

Baxter, Tamara

From: Baxter, Tamara
Sent: Friday, March 15, 2024 4:02 PM
To: Kathy Starling
Subject: RE: ZONE-24-0005 and ANEX-24-0008: Neagle-Dutcher Family addition
Attachments: 22018 - NDF ADD Zone Chg (3).pdf; 22018 - NDF ADD PS Wvr Req.pdf; 22018 - NDF ADD Site Plan.pdf; 22018 - NDF ADD PS (2).pdf; 22018 - NDF ADD Annex Plat 02-20-24 (3).pdf

Ms. Starling,
Thank you for your email.
My responses are provided below in red.



Tamara Baxter
Senior Planner
Planning and Development – Land Use Review
City of Colorado Springs
Main Office: (719) 385-5905
Direct: (719) 385-5621
Email: tamara.baxter@coloradosprings.gov

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From: Kathy Starling <kstarling4@aol.com>
Sent: Tuesday, March 12, 2024 9:09 PM
To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Subject: Re: ZONE-24-0005 and ANEX-24-0008: Neagle-Dutcher Family addition

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!

Hi Tamara,

We really are not finding anything helpful on the website. Some questions we have:

I am sorry you were having difficult viewing the documents on ACA.
I have attached the project statements and plans that were provided with the annexation and zone change applications.
I have not attached all the documents that they submitted.

1. Multi-family can mean a lot of things-Duplex, multi-story apartments, etc. What are they proposing go into that small lot?

Based on the project statement, they are proposing a single-family home at this location.

2. Since the city is scheduled to soon close off the intersection of Siferd and Date street, why would anything be approved to be built on that small triangle of land? Where would the entrance and exits to the proposed Multi Family project be?

Nothing has been approved at this time. This project does not propose a multi-family development.

3. Have there been any studies of traffic flow? We already have problems getting out of Park Haven since the townhomes on Date St were built last year, and Weinerschnitzel and Slim Chickens have been built. There have been many instances of accidents and near hits (t-bones) as we try to turn onto Date street to get to the intersection of Beverly and Austin Bluffs. Please provide copies of any traffic studies that have been done.

A traffic study has not been provided with the initial submittal. I have not seen comments from City Traffic yet with the initial review. I will pass along your concerns to city traffic.

4. Have any flood studies been done? The roads adjoining that property floods in several places {on the north (Date St and Lotus intersection) and north/west (Siferd and Date intersection)} on a regular basis. How would this project affect water flow on Park Haven's property if the structure/structures are built? Please provide copies of any flood studies done.

There is a public works project in the area. Please contact Adam Cooper (adam.cooper@coloradosprings.gov) with the Public Works department and he can discussed the flooding in the area.

5. Who would maintain the road around the property? All of Date Street is in horrible disrepair already. Additional traffic would only make it worse.

The portion of the road shown on the annexation plat (attached), could be Curb and gutter. I have not received comments from city engineering yet. The this portion of the road is accepted through annexation, it will be owned and maintained by the City.

6. Another objection is the proposed development plan would entail an additional water tap on an already stressed resource. Have any city water studies been done? If so, please provide copies of those as well.

CSU is an outside agency reviewer for this application.
Here is there contact page: <https://cuc.csu.org/en-US/Contact-Information/>

7. What is the process of filing an objection? Can I, as Board President of Park Haven, file an objection on the part of all our 44 units? Or would it be more beneficial to file individual objections? Either way, when would the objections need to be filed? Is a hearing set up, or what is the next step in this process? We request you not make a decision without a hearing.

The HOA nor can one person speak on behalf of one individual.

Individuals may email me directly with opposition. All emails that I receive will be part of the public record.

Decision on this annexation and zone change will be considered by city planning commission and city council.

8. The post card you sent out states a decision has not been made on this development plan, yet there were surveyors out today on the property. Why would surveyors be there if no decision has yet been made?

The postcard you received what that an annexation and zone change application were received by the city for consideration. No decision has been made. The initial review of these applications by all review agencies is due out later this week.

9. The postcard states if a decision is made to approve this development, we can file an appeal. I see there is a \$176.00 fee to file an appeal. Why would we have to pay \$176.00 to object and try to protect our rights as property owners? Would that be \$176.00 per homeowner, or can we file one appeal on behalf of the Park Village Homeowners Association?

Annexation and zoning change application by nature of these entitlement will go before City Council.

You will need to appeal to District Court, pending City Council's decision.

The fee for appeal was established by City Council.

10. Who else involved in the decision making of this development proposal can I send our concerns to? Names, phone numbers, emails please....

Members of the public can provide objections to me directly.

All public comments received will be part of the public record and provided to city planning commission and city council.

Thanks,

Kathy Starling
4155 Park Haven View
Colorado Springs, CO. 80917
719-337-5349

On Mar 11, 2024, at 10:09 AM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:



Tamara Baxter
Senior Planner
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City of Colorado Springs
Main Office: (719) 385-5905
Direct: (719) 385-5621
Email: tamara.baxter@coloradosprings.gov

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

From: Baxter, Tamara
Sent: Monday, March 11, 2024 9:16 AM
To: kstarling@aol.com
Subject: ZONE-24-0005 and ANEX-24-0008: Neagle-Dutcher Family addition

Ms. Starling,
Attached are some brief directions to view the documents for this project.

