

Cooper, Austin P

From: Alynne Hemphill <abhemphill50@gmail.com>
Sent: Monday, July 15, 2024 1:17 PM
To: Cooper, Austin P
Subject: Briargate church assembly of God rezoning

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Alynne Hemphill
9930 cross road
Colo. Spgs. 80920
Abhemphill50@gmail.com

My husband, Vance and I would like express our disapproval of this rezoning effort as it would further erode the boundaries of our rural residential neighborhood. We were disappointed with the rezoning and annexation on the north end with Peaks recovery center.

The traffic within the neighborhood has been significantly impacted by this.

Also, when the school is in session that corner of Boyager and Springcrest is mobbed with parents bringing their kids to school.

Thank you.

Alynne Hemphill

Cooper, Austin P

From: Ariane Peveto <ariane.peveto@gmail.com>
Sent: Monday, July 15, 2024 1:58 PM
To: Cooper, Austin P
Subject: Comment Regarding Briargate Church Assembly of God Rezoning Proposal

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Dear Mr. Cooper,

I am writing to you as a concerned member of the Springcrest neighborhood, located off of Voyager Parkway, in regards to the Church at Briargate's proposal to rezone their property from agriculture to mixed use medium. My own interest in this matter is highly personal; I live at 9620 Otero Avenue, the property adjacent to the land that would be rezoned. Despite this proximity, my family received no notification of the proposal until two days ago when a woman from the adjoining neighborhood walked over to ask if we knew about the change. So while this comment is reaching you close to the deadline, please understand that this delay is due to my only being recently informed of the change rather than a lack of interest.

My primary objections to this proposal can be summarized as follows:

1. Elimination of natural neighborhood boundaries
2. Precedent for the erosion of the neighborhood
3. Lack of a buffer between mixed-use property and rural residential property
4. Increased traffic and safety concerns

I will discuss each of these objections in more detail below.

1. Elimination of natural neighborhood boundaries

Four years ago, the majority of my neighbors and I opposed the annexation and rezoning of residences on the north side of our neighborhood. While we were disparaged for our opposition, we wanted the city council to know that we were not simply against the development—we agreed that the Peaks Recovery Center rehab facility provided a much-needed and valuable service to the community. What we were standing for was the preservation of our neighborhood as a unified whole, which this development threatened. Old Ranch Road was long the northern boundary for our neighborhood, providing a natural and common-sense buffer between our unincorporated area and the city. The council's decision to allow the massive commercial development of the Peaks Recovery Center rehab facility and campus broke that boundary, allowing for properties here to be effectively removed from our neighborhood by annexation and rezoned for commercial use.

While the Church at Briargate's proposal does not involve existing residences, the introduction of commercial properties to our neighborhood's southern boundary, Springcrest Road, will eliminate the other natural border between our neighborhood and the surrounding areas. Without clear neighborhood boundaries, a neighborhood's identity and cohesiveness cannot be sustained. A key part of our identity as a neighborhood is rural space, an identity that would not be shared nor complemented by developments allowed by mixed use zoning.

2. Precedent for the erosion of the neighborhood

One of our neighborhood's key objections to the commercial development of our north end was that the city council's decision to allow a business to purchase residences and then annex and rezone them for commercial use would set a precedent that would gradually erode our neighborhood. The church, like the nearby Classical Academy, has been a welcome member of our community for many years, but it is a stable presence. If the Church at Briargate should choose to move elsewhere, the agriculture zoning meant we were assured that we would continue to enjoy the presence of a church on that corner. However, the change to mixed-use would allow a wide variety of developments that could change with every owner and would almost certainly not fit with the purpose or character of our neighborhood.

The precedent for rezoning residences in our neighborhood makes the mixed use zoning proposal even more concerning. Already, my family and my neighbors are being asked to sell our homes to make way for large-scale developments like apartment complexes. If we did so, how long would it be until the property owners deeper into the neighborhood were asked to sell to allow more commercial development? Between the pressure to sell and the deterioration of the original character of the neighborhood, it is a logical conclusion that many would move away. Eventually, there would be no neighborhood left (or scattered rural residences among dense commercial developments), and this unique neighborhood would be lost. The precedent for rezoning here has made this kind of commercial invasion a real possibility for developers, and we adamantly resist this.

3. Lack of a buffer between mixed-use property and rural residential property

Without a clear southside boundary for our neighborhood (the aforementioned Springcrest Road), the buffer between properties with very different purposes is eliminated. In effect, the property where I currently live would become the buffer between the residential part of the neighborhood and any developments on the adjacent land. This would have a significant impact on the privacy and safety of my home, as the limited left-turn access to these properties from Springcrest would more likely be avoided by driving through the church's parking lot. There is potential for that turn-in and access road to become very busy as an alternate entrance.

4. Increased traffic and safety concerns

Road safety is always a primary concern for us. The daily school traffic and the rehab facility's patients and employees add a lot of traffic to our country road, and commuters wishing to avoid congestion on Voyager often speed through our neighborhood at high speeds to reach the more developed North Gate area. During the school year, drop-off and pick-up times for students make Springcrest nearly impassable for a period of time, and residents like me often have difficulty turning into our own street to get home or to leave the neighborhood.

Due to the rural design of our neighborhood, we do not have sidewalks in our neighborhood and therefore can only walk on the road if we want to visit neighbors or exercise. Getting off the road and out of the way of a car isn't always a simple matter, as the areas on the side of the road are sometimes steep rocky inclines or an impassable thicket of thistles and brush. Several of our neighbors have had to replace mailboxes along the road that have been hit by cars, so when we are out walking, we are always highly aware that it is not safe. Some in our area have asked the city for speedbumps to reduce the danger to pedestrians and animals (as several of us own livestock and pets), but these requests have been denied, as speedbumps are, apparently, a "safety hazard."

Mixed use development on the corner of Voyager and Springcrest would only add a further burden to our rural road, decrease the walkability of our neighborhood, and increase the danger of traffic accidents.

We ask that you consider our position as those with the highest level of investment, concern, and care in this matter and deny this application for rezoning.

Thank you for your time.

Sincerely,
Ariane Peveto

Cooper, Austin P

From: Brian Fasterling <blueskybri@icloud.com>
Sent: Monday, July 15, 2024 12:17 PM
To: Cooper, Austin P
Subject: Proposed Zoning Change at Voyager and Springcrest

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Hello, Austin:

Your name was forwarded to me by a concerned neighbor about the proposed zoning change the Church at Briargate is requesting on their property at the corner of Voyager and Springcrest. What is the nature of this request? Is this for the continuation of their plans from a couple of years ago to significantly expand the size of the church itself, or is this to allow for the development of offices, commercial, retail, apartments etc?

If the former, the neighborhood to the north of them is already aware of this. If the latter, I can assure you the neighborhood will be vehemently against any such development and is prepared to publicly and intensely fight against it in all available venues. There are residents in this area who are still outraged at how the Planning Department and City Council treated all of us when 97% of the community vehemently opposed the inclusion of a drug and alcohol rehab facility within the confines of this cherished enclave. We were essentially all told to "stick it", even when we proved the development was squarely in violation of numerous city and county codes.

Given the way they have similarly bulldozed other communities since then, no one believes the demeanor of those departments would be any different this time, which has the potential to drastically up the anger level and thus ratchet up the talk of retribution even worse than before. It's my understanding we have an assortment of fed up folks in this community with training and resources it would be best to leave unprovoked to avoid a "vigorous" defense of this neighborhood from further commercial encroachment.

If your applicant is planning to do anything other than proceed with their previous plans to expand the church itself, you would be duty-bound and well advised to inform them of the level of potentially intolerable hostility it might trigger. They should think carefully and tread lightly.

Regards,

Brian Fasterling
Springcrest Neighborhood Alliance

Cooper, Austin P

From: Kerry Cooley <kecooley@gmail.com>
Sent: Thursday, July 11, 2024 6:04 PM
To: Cooper, Austin P
Subject: Zoning request

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Mr Cooper,

I am frightened and disappointed to hear of zoning request change at Briargate Church on Voyager and Springcrest. I live in the neighborhood and the last thing we need is another car wash or gas station on the corner. OR another apartment complex. The Classical Academy is right there, and during the school year Springcrest is a nightmare during school hours. The school and CSPD are well aware of the congestion and chaos that ensues every morning and afternoon during drop off and pick up. Cars line up on Voyager in both directions waiting to turn. There is no bussing, so every parent brings their kid to and from school, causing a traffic nightmare twice daily. The idea of adding to this is irresponsible and inexcusable. Parents park in the field there and jay walk to the school with their kids running ahead into traffic. It's already unsafe. Adding more cars and congestion is ridiculous. I live on Brassie court and this is the ONLY EXIT from our neighborhood. Agricultural land must be preserved in Colorado Springs. City planning needs to watch The Lorex and not allow this change to happen.

Kerry Cooley.

Cooper, Austin P

From: DOROTHY MURRAY <botdob@aol.com>
Sent: Monday, July 15, 2024 5:01 PM
To: Cooper, Austin P
Subject: Briargate Church Assembly of God ZONE-24-0012 LUPL-24-0012

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Dear Mr. Cooper,

We are writing in regard to the development proposal to rezone the Briargate church Assembly of God property, record numbers ZONE-24-0012 and LUPL-24-0012.

We would like to register our strong opposition to this proposal. Our primary concern is the increased risk of traffic accidents resulting from any additional traffic from this complex from the already high concentration and numbers of the school buses and parents, students, and staff of the Classical Academy school district facility. The traffic congestion from the three associated neighborhoods will make it entirely too busy. Thank you for considering our objection Robert Murray Dorothy Murray

Cooper, Austin P

From: Richard K Davidson <richardkdavidson@gmail.com>
Sent: Thursday, July 11, 2024 9:07 AM
To: Cooper, Austin P; voget@comcast.net; James Colvin; Poppy Johnson; Dave Micheletti; Jen Micheletti; Glenn Cooley; Kerry Cooley; Patty Krueger; traciehi@msn.com; rob_hill@q.com; msn1970@sbcglobal.net; ted_sheri2030@yahoo.com; jerry.purswell@purswell.com; JAMES S Cook; aquarian27@ymail.com; Barbara Hamstad; kkofford@byu.net; carol kiemele; kathykelley@mac.com; gregkelley1@mac.com; ldgeg@comcast.net; scottvn@msn.com; Felicia Dundore; Terry Rohr; Sharon Miskinis; Mark Miskinis; Brenda Miller; Lance Miller; Richard K Davidson; Timothy Derosier; Gary Field; Jenn Field; Jae Jung; Jeanie Lamborn; Jack Tolson
Subject: Zoning change requested at Briargate Church Assembly of God (Otero/Springcrest/Voyager)

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Mr. Cooper,

My wife and I have been residents at 2165 Mulligan Dr. since December 1993.

