversations with the developers or the property owners regarding this property.

Mike

Michael McConnell | PLANNER II
Land Use Review | City of Colorado Springs
30 S. Nevada Ave Suite 105 | Colorado Springs, CO | 80901
Direct Line: 719.385.5369 | Fax: 719.385.5055 | mmcconnell@springsgov.com

[Request for Pre Application MGT](#) [City Zoning Code](#) [Online Mapping](#) [Assessor Parcel Info](#)

[Subdivision Doc Viewer](#) [LDRS](#)

Schultz, Michael

From: Bean <beanline@comcast.net>
Sent: Sunday, May 20, 2018 7:52 PM
To: McConnell, Michael
Cc: Terry Cline
Subject: CPC MP 10-00089-A3MJ18 Chaparral Pointe

Follow Up Flag: Follow up
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Dear Mr McConnell,

Thank you for allowing us to comment on this application. My name is John Cline. My wife, Terry, and I purchased our home at 4625 Chaparral Rd, aka Tract 9 Saddleback Estates, in 1990. We are immediately South of the proposed project and immediately West of the apartments currently under construction. No doubt, there aren't any residents that are more impacted by these projects than we are. So, I hope you and the developer will understand our perspective.

When we bought the property we were buying a home, not a speculative property, like your predecessor, Lonna, presumed and relayed to city decision makers. The development around us has changed our perspective a bit, but we still want to stay in our home for as long as our health will allow us, we are in our 60s. That said, the value of our property is no longer in its residential value (that value has dropped considerably thanks to the construction around us). Its value is in possible future development of the land, which is also limited thanks to the construction around us. So, as you try to understand our comments, please understand where we are coming from.

Drainage: The drainage plan is focused on how big of a detention pond is needed, and we are not going to touch that. We assume the City has people who can ensure the pond is adequate. We are more concerned with where it is and where it drains to. When the apartment project put in its retention pond, we protested that it was being built uphill from our property and immediately adjacent to our property. The positioning of the detention pond, along with its small setback, risks any future development of our property. It will be ill advised, if not impossible to build buildings with basements without risking flooding along that border now. It may even be harder to build slab homes there. For the same reason, we are not in favor of yet another detention pond along our border. We would prefer that a single detention pond big enough for the proposed development, as well as development on our land, be placed in the Southwest corner of our lot. The developer could pay us for the land with the proceeds from adding three or four more lots on the cul du sac they have there.

Traffic: The traffic analysis talks to how much traffic will be generated, but its not clear, given discussions in previous meetings, if any of the roads will be blocked off. Back when the apartments were being proposed, Old Farm residents insisted that the apartment traffic was not allowed to go through the neighborhood. At that time, the city decided that all other new development on the Fries property, or ours, would only be allowed to access Chaparral Rd, and not Integrity Point, due to the city not wanting too much traffic on Integrity Point. As a result, we were denied access to Integrity Point from Tract 9 in spite of our objection. How are we to interpret this now?

Cement Walls: We have read where cement walls will be erected along Chaparral Rd, and along the border of the new project and the apartments? We found no such walls between our property and the proposed project, why not?

Chaparral Road: Will the developer be required to bring Chaparral Rd up to City standards for curbs, and sidewalks along its border?

Please do not consider this a complete list of our concerns. We will no doubt have more, once details of this plan are revealed.

Thanks again,

John and Terry Cline
4625 Chaparral Rd
Colorado Springs, CO 80917
719-638-0337

Schultz, Michael

From: johnfolive@aol.com
Sent: Saturday, May 19, 2018 2:25 PM
To: McConnell, Michael
Cc: timhadjis@comcast.net
Subject: Chaparral Point

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Dear Michael. Barnes Center Inc./P&B Investments, LLC, owners of approximately 11 ac. just south of this proposed project is in opposition to the proposed plan. Integrity Center Point was never planned to provide access to any residential property beyond the apartments. This was made very specific in the approved Master Plan. We request to be informed of all meetings regarding this plan in order to continue to protest this plan. Thank you.

John Olive
602 690-0785 Cell

Schultz, Michael

From: Lacey Dean <lacey_dean@hotmail.com>
Sent: Sunday, May 20, 2018 8:05 PM
To: McConnell, Michael
Subject: Regarding Chaparral Pointe

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Michael -

Good morning. I am a resident in Old Farm and received notice about the Chaparral Pointe development proposal. I have reviewed all of the documents and have the following concerns:

1) According to the maps, the roads inside the proposed housing area would loop back into Integrity Center Pointe Road. While this seems good, upon reviewing the drawings, Integrity Center Pointe Road connects with "Public Road" which does connect with Chaparral Road. This does have a negative impact on our neighborhood, the Old Farm area. The documents do not address this fact.