The city file #s are
ANEX-24-0008
ZONE-24-0005

Let me know if you have any additional questions.

Tamara Baxter
Senior Planner
Planning and Development – Land Use Review

City of Colorado Springs
Main Office: (719) 385-5905
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Email: tamara.baxter@coloradosprings.gov

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Baxter, Tamara

From: Baxter, Tamara
Sent: Friday, March 22, 2024 12:02 PM
To: Rita Perea
Subject: RE: Date and Siferd Street
Attachments: Greencard_Accela steps.pdf; 22018 - NDF ADD Annex Plat 02-20-24 (3).pdf; 22018 - NDF ADD Zone Chg (3).pdf; 22018 - NDF ADD PS Wvr Req.pdf; 22018 - NDF ADD Site Plan.pdf; 22018 - NDF ADD PS.pdf

Ms. Perea,

The Planning Department appreciates your comments and interest in this project.

Your comments will be provided to the applicant for a response as part of a subsequent submission and will also be considered by staff.

Multi-family is not proposed on this property.

I have attached some of the initial documents that have been submitted.

If you would like to view all documents that were submitted for these applications, I have attached some steps that will assist.

The city file #s for this project are ANEX-24-0008 and ZONE-24-0005

If you have any further comments or questions, please do not hesitate to contact me.



Tamara Baxter
Senior Planner

Planning and Development – Land Use Review

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

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 Please consider the environment before printing this e-mail.

From: Rita Perea <rpdolphingirl@gmail.com>
Sent: Monday, March 18, 2024 4:55 PM
To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Subject: Date and Siferd Street

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!

My main concern would be What constitutes a multi-family home? I would then wonder how many cars would be involved. I say this because Date Street is very very busy as it is. We also have a lot of businesses in that area that contribute to traffic pulling out on that end of Date Street. Once Date Street and Siefert are closed, all the traffic will be redirected up towards East Date Street by Burger King and that is a traffic mass as it is due to the gas station.

Sincerely,

Rita Perea

Dave Hostetler

From: Trish Beyer <trishbeyer731@yahoo.com>
Sent: Wednesday, March 27, 2024 3:55 AM
To: Dave Hostetler
Subject: Re: 4105 Date St Single-Family House

Thank you for the clarification.

Trish

On Tuesday, March 26, 2024 at 02:57:42 PM MDT, Dave Hostetler <dhostetler@ldc-inc.com> wrote:

Trish: The Public Notice Sign was very confusing with its written description, and it did not look like the City responded adequately to your initial concerns ... the lot owner is proposing to build a single-family 2-story house for that lot (see attached 1-sheet 'pdf' Site Plan ... not a multi-story, multi-family structure), if the City allows us to Annex (probably 2-3 months away from approval at the earliest) in order to use City utilities. Hope this helps. DVH

David V. Hostetler, PLS

Dave Hostetler

From: Dave Hostetler
Sent: Tuesday, March 26, 2024 2:59 PM
To: kstarling4@aol.com
Subject: 4105 Date Street Single-Family House
Attachments: 22018 - NDF ADD Site Plan 03-26-24.pdf

Importance: High

Kathy: The Public Notice Sign was very confusing with its written description, and it did not look like the City responded adequately to your initial concerns ... the lot owner is proposing to build a single-family 2-story house for that lot (see attached 1-sheet 'pdf' Site Plan ... not a multi-story, multi-family structure), if the City allows us to Annex (probably 2-3 months away from approval at the earliest) in order to use City utilities. Hope this helps. DVH

David V. Hostetler, PLS
Director of Surveying
LAND DEVELOPMENT CONSULTANTS, INC.
3898 Maizeland Road
Colorado Springs, CO 80909
Ph: (719) 528-6133, Ext. 109
Fax: (719) 528-6848
dhostetler@ldc-inc.com

Dave Hostetler

From: Dave Hostetler
Sent: Tuesday, March 26, 2024 3:01 PM
To: jessie.lozano4@yahoo.com
Subject: 4105 Date Street Single-Family House
Attachments: 22018 - NDF ADD Site Plan 03-26-24.pdf

Importance: High

Jessie: The Public Notice Sign was very confusing with its written description, and it did not look like the City responded adequately to your initial concerns ... the lot owner is proposing to build a single-family 2-story house for that lot (see attached 1-sheet 'pdf' Site Plan ... not a multi-story, multi-family structure), if the City allows us to Annex (probably 2-3 months away from approval at the earliest) in order to use City utilities. Hope this helps. DVH

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Ph: (719) 528-6133, Ext. 109
Fax: (719) 528-6848
dhostetler@ldc-inc.com

