
FW: Opposition to Airport Road Rezoning – Record # ZONE-24-0020

From Samuel Friedman <Samuel.Friedman@coloradosprings.gov>

Date Thu 3/12/2026 2:46 PM

To Chris Sullivan <Chris.Sullivan@coloradosprings.gov>

One more for ya

Sam Friedman

Constituent and Outreach Program Coordinator

City Council and Legislative Services

City of Colorado Springs

(719) 385-5480 office



From: Renee Gonzalez <rshmps171@gmail.com>

Sent: Thursday, March 12, 2026 2:16 PM

To: Samuel Friedman <Samuel.Friedman@coloradosprings.gov>; All Council - DL <allcouncil@coloradosprings.gov>

Cc: Joyce Salazar (she/her) <joycesalazar@risesoutheast.org>; Pho (Thai) Khai <pho_khai@yahoo.com>; Barb Overgaard <Mannabarb@gmail.com>; Helen Mackay <helenejan2000@gmail.com>

Subject: Opposition to Airport Road Rezoning – Record # ZONE-24-0020

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!

Hello Sam:

I would like to submit the following for public record. Thank you.

Dear Chair and Members of the Planning Commission,

I am writing to express my opposition to the proposed rezoning at Airport Road (Record # ZONE-24-0020).

Airport Road already functions as a fast-moving arterial corridor where residents routinely experience speeding traffic, congestion, and difficult turning conditions.

More than 200 homes rely on a single point of access from Karr Road onto Airport Road, forcing residents to enter and exit directly into high-speed arterial traffic with no alternative route.

During the November 12, 2025 Planning Commission meeting, it was stated that traffic and safety impacts would be evaluated later during site development review. However, rezoning

establishes the maximum development intensity allowed for the property. Once that zoning entitlement is granted, the opportunity to meaningfully evaluate whether that level of density is appropriate becomes limited.

Approving higher-intensity zoning before fully evaluating traffic flow, corridor capacity, and safe ingress and egress may create foreseeable safety impacts for surrounding neighborhoods—impacts that may be difficult to mitigate once zoning entitlements are in place.

Mindful planning and development require that safety considerations be addressed before increasing development intensity, not after.

For these reasons, I respectfully request that the Planning Commission deny this rezoning request or require a comprehensive evaluation of traffic operations and safety impacts before considering an increase in density along Airport Road.

Thoughtful growth depends on mindful planning, and that planning must prioritize safety and compatibility with the surrounding community.

Regards,

Ms. Renee Gonzalez

Southeast Colorado Springs District 4 Community Member

FW: Community Opposition to Airport Road Rezoning (ZONE-24-0020) – Form Letters Attached

From Samuel Friedman <Samuel.Friedman@coloradosprings.gov>

Date Thu 3/12/2026 9:58 AM

To Chris Sullivan <Chris.Sullivan@coloradosprings.gov>

 3 attachments (959 KB)

Opposition to Airport Road Rezoning_ZONE-24-0020_Packet 1_020726.pdf; Opposition to Airport Road Rezoning_ZONE-24-0020_Packet 2_020726.pdf; Opposition to Airport Road Rezoning_ZONE-24-0020_Packet 3_020726.pdf;

Hi Chris!

Can you include the below and the attached to the packet for this item on the 24th if you did not receive these separately?

Thanks!

Warmest regards,

Sam Friedman

Constituent and Outreach Program Coordinator

City Council and Legislative Services

City of Colorado Springs

(719) 385-5480 office



From: Joyce Salazar (she/her) <joycesalazar@risesoutheast.org>

Sent: Wednesday, March 11, 2026 8:01 PM

To: All Council - DL <allcouncil@coloradosprings.gov>

Cc: Pho (Thai) Khai <pho_khai@yahoo.com>; Barb Overgaard <Mannabarb@gmail.com>; Helen Mackay <helenejan2000@gmail.com>; Renee Gonzalez <rshmps171@gmail.com>

Subject: Community Opposition to Airport Road Rezoning (ZONE-24-0020) – Form Letters Attached

You don't often get email from joycesalazar@risesoutheast.org. [Learn why this is important](#)

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Dear Councilmembers,

On behalf of RISE|Southeast and the residents of Southeast Colorado Springs, I am writing to formally express community opposition to the proposed Airport Road rezoning (Record #

ZONE-24-0020).

