

## Fenner, Kyle

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**From:** Cathia Bell <cathiabellqbc@gmail.com>  
**Sent:** Saturday, February 4, 2023 1:34 PM  
**To:** Fenner, Kyle  
**Subject:** COPN-23-0001

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Hi Kyle- I'm the president of the HOA Board for Quail Brush creek and a concerned neighbor. With the addition of the 11 4 plexes on Idaho lane, the concern is that our traffic in and out of the neighborhood is going to greatly increase! Those 4-plexes could potentially add \$100+ more cars in this already congested area. And that's added to the 37 challenger homes going up on the corner of adventure way, all of the apartments that have recently been built in this area and the building that is going on currently by the Tree Farm and Master Drive.

Are there going to be extra exits to Woodmen to accommodate all of this traffic?  
Aso, Where are all these children going to go to school?

Thanks,

Cathia Bell  
Quail Brush Creek  
719-291-4676

## Fenner, Kyle

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**From:** Chelsea Braun <tandcbraun@gmail.com>  
**Sent:** Monday, February 6, 2023 10:48 PM  
**To:** Fenner, Kyle  
**Subject:** Zone 23-0002 and COPN-23-0001

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Dear Kyle,

We do not think this rezoning is in the best interest of Colorado Springs and the surrounding communities. There are already traffic bottlenecks and pedestrian safety concerns. The area is already supporting a high number of families per acre (with new houses currently being added). We should also mention that people from our neighborhoods are currently walking in the street to get to the stores on Woodmen - where are the new residents going to walk? The constituents in this area DO NOT want this to be rezoned.

Thank you for your time,

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*Chelsea Braun*

## Fenner, Kyle

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**From:** Fenner, Kyle  
**Sent:** Wednesday, February 8, 2023 7:52 AM  
**To:** Dave  
**Subject:** RE: Formal Comments to Files ZONE-23-0002 and COPN-23-0001

Good morning Mr. Szenasi,

I have received your comments and they will be provided to each Commissioner and/or City Council Member as a part of their review packet. The Zone Change/Rezone (ZC) application must be heard by City Council in a public hearing and while the Concept Plan (CP) normally would not go to City Council (only to Planning Commission), this one will because it is linked to the ZC. So you will be provided notice of that meeting. Your notice will explain the various ways to participate, in-person or by call-in.

In this case the ZC is a change to a zone district that does not automatically allow for the type of development they seem to be geared toward. Therefore, in order to have the 4-plex units they have pictured, they will have to get approval for a Conditional Use (CUDP). This application has not even been discussed at this point. There is no telling if or when it will be submitted. A CUDP must go before the Planning Commission for a public hearing. If and when that application is submitted you will again be noticed. You will be noticed first that the application has been submitted and then again sometime later, when the application is ready for hearing. That notice will provide you the date, the location and the time of the hearing. It will also provide you with information to call in to make comments as if you were at the meeting in person.

And I just wanted to clarify that this parcel is within the City limits of Colorado Springs. This is an interesting area. There are several, what are referred to, as County enclaves around it. An enclave is an area of land that is still unincorporated El Paso County but is surrounded by incorporated land within the limits City of Colorado Springs. The enclaves in this area are generally medium-sized subdivisions of large lot rural-residential type properties.

I hope this provides you some useful information. Thank you for the time you took to make comments.

Kind regards,  
Kyle

**Kyle Fenner** (she/her/hers)  
**Senior Planner**  
Land Use Review Division  
City of Colorado Springs  
303.385.5365  
Email: [Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)  
[Why Pronouns?](#)

**IMPORTANT NOTICE:** *Beginning January 1, 2023, any NEW Development Plan, Use Variance, or Conditional Use submitted for review will be subject to Citywide Development Impact (CDI) fees. This new fee will be utilized for Police and Fire Department capital needs, established as a Police and Fire Impact Fee, and will be applied to all residential and non-residential development and redevelopment City-wide.*

Link: [IMPACT FEES](#)

**Links:**

[Planning & Community Development Home](#)

[Look at Applications Online \(LDRS\)](#)

 Please consider the environment before printing this e-mail.