Dave Hostetler

From: Dave Hostetler
Sent: Tuesday, March 26, 2024 3:02 PM
To: 'rpdolphingirl@gmail.com'
Subject: 4105 Date Street Single-Family House
Attachments: 22018 - NDF ADD Site Plan 03-26-24.pdf

Importance: High

Rita: The Public Notice Sign was very confusing with its written description, and it did not look like the City responded adequately to your initial concerns ... the lot owner is proposing to build a single-family 2-story house for that lot (see attached 1-sheet 'pdf' Site Plan ... not a multi-story, multi-family structure), if the City allows us to Annex (probably 2-3 months away from approval at the earliest) in order to use City utilities. Hope this helps. DVH

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Fax: (719) 528-6848
dhostetler@ldc-inc.com

ANNEX-17
ZONE CHANGE-11
Sheet 1 of 6

Baxter, Tamara

From: Trish Beyer <trishbeyer731@yahoo.com>
Sent: Tuesday, March 12, 2024 4:45 PM
To: Baxter, Tamara
Subject: Record Numbers ANEX-24-0008 and ZONE-24-0005

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!

Received your notification of this project just today. Please provide a complete explanation of this project. As I understand, this group (Neagle-Dutcher Family Addition Annexation) wants to build a four or five high apartment building on the corner of Date Street and Lotus Street.

This is a huge evacuation issue because of the Sifred and Date flooding area.

It is offensive to receive this notice on March 13th, and only have until March 18th to submit comments.

I am COMPLETELY OPPOSED to this project, and I suspect my neighborhood would be as well.

I am old (67), but I have no problem walking my neighborhood to try to stop yet another "money grabbing" group of taking their profit versus the beauty of what we see every day in our backyards.

It is actually SHAMFUL that the City of Colorado Springs thought so little of their residents that they would send this notice so close to the date of response.

I am not done with this. I will reach out to the mayor and I will reach out to KRDO, KKTV, etc. This is an absolute travesty.

I am disgusted.

Patricia (aka Trish) Beyer.

Baxter, Tamara

From: Kathy Starling <kstarling4@aol.com>
Sent: Tuesday, March 12, 2024 9:09 PM
To: Baxter, Tamara
Subject: Re: ZONE-24-0005 and ANEX-24-0008: Neagle-Dutcher Family addition
Attachments: Greencard_Accela steps.pdf

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3. Have there been any studies of traffic flow? We already have problems getting out of Park Haven since the townhomes on Date St were built last year, and Weinerschnitzel and Slim Chickens have been built. There have been many instances of accidents and near hits (t-bones) as we try to turn onto Date street to get to the intersection of Beverly and Austin Bluffs. Please provide copies of any traffic studies that have been done.
4. Have any flood studies been done? The roads adjoining that property floods in several places {on the north (Date St and Lotus intersection) and north/west (Siferd and Date intersection)} on a regular basis. How would this project affect water flow on Park Haven's property if the structure/structures are built? Please provide copies of any flood studies done.
5. Who would maintain the road around the property? All of Date Street is in horrible disrepair already. Additional traffic would only make it worse.
6. Another objection is the proposed development plan would entail an additional water tap on an already stressed resource. Have any city water studies been done? If so, please provide copies of those as well.
7. What is the process of filling an objection? Can I, as Board President of Park Haven, file an objection on the part of all our 44 units? Or would it be more beneficial to file individual objections? Either way, when would the objections need to be filed? Is a hearing set up, or what is the next step in this process? We request you not make a decision without a hearing.

8. The post card you sent out states a decision has not been made on this development plan, yet there were surveyors out today on the property. Why would surveyors be there if no decision has yet been made?

9. The postcard states if a decision is made to approve this development, we can file an appeal. I see there is a \$176.00 fee to file an appeal. Why would we have to pay \$176.00 to object and try to protect our rights as property owners? Would that be \$176.00 per homeowner, or can we file one appeal on behalf of the Park Village Homeowners Association?

10. Who else involved in the decision making of this development proposal can I send our concerns to? Names, phone numbers, emails please....

Thanks,

Kathy Starling
4155 Park Haven View
Colorado Springs, CO. 80917
719-337-5349

On Mar 11, 2024, at 10:09 AM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:



Tamara Baxter
Senior Planner
Planning and Development – Land Use Review
City of Colorado Springs
Main Office: (719) 385-5905
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ZONE-24-0005

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Baxter, Tamara

From: Jessie Lozano <jessie.lozano4@yahoo.com>
Sent: Monday, March 18, 2024 6:00 PM
To: Baxter, Tamara
Subject: Neagel-Dutch family addition

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Hello,
It looks like this will obstruct views of park haven residents, is that correct? I recently purchased my home and the view was one of my biggest requirements. This is very disappointing and will decrease the value of my home.

[Sent from Yahoo Mail for iPhone](#)

Baxter, Tamara

From: Rita Perea <rpdolphingirl@gmail.com>
Sent: Monday, March 18, 2024 4:55 PM
To: Baxter, Tamara
Subject: Date and Siferd Street

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Rita Perea