For several months, residents have raised consistent concerns regarding traffic flow, speeding, and safety along the Airport Road corridor. This area is a high-speed arterial adjacent to residential homes, transit stops, and pedestrian activity. Neighbors are already experiencing significant impacts and are concerned that increased development intensity will further compromise their safety and quality of life.

While we understand that traffic impacts are typically reviewed during the site development stage, residents believe that approving higher-density zoning now prematurely sets a level of intensity that may not be suitable for this corridor. We urge the City to consider safety and livability before development density is established.

Attached are form letters from community members formally expressing their opposition. These letters reflect a shared desire for growth that is thoughtful and aligned with current neighborhood conditions.

We respectfully request that these letters be entered into the public record and considered during your deliberations. Thank you for your time and for your consideration of these community perspectives.

Warm regards,
Joyce

Joyce Salazar, MSW (she/her)
Executive Director, RISE | Southeast
joycesalazar@risesoutheast.org
719-301-0603

Subject: Opposition to Airport Road Rezoning – Record # ZONE-24-0020

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At the November 12, 2025 Planning Commission meeting, the developer's representative indicated that traffic and safety impacts will be evaluated later, during site development review. However, *rezoning establishes the maximum density and intensity of future development, and once higher-density zoning is approved, the opportunity for residents to meaningfully influence whether such zoning and potential development along with additional traffic is appropriate is greatly reduced. At that point, discussions focus on mitigation rather than prevention.*

Approving higher-intensity zoning without upfront consideration of traffic safety, places the burden on nearby neighborhoods to absorb impacts first and address consequences later. This approach does not reflect careful, preventative planning or protect long-term neighborhood quality of life.

I respectfully ask the Planning Commission to deny this rezoning request or require a more thorough evaluation of traffic flow and safety before approving an increase in density along this corridor.

Thank you for your time, consideration, and service to our community.

Sincerely,

Name Douglas Micht

Address 4923 Leland Pt

City, State Colorado Springs, CO

Optional: Phone or Email _____



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Thank you for your time, consideration, and service to our community.

Sincerely,

Name Elder, David
Address 4967 Leland PT
City, State Co. Springs. CO. 80916
Optional: Phone or Email 719-232-1483

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Thank you for your time, consideration, and service to our community.

Sincerely,

Name Doris Elder
Address 4967 Leland Pt.
City, State C/S Colorado
Optional: Phone or Email 719-570-1598

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Sincerely,

Name Michael S. Co
Address 4997 Leland Point
City, State Colorado Springs, CO 80916
Optional: Phone or Email _____

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Sincerely,

Name Darla C. Colven
Address 4997 Island Point
City, State Colorado Springs, CO. 80916
Optional: Phone or Email -

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Thank you for your time, consideration, and service to our community.

Sincerely,

Name Debbie Clowe
Address 4991 Leland Pt
City, State Colorado Springs, CO 80916
Optional: Phone or Email _____

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Thank you for your time, consideration, and service to our community.

Sincerely,

Name Merle Clowe

Address 4991 Leland Pt.

City, State Colorado Springs, CO 80916

Optional: Phone or Email _____

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Sincerely,

Name Richelle L Beckett
Address 343 Fillers Grove
City, State COS CO 80906
Optional: Phone or Email 719 209.1241

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Sincerely,

Name David Hooser
Address 163 Eilers GRV
City, State Colorado Springs, CO 80916
Optional: Phone or Email _____

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Sincerely,

Name Kelley Carter
Address 379 Ellers Grove
City, State Colorado Spgs, CO 80916
Optional: Phone or Email kellbell102010@gmail.com

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Sincerely,

Name Elena J Alvarez
Address 415 Sellers grove c
City, State Colorado Spring CO 80916
Optional: Phone or Email ejalcatrez09@gmail.com

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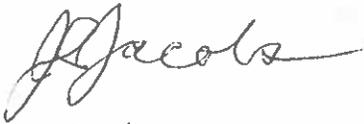
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Sincerely,



Name J.E. JACOBS REV. LIVING TRUST

Address 331 ELLERS GROVE. UNIT 77

City, State COLORADO SPRING, CO.

