

Austin P Cooper

From: Douglas Johnson <bouvoes@aol.com>
Sent: Wednesday, January 28, 2026 1:01 PM
To: Austin P Cooper
Subject: Re: ZONE-25-0010 6473 Vincent Drive Rezone

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Thank you, Austin

As a business owner in the Colorado Springs area since 1977, I have watched this area grow and expand. Sometimes not always through the best city planning ideas. I have been a resident since 1966 of Colorado Springs. We bought our Business in 1977 when very little growth was around. when they decided to bring us into the city limits, we had a grandfather clause that permitted us to continue to operate as an agriculture factify with the caring of pets. This was Sunrise Kennels. Woodmen Kennels was built in the 1960s and both business caring for pets in the Colorado Springs Area including Pueblo and parts of Denver and Castle Rock residence. I mention this as both factifies have been here and operating for a very long time. Any growth or building that surrounds our area is done knowing that we are an agriculture area and that we have pets who bark during the day and evening times. We try to be considerate of our neighbors and keep the noise to a minimum, but with the summer months and the busier times of our year, it is impossible to NOT have some barking during later afternoon or early evenings. especially with the hotter months.

I say the above as one situation that was forced on us was the extension of the Vincent and Nevada road that was extended into Nevada Ave on our Northend. The original plan was to have the road extension go as it is now but the sidewalk that is currently on the west side originally was planned to go along the eastside of the current road. I had meetings and discussions with the planning team expressing my concerns about excessive bark with those who use the sidewalk for running, walking, bicycling, skateboards and other means of motorized transportation. The present activity that runs along my property promotes more noise than should have been. When I questioned the position of the sidewalk on my side it was explained to me that they want to keep it as continuity from the other side walk. and that they were NOT going to put a light up at Dunlin and Vincent Rd. That idea was quickly shot down after the sidewalk was in place on my side. The light was installed and the noise level was increased because of the traffic used along the sidewalk. People using the sidewalk felt they needed to come onto my property to view the dogs that were inside their kennel spaces which escalated the noise levels as strangers viewing the pets. Homeless people using the back of my property to cross the roads to get from Dublin across the I -25 Highway. at times breaking into my buildings for shelter. For this reason, I question some of the Colorado Springs developments ideas and how they are imposed on existing business and family dwellings.

I am sharing this with you as I do NOT want to hear that I didn't express concerns of the proposed land usage change. If townhomes, apartments, condos are the idea for this project I have expressed my concerns as well as the traffic issues that are present to this day trying to get in and out of my business during the morning and afternoon rush hour traffic. The motorist are constantly speeding up and down Dublin Blvd and to allow more traffic will allow more accidents as the corner from Dublin to Nevada is already an issue. During the winter storms with snow and ice, the plowing is not always a priority for removal. We have cars that are traveling very fast and around that corner will lose control and take out road signs and damage our property along our fenceline to the dog park.

I'm sure I will think of other concerns that I will have, but for now these are the major ones that I have. feel free to call me if you may have questions

My son Colton Johnson Owns UNDER THE SUN DOG DAY CARE on Vincent Rd.

Thank you
Douglas Jonson
Owner/ Operator
Sunrise and Woodmen Kennels
719-661-7036

On Wednesday, January 28, 2026 at 11:02:46 AM MST, Austin P Cooper <austin.cooper@coloradosprings.gov> wrote:

Good morning,

I am letting you know that this project will go to City Planning Commission on February 11th. If you have already submitted comments, they will be included in the packet given to the Commissioners who will make the decision on this matter. If you have any additional comments you would like to make, please email them to me prior to February 10th to allow the commissioners to review them prior to the hearing.

Best,



Austin Cooper (he, him)

Senior Planner North Team

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