The change in zoning of the church parcel to allow unspecified commercial development is unconscionable.

From [Wikipedia](#), "Unconscionability is a doctrine in contract law that describes terms that are so extremely unjust, or overwhelmingly one-sided in favor of the party who has the superior bargaining power, that they are contrary to good conscience."

The issue is simply one of life safety. Since TCA was allowed to expand, the traffic situation in the mornings and afternoons during the school year is out of control. Ingress and egress on Springcrest is necessarily dangerous. Pedestrian foot traffic crossing Springcrest and Otero from the two church parking lots and the vacant field creates the potential for a catastrophic accident.

Stacking is insufficient and at times has resulted in inbound traffic backing out onto Voyager. Vehicles waiting to turn into the school parking and stacking areas narrow access on Springcrest to a single lane and at times parked vehicles block access to Mulligan Dr.

Picture someone turning onto Springcrest (eastbound) and attempting to use the south property boundary access off of Springcrest to turn into the proposed retail site. Outbound traffic backs up to Otero at peak times thus blocking that entry. Yes, there's proposed access off of Otero into the site but if you are not familiar with the area that won't work.

And the intersection of Otero and Springcrest has traffic cutting through from Old Ranch Rd. trying to access our neighborhood well as the Tall Trees Springcrest neighborhood, turning right into the outbound flow from the school or trying to cross the traffic flow and access the school parking lots is simply a dangerous, confusing cluster.

The traffic flow is only going to compound when the multiple building office campus planned on the vacant land to the west of the school on the south side of Springcrest is developed.

Complaints to both the school and police department are totally ignored. It only gets worse when the school has an all school "event".

Furthermore, the change to commercial use, regardless of what it is, clearly does not conform to the nature of the adjoining neighborhoods consisting of horse properties, a single family subdivision and a golf course community.

We're deeply disappointed that a "neighbor" would so blatantly try to burden the neighborhood because they have more land than they need. But there is a solution, maybe they should sell it to another church and relocate to something smaller.

Rick and Jerri Davidson

Cooper, Austin P

From: Glenn Cooley <glenn.cooley@gmail.com>
Sent: Sunday, July 14, 2024 10:19 AM
To: Cooper, Austin P
Subject: Zoning Change, Briargate Church, Springcrest-Voyager Intersection

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Dear Mr. Austin,

I am writing to express my strong opposition to the rezoning of the lot owned by Briargate Church at the Springcrest-Voyager Intersection due to the current traffic conditions. The MX-M zoning seems out of place considering the residential, church, and school properties nearby. I strongly recommend that the proposal be re-filed as residential only.

The lack of bus services at The Classical Academy School leads to significant traffic congestion during morning drop-off and afternoon pick-up times. Parents parking and waiting for their children create hazardous situations where visibility is obstructed, and children are forced to navigate through blocked intersections. Parking spills over onto Springcrest and Mulligan, causing further disruptions. The traffic situation worsens as all these vehicles try to access Voyager.

It is imperative that a traffic study be conducted during school hours to fully understand the impact. I would like to invite you to visit the school with me to witness the afternoon pick-up chaos firsthand and discuss the implications of the proposed zoning change. Seeing the situation with your own eyes will surely convince you that anything other than residential zoning would be a recipe for disaster. Envisioning parents parking at nearby establishments while waiting for their children paints a grim picture of potential conflicts and exacerbation of the existing traffic issues.

Sincerely,

Glenn Cooley

9735 Brassie Ct

Cooper, Austin P

From: Jacqueline Peveto <jacquelinepeveto@gmail.com>
Sent: Monday, July 15, 2024 12:15 PM
To: Cooper, Austin P
Subject: Comment on Rezoning for the Briargate Church Assembly of God at 9550 Otero Ave

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Dear Mr. Cooper,

I am writing to you today to express deep concern about the proposed development and rezoning put forward by the Church at Briargate off of Voyager Parkway. I am a member of the Springcrest community as well as a member of the household immediately adjacent to this property at 9620 Otero Avenue. We were dismayed to only learn about the extent of this proposal a few days before the deadline for comments thanks to a kind woman who walked over from an adjoining neighborhood to ask if we were aware of it. She received an official notice, though we did not.

I, and others in my family and neighborhood, appreciate and welcome the presence of the church at the entrance to our community. However, our neighborhood has experienced many disruptions with the annexation and rezoning of the north side at Old Ranch Road, and now we are facing the erosion of our natural southern border at Springcrest. This erosion also brings with a host of problems that I would like to present for your consideration.

Firstly, our neighborhood has been burdened by increases in traffic. The Classical Academy has always been a source of congestion and slowing, especially around pick-up and drop-off times. Since the construction of the rehabilitation center on Old Ranch Road, more and more cars are speeding through Otero Avenue to avoid Voyager, especially during lunch and rush hour, though we were previously assured this would not be the case. We have no sidewalks here, and the rural nature of our neighborhood means we have to quickly navigate steep drop-offs or ditches and vegetation when cars come by. Safety is an ever growing concern when we take our pets for walks, go jogging, or pick up our mail. The addition of what are likely to be commercial properties will bring even more cars to streets that cannot accommodate this kind of traffic or parking needs.

Because our house is next door to the property under consideration, we have heavy concerns about the lack of buffer between our home and commercial developments. Wide-open spaces and undeveloped land are two of the natural beauties of our neighborhood, but with this proposal, we are being asked to allow our own house to become the buffer between commercial development and the rest of the neighborhood. This address is our home and has been for over twenty years, and I am disheartened to consider how our property may become little more than easement.

For me personally, the preservation of this neighborhood and its character is important to me as it's been the setting for a large portion of my life. My family has lived in two houses along Otero Avenue, a few years apart and only a few houses away. I learned to love the outdoors here, splashing in the creek and running through acres of tall grass. Though we were an Air Force family that moved frequently, our love for Colorado Springs and this unique neighborhood brought us back, and it was where we wanted to put

down roots. The house where we live now is the first house I lived in that wasn't a rental. It was the house I came back to after school, the place I came back to after traveling. It is my home. With the threat of encroaching development, I fear someday I'll return and not recognize this special piece of Colorado Springs. This proposal will add to the efforts carving away this rural residential area, pushing away homeowners and invariably resulting in residents moving on to other places that feel more like the Colorado they love.

We worry that this proposal, if accepted, will irreparably damage the character of our neighborhood, and over time, this neighborhood will no longer be welcoming to families like ours. Many of us have already faced pressure to sell our property by developers who are interested in continuing to erode the Springcrest community, and without the definition and defense of a clear border at Springcrest Road, that community will likely shrink and diminish.

This area is an exceptional feature of northern Colorado Springs, fully embracing the balance between city convenience and mountain life, and it epitomizes the special place Colorado Springs itself holds in our state. Our city, with its picturesque mountain views, values its open spaces and the strong, independent character that comes with high plains living. However, due to the expansion of the city over the past years, our neighborhood in particular has started to feel the impact of development, especially in regard to road traffic and pressure to accept commercial development to the north and now to the south.

If areas like Springcrest are allowed to be quietly swallowed up rather than being carefully preserved as a part of the beauty that draws people to our state every year, we risk losing our identity as a city, and this decision will set an alarming precedent for other residential areas being eyed for business solutions. If this proposal is approved, the damage done to our neighborhood, and perhaps many others, will be permanent.

Please defend our community from commercialization and development to protect a legacy of love for the outdoors, a trait Colorado has long been proud of. Please join our community's efforts to keep this part of the Springs open, hospitable, and safe for families for generations to come.

Thank you for your time reading this letter.

Sincerely,
Jacqueline Peveto

Cooper, Austin P

From: Karen Munch <k98soup@yahoo.com>
Sent: Monday, July 15, 2024 4:46 PM
To: Cooper, Austin P
Cc: paul@munchs.com
Subject: Re: Rezoning of Briargate Church Assembly of God - ZONE-24-0012, LUPL-24-0012

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Good afternoon-

We also object to the continued erosion of this residential neighborhood by businesses. Churches are one thing - higher traffic 1-2 days/week, but businesses are high traffic all days of the week. Additionally, this will occur across the street from an elementary school, creating major traffic issues for drop off and pickup of children. It also creates more traffic danger for the children.

Regarding the planning commission:

The Planning Commission needs to look historically at the continued requesting and granting of zoning changes when they consider this. We've endured multiple zoning changes in our neighborhood already. When does this stop? HOA's are ineffective in stopping such change requests and the planning commission doesn't appear to be concerned about maintaining the life we have chosen in this area. If continued, we may be forced to sell or live in the center of a formerly quiet neighborhood that now is surrounded by businesses and traffic.

Appreciate this being taken into consideration.

Karen and Paul Munch

Sent from my iPhone

On Jul 15, 2024, at 2:57 PM, Cooper, Austin P <Austin.Cooper@coloradosprings.gov> wrote:

Good afternoon,

Thank you for your comments. The applicant will need to draft a response to all public comments received regarding this comment and I will let you know when they resubmit so that you may view that response. I will also keep you posted on any public hearings regarding this project.

Best,

<image001.png>

Austin Cooper (he, him, his)

Senior Planner North Team
Land Use Review Division
City Administration Building
30 S. Nevada Ave., Suite 705
Colorado Springs, CO 80903
Office: (719) 385-2226

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

[Pre-Application Meeting Request](#)

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From: paul@munchs.com <paul@munchs.com>

Sent: Monday, July 15, 2024 2:21 PM

To: Cooper, Austin P <Austin.Cooper@coloradosprings.gov>

Cc: k98soup@yahoo.com

Subject: Rezoning of Briargate Church Assembly of God - ZONE-24-0012, LUPL-24-0012

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Austin Cooper,

Please log our objection to the Briargate Church Assembly of God's request for rezoning from A to MX-M. This is a residential neighborhood and we would like to keep it as such. I understand that the only reason the church is in this neighborhood is due to a religious exemption. What would stop a developer from starting a church in a residential neighborhood and then deciding to close it and request that it be rezoned?

