

## Stocker, Allison D

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**From:** fhr213 <fhr213@protonmail.com>  
**Sent:** Thursday, April 25, 2024 1:12 PM  
**To:** Stocker, Allison D  
**Subject:** RE: ZONE-23-0033

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

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Allison,

Thanks, that does clarify things. I withdraw my objection and defer to the planning commission.

Frank

Sent with [Proton Mail](#) secure email.

On Wednesday, April 24th, 2024 at 4:33 PM, Stocker, Allison D <Allison.Stocker@coloradosprings.gov> wrote:

Hi Frank –

Thank you for your email and for providing feedback on this rezoning.

There is some history behind the rezone which may help clarify some things. About a year ago the Parks Department swapped land with the Trading Post. The Park received about 2.6 acres of land to be included in the Park, and the Trading Post received the land (~1.5 acres) that is to be rezoned. This is along Garden Lane and abuts the Trading Post's parking lot. The rezoning is needed to allow the Trading Post to reconfigure the existing parking lot onto some of the newly acquired land and eventually realign the segment of Beckers Lane that intersects with Garden Lane. The current zone district does not allow "private parking lots" which are parking lots on a different property from the entity they were built to support, which is the case here since the Trading Post is on a different property. The eventual (several years out from now) realignment of Beckers will be at the cost of the Trading Post, but before that can happen, the parking lot needs to be reconfigured. The new parking lot and eventual realignment of the road may be seen as a safety improvement compared to what is currently there and the new parking lot will provide better pedestrian safety and connectivity to the adjacent trail systems, but those will technically be apart of separate applications.

That is some basic context of how we got to this point. The City Planning Commission (CPC) will be reviewing this rezone on May 8<sup>th</sup> to consider whether MX-I is appropriate in this location. I have

included your concern in the package that CPC reviews prior to hearing and I will be bringing up neighborhood concerns in my presentation. If anything else comes to mind that you wish to comment on, please let me know!

Thank you.



**Allison Stocker** (she/ her/ hers), *AICP*

**Planner II**

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[Why Pronouns?](#)

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**From:** fhr213 <fhr213@protonmail.com>  
**Sent:** Tuesday, April 23, 2024 8:20 AM  
**To:** Stocker, Allison D <Allison.Stocker@coloradosprings.gov>  
**Subject:** ZONE-23-0033

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Hello,

I received a CS Planning card regarding the Zone change application for 324 Beckers Lane.

The property borders the Garden of the Gods municipal park and is zoned PK/HS. The change being considered is to MX-I/HS. The available information online does not indicate any advantage to the City of Colorado Springs, its residents or that of Manitou Springs or its residents.

Garden Lane is immediately in front of the 324 Beckers Lane property and is a major access point to the Garden of the Gods Park and any zoning changes with commercial uses in mind should probably not be approved unless there is a clear advantage to the users of the Park. The available information leaves that issue unclear.

Based on the available information, I would oppose the requested change.

Thank you,

Frank Reiff

350 Via Linda Vista

Manitou Springs, CO.

Frank

Sent with [Proton Mail](#) secure email.

## Stocker, Allison D

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**From:** Bonnie Barthel <swabee@comcast.net>  
**Sent:** Thursday, April 25, 2024 12:35 PM  
**To:** Stocker, Allison D  
**Subject:** ZONE-23-0033

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

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I received a post card regarding this zone change.

I am concerned about losing the 'park' status. Mr. Haas requested a zone change from Residential to Commercial from the Manitou Springs planning department in 2021 in order to build a warehouse on Beckers Lane and Manitou Springs disapproved his request. I see he is asking for the zone change to build a parking lot but will the MX-M zone allow him to build his warehouse? Once the zone change is approved, can he only build a parking lot or can he change his plans to something else allowed by the MX-M zone? Does the PK zone disallow a parking lot? What else does the MX-M zone allow? Where can I find the details for these zones? Thanks, Bonnie

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