

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Wednesday, January 3, 2024 3:13 PM
To: Wintz, Katelynn A
Subject: Disapproval of rezoning for Ovation ZONE-23-0014, MAPN-23-0005

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Katelynn,

I've heard the Ovation proposal will be presented to the City Council on January 23rd. I strongly disapprove of the rezoning. The Planning Commission's "work around" for approval, which barely passed, is laughable.

An access road to the property line fence, which will need to be cut, then offroad to get access to a freeway? Seriously? Is CDOT aware of the city's perverse interpretation of their commentary regarding access to freeways? Do you understand the precedent this will set city wide regarding access to freeways? Do you think La Plata will be the last developer to attempt to access freeways in this way? What will CDOT think when other developers start trying to access Freeways?

During the Planning Commision meeting, your own office referenced Google Maps to determine if there were obstructions or drain ditches along that segment of the Freeway 😂. And by the way, it is a Freeway, CDOT said so, Power's is being extended to the Voyager exit to I-25. That project just started.

The meeting on January 23rd needs to be rescheduled for a later date. This is being rushed through, it's not conducive to our schedule to prepare for the meeting. This process heavily favors La Plata and the citizens see it. It's obvious. Three minutes per attendee is not enough when La Plata will have unlimited time.

Please delay the meeting for a later date so the communities which will be impacted can prepare. If you can't change the City Council meeting date, try not to deflect, ask the party's that can to change the date.

Regards,
-Dane Larsen

From: Dorothy Macnak <dottt1@comcast.net>
Sent: Friday, February 9, 2024 9:33 PM
To: Wintz, Katelynn A
Cc: All Council - DL
Subject: Ovation Zone Change

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Dear Ms. Wintz,

I oppose this zone change. **A DONATION IS NOT WHEN YOU GET SOMETHING FOR WHAT YOU GIVE. Nothing is owed LaPlata for their donation.** When the people said they didn't want a sports complex, the city chose to do nothing with the land. I don't buy that the Parks Department doesn't have the money to make this 60 acres a community park. They believe they have the money to put a BMX bike park above Blodgett, paragliding areas and comfort amenities in Blodgett Open Space (which neighbors and others do NOT want). That money could be better used to make this 60 acres a community park. We need community parks as much as we need housing if not more at this point.

And the US Fish and Wildlife Service has not been invited onto the property by the city to do a thorough study. Instead, the city is accepting a paid for assessment of the property in regards to the Preble Meadow Jumping Mouse. Remember NES' assessment of the bighorn sheep on 2424 Garden of the Gods Road -- that they were not there!? Well we all know the bighorn were there regularly and in significant numbers.

At the very least, delay this until there is a thorough study by the USFWS. However, voting NO today would be appropriate simply because the neighbors in that area want this parkland preserved, and they want to know they will be able to safely evacuate in case of fire.

Sincerely,

Dorothy Macnak

From: Glenn Cooley <glenn.cooley@gmail.com>
Sent: Sunday, December 17, 2023 7:54 PM
To: Wintz, Katelynn A
Cc: jjn4970@yahoo.com
Subject: Re: Opposition to Kettle Creek Rezoning
Attachments: 20231215_073352.jpg; 20231215_073201.jpg; 20231215_073045.jpg

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Additional pictures of the traffic disaster at Pine Creek High School. On Friday traffic was backed up into the northbound Powers travel lanes - dangerous. Additionally, traffic to the south east was backed up past the roundabouts causing serious delays to people exiting their neighborhoods.

Pine Creek High School is already over capacity and the nearby roads are already chaotic and paralyzed with traffic. No to Kettle Creek rezone - we need parks, not more traffic and crowding. Honor past commitments to the community.

W. Glenn Cooley

On Wed, Dec 13, 2023, 7:46 AM Glenn Cooley <glenn.cooley@gmail.com> wrote:

Hello again,

I attached pictures of the chaotic traffic disaster that occurs at Pine Creek High School every morning. All rules of the road are abandoned a hundreds of cars rush to beat the tardy bell.

Will converting Kettle Creek Park to housing help this existing problem?

Glenn Cooley

On Tue, Dec 12, 2023, 9:49 PM Glenn Cooley <glenn.cooley@gmail.com> wrote:

Reference file numbers ZONE-23-0014, MAPN-23-0005.

Hello,

I am opposed to rezoning Kettle Creek Open Space into low density housing.

Colorado Springs is a great city, but is notably poor in park resources, especially on the north side of town. The only options near our house are Rampart Park and John Venezia. Both parks are so crowded on the weekends that we don't try to use them anymore. The Kettle Creek Open Space adds a park option that's within walking distance for many neighborhoods.

Pine Creek High School classrooms are already over capacity and the auditorium is too small for the current student population. Mountain View Elementary is not far behind. All three of my children go to Pine Creek, MVE, and Challenger.

Colorado Springs growth is inevitable. Make it a priority to maintain citizen's quality of life when considering zoning changes. Honor the promises that we made in the past. Prioritize park resources over profits.

No to Kettle Creek rezone.

William and Kerry Cooley

From: Ted Dibble <tadibble@gmail.com>
Sent: Wednesday, December 13, 2023 9:59 AM
To: Wintz, Katelynn A
Subject: Re: Project Updates - Ovation ZONE-23-0014, MAPN-23-0005 - Upcoming Public Hearing

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Yep! I'm in now.