Thank you

Paul & Karen Munch
10020 Otero Ave
Colorado Springs, CO 80920

Thanks,

Paul

Paul Munch | 303.819.7797 | paul@munchs.com

Cooper, Austin P

From: Sandra Larson <larson5349@msn.com>
Sent: Monday, July 8, 2024 11:23 AM
To: Cooper, Austin P
Subject: Re: ZONE-24-0012, LUPL-24-0012 Public Comment

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Mr Austin Cooper,

This is a reply to Briargate Assembly of God's request to expand their church and possibly add private homes or commercial buildings. I have no objection to them adding to their church. I strongly oppose other private residences or commercial property as it is already difficult to get on to Voyager from Springcrest Road. Voyager has also become very busy with all the building going on north of Springcrest Drive. We have many cars going in and out of Springcrest during the school year. The light at Springcrest and Voyager is set you you have to wait a full 5 minutes to get out of our neighborhood. With all this current congestion at that intersection we do not need the added complications that commercial buildings would bring. Springcrest is not a wide enough road to handle a possible commercial entrance as well as all the cars waiting to drop off and pick up students.

Sincerely,
Sandra Larson
9615 Tall Trees Drive
Colorado Springs, CO 80920
7192313949
Sent from my iPhone

On Jul 8, 2024, at 11:11 AM, Cooper, Austin P <Austin.Cooper@coloradosprings.gov> wrote:

Good morning,

Please feel free to respond to this email with any comments or concerns you have regarding these applications.

Best,

<image001.png>

Austin Cooper (he, him, his)

Senior Planner North Team
Land Use Review Division
City Administration Building
30 S. Nevada Ave., Suite 705
Colorado Springs, CO 80903
Office: (719) 385-2226
[Why Pronouns?](#)

Links:

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[Pre-Application Meeting Request](#)

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Cooper, Austin P

From: Mary Bowman <maryandlaird@gmail.com>
Sent: Monday, July 15, 2024 6:04 PM
To: Cooper, Austin P
Subject: Record numbers : Zone-24-0012 and Lupl-24-0012

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Our address is 9950 Otero Ave, Colorado Springs, CO 80920

We are against the rezoning to allow for future office, commercial or residential uses at 9550 Otero Avenue.

Cooper, Austin P

From: Mark Kiemele <mkiemele@airacad.com>
Sent: Monday, July 15, 2024 2:39 PM
To: Cooper, Austin P
Subject: FW: Zoning change requested at Briargate Church Assembly of God (Otero/Springcrest/Voyager)

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Hi Austin,

I just want to reiterate what Lance Miller has said below. The traffic really needs to be addressed, even now without any additional traffic patterns that will be superimposed on what already exists. I am also firmly against allowing any types of businesses that attract crime, like bars, marijuana stores, liquor stores, adult entertainment, etc., that could jeopardize the safety of all who live here as well as the school children and teachers/administrators. I don't know if the seller can specify some caveats or change the zoning status to avoid some of these issues, but these are my two primary concerns: more traffic problems and crime. These concerns need to be passed on to the seller that their neighbors are not thrilled about the increased traffic and potential for increased crime in our neighborhood.

Thanks for allowing us to respond.

Mark and Carol Kiemele
2065 Mulligan Drive

From: Carol <carolkiemele@comcast.net>
Sent: Thursday, July 11, 2024 10:59 PM
To: Mark Kiemele <mkiemele@airacad.com>
Subject: Fwd: Zoning change requested at Briargate Church Assembly of God (Otero/Springcrest/Voyager)

Sent from my iPhone

Begin forwarded message:

From: lancejmillier@comcast.net
Date: July 11, 2024 at 9:02:17 PM MDT
To: Austin.Cooper@coloradosprings.gov
Cc: Patty Krueger <[windowshoppingnow@gmail.com](mailto>windowshoppingnow@gmail.com)>, Barbara Hamstad <bhamstad@comcast.net>, Richard K Davidson <richardkdavidson@gmail.com>, voget@comcast.net, James Colvin <jamescolvin1122@comcast.net>, Poppy Johnson <poppies76@me.com>, Dave Micheletti <jennDavekfly@gmail.com>, Jen Micheletti <jknellinger@aol.com>, Glenn Cooley <Glenn.cooley@gmail.com>, Kerry Cooley

<Kecooley@gmail.com>, traciehi@msn.com, rob_hill@q.com, msrn1970@sbcglobal.net, ted_sheri2030@yahoo.com, jerry.purswell@purswell.com, JAMES S Cook <jcookco@msn.com>, kkofford@byu.net, carol kiemele <carolkiemele@comcast.net>, kathykelley@mac.com, gregkelley1@mac.com, ldgeg@comcast.net, scottvn@msn.com, Felicia Dundore <blackforest3@msn.com>, Terry Rohr <terryrohr@hotmail.com>, Sharon Miskinis <slmiskinis@yahoo.com>, Mark Miskinis <mmiskinis@yahoo.com>, Brenda Miller <brendacmiller@comcast.net>, Timothy Derosier <tjderosier@aol.com>, Gary Field <huskerdoc@aol.com>, Jenn Field <jenniferlfield@msn.com>, Jae Jung <jae.h.jung@hotmail.com>, Jeanie Lamborn <lambornfamily@comcast.net>, Jack Tolson <jctolson@gmail.com>

Subject: RE: Zoning change requested at Briargate Church Assembly of God (Otero/Springcrest/Voyager)

Hello Mr Cooper – thank you for taking my call today and answering a few questions. I would like to add my viewpoints to those expressed by Rick Davidson and Patty Krueger.

My comments follow:

1. The Land Use Plan and the Zone Map Amendment require a traffic impact study and none has been provided to address these concerns
 1. The traffic study MUST include a study when the TCA school is holding sessions because that portion of Springcrest from Voyager to Mulligan is already unsafe at peak times (i.e., morning drop-off, midday pick-up and end of session pick-up)
 2. When school is in session there is a major choke point along most of the southern border of the church property (as shown in my attachment) where the road narrows and is clogged by parents
 3. When school peak ties occur, the traffic can back up onto north-bound Voyager (right turn onto Springcrest) and on south-bound Voyager (left turn onto Springcrest) ... this was an unintended consequence of the schools expansion from a few years ago
 4. The traffic volume during peak times can adversely affect emergency vehicles (fire, police, ambulance)
 5. Adding additional traffic for a mixed use set of 3 proposed properties makes an unsafe situation even worse
 6. The “connector road” that is shown connecting from Otero, behind the church, and connecting to Springcrest ONLY in the east-bound lane does not support added traffic
 7. Traffic issues and safety concerns are a MAJOR concern with this proposed rezoning
2. The permitted uses for MX-M include some unsavory and unsatisfactory possibilities that could occur according to city codes including:
 1. Funeral services
 2. Clubs / lodges
 3. Hospital
 4. Adult entertainment
 5. Bar
 6. Medical marijuana store
 7. Liquor store

8. Gas station
9. Short-term rental
10. Are these the kinds of occupants that:
 1. a church wants as its immediate neighbors?
 2. should be near an elementary school?
 3. should be near another church (Korean church east of the Assembly of God)?
 4. are consistent with a neighborhood?
 5. The answer is a resounding “NO”
3. I understand the desire of the church to raise funds for a proposed expansion of its footprint within the religious zone. However, in their desire to create 3 new lots for sale, they are looking at a short-term need for funds instead of understanding the issues that arise with commercial real estate – they are a church, not a commercial real estate specialist. Besides, there is already a much larger space immediately south of the church (and west of the school) that fronts Voyager. Additionally, why would any retailer invest in the parcels with no access off Voyager and difficult access at certain times of day?
4. There is a possible solution to the needs of the church and the needs of the surrounding neighborhood. If the church amended its proposal to create the 3 new lots as RESIDENTIAL ONLY, then most of the issues become much smaller and the new lots would fit within the community and the homes immediately north of the existing land.

I urge you to meet with the residents of our neighborhood to:

5. address our concerns
6. work with the church to re-file its proposal as RESIDENTIAL ONLY

Thank you & regards

Lance Miller

2160 Mulligan Dr



Cooper, Austin P

From: Mike Slogar <f14slugger@gmail.com>
Sent: Monday, July 15, 2024 2:25 PM
To: Cooper, Austin P
Subject: Briargate Church Assembly of God

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We live on Otero Ave and are objecting to the rezoning of the property at 9550 Otero Ave, Colorado Springs, CO. We are fine with the church adding on to their property; however, we would love to keep our little gem of a community as peaceful as possible.

Thank you for your consideration,

Michael & Linda Slogar
9770 Otero Ave, Colorado Springs, CO 80920

Cooper, Austin P

From: lancejmiller@comcast.net
Sent: Thursday, July 11, 2024 9:02 PM
To: Cooper, Austin P
Cc: 'Patty Krueger'; 'Barbara Hamstad'; 'Richard K Davidson'; voget@comcast.net; 'James Colvin'; 'Poppy Johnson'; 'Dave Micheletti'; 'Jen Micheletti'; 'Glenn Cooley'; 'Kerry Cooley'; traciehi@msn.com; rob_hill@q.com; msrn1970@sbcglobal.net; ted_sheri2030@yahoo.com; jerry.purswell@purswell.com; 'JAMES S Cook'; kkofford@byu.net; 'carol kiemele'; kathykelley@mac.com; gregkelley1@mac.com; ldgeg@comcast.net; scottvn@msn.com; 'Felicia Dundore'; 'Terry Rohr'; 'Sharon Miskinis'; 'Mark Miskinis'; 'Brenda Miller'; 'Timothy Derosier'; 'Gary Field'; 'Jenn Field'; 'Jae Jung'; 'Jeanie Lamborn'; 'Jack Tolson'
Subject: RE: Zoning change requested at Briargate Church Assembly of God (Otero/Springcrest/Voyager)
Attachments: ZoningRequest.jpg

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Hello Mr Cooper – thank you for taking my call today and answering a few questions. I would like to add my viewpoints to those expressed by Rick Davidson and Patty Krueger.

