

Item 6.G.

July 19, 2018

CPC Newman Center

Schultz, Michael

From: Mike Chiapetto <mchiapetto@comcast.net>
Sent: Thursday, July 19, 2018 6:16 AM
To: Schultz, Michael
Subject: CPC CU 18-00056

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To the Colorado Springs City Planning Commission.

My name is Michael Chiapetto and I am the homeowner at 1124 Eagle Rock Rd.

Please do not approve the project proposed for 4785 Stanton Rd. This is a residential area and should continue to be used for residential homes. Allowing a project like this right next to existing homes is not fair to those homeowners. This is not going to directly impact my property but it does impact the homes directly adjacent to 4785 Stanton. I am asking that you consider these homeowners and how a project like this will negatively impact them.

I am aware that there are plans to put up trees to screen the project area from these homes. And there have been changes made to the proposal to limit lighting impacts. But regardless, the lights and noise from the project area will still negatively impact the adjacent homes. And the trees may restrict the views these homes currently enjoy.

In the same way that you would not want a commercial building constructed right next to your home, I am asking that you place yourself in the shoes of the homes adjacent to 4785 Stanton. There are other areas that are more appropriate for a project like this. Please do not approve this project and encourage the applicant to look for a more suitable location.

I also noticed that part of the project calls for location of a trash dumpster on the property. Given our location, we have a lot of wildlife in the area including bears. Any outside dumpsters should be required to be bear proof.

Michael Chiapetto

Item 6.G.

July 19, 2018

Newman Center

Schultz, Michael

From: Dennis Bates <dbatesbunch@comcast.net>
Sent: Wednesday, July 18, 2018 10:02 AM
To: Schultz, Michael
Subject: Newman Center 4785 Stanton Road

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To the Planning & Development Department Land Use Division

As it concerns the proposed development of a Newman Center at 4785 Stanton Rd.

Having reviewed the construction plans and meeting with the landscape architect we have no objections at this point as far as the building and grounds.

We do still have concerns as to actual use of the facility and would like to see that activities be limited to those in accordance with other Newman Centers. For ministering to college students only, with no outside charities or organizations using the facilities for community outreach to the general public.

Specifically,

- No university parking allowed
- No student housing
- No outside speakers
- No homeless ministries on site
- No prison/parolee ministries on site
- No food banks on site
- No outdoor concerts or music
- No wedding receptions
- No activities after 10pm

In discussions with the diocese we have heard that these activities are not generally Newman Center Events. But we would like them documented.

Thank you,
Dennis and Lori Bates

Sent from my iPhone

Thank you for the opportunity to comment on this project. We are 22 year residents of the Eagle Rock neighborhood.

We see that the proposed number of parking spaces is 76, in line with the city's guidelines of one space per four seats in a religious institution. This religious institution, however, currently has a very low attendance, and hoped-for attendance growth is spread over several years. The institution also actively sought a property as close as possible to the UCCS campus – instead of available commercial property - so that students could walk to the facility, as well as ride bikes, carpool, and use a shuttle – negating the “typical” need for parking. We believe that given this unique situation, the standard parking space allotment is not necessary. This amount of parking will seriously detract from the look and feel of the property (which is in a hillside, residential area) and doesn't seem suited for the very sloping topography. We respectfully request that the city lower their parking space requirements to allow this property to better blend in with the neighborhood and allow the topography of the site to be better respected (And not putting in so much parking would save the diocese money!) We also respectfully request that no city approval be issued for this project unless the parking spaces are significantly reduced. A reduced amount of parking could still support the institution's goals and eventual hoped-for capacity, while allowing the diocese, developer and students to be better stewards of the land and neighborhood.

Has the diocese made public their intent for the property they already own on Eagle Rock Rd?

Again, thank you for the opportunity to comment.

Dennis Haugh and Virginia Gallagher
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