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**From:** Dave <dszenasi@aol.com>  
**Sent:** Tuesday, February 7, 2023 9:53 AM  
**To:** Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>  
**Subject:** Formal Comments to Files ZONE-23-0002 and COPN-23-0001

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Good morning,

I did want to address some concerns regarding plans "ZONE-23-0002" and "COPN-23-0001". The area bound by Adventure Way has been a rural area with country living housing livestock and wildlife for more than a century now. Urban sprawl is a real concern and needs to be completed in an intelligent and planned manner. Adventure way is a very natural demarcation for the urban growth boundary and the rural living within that boundary needs to be preserved. This century old rural development should remain intact and the transition to state named roads is a natural and well-known boundary for such (Idaho, Maine, Utah, California, etc.). This area must remain Agriculturally zoned to protect the rich heritage and rural balance that makes Colorado what it is. Not to mention wildlife and water conservation in this beautiful valley.

This very special valley of rural lots has a long history and is known for being a rural, country area, with livestock and wildlife; Something you can't build or replicate. The area has already been pressured and accepted urban sprawl on the other 3 sides (North, South, and East). However those 3 sides were planned well and stopped at a natural boundary for city/county transition. The western border of Adventure Way is that natural western boundary and needs to be maintained or you put this entire area at risk of vanishing.

Colorado has been losing 250,000 acres of agricultural land each year to development. Much of that is unavoidable but it can be planned for in areas that don't bring additional adverse impacts to heritage, open spaces and rural landscapes, and most importantly without impact to wildlife. There is a whole host of wildlife that take refuge in the area, specifically this valley and the wetlands behind the properties on Maine Ln. That tributary of Sand Creek is critical to the local habitat and has been for more than a century. Maintaining this rural area's integrity by maintaining the agricultural zoning also meets the state's requirements for "Smart Growth," "Keep it Colorado," and various other agencies and policies adopted by the state to protect unnatural urban sprawl in areas that should be protected for good reason (rural/urban balance, wildlife conservation, protecting our natural water resources).

One of the biggest draws to Colorado is the scenic open spaces, the natural buffer between communities, and the vibrant mix of rural and urban living. No more can be taken from this valley without negative impacts to people, scenery, wildlife, and water conservation. I have faith El Paso county will make the right decision.

Thank you in advance for your consideration,

Dave Szenasi  
(Resident of Maine Ln.)

## Fenner, Kyle

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**From:** Nick Chamberlin <fizznick@gmail.com>  
**Sent:** Monday, February 6, 2023 10:19 AM  
**To:** Fenner, Kyle  
**Subject:** Zone 23-0002 & COPN 23-0001

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Concerning the development in the Quail Brush Creek area:

It's already hard enough to get out of our neighborhood on Sundays with the traffic from the church. Adding to that, construction vehicles, and later, more people living in the new development will be incredibly impactful to the welfare of our neighborhood. The infrastructure for this endeavor is just not there. It will take longer for emergency vehicles to arrive, and the traffic will increase exponentially. Construction noise and traffic will delay and block our only entrance to the neighborhood.

This development seems more like a cash grab than anything meaningful for those that live in the area. Please consider abandoning this zone change.

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-- Nick Chamberlin --

## Fenner, Kyle

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**From:** RON WHITTAKER <rcwhitt@aol.com>  
**Sent:** Tuesday, February 7, 2023 3:07 PM  
**To:** Fenner, Kyle  
**Cc:** Trina Rodriguez  
**Subject:** Proposed Residential Growth

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To whom it should concern,

I noticed the sign on Quail Bush Creek Rd, just off of Adventure Way in the 80923 ZIP code. It asked for comments on the proposal.