My comments follow:

- The Land Use Plan and the Zone Map Amendment require a traffic impact study and none has been provided to address these concerns
 - o The traffic study MUST include a study when the TCA school is holding sessions because that portion of Springcrest from Voyager to Mulligan is already unsafe at peak times (i.e., morning drop-off, midday pick-up and end of session pick-up)
 - o When school is in session there is a major choke point along most of the southern border of the church property (as shown in my attachment) where the road narrows and is clogged by parents
 - o When school peak ties occur, the traffic can back up onto north-bound Voyager (right turn onto Springcrest) and on south-bound Voyager (left turn onto Springcrest) ... this was an unintended consequence of the schools expansion from a few years ago
 - o The traffic volume during peak times can adversely affect emergency vehicles (fire, police, ambulance)
 - o Adding additional traffic for a mixed use set of 3 proposed properties makes an unsafe situation even worse
 - o The “connector road” that is shown connecting from Otero, behind the church, and connecting to Springcrest ONLY in the east-bound lane does not support added traffic
 - o Traffic issues and safety concerns are a MAJOR concern with this proposed rezoning
- The permitted uses for MX-M include some unsavory and unsatisfactory possibilities that could occur according to city codes including:
 - o Funeral services
 - o Clubs / lodges
 - o Hospital
 - o Adult entertainment

- Bar
- Medical marijuana store
- Liquor store
- Gas station
- Short-term rental
- Are these the kinds of occupants that:
 - a church wants as its immediate neighbors?
 - should be near an elementary school?
 - should be near another church (Korean church east of the Assembly of God)?
 - are consistent with a neighborhood?
 - The answer is a resounding “NO”
- I understand the desire of the church to raise funds for a proposed expansion of its footprint within the religious zone. However, in their desire to create 3 new lots for sale, they are looking at a short-term need for funds instead of understanding the issues that arise with commercial real estate – they are a church, not a commercial real estate specialist. Besides, there is already a much larger space immediately south of the church (and west of the school) that fronts Voyager. Additionally, why would any retailer invest in the parcels with no access off Voyager and difficult access at certain times of day?
- There is a possible solution to the needs of the church and the needs of the surrounding neighborhood. If the church amended its proposal to create the 3 new lots as RESIDENTIAL ONLY, then most of the issues become much smaller and the new lots would fit within the community and the homes immediately north of the existing land.

I urge you to meet with the residents of our neighborhood to:

- address our concerns
- work with the church to re-file its proposal as RESIDENTIAL ONLY

Thank you & regards

Lance Miller

2160 Mulligan Dr

Cooper, Austin P

From: Mark Miskinis <mmiskinis@yahoo.com>
Sent: Friday, July 12, 2024 2:10 PM
To: Cooper, Austin P
Subject: Zoning change request by Briargate Church Assembly of God

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Dear Mr. Cooper

We live on Mulligan Dr and recently became aware of the proposed change in zoning of the church parcel to subdivide and allow for commercial development. We have strong concerns about how an unspecified commercial development could negatively impact the quality of life and safety for area residents and students at the TCA school. A few specific thoughts that immediately jumped out to us:

- Traffic is already a significant issue when school is in session. Not only is it difficult to get in or out of the neighborhood at the beginning and end of the school day, but there are always numerous young children crossing the road to meet up with parents, walking home, etc., and while I understand the theoretical answer may be to stop the parents and students from doing that, practically we all know that isn't going to happen. This is a child safety concern that many of us have already talked to the school about, and it would be *significantly* increased by adding commercial traffic to the area. I found information on the City of Colorado Springs website with "Zoning Map Amendment Application Requirements" which included a "Submittal Checklist" that addressed a Traffic Impact Analysis being required prior to submission of the application. I was unable to find this analysis, but assume it must have been done if the application was accepted by the city? I would be curious how it addresses the above issues.

- Once the area is rezoned, it becomes much more difficult, if not impossible, to control what type of business eventually ends up being established. While some businesses, such as a small daycare center, may be compatible with a school/residential type of community, you could also end up with a bar, a dispensary, or other types of businesses which are completely incompatible within a residential neighborhood and across the street from an elementary school.

- While some of the TCA school students live in the impacted neighborhood, most of the students are from other parts of Colorado Springs. As the notification regarding the requested zoning change was not posted until after the school let out for the summer, a large number of student families who don't live in the area (but could be very significantly impacted by the change) will not have been provided a reasonable ability to find out about the proposal and voice any potential concerns prior to the deadline for input.

In summary, while we certainly don't claim to be experts in real estate law, we did read through the information we found that addressed zoning change requests (Approval Criteria per UDC 7.5.705.D), and it seems inconceivable that the proposed changes could possibly meet all of the required criteria. We would be happy to discuss any of the above or other items with you directly, if it would be beneficial.

Best Regards,

Mark & Sharon Miskinis
2155 Mulligan Dr.

Cooper, Austin P

From: Brian Moody <brianmmoody@gmail.com>
Sent: Monday, July 15, 2024 10:39 AM
To: Cooper, Austin P
Subject: Briargate church of God

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I don't approve of this zoning change. This is a residential neighborhood! An apartment building here would not be appropriate!! Owners here have invested millions into their homes under the expectation that neighborhood zoning would not change. Now you're putting that investment at risk so that a Church can cash in on the land that it's sitting on?? This isn't appropriate and is a violation of the implicit understanding buyers in this community have had with the county.

Brian and Jenny Moody
1730 Alamosa Dr, Colorado Springs, CO 80920
719-271-4141

Cooper, Austin P

From: Patty Krueger <windowshoppingnow@gmail.com>
Sent: Monday, July 15, 2024 4:00 PM
To: Cooper, Austin P
Subject: Comments about 9550 Otero Ave., Briargate Church Assembly of God
Attachments: 2024 07 15 - re Zone 24-0012 and LUPL 24-0012.pdf

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Hello Mr. Austin Cooper,

I have attached my comments. If for some reason you can not obtain the attached pdf file I have pasted the comments below as well (but the formatting might not work too well on the below section).