One possible solution is to close off Chaparral Rd at the northern section of Chaparral and edge of this master plan. This would minimize the impact of through traffic. This may also help force people on Integrity Center Point Rd to use that light as opposed to cutting through the neighborhood. I know there will be opposition to this proposal, but it may make the situation slightly more amiable to the neighborhood.

2) In the Initial Application, page 6, section E: The applicant states: "The surrounding streets and utilities required to support this development are already in place. The developer will extend Integrity Center Pointe and associated utilities to serve the proposed development as necessary."

However, that answer does not address the part of the question which states, "WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING AND PLANNED STREETS... **PARKS**, AND OTHER PUBLIC FACILITIES?"

This development could easily overburden the High Chaparral Open Space and the neighborhood parks. It is extremely disappointing that the developer does not actually answer this question. This developer is poised to make a tremendous amount of money at the expense of our neighborhood and offers nothing back in return.

These are my primary concerns, and this developer is not looking to enhance this area and make the neighborhood better. I am willing to be part of a neighborhood meeting and would also be willing to be part of a neighborhood board to work with this developer and the city to ensure the integrity of the Old Farm Neighborhood.

I can be reached via this email address, my cell phone number is 818-679-1503, and our (my husband Brian and I) mailing address is 5580 Old Farm Terrace.

I look forward to hearing from you.

Thank you

S. Lacey Dean and Brian Burek

Schultz, Michael

From: Robin Hassen-day <robinc03@aol.com>
Sent: Tuesday, May 08, 2018 7:55 PM
To: McConnell, Michael
Subject: Chaparral pointe

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We are homeowners on the ridge . Our address is 4790 yarrow place .We built 20 years ago .

As requested by the "green " letter to express concerns regarding this "potential " development .

- 1) The traffic pattern already is dangerous on chaparral . The city and the county fight over maintenance . The road is narrow with no curbing / it's not even wide enough even if it "was" curbed . . We think chaparral should not be used as access to this development. A hotel developer is already pushing dirt on the corner of chaparral and Barnes . That is a major concern as well for apportion of that road usage .
- 2) it Will create more traffic thru the neighborhood if chaparral is used .we Suggest another access/like integrity st that runs on the west side of existing shopping center past the recently built apartments .
- 3) there is no light at chaparral and Barnes / there has been many "almost " accidents since sprouts (shopping center) was built- Now the proposed "pointe" is going to be using that also !
Bad decision.
- 4) we are not experts with road design but it's VERY apparent chaparral is not a good access idea to be used
- 5) growth is growth but there should be a consideration for existing peaceful neighborhoods .Apparently design / traffic patterns are pushed aside for big profit .
- 6) school and busing ? Trash service /
Emergency vehicles to that development. All would access thru chaparral. ? Really !

I'm sure I will have more concerns and thoughts . Initially we attended a meeting over a year ago and signed up on e mail list . To date have nit been contacted except letter recently received .

Under "how we notify citizens " where it states. "Because of outdated records and vicinity to project. Statement made doesn't give me as a citizen much confidence to make sure all people close to the neighborhood are being informed . We will expect to be contacted when a physical neighborhood meeting is scheduled .

Thank you
Robin Hassen-day / John Day
Contact info
Jday43@hotmail.com
Robinc03@aol.com

Schultz, Michael

From: Webster-ST@comcast.net
Sent: Saturday, May 12, 2018 7:56 AM
To: McConnell, Michael
Subject: Chaparral Pointe comments

Mr. McConnell,

Last year we purchased the house at 4779 Yarrow Place immediately adjacent to the Chaparral Pointe development. After reviewing the material recently provided about the development we have the following comments/questions:

1. What is being done regarding privacy for the five existing homes on Yarrow Place that back up against the Northwest edge of the development. Will there be an open space offset? If so, how wide? Will there be a wall? How high? Will homes along that part of the perimeter be two story or will only single story homes be permitted?
2. The intersection of Barnes and Chaparral is hard to see, there is no left turn lane for east bound traffic on Barnes turning onto Chaparral, there is no signal or other markings and the intersection is poorly lit. Left turns from Chaparral are tricky when east bound traffic is heavy on Barnes. There is substantial development occurring North and South of Barnes between Powers and Chaparral in addition to Chaparral Pointe and this will increase traffic on Barnes. Are there plans to improve the Barnes/Chaparral intersection? If so, what is planned and when will the work be done?

Respectfully,

Tim Webster
4779 Yarrow Place
(719) 358-6359
Webster-st@comcast.net