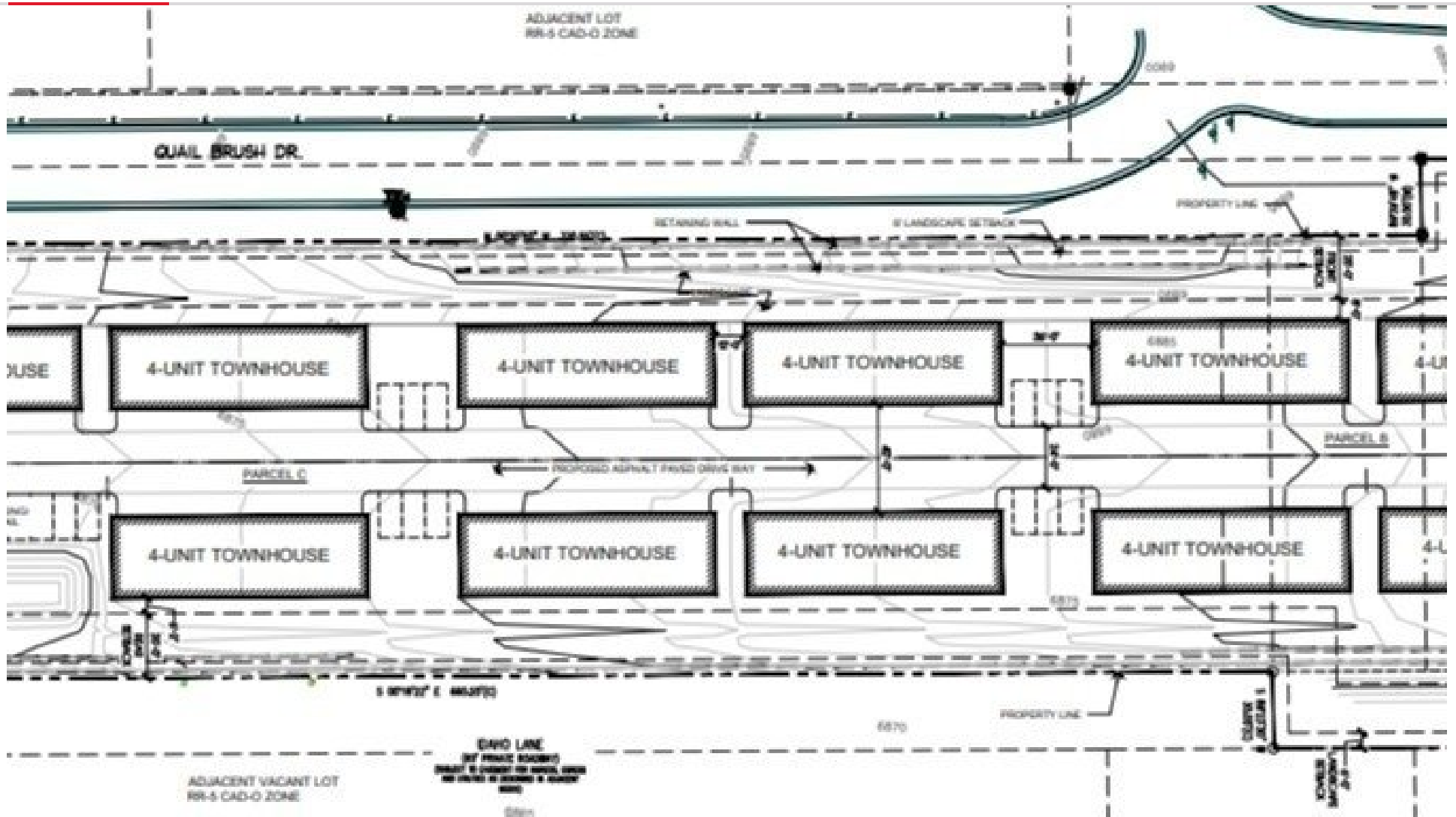
E. Woodman at Black Forest road has just been upgraded and is a great renovation to that former traffic problem, but going south on Black Forest Rd., where there's a stop sign at Black Forest Rd and T-Gap/Adventure Way, the traffic situation takes a literal turn for the worse. Trying to make a left turn onto Adventure Way can be quite dangerous. The ability to see oncoming traffic from the west on T-Gap road can be challenging if not dangerous. Anyways, back to the situation at hand. Putting 11 4-plexes to the east of Quail Bush Creek Rd. would create a traffic nightmare. Not only in the construction phase, for sure, but also once completed the residential units would add to the poor traffic situation, especially at that intersection, Adventure Way and Quail Brush Creek Rd. Not only would that intersection become an unbearable traffic problem but also a safety hazard, should there ever be an Emergency Evacuation of the area. Without major improvements to the roads, this construction project should NOT happen.