Thank you,
Patty Krueger

~~~~~

July 15, 2024

RE: Briargate Church of Assembly of God, 9550 Otero Ave

To: Case Planner, Mr. Austin Cooper,

Thank you for responding to my questions regarding the requested zoning change for Briargate Church of Assembly of God, 9550 Otero Ave.

I am not in favor of the proposed zoning change. If the church must sell its western portion of their lot, then a residential zoning that allows a single family home in each lot would be the best fit for the neighborhood in terms on continuity with what the neighborhood contains and to make a negligible traffic/light/noise impact.

Below are some of my concerns about allowing such a zoning change.

A. Traffic impact:

1. Please ensure the traffic studies account for mornings and afternoons when the school traffic is the highest. Those days should be selected based on when all classes are in session so that an accurate review can be obtained for peak traffic flow.
2. Rather than type the same traffic concerns here, I wish to say I echo the responses provided to your office from Mr. Rick Davidson and Mr. Lance Miller to be counted as part of my traffic concerns as well.

B. Notice of request for zoning change to the surrounding area:

1. How was the notification to the school accomplished? If the school received the same postcard at the same time that I received mine I do not believe that was sufficient time for any school admin., during the summer, to disseminate the information allowing for comments from school staff & families.
2. The sign posted on the property would not have been seen by the school personnel and attending families either because it was added after the school closed for the summer.
3. Those connected with the school should be given a realistic amount of time to weigh in on this requested proposal.



C. Lights & Noise:

1. If this zoning change came about, on any of the parcels, including the current church's larger parcel, they could be used for a business/commercial purpose at that time or in the future with a subsequent buyer. Thus there is a risk that annoying parking lot lights, bright signs, and noise, could be added to those locations and thus could be undesirable in our neighborhood.

D. Project Statement: Zone Change & Land Use Plan...:

1. Regarding the letter dated June 14, 2024 written by Mr. Keith Moore, and submitted to the city with the planning materials:
  - a) I disagree with the conclusion that the changing the church property to MX-M "...makes a logical extension of this zoning mix along the corridor".
    - i. The properties south along Voyager Parkway corridor that he references as being a mix of BP and MX-M zoning are not at the entrance to a neighborhood of mostly residential parcels.
    - ii. In addition, those lots (along Voyager) are further from the church lot compared to the residential lots that are connected to Springcrest Rd.
  - b) I do not understand why this letter says "The Church does not want to propose development that may block their and or the adjoining properties of the views they enjoy" and yet at the same time advocates for zoning MX-M. Did they read the MX-M zoning description about the types of venues that could be located there?
    - i. I do not see a height restriction among the church documents submitted. Did I miss something or was this an oversight and the church plans to include a height restriction?
    - ii. The MX-M allows 50 ft.? That would certainly block the views that the church and nearby homes currently have.
  - c) I am not a traffic expert but I can't imagine that making these 4 parcels into MX-M would be less traffic than making them the type of residential that would allow a single family home on each of the 3 new parcels.
    - i. Dentist office vs. single family home: dentist should be more traffic
    - ii. Nursing home vs. single family home: nursing home should be more traffic
    - iii. Bar vs. single family home: except for the mornings, bar should be more traffic.
    - iv. Gas station (in lot 4) vs. even a 4 story apartment building (if they build it within the 50 ft. height limit): I would think a gas station would be more traffic than the apartment building.

E. Parcel division could be combined by a future buyer:

1. It would seem that a future buyer could purchase all three proposed new lots and then request from the city to combine the lots into one. Then it could build a larger apartment building or hotel building, up to the 50 ft. limit as long as it follows the rest of the setback rules and any other rules for that zone. This would block views for several of the neighboring properties as well as be a likely unintended consequence of selling those lots when the church thinks it might have buildings like they see further south on Voyager, dentist office and short office building.

F. Changing the zoning gives future unknown consequences:

1. Even if the first buyers of the three parcels happen to build low impact (traffic/noise/light) venues there is no guarantee that that will remain. A buyer could change its plan and sell shortly after and even the church could sell its parcel but once the zoning is something other than a “smaller height residential building” then all kinds of different businesses or residences could take their place which could be a negative impact on the neighborhood.

G. Preble meadow jumping mouse:

1. Please confirm that the required entity has determined this parcel is not a habit of the endangered mouse.
2. I recall some years back, there was a discovery of this mouse in the vicinity, I think it was near the school’s lot (The Classical Academy on Springcrest). I don’t recall the specifics but before any building takes place on the proposed western lots, please have it confirmed that building does not endanger the habitat of this mouse.

Thank you for considering comments from the neighborhood.

Patricia Krueger

Resident at the below address since July 1992

2001 Mulligan Dr., Colorado Springs

## Cooper, Austin P

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**From:** patzynen@gmail.com  
**Sent:** Monday, July 15, 2024 10:44 AM  
**To:** Cooper, Austin P  
**Subject:** #ZONE-24-0012. LUPL-24-0012. Briagate Church

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I am asking for you to decline this Rezoning request. Our area has only two entrance and exits into our small community. The other entrance is off of Old Ranch Road which brings heavy traffic straight through our neighborhood, sometimes a bit scary for walkers and children. We have a school at the entrance that causes heavy traffic daily while school is in session. We also have two churches that bring traffic into our community. I believe this additional traffic will be a hazard for our community.

Sincerely,  
Patricia Zynen  
9650 Otero Ave  
719-650-5423

Sent from my iPhone

## Cooper, Austin P

---

**From:** paul@munchs.com  
**Sent:** Monday, July 15, 2024 2:21 PM  
**To:** Cooper, Austin P  
**Cc:** k98soup@yahoo.com  
**Subject:** Rezoning of Briargate Church Assembly of God - ZONE-24-0012, LUPL-24-0012

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Austin Cooper,

Please log our objection to the Briargate Church Assembly of God's request for rezoning from A to MX-M. This is a residential neighborhood and we would like to keep it as such. I understand that the only reason the church is in this neighborhood is due to a religious exemption. What would stop a developer from starting a church in a residential neighborhood and then deciding to close it and request that it be rezoned?

Thank you

Paul & Karen Munch  
10020 Otero Ave  
Colorado Springs, CO 80920

Thanks,  
Paul

Paul Munch | 303.819.7797 | [paul@munchs.com](mailto:paul@munchs.com)

## Cooper, Austin P

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**From:** Ronald Peveto <rlpeveto@gmail.com>  
**Sent:** Monday, July 15, 2024 1:56 PM  
**To:** Cooper, Austin P  
**Subject:** Comment on Rezoning of Briargate Church

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Dear Mr. Cooper,

We are the Peveto family at 9620 Otero Avenue. This has been our home for over twenty years and a place where our friends and four generations of our family have gathered and gardened, fellowshiped and feasted.

We were disappointed to hear about the rezoning plans for the Church at Briargate next door to us, changing the land from agricultural use to mixed use. This disappointment was compounded by the fact that our family did not receive a notice of this proposal—instead, we only learned of the rezoning proposal on Friday (7/12) from a thoughtful woman from Mulligan Drive, in the neighborhood past the Classical Academy. She had received a postcard notifying her of the details of the proposal and kindly walked over to ask if we were aware of the proposed change. As the people living on the land adjacent, and therefore the ones who will be most impacted by this change, we would have appreciated being informed.

While we understand that aspects of this rezoning change are certainly beneficial and advantageous, we wanted to write to you about what this change would mean for the neighborhood. This is especially true because our neighborhood has faced some trials in the past that make the proposed rezoning especially difficult news for us to hear. As the property owners next door to this property and as members of this neighborhood, we also have some concerns about the rezoning that we would like to bring to your attention.

In the past, our neighborhood grew concerned when the church proposed putting a cell phone tower on their property. As the tower exceeded the height allowances of the church's current zoning, a change and exception was necessary. Our concerns were met with assurances that the tower would blend in as a faux pine and not change the character of our neighborhood. To our dismay, those assurances were disingenuous. The tower is distinctly industrial, and irregular maintenance means it's often shabby and dilapidated in appearance, an unsightly welcome to our rural community. I'll go on to talk about the more recent examples, but this is just one example of the ways that promises and concerns with regard to our neighborhood have been dismissed.

Four years ago, the residents of this neighborhood received a notice that several homes on the north side along Old Ranch Road had been purchased by Peaks Recovery Centers, a drug rehab facility, and that the owners were asking the city to both annex and rezone those properties to no longer be residential. We and our neighbors were treated very poorly throughout this process as members of an unincorporated area of El Paso County. We were treated with disdain and at times contempt from the developers for making objections to the rezoning and reminding them that we live here. Our objections

included concerns about the underhanded way the homes had been purchased and were already being used for business purposes without the neighborhood being informed, the rezoning being a mere formality. Like the cell phone tower, we were assured that the development of the property would blend into the residential environment, but the 44-bed treatment facility and rehab campus are undeniably nonresidential in appearance and scale.

Ultimately, our voices were not heard even though we had all but two households write letters to the city planners, the city council members at that time, and even the mayor. Though it was maligned as such, we want to be clear that this resistance was not in any way meant to indicate our neighborhood's feelings about the work that Peaks Recovery does; the services they provide are difficult and necessary work. Our resistance was to the encroachment of business on our neighborhood, as well as to the hostile treatment we received from the developers that made it clear they were not interested in becoming part of our community nor in being good neighbors to us.

We understand that we are not incorporated into Colorado Springs, so the vision put forward by PlanCOS does not apply to us. However, we are impacted by the city's changes next door to us, and this plan indicates what you value when it comes to vibrant neighborhoods. Because we share these values, we would like to present some of our objections to this proposal referring to the Vibrant Neighborhoods Goals and Policies document.

#### 1. Increased traffic

With the previous rezoning, we brought forward concerns about increased traffic on our main road, as we have no sidewalks. We are also denied speed bumps in our neighborhood, so our rural area is at the mercy of people taking shortcuts off Voyager, those speeding to or from the businesses on the north end, and school families coming and going.

This concern about traffic is doubled with the new proposal, as the new lots would allow up to three new businesses or other commercial properties to be built there in addition to the church's proposed expansion. The turn-ins for these lots would be located on Springcrest and Otero, roads that are already overburdened and nearly gridlocked during school pick-up and drop-off times and rush hour. Increased traffic congestion on the south side will only exacerbate the problem of people driving through the neighborhood to exit on the north side, where commercial development is already causing slowing.

PlanCOS's Policy VN-3.E presents a vision for integration of mixed use development in neighborhoods that is meant to encourage a sense of community and provide a walkable environment. However, the proposed rezoning and potential development will only reduce our limited walkability while further diminishing our community by eroding our natural neighborhood boundaries (previously Old Ranch Road and Springcrest Drive). As mentioned previously, we are already disturbed by the decision to allow Peaks Recovery to purchase residences and rezone them for business purposes. That decision set a precedent for the purchase of homes with the understanding that they will be converted into commercial properties, and our family is not the only one who receives multiple letters, phone calls, text messages, and even developers coming to our door to ask us to sell our home.

#### 2. Lack of parking

The proposed developments, both of the church's expansion and the three lots, will likely demand more parking than is currently available in the plan. The church's present parking lot is already often at capacity, with cars parking on the grass, and a larger building to accommodate more members will require many more additional parking spaces. We are concerned about how this need for parking will be