Optional: Phone or Email jjangler@comcast.net

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Sincerely,

Name Olivia Rodriguez
Address 408 Eilers Grove
City, State Colorado Springs, CO
Optional: Phone or Email 719-761-7173

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Sincerely,

Name Nicole Gordon
Address 392 Ellers Grove #
City, State Colorado Springs, Colorado 80916
Optional: Phone or Email _____

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Sincerely,

Name Eva Rodriguez
Address 408 Ellers Grove
City, State Colorado Springs, CO
Optional: Phone or Email 713-253-5296

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Sincerely,

Name Carlos Inniss
Address 392 Ellen Grove
City, State Colorado Springs, Colorado 80916
Optional: Phone or Email _____

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Sincerely,

Name Karen Schreiner-Stone

Address 407 Eilers Grove

City, State Colorado Springs, CO

Optional: Phone or Email supermom005@msn.com

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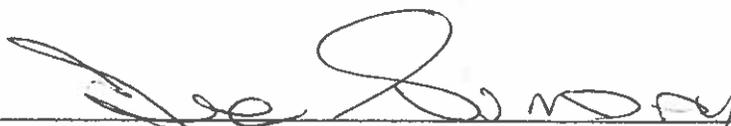
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I respectfully ask the Planning Commission to deny this rezoning request or require a more thorough evaluation of traffic flow and safety before approving an increase in density along this corridor.

Thank you for your time, consideration, and service to our community.

Sincerely,

Name 
Address 407 EVERGREEN, COS 80914
City, State Colorado ~~Sp~~ Springs, CO
Optional: Phone or Email ISUNDAY@MSN

Subject: Opposition to Airport Road Rezoning – Record # ZONE-24-0020

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Sincerely,

Name TERRY B CASTLE
Address ~~622~~ 471 ELLERSGV
City, State CS CO 80916
Optional: Phone or Email SOVNDER6@MSN.COM

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Sincerely,



Name Joyce Salazar

Address 3310 Kukwood Dr.

City, State Colorado Springs, CO 80916

Optional: Phone or Email joycesalazara@riseoutwest.org

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Sincerely,



Name Barbara Overgaard

Address 155 Eilers Grove

City, State Colorado Springs, CO 80916

Optional: Phone or Email 719-238-2169 / mannabarb@gmail.com

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Sincerely,

Name Jessica Haro
Address 152 Ellers Cirv
City, State Col Springs CO 80914
Optional: Phone or Email Jess haro 83 @gmail .com

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Sincerely,

Name Lynn Williams
Address 228 Eilers Court
City, State Colorado Springs CO 80916
Optional: Phone or Email lynnion45@yahoo.com

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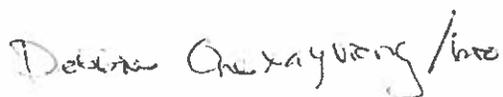
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Sincerely,



Debbie Onexayvieng
151 Ellers Grove Colorado Springs, Colorado 80916
Phone: 719-306-9327

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Name Tao Thao Chau
Address 4920 Airport Rd
City, State Colorado Springs, CO 80916
Optional: Phone or Email 719-213-0416 pho_choau@yahoo.com

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Name Anne E Curtis
Address 479 KITFIELD VIEW
City, State COLORADO SPRINGS CO 80916
Optional: Phone or Email _____

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Name Hawley A Palmer
Address 175 Ellex Grove
City, State Colorado Springs, CO 80916
Optional: Phone or Email hapalmer61@gmail.com

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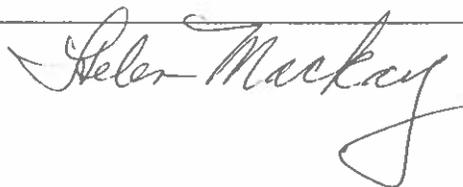
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Name HELEN MACKAY

Address 480 KITFIELD VIEW

City, State COLORADO SPRINGS, Co 80916

Optional: Phone or Email _____



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Name RICARDO SILVA
Address 488 KITFIELD VW #30
City, State COLORADO SPRINGS, CO 80916
Optional: Phone or Email 719-231-8015

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Name Dee Castleman
Address 4902 Roland Point
City, State Color Sprgs, Co 80916
Optional: Phone or Email deecastleman@yahoo.com