Thanks for your time,  
Ron Whittaker  
A resident of Quail Brush Creek community

[Sent from the all new AOL app for Android](#)



At 200 signatures, this petition is more likely to be featured in recommendations!



## Stop Zone Change from A to PBC near Ouail Brush Creek Subdivision

Sign this petition



At 200 signatures, this petition is more likely to be **featured in recommendations!**



**Jon Richardson** signed this petition



**John Ireland** started this petition

We are fighting this unnecessary rezoning request as this developer is attempting to put too much into a relatively small tract of land. This property, a 3.83-acre tract of land, is currently up for rezoning from Agriculture (A) to Planned Business Center (PBC). According to the development proposal from the Land Use Review Division (No.'s: Zone 23-0002 & COPN 23-0001), filed on 01/17/2023, the proposal is for Eleven (11) four-plex townhouse units on this site (44 families in less than a 4-acre plot of land). If the Planning Commission approves this rezoning request, the density for this development will be 11.48 families per acre. Compare that to the current single-family zoning of 7.26 families per acre (Ref. COS LDRS).

The developer states in their proposal that *"The Action Will Not Be Detrimental to the Public Interest, Health, Safety, Convenience or Welfare."* This statement is false and could not be further from the truth, as our interests as nearby residents are vital, and we disagree with this proposal, the safety concerns of our children with increasing traffic flow are important, as well as the loss of the family feel for the neighborhood.

Additionally, the convenience is not supported by the current infrastructure, and the welfare of our current and future citizens within this small area is in jeopardy by cramming more into such a limiting space since the streets in the area are narrow and cannot support traffic for more highly dense developments.

If successful, this proposed rezoning change would significantly increase the number of units/homes allowed on the property and change our low-density residential area to a high-density residential neighborhood. The change in commercial zoning would move from commercial retail catered to individual neighborhoods to commercial highway retail catered to passing motorists. This change will decrease property values and increase the existing traffic within this area. The fourplex dwellings are not only incompatible with the character of many of our residential areas but, in the long run, cannot make for comfortable living.

The zone change will significantly impact traffic. The two (2) large shopping centers and gas stations on the corner of Adventure Way and Black Forest Rd, the current development of the 37-unit single-family homes on the corner of Adventure Way and Quail Brush Creek Dr, the



quest and thereby oppose the



**At 200 signatures**, this petition is more likely to be **featured in recommendations!**



### Start a petition of your own

This petition starter stood up and took action. Will you do the same?

## Updates

### Let's get more signatures for this petition

Hi all, I wanted to let you know that we now have 92 signatures on this petition. Thank you so much for your support! Would you help me get more signatures by sharing this petition with ten other people on social media? Facebook groups, SMS chats, Twitter, email and WhatsApp all work great. If more of us sign, we can't be ignored! Thanks again for supporting this cause.



**John Ireland**

3 weeks ago

[More updates](#)

## Reasons for signing



**Rachel Piercy** · 3 weeks ago