accommodated with the proposed development, especially given that the new zones might allow high density buildings.

### 3. Lack of buffer between residential and commercial properties

We, as the property immediately next door, are highly concerned about the lack of buffer between us and these proposed developments. In essence, our house will become the buffer for the rest of the neighborhood.

With the approval of this proposal, both the north and south edges of the neighborhood will be open for commercial development. Old Ranch Road and Springcrest Road were natural boundaries to mark the borders of our neighborhood, but with the development on the north end, that boundary is gone, exposing what was always designed to be a rural, agricultural area to high density development that we cannot sustain. This gradual erosion of the neighborhood as it is now, a beautiful rural residential area, is of utmost concern to us.

Plan COS's Policy VN-3.A is to preserve and enhance the physical elements that define a neighborhood's character. To support this policy is Strategy VN-3.A-7: Encourage neighborhood plans and initiatives that reflect neighborhood identity and a built environment supporting residents of all age ranges and abilities. The identity of our neighborhood is rural residential, and that is why the land under consideration was originally zoned for agriculture and has remained so. The physical elements that define our neighborhood's character are open spaces, safe areas for wildlife, old trees, uncultivated and undeveloped land as well as gardens, farms, and workshops. The church, even with its proposed expansion, still fits in the character and community of our neighborhood, whereas commercial development on that corner does not. The mixed use medium zoning would also allow structures up to fifty feet high to be built while the rest of the structures in the neighborhood are limited to thirty feet (with the exception of the cell phone tower).

### 4. Significant drainage problems

There are significant potential problems with drainage in the Otero neighborhood through all three of these parcels with notable flooding that's occurred in the recent past. Our own property often experiences torrential drainage from the rest of the neighborhood, all of which flows across our property to the low land found in the three lots proposed for development. This will likely impact what can be built there and require extensive infrastructure to address the natural difficulties posed by the geography here.

Per PlanCOS, neighborhoods create a sense of identity around a shared environment and shared experiences on the human scale. We ask that you will take our concerns into account as my family speaks for ourselves as an obviously interested party, but also for our neighbors who are already disrupted by previous changes and decisions and have little faith that they will be treated well by any new businesses established in our neighborhood.

Colorado Springs is a growing city, and we celebrate many of the advantages and benefits that brings. However, that growth has often come at a high cost to the people of neighborhoods like ours, who have little power or say in what happens and whose concerns are dismissed because where we live is considered an opportunity rather than a place where people build families. We ask that you deny this application and seek a solution that could be a positive change for all of us rather than an open door to further commercialization.

Thank you for your time and consideration.

Ronald Peveto  
9620 Otero Ave  
Colorado Springs, CO 80920  
719-593-7057  
[rlpeveto@gmail.com](mailto:rlpeveto@gmail.com)



## Cooper, Austin P

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**From:** Steve & Laura Spinella <stevespinella@gmail.com>  
**Sent:** Tuesday, July 16, 2024 6:04 AM  
**To:** Cooper, Austin P  
**Subject:** Zone 24-0012 and LUPL 24-0012

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I believe that many of us in the neighborhood affirm the church's desire to better serve the community, but have concern about rezoning that would be out of character with surrounding properties. Commercial, office, and high density residential would dominate and change the value of existing low density properties adjacent to the church and completely change the requirements for the very limited egress and infrastructure in a neighborhood that already includes a school and two churches alongside 100+ single family residences.

Steve and Laura Spinella  
US: 1930 Springcrest Rd, CO Springs 80920  
mail: 9685 Otero Ave, Colorado Springs, CO 80920  
Steve cell 719.355.4809, Laura cell 832.755.4261  
<[stevespinella@gmail.com](mailto:stevespinella@gmail.com)> <  
[lauraspinella@gmail.com](mailto:lauraspinella@gmail.com)>

## Cooper, Austin P

---

**From:** Annette Wunder <annettewunder@yahoo.com>  
**Sent:** Monday, July 15, 2024 10:35 AM  
**To:** Cooper, Austin P  
**Subject:** Rezoning proposal #ZONE-24-0012, LUPL-24-0012

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Dear Mr. Austin Cooper,

My husband and I strongly object to the rezoning proposals for the Church at Briargate listed in the subject of this communication. The zoning proposed will significantly impact and change our neighborhood, making it less safe, more congested and nonresidential. We understand that the church and the city stand to gain monetary benefits from the zoning changes, but at what cost? Our property values and quality of life that we worked so hard for will be negatively impacted for nothing more than greed. There is plenty of parcels to develop north, in the Interquest area. Why must you ruin our neighborhood? Why must you put the school children at risk with the increased traffic and clientele of unknown businesses?

Please do not approve this rezoning. The negative impact is just too high with no benefits to the neighborhood and community.

Sincerely,  
Annette and Lynn Wunder  
9655 Otero Ave  
Colorado Springs CO 80920  
Sent from my iPhone

## Cooper, Austin P

---

**From:** William Zynen <mrzynen@msn.com>  
**Sent:** Monday, July 15, 2024 2:05 PM  
**To:** Cooper, Austin P  
**Subject:** Rezoning proposal

**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!**

Re:  
Zone-24-0012  
LUPL-24-0012

Briargate Church  
Assembly of God  
9550 Otero Ave  
Colo.Spgs., CO 80920

Objections to change

The existing intersection of Voyager and Springcrest is currently inadequate to handle the am congestion of parents dropping off their children at the elementary school. There are also problems with the Otero ave - Springcrest intersection. It is a bottle neck, causing delay trying to turn on to or off of Otero ave and is a danger for parents and children walking - no sidewalks or traffic control lights. There is currently increased traffic using Otero Ave as a short cut from Old Ranch rd. to Springcrest, to get on Voyager. Many of these drivers speed through our neighborhood on Otero. These issues will be greatly exacerbated if multiple housing units are approved.

Also, our current property value will be adversely affected, the unique neighborhood of horse property lots will not remain with apartments / townhomes being built.

Sincerely,

Bill Zynen  
9650 Otero Ave  
Colo.Spgs., CO 80920

PS

Would you have current number of multi family units completed in the last 4 years?  
The current number of units under construction?  
The current number of units approved ready to break ground?

## Cooper, Austin P

---

**From:** A G BRUMFIELD <brumfield4u@msn.com>  
**Sent:** Tuesday, August 27, 2024 4:05 PM  
**To:** Cooper, Austin P  
**Subject:** Church at Briargate Zoning

**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!**

Mr. Cooper,

Please do not allow the zoning to be changed for the property owned by the Church at Briargate to Mixed-Use. My wife and I have lived in the Pinewoods neighborhood for over 26 years and believe this change would cause a danger to us and our neighbors. Our subdivision, the Chapel Ridge subdivision, and the Otero homes only have one access in and out of our neighborhoods. All these houses and the Classical Academy Elementary (TCA) School make for a dangerous situation if more traffic occurs along Springcrest and Voyager. I'm sure you have looked at this, but I wanted to make sure that you are aware of the numbers of households that would be affected. Pinewoods consists of 80 houses, Chapel Ridge consists of 40 houses, and 65 houses are accessed by Otero.

This is 185 households all going through a single intersection with a major highway (Voyager Parkway).

It is already very difficult to get in and out of this intersection today. The traffic light only handles a few vehicles at a time. When school is starting or ending for TCA it is almost impossible today to get through this area and we can't imagine what it would be like if more streets and cars are added to this property.

Andrea and Gary Brumfield  
2130 Bramblwood Ln.  
Colorado Springs, CO 80920  
brumfield4u@msn.com

## Cooper, Austin P

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**From:** Ariane Peveto <ariane.peveto@gmail.com>  
**Sent:** Thursday, September 5, 2024 3:25 PM  
**To:** Cooper, Austin P  
**Subject:** Comment Regarding Briargate Church Assembly of God Rezoning Proposal

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Dear Mr. Cooper,

I previously filed a comment about this project, but I wanted to reiterate my objection to the Church at Briargate's proposal to rezone their property from Agriculture to Mixed-Use Medium. Four years ago, my community opposed another rezoning request on the north end of our neighborhood. The developers deliberately misrepresented the position of the residents living on the property adjacent to the properties under consideration for annexation and rezoning, stating that these elderly residents were nothing but enthusiastic about the development of the treatment center next door. This counterfeit "support" was wielded against the rest of the community; we were told that if the neighbors most impacted by the change were welcoming to the change, then our objections were without merit.

As the next-door neighbor to the latest rezoning proposal, I would like to make sure that my family's position is unmistakably clear: we strongly object to this proposal.

My primary objections to this proposal can be summarized as follows:

1. Elimination of natural neighborhood boundaries
2. Precedent for the erosion of the neighborhood
3. Lack of a buffer between mixed-use property and rural residential property
4. Increased traffic and safety concerns

I will discuss each of these objections in more detail below.

1. Elimination of natural neighborhood boundaries

Four years ago, the majority of my neighbors and I opposed the annexation and rezoning of residences on the north side of our neighborhood. While we were disparaged for our opposition, we wanted the city council to know that we were not simply against the development—we agreed that the Peaks Recovery Center rehab facility provided a much-needed and valuable service to the community. What we were standing for was the preservation of our neighborhood as a unified whole, which this development threatened. Old Ranch Road was long the northern boundary for our neighborhood, providing a natural and common-sense buffer between our unincorporated area and the city. The council's decision to allow the massive commercial development of the Peaks Recovery Center rehab facility and campus broke that boundary, allowing for properties here to be effectively removed piecemeal from our neighborhood

by annexation and rezoned for commercial use.

While the Church at Briargate's proposal does not involve existing residences, the introduction of commercial properties to our neighborhood's southern boundary, Springcrest Road, will eliminate the other natural border between our neighborhood and the surrounding areas. Without clear neighborhood boundaries, a neighborhood's identity and cohesiveness cannot be sustained. A key part of our identity as a neighborhood is rural space, an identity that would not be shared nor complemented by developments allowed by mixed-use zoning.

## 2. Precedent for the erosion of the neighborhood

One of our neighborhood's key objections to the commercial development of our north end was that the city council's decision to allow a business to purchase residences and then annex and rezone them for commercial use would set a precedent that would gradually erode our neighborhood. The church, like the nearby Classical Academy and Joyful Baptist Church, has been a welcome member of our community for many years, but it is a stable presence. If the Church at Briargate should choose to move elsewhere, the agriculture zoning meant we were assured that we would continue to enjoy the presence of a church on that corner. However, the change to mixed-use would allow a wide variety of developments that could change with every owner and would almost certainly not fit with the purpose or character of our neighborhood.

The precedent for rezoning residences in our neighborhood makes the mixed-use zoning proposal even more concerning. Already, my family and my neighbors are being asked to sell our homes to make way for large-scale developments like apartment complexes. This continual pressure to sell our homes is not welcomed, nor is it a feature of living in Colorado Springs that other residents have to contend with. Residential zoning protects other residents from developers coming to their front door with an offer (as has happened to my family). Our neighborhood's zoning, however, has proved to be continually up for debate with people who do not live here—and also do not wish us to continue to living here.

If residents like my family were to cave to this pressure, how long would it be until the property owners deeper into the neighborhood were asked to sell to allow more commercial development? Between the pressure to sell and the deterioration of the original character of the neighborhood, it is a logical conclusion that many would move away. Eventually, there would be no neighborhood left (or scattered rural residences among dense commercial developments), and this unique neighborhood would be lost. The precedent for rezoning here has made this kind of commercial invasion a real possibility for developers, and we adamantly resist this proposal, which would be an open invitation to pick apart our neighborhood.

