

Cooper, Austin P

From: N. Gaymon <mailliferlady@gmail.com>
Sent: Wednesday, April 30, 2025 4:40 PM
To: Cooper, Austin P
Subject: 6473 Vincent

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Hello Mr. Cooper,
I received a flyer in the mail about the above address. I am wondering and unclear about the plan for this property? I have seen the sale sign for awhile and think it's absolutely crazy to put anything on this land. Nevada is a busy street and on the corner where people have to stop abruptly for the light at Dublin & Vincent going East. For those coming down Dublin to go West around the bend, they would not be aware someone is stopping there to turn in on the left. There is not enough room for a turn lane either. Someone was killed at the light last year and around the corner we often have accidents.

There is hardly any space to put a single family home on and get out on the street alive!! I don't know how they would pull in either. Also, that bend on I-25 highway has accidents all the time so it would not be quiet. The dog park and the kennels there, across the street, have enormous amounts of barking morning and evening when they let them out. We live above on Galway and hear it all - cars, motorcycle racing on the highway, train all night, dogs barking, crashes on the highway, etc. Come sit there all day and evening - this is not a peaceful corner.

Please reconsider... this at best, should be a park and even then, you could not get in there and out alive or without a good accident. There are also homeless who regularly live in the big drain in the creek there. Nothing would make me want to live or do anything in that spot. I'm sorry but it is a useless piece of land.

Respectfully, Nancy Gaymon

Cooper, Austin P

From: dale daugherty <ddarch@pcisys.net>
Sent: Thursday, May 1, 2025 1:36 PM
To: Cooper, Austin P
Subject: 6473 Vincent rezone

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Austin,

Per our phone conversation on 5/1, my concerns with any development of that particular site have to do with sight lines for traffic. Right now, as it is, traffic that is northbound on Nevada/Vincent has very poor visibility of the streetlight at Vincent and Dublin, even with the warning light that flashes yellow when the streetlight is about to change to yellow or red or has already done so. Restricting the sightlines even further will only add to that problem. I am also concerned about any traffic trying to turn left out of the property interfering with southbound traffic coming around west on Dublin and going south on Vincent/Nevada. Again, the sight lines are such that cars turning left out of the property would have no way of seeing cars approaching from the east/north if cars are lined up at the light going north/east. It would potentially cause the same situation as at the 7/11 at Dublin and Academy where the exit onto Dublin from the store is blocked visually by cars going east on Dublin, plus any cars wanting to turn into the 7/11 going west on Dublin often have to stay in the inner through lane because the left turn lane is full of cars wanting to turn left onto northbound Academy. A final note: when Nevada was connected to Vincent/Dublin, we were assured by city planners and city traffic that the extension would not increase traffic on Dublin. The reality is that it has increased traffic significantly and whatever is built there needs to take that into account such that it does not increase traffic any further. That intersection is already a dangerous one and doesn't need any more confusion and/or traffic to compound things.

Dale Daugherty
6317 Dewsbury Drive
Colorado Springs, CO 80918

Cooper, Austin P

From: Beth Payne <raybethpayne@yahoo.com>
Sent: Saturday, May 3, 2025 6:24 AM
To: Cooper, Austin P
Subject: The Southeast corner of Vincent Dr and Dublin Blvd

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5/3/2025

Austin Cooper

719-385-2226

Zone changes for Southeast corner of Vincent Dr and Dublin Blvd per phone conversation.

Mr. Cooper,

We would like to offer a few comments in response to the notice we received regarding the development proposal 6473 Vincent Dr, Record number Zone 25-0010.

Several years ago, when it was proposed that Vincent Dr be put through to N. Nevada, we had concerns that traffic on Dublin Blvd might increase significantly. We were assured at the time however, that would not be the case.

We live on Chelsea Ct, which feeds into Pulpit Rock Dr, which in turn connects to Dublin Blvd. Dublin is the only way out of our entire neighborhood.

Subsequent to the completion of the Vincent-Nevada Project, our concerns were realized, and we did in fact see a very significant increase in traffic on Dublin as more and more drivers realized they could bypass the congestion of Woodmen by using Dublin.

With the proposal for yet more development in this limited corridor, we again have those same concerns about increased traffic and congestion, and given the proposed zoning change, we are no longer looking at the possibility of just maybe one or two more families, but rather many more individuals, each with their own vehicle, further impacting access into and out of this neighborhood.

Currently, if the Pulpit Rock development neighborhood were required to evacuate for whatever reason, the challenges would be significant.

We are asking that those challenges not be compounded by more development, and that this project not be allowed to go forward.

Ray and Beth Payne

raybethpayne@yahoo.com

Cooper, Austin P

From: Douglas Johnson <bouvoes@aol.com>
Sent: Tuesday, May 13, 2025 3:08 PM
To: Cooper, Austin P
Subject: City of Colorado Springs Planning Dept.