I have a hard stop at 10 am so here are my comments:

- 1) Requiring houses to have sprinklers indicates that density is too high for proper fire department access.
- 2) Sufficient housing exists all around the area. Apartments are being built along Voyager and along Powers. North Fork, Cordera, and Wolf Ranch have sufficient housing needs to the area
- 3) Who besides the developers and city (people who would make money) wouldn't want the area to be a park and/or open space?
- 4) I'm ok waiting until the parks department can develop the open space into a park.

Cheers,
Ted

On Wed, Dec 13, 2023 at 9:24 AM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Ted – were you able to join the meeting?

From: Ted Dibble <tadibble@gmail.com>
Sent: Wednesday, December 13, 2023 9:08 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Re: Project Updates - Ovation ZONE-23-0014, MAPN-23-0005 - Upcoming Public Hearing

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Hi Katelynn!

I'm waiting on the Teams call. Could someone allow me to join?

Cheers,
Ted

On Tue, Dec 12, 2023 at 11:28 AM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

The Public Hearing at City Planning Commission is scheduled for tomorrow, **December 13, 2023**. All meetings are open to the public. Those who wish to participate may do so in-person, online, or via phone.

You can access a copy of the agenda at the link below which includes the meeting location and directions to participate virtually.

<https://coloradosprings.legistar.com/View.ashx?M=A&ID=1104271&GUID=A5F2C366-2AFE-4972-90CF-2F284AED3FD5>

The meeting will be located at the Regional Development Center at the 2nd Floor Hearing Room. The building is located at 2880 International Circle, Colorado Springs, CO, 80910.

Attendees participating by telephone or MS Teams will be muted upon entry to the meeting. Please wait to be called on before speaking.

Conference Call: Dial 1-720-617-3426, enter Conf ID: 910 370 844# and wait to be admitted.

MS Teams: Copy and paste or type into your web browser to join the MS Teams meeting online:
<https://rebrand.ly/CityPlanningCommission-2023>

If you know you would like to comment on an agenda item, please contact the case planner for the item at 719-385-5905. If you attend in person there will be sign in sheets available for those specifically interested in speaking during the public hearing portion of the meeting. There is no need to sign in if you do not plan to speak at the hearing. Anyone participating remotely will also have the chance to speak if they wish.

Please let me know if you have any questions

Kate

From: Wintz, Katelynn A
Sent: Tuesday, November 21, 2023 12:45 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Project Updates - Ovation ZONE-23-0014, MAPN-23-0005 - Upcoming Public Hearing

Hello all –

Thank you for your continued interest in the Ovation applications. Staff has reviewed the application and determined the proposed applications are ready to be referred to the City Planning Commission for public hearing. The project will be scheduled for the **December 13, 2023** City Planning Commission meeting. Meetings begin at 9 AM and are held at the Regional Development Center located at 2880 International Circle.

All required public notification will be mailed out and posted next week, however since I know today that this item will be scheduled I wanted to take the opportunity to provide as much advance notice as I could. When the complete agenda is posted, it will include information for how to virtually participate in the public hearing.

To look up the revised project information please use [this link](#)

The file numbers are ZONE-23-0014 and MAPN-23-0005

If you have new comments that have not been previously sent to me about the subject applications, items specific to the revisions to the plans or items that were not previously shared with me, please send them via email to katelynn.wintz@coloradosprings.gov. I assure you that any comments that you have already shared are recorded with this application and will be incorporated into the public record.

Please share this email with any neighborhood groups or residents that may not be aware of the projects. Reach out if you have any questions!

Best,

Katelynn Wintz, AICP (she/her)

Planning Supervisor

Long Range Planning Division

Planning + Neighborhood Services

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)

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

[Pre-Application Meeting Request](#)

 *Please consider the environment before printing this e-mail.*



From: Jack <jdrivers200@gmail.com>
Sent: Tuesday, December 19, 2023 9:36 AM
To: Horbach, Melody
Cc: Yemi Mobolade; Helms, Randy; Vince Bzdek; opinion@gazette.com; Wysocki, Peter; Wintz, Katelynn A; Jack
Subject: Shame on you!!

Importance: High

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Shame on you City of Colorado Springs Planning Commission for voting to approve the Ovation Development.

I understand that no one who attended the 12-13-2023 meeting voted for the development and despite the many issues against moving ahead with the development, you have voted to give another profit driven developer the green light to put up a bunch of inexpensive homes on tiny lots, possibly overload the local schools, cram the new residents into an area with very limited access to escape in the event of a fire and diminish the resale value of nearby homes!

WHAT'S IN IT FOR YOU AND THE CITY & RESIDENTS OF COLORADO SPRINGS?

WE WANT THE PARK!

Melody, please copy ALL Plan Commission members.

Jack

John (Jack) Rivers
719 487 8100
jdrivers200@gmail.com

From: Owen Andrusiak <o1andrusiak@gmail.com>
Sent: Sunday, February 11, 2024 12:24 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014; MAPN-23-0005 (Ovation)

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Hi Katelynn,

I strongly oppose the conversion of land zoned PK (Public Park) to R-Flex Low (Residential) on this parcel because we need more parks and don't need more houses; Pine Creek High School is overflowing; and the road infrastructure cannot support additional dwellings in this area.

Thanks,

Owen Andrusiak
3075 Looking Glass Way
Colorado Springs, CO 80908
360-317-3726