## 3. Lack of a buffer between mixed-use property and rural residential property

Without a clear southside boundary for our neighborhood (the aforementioned Springcrest Road), the buffer between properties with very different purposes is eliminated. In effect, the property where I currently live would become the buffer between the residential part of the neighborhood and any developments on the adjacent land. This would have a significant impact on the privacy and safety of my home, as the limited left-turn access to these properties from Springcrest would more likely be avoided by turning on to Otero and driving through the church's parking lot. There is potential for that turn-in and access road to become very busy as an alternate entrance. This would also create traffic immediately in front of Joyful Baptist Church and their preschool playground, which is directly across from the Church at

Briargate's parking lot.

#### 4. Increased traffic and safety concerns

Road safety is always a primary concern for us. The daily school traffic and the rehab facility's patients and employees add a lot of traffic to our country road, and commuters wishing to avoid congestion on Voyager often speed through our neighborhood at high speeds to reach the more developed North Gate area. During the school year, drop-off and pick-up times for students make Springcrest nearly impassable for a period of time, and residents like me often have difficulty turning into our own street to get home or to leave the neighborhood. These busy times are well known, however, and predictable, just as the residents expect more activities and louder noise at the church on Sundays and Wednesday nights.

Two weeks ago, the Church at Briargate held an event on a Saturday; the attendance for this event nearly gridlocked our neighborhood, allowing for only one lane of traffic on Otero Avenue. Cars had to take turns to enter and exit the neighborhood. Cars overflowed onto the grass around the church and were parked all along the road well past my family's property, showing that the church does not have the parking to accommodate its membership. An expanded parking lot appears to be a part of the proposed plans, but from the recent event, it seems obvious that even this added parking would not be nearly enough to sustain the kind of space that a larger congregation would need, nor does it address the parking that would be required by any additional businesses or multi-family residences on the adjoining land. In addition, with developments on that corner, heavy traffic would no longer be a short-lived inconvenience around certain times during the school year but a daily obstacle to the many residents who use Springcrest as the primary access to their home.

Due to the rural design of our neighborhood, we do not have sidewalks and therefore can only walk on the road if we want to visit neighbors or exercise. Getting off the road and out of the way of a car isn't always a simple matter, as the areas on the side of the road are sometimes steep rocky inclines or an impassable thicket of thistles and brush. Several of our neighbors have had to replace mailboxes along the road that have been hit by cars, so when we are out walking, we are always highly aware that it is not safe. Some in our community have asked the city for speedbumps to reduce the danger to pedestrians and animals (as several of us own livestock and pets), but these requests have been denied, as speedbumps are, apparently, a "safety hazard."

Mixed-use development on the corner of Voyager and Springcrest would only add a further burden to our rural road, decrease the walkability of our neighborhood, and increase the danger of traffic accidents.

We ask that you consider our position as those with the highest level of investment, concern, and care in this matter and deny this application for rezoning.

Thank you for your time.

Sincerely,  
Ariane Peveto

## Cooper, Austin P

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**From:** Barbara Voget <barbara.voget@icloud.com>  
**Sent:** Wednesday, August 21, 2024 10:46 PM  
**To:** Cooper, Austin P  
**Subject:** Church of Briargate property

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Hello,

We are neighbors of the Church of Briargate off Springcrest Rd and Otero. We are highly concerned about the proposed rezoning project consisting of the 7.73 acres. Adding businesses to this area is particularly concerning with our existing traffic issues with the school. We already have major traffic jams in this area that impact the entire neighborhood during school starting times and dismissal. We are also concerned about the type of businesses or retail that might go in and how that would impact the safety of the neighborhood. Smart growth seems to be lacking in Colorado Springs and crime rates have definitely impacted our neighborhood with an attempted break in, many car thefts and increased worry with our residents, even in the past couple of months. This rezoning will negatively add to that worry of increased traffic and unwanted additions to the neighborhood. We will try to attend the meeting on Sept. 5th. I hope we can come to a resolution on this.

Sincerely,

KC and Barbara Voget



## Cooper, Austin P

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**From:** blevinski blevinski <blevinski2@gmail.com>  
**Sent:** Thursday, September 5, 2024 9:34 AM  
**To:** Cooper, Austin P  
**Subject:** New development on otero

**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!**

Austin,

My name is Joshua. And I live on otero ave Colorado Springs. I am against this new development on the property of church at Briargate. It will raise property taxes possibly to the point of what some people had not planned and would be a hardship or impossible to force some to seek other accommodation. It would Push us to eventually be a part of the city, and just add a lot of unwanted traffic which brings more risk of accidents and crime to our area. We choose to move here in this part of Colorado for the peace and quiet. We also moved to this place cause we enjoy the country, so we would be left to ourselves. Otero is already becoming too busy as it is. We don't need more in our area. The church recently had an event and cars were parked on other people's property. In the future can cause property damage. Again this is something we don't want.

Joshua

## Cooper, Austin P

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**From:** EarthLink <rmsteed@earthlink.net>  
**Sent:** Monday, August 26, 2024 12:10 PM  
**To:** Cooper, Austin P  
**Subject:** 9550 otero avenue rezoning

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Hello,

I live at 9925 Otero Avenue since 2016:and am very concerned about the rezoning that the Assembly of God Church is proposing.

My main concern is that the already narrow street, Otero, will not be able to handle the extra traffic that will occur.

The corner area and subsequent streets connected are already at full impact.

Let me explain the reality as it is even now- Classic Academy School on SpringCrest Avenue and directly across the street from the church is a nightmare with over congested traffic before and after school.

SpringCrest street is not situated to handle the long row of cars waiting to enter the parking lot to pick up their kids. The cars actually take up 1/2 to 2/3 of the lane and cars traveling in the same direction need to drive on the wrong side of the road to go through. Also, there isn't a very safe traffic pattern and the cars coming from or going Onto Otero Avenue are not protected as cars pull out of the school driveway directly where cars from Otero exit onto SpringCrest.

Otero Avenue is also a through street for traffic going to and from the school as well as cars that want to cut through to Old Ranch Road. We have complained about how fast many of them drive on Otero, which we have complained about to the City Council.

I understand that the said Church is planning to rezone and sell adjacent parcels for commercial and apartment building use.

The church parking lot is already too small to accommodate the occupants in the church.

When there are activities going on at the church- traffic is very heavy and people park along Otero Avenue, half way on the grass. On Saturday, August 24th, the church had an event and about 25 cars were lines along Otero Avenue because the parking lot, front and back of the church was full. The cars also parked on the residential property next to the church parking lot. This made drivers take turns driving along Otero like it was a one way street. I was experiencing this and it was hard to decide if it was clear to drive through. The owner of the residential property was not happy about the church using her property as a parking lot.

I have pictures of the traffic and parking congestion I took on August 24th.

If you are interested in seeing those,please let me know.

The church is planning to enlarge its building and that also will create more traffic in an already congested and too small area.

I am asking you to earnestly check the out of control traffic control situation and what will further cause a more negative effect if this rezoning plan goes through.

Respectfully,  
Bob and Marie Steed  
9925 Otero Avenue  
719 272-1161

from my iPad

## Cooper, Austin P

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**From:** Bruce Kosbab <bruce@kosbab.com>  
**Sent:** Thursday, September 5, 2024 2:38 PM  
**To:** Cooper, Austin P  
**Subject:** Church at Briargate zoning change input

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Mr. Cooper,

I am writing to oppose the proposed zoning change from agricultural to mixed-use commercial zoning submitted by the Church at Briargate. As a 32-year resident of the Pinewoods neighborhood, I am concerned about the impact this zoning change will have on the quiet, somewhat rural, and residential character of the Otero Ave, Springcrest Road, and Mulligan Drive communities.

My #1 concern is traffic congestion. Only one road, Springcrest Road, provides access to the Pinewoods (via Springcrest Road) and Chapel Ridge at Briargate (via Mulligan Drive) neighborhoods. A change to MX-M zoning could significantly impede residents' ability to enter and exit their respective communities, exacerbating the existing traffic issues.

Secondly, I am opposed to the visual clutter, commercial density, and intrusion resulting from this zoning change. There are decreasingly fewer residential areas within this city that have some semblance of open space and a rural feel. The current agricultural zoning designation reflects the surrounding area's character. We should strive to preserve the area's unique identity and the quality of life it provides for those of us that live there.

Briargate Parkway and Interquest Parkway are nearby commercial areas that continue to develop and expand. Commercial development in the area should center on those areas rather than existing residential areas that have yet to be intruded upon.

Please consider the consequences of this zoning change and decline the proposal. Thank you for your attention to this critical matter.

Sincerely,

Bruce Kosbab  
2145 Bramblwood Lane  
Colorado Springs, CO 80920

## Cooper, Austin P

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**From:** Dani Renaud <renaud.danielle@gmail.com>  
**Sent:** Monday, August 26, 2024 10:46 AM  
**To:** Cooper, Austin P  
**Subject:** Zoning Change for The Church at the Briargate

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Hello Austin,

I live at 2005 Bramblwood Ln, Colorado Springs, CO 80920 just up the street from this church. I'm writing to express my extreme objection to allowing this church to change the zoning of their land. There are already extreme safety concerns about being able to get into and out of our neighborhood. There is no access within our neighborhood or through Mulligan drive to exit the area during an emergency. The street is already crazy congested during church services and school hours. Any additional commercial or residential use of the church's land will only make for an even more unsafe environment for residents. Let the church buy land in a more appropriate area for their own ends, do not make the residents suffer when the owners don't have a stake in our neighborhood. Their current plan is too open-ended for me to support and more importantly, creates a bigger safety concern.

Their church is the lowest rated in the city, if their own parishioners aren't aligned with them why should our neighborhood be subjected to further disruption from them? I ask that the city deny the zoning change until the church can come up with a better plan to address resident safety or find another place to expand.

Thank you for your time, I sincerely hope the city planning office takes resident safety as their top priority here.

- Dani Renaud

## Cooper, Austin P

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**From:** dave.wahl@comcast.net  
**Sent:** Thursday, September 5, 2024 3:25 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church Assembly of God Proposed Rezoning

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Mr. Cooper,

The Springs has had tremendous growth in the time I have lived in this neighborhood. Some of it well thought out. However, we can now see that the city's infrastructure is whelmed with traffic and congestion everywhere. Rezoning this parcel, at a choke point in this neighborhood, would be detrimental to the community that lives here. As we have also witnessed with the Ford Amphitheater, the concerns of the city's citizens seem of no consequence to developers desires. The city must limit this seemingly endless expansion and buildup. I am opposed to changing the parcel that can open the way for commercial development that may bring dozens if not hundreds of people packed into these 7 acres that is the only access this neighborhood has.

Dave Wahl  
1910 Springcrest Rd.

## Cooper, Austin P

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**From:** DOROTHY MURRAY <botdob@aol.com>  
**Sent:** Thursday, September 5, 2024 4:18 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate church assembly of god proposed rezoning. 9/5/24

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Briargate church assembly of god proposed rezoning. 9/5/24

Address: 9550 Otero Ave., Colorado Springs, CO, 80920

County planning department record number ZONE-24-0012. LUPL – 24-0012

Meeting time September 5, 2024 at six to 7:30 PM

Location church at Briargate – 9550 Otero Ave., Colorado Springs, CL, 80920

### INPUT FOR CONSIDERATION

SPRINGCREST, a unique neighborhood - Spacious, quiet, safe at home or walking down the street - with many people we've known for decades.

The SPRINGCREST neighborhood was designed to be different from the usual in significant ways from the very first designs that were there.

It specifically included the presence of animals. It specifically shaped lots to have access to water from the stream.

It's specifically did not call for services provided by the city like water, electricity, sewage, city fire department.

It also did not require the upgraded standards for the roads going through the neighborhood.

There are services going through the neighborhood that are not supplied to the residents of the neighborhood.

There are many homes in this neighborhood that make use of the large lots in a somewhat agricultural setting. This includes barns or out buildings, greenhouses, enclosures for domestic animals, parking sites for visitors' RVs, and several "Mother-in-law" houses or build-ons.

There is a mapped area approximately following Kettle Creek in which there are definite restrictions and what can be built and what can be changed to help preserve the healthy habitat for Prebles Jumping Mouse. These regulations do restrict both the property owners and the governments involved in what uses and actions can be taken in those areas. In general the regulations seek to preserve the pastoral nature of the area before it was developed into Springcrest.

The SPRINGCREST subdivision and, in particular the area along kettle Creek, just two blocks north of Briargate church, is an active wildlife corridor between the Air Force Academy and the Black Forest. Even in a single year like 2023, we have seen deer, elk, coyotes, raccoons, bobcats, mountain lions, bears, and an assortment of rodents. We also have more than 100 species of birds, including Eagles, Hawks, Owls, and Vultures. While some of these occasionally cause problems, all of them can be seen as helpful in controlling species that can get out of control if numbers are unchecked in highly populated areas, like some of the newly developed areas north of us.

#### CONCERNS:

There clearly is not enough space to put all the cars that can be expected to be there, all at the same time, at several times during the day and every day of the week.

An estimate of the number of cars expected to belong to inhabitants of the apartment, and the location of the parking lot and driveway from the apartments to Springcrest Road would be needed to make any usable estimate of the impact of this zoning change on all the traffic that must go past it. One would also need to know which buildings have a driveway that accesses onto Otero Avenue.

The length of the stop light at Voyager and Springcrest is very long. It definitely will cause a solid back up of cars a good ways east on Springcrest. I doubt that there could be much change in the length of time at that stoplight since getting traffic off and on the interstate will definitely be getting the priority.

Left-hand turns and turns across traffic will definitely create some severe problems if they're not traffic lights installed at the intersection of Antero and Springcrest Road also Antero and Old Ranch Road. Both of these intersections have line of sight limitations in spotting oncoming traffic. Even right hand turns are made difficult or impossible when there is no break in the oncoming traffic, a situation that could cause serious delays.

The dangers created by the difficulty in making these turns will require that turn lanes be added to the current lanes and the roadway be widened in each of those difficult locations. That would require the straightening of those roadways and also the leveling of the area to the east of the intersection at Springcrest Road and Otero Avenue. A traffic light and a turn lane and road widening at the intersection of Otero and old Ranch Road will also be necessary.

In my recollection, there are four places that are effected by this plan that have had serious and sometimes fatal results when you cannot see oncoming traffic.

One. North, east, and south at Otero and SPRINGCREST Including change in width, elevation and lane straightness

Two. North at the intersection of Alamosa and Otero

Three. East at intersection of Otero and Cross

Four. West at intersection of Antero and old Ranch Road

Thank you for your consideration of these issues.

Dorothy and Robert Murray

2170 Alamosa Dr.



Sent from my iPad

## Cooper, Austin P

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**From:** Elizabeth Gilbert <elizabethrunyen@gmail.com>  
**Sent:** Tuesday, August 27, 2024 9:37 AM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church rezoning proposal

**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!

My name is Elizabeth Gilbert, and I live on Springcrest Road. I'm writing to let you know that my family, our neighborhood, and many parents of children at the nearby school are strongly opposed to the rezoning of the Church at Briargate property at the corner of Voyager and Springcrest. I'll briefly outline our main concerns below:

- Traffic at The Classical Academy across the street (particularly during pickup and dropoff times) gets congested, as Springcrest is the only access road. The school does a wonderful job of coordinating the traffic, but adding to this—whether due to residential or retail additions on the proposed site—would result in a worsening of traffic conditions that would be certain to affect flow of traffic along both Springcrest and Voyager.
- Springcrest is also the only road leading to two full neighborhoods (one off Springcrest as it curves left, and one on Mulligan). Neither of these roads has an outlet. This means that in emergency situations—whether a resident needs to leave or emergency vehicles need to enter—residents will be affected negatively. This is a huge safety issue.
- Allowing this property to develop apartments and/or office/retail buildings so close to the school poses a threat to the safety of the children.

Thank you for taking the time to read this and for considering the neighborhoods and school that this proposal greatly affects. I hope that the safety of children and residents is paramount in your decision-making process. See you at the September 5th meeting.

Elizabeth Gilbert

## Cooper, Austin P

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**From:** Greg Pray <greg.pray@gmail.com>  
**Sent:** Thursday, September 5, 2024 2:42 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church at 9550 Otero Ave (24-0012)

**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 Austin,  
Apologies for sending this right near the deadline, but just returned from a roadtrip vacation.

I wanted to comment as a homeowner on Bramblwood Lane about the re-zoning proposal 24-0012 before attending the meeting at the church tonight. In my opinion, this kind of change is inevitable and no amount of displeasure or disgust for it will or should prevent a re-zoning or development. However, if there is a way to limit the density, or more importantly the height, of such development then it is imperative that this be done. When nothing else in the visible area has expanded significantly upward, nor expanded in extreme density (such as large apartment buildings in a small space), there are too many negative repercussions for proper owners in the area and this must be prevented. Traffic in the area can, at times, be busy on Voyager and there is no way around this. But currently the area on Springview becomes difficult to navigate around school start and end times. I do have concerns about adding significant traffic to Springview and Otero, especially at these times with school. Otero Ave was never designed to have much traffic and it is narrow with no sidewalks for pedestrians. If there is no way to prevent extensive development of the church's lot, perhaps there is a way to reroute Springview traffic into neighborhoods out through Otero only out to Old Ranch. And keep the school traffic and new construction traffic with access only from Voyager at the current Springview intersection.

Thank you for considering these comments in the processing of the proposal.

Sincerely,  
Greg Pray  
717-350-2646

## Cooper, Austin P

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**From:** Jacqueline Peveto <jacquelinepeveto@gmail.com>  
**Sent:** Thursday, September 5, 2024 3:31 PM  
**To:** Cooper, Austin P  
**Subject:** Comment on Rezoning for the Briargate Church Assembly of God at 9550 Otero Ave  
**Attachments:** IMG\_9119.JPG; IMG\_9122.JPG

**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!**

Dear Mr. Cooper,

I am writing to you today to again express deep concern about the proposed development and rezoning put forward by the Church at Briargate off of Voyager Parkway. I've sent a previous comment regarding this proposal, but I believe it is worth commenting again in order to continue to represent the voice of my neighborhood and my family, which lives immediately adjacent to this property at 9620 Otero Avenue.

This proposal presents concerns and problematic implications for the Springcrest neighborhood. As I and others have mentioned in previous comments, we appreciate and welcome the presence of the church at the entrance to our community, and this in addition to the other church across the street and the Classical Academy. However, our neighborhood has experienced many disruptions with the annexation and rezoning of the north side at Old Ranch Road, and now we are facing the erosion of our natural southern border at Springcrest. This erosion also brings with a host of problems that are worth reiterating.

Our neighborhood has been burdened by increases in traffic. The Classical Academy has always been a source of congestion and slowing, especially around pick-up and drop-off times. Since the construction of the rehabilitation center on Old Ranch Road, more and more cars are speeding through Otero Avenue to avoid Voyager, especially during lunch and rush hour, though we were previously assured this would not be the case. Safety is a growing concern for those of us who live and walk in this neighborhood. Many of us experienced a fresh wave of concern when a recent event held by the church on 8/24 filled their parking lot to capacity and required people to park on the grass and on both sides of Otero, reducing our road to one-way traffic for some time (please see attached photos).

The addition of what are likely to be commercial or residential properties with this proposal will bring even more cars to streets that were not intended to accommodate this kind of traffic or parking needs. The current plans seem to emphasize a short-term benefit of raising funds for a church expansion that will quickly outgrow a plot that's been reduced to make it possible. Once the church outgrows this location, we have no guarantees that if they are interested in finding a more suitable location for continued growth that the property won't ultimately become fully commercial, leaving the neighborhood to deal with even more development, traffic, and turnouts it is not suited for. Even putting aside potential futures, the immediate impact to our homes and even the school will be substantial if this rezoning is permitted.

Rezoning would also mean that my family's house will become the buffer between commercial development and the rest of the neighborhood, making it little more than an easement and all the more

tempting to developers aiming to consume this land for dense residential buildings—developers who are already dropping by with cards, texting, and calling. This address is our home and has been for over twenty years, and I am disheartened by the lack of concern and foresight presented by this proposal, not only for the implications to our neighborhood but also for what any homeowner should be able to expect their neighborhood to look like and be.

The church is free to find a new location if the current one is no longer suitable for its needs and membership. If they are outgrowing what our neighborhood setting can provide and are no longer supported by a place that is first intended to nurture families and homes, they should seek accommodations afforded by properties already zoned for larger buildings, expansive parking, and convenient road access. As a neighborhood, we ask that the church have more consideration for those of us who will daily live with the consequences of the changes rezoning will bring in the near future as well as if or when the church no longer calls Springcrest its home.

This is not the first time our neighborhood has been pressured by development, and sadly, it is not the first time our concerns have been dismissed or outright scorned by people who do not jog here, take their children to school here, or walk their pets here. The decisions in our neighborhood alone are setting alarming precedents for development that is poorly conceived, damaging to the community of the neighborhood, and unsustainable in the long-run. Our Springcrest neighborhood is more than land for convenient business solutions.

The recent fiasco of the Ford Amphitheater just north of us should be a case study for the importance of doing due diligence regarding the changes rezoning and development bring to residential areas and listening carefully to the objections of the people it will impact the most. Foresight, careful analysis, and common sense could have prevented this situation. Due diligence means responding to concerns with detailed traffic studies, extensive scrutiny of the condition and realities of our neighborhood, evaluating the viability of this development, and making a decision that will result in better outcomes for everyone, not just those who will benefit financially.

Please defend our community from commercialization and development and join our community's efforts to keep this part of the Springs open, hospitable, and safe for