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Project Name: 6473 Vincent Drive
Record Number; Zone-25-0010
The Southeast corner of Vincent Drive and Dublin Blvd

Zone changes consisting of 2.93 Acres from A PDZ R-1 6HS-O

I understand and I am not opposed to the zoning change as requested. The current zoning is not within the needs of today's progress. However, I do have many concerns from living in Colorado Springs since 1966. I have seen many changes in this City and NOT always for the best. I personally have experienced changes that were done when they expanded the I-25 Corridor, and the company went bankrupt. They left me with damage on my property that I had to pay to have fixed. Then they expanded the Dublin Blvd which included the original plans locating the sidewalk on the other side of Dublin along the old railroad easement. Then at the last minute the plans were modified and changed to place the sidewalk on the westside of Dublin which ran directly in front of my property at 740 Dublin Blvd. I expressed concerns about this change as it would create more exposure to the traffic of, Bikes, Runner, Pedestrians using it. At this time Katherine was the Traffic person, and I was told that they would not be putting a light at Vincent and Dublin. That the sidewalk would stay on the westside of the road. I argued but my opinion was desugared. Forward months later and there was a light installed. So, my experience with the City and State along with its development in this area has not been favorable.

We are a Business that has operated since the 1960's. We care for pets, groom, daycare and training of pets that are owned by the Colorado Springs Residence. In the past years we have helped the Community our with both fires by taking in pets at no cost to the owners. This was done to give back to our community for those who had lost their homes and personal belongings. We received the 'Spirit of Colorado Springs' Award by the Mayor. Our business has always been considerate of our neighbors with the barking dogs and have taken steps to quiet them during peak hours. Which is one of my concerns in this development. We are an existing business boarding pets while owners are out of town. When the I-25 Corridor was developed a Sound Wall was extended down Dublin to aid the traffic noise from the interstate. The sound barrier helped in some ways but the neighborhood it did not extend to was impacted by the traffic from I-25. Even my location the sound during the evening hours is noisy. My attendants who live at the facilities can't even open their windows during the summer months because of the noise it puts off. The sidewalk that was placed on my side of Dublin Blvd. has traffic during all times of the day and evening. The distraction from the traffic stirs the barking issues from the pets I care for. They see people walking, running and bicycling on this sidewalk. At times, I will have people walking their pets on the sidewalk and will wonder on my property thinking that it is cool to have their pets see other dogs, which creates more barking issues. This is a concern that I have as this development includes more housing and people for usage of the sidewalk.

As you are aware, the City has an issue with east and west traffic patterns. More expansion and development continue to the east of Colorado Springs. which compounds the traffic flows coming from the east to the west of CS. Dublin Blvd has increased its load of traffic daily. The above neighborhoods are impacted, and the traffic numbers increase as well as the speedsters driving to and from work. How will Dublin Blvd be impacted with turn-ins and exits to the development. In the middle of Dublin and Nevada is a pedestrian crosswalk. Concerns for the safety of people using it with the increased traffic.

My major concern is the stress and implications of multiple housing units that possibly be placed on this section of land that will cause a major disturbance for my business and the pets. The echoing of the traffic and the pets bouncing off these units will have an impact to its noise levels. If the development is for single housing, we can live with that. If it is for multiple housing or condos, there will be complaints and issues from, both dogs and highway noises. As I have explained, we experience these levels now in our section of town without any development.

Many things must be taken into consideration for this development as it will have implications to the whole community. Placement of the entering and exiting off Dublin Blvd. Traffic concerns. Noise levels and the barrier that maintains it. Placement/location of the housing developments.

Douglas Johnson
Sunrise/Woodmen Pet Care Kennels
719-661-7036

Cooper, Austin P

From: Kaitlyn Grieser <kaitlynamcn@gmail.com>
Sent: Tuesday, May 13, 2025 8:34 PM
To: Cooper, Austin P
Cc: Chris
Subject: Concerns Regarding Project 6473 Vincent Drive (Record #Zone-25-0010)

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Dear Austin,

I hope this message finds you well. My name is Kaitlyn, and I am a resident of the Pulpit Rock neighborhood. I am writing to express my concerns regarding the proposed rezoning of 6473 Vincent Drive (Record #Zone25-0010) from agricultural and single-family medium to a mixed-use neighborhood scale, which is being considered for the property directly behind my home.

Key Concerns:

1. Disruption of Neighborhood Character:

- The proposed rezoning would significantly alter the character of our neighborhood, which is currently a peaceful, residential area. The introduction of mixed-use developments, including businesses and increased traffic, would disrupt the tranquility and quality of life that we currently enjoy.

2. Impact on Property Values:

- The rezoning is likely to have a direct and negative impact on the value of surrounding properties, including my own. The transition from a primarily residential and agricultural area to a mixed-use zone can lead to a decline in property values due to increased noise, traffic, and potential safety concerns.

3. Increased Traffic and Congestion:

- The frontage road on which this property is located serves as a main emergency exit for our neighborhood. It is already heavily used, especially when I-25 is closed, causing significant traffic congestion. The addition of businesses and other mixed-use developments would further exacerbate this issue, making it more difficult for residents to access emergency services and increasing the risk of accidents.

4. Safety and Emergency Access:

- The frontage road is a critical route for emergency vehicles, such as fire trucks and ambulances. Increased traffic from the proposed development could delay response times, putting the safety of our residents at risk.

5. Environmental and Quality of Life Concerns:

- The current agricultural and single-family medium zoning contributes to the green, open spaces that are essential for the well-being of our community. The proposed rezoning would reduce these spaces, potentially leading to environmental degradation and a decline in the overall quality of life for residents.

Request for Consideration:

I respectfully request that the city carefully consider the potential negative impacts of this rezoning on our neighborhood. I believe that the proposed changes would not be in the best interest of the community and could lead to more issues and potential threats than positive contributions.

I would appreciate the opportunity to discuss this matter further and provide additional input if needed. Please let me know if there are any public meetings or other forums where I can voice my concerns in person.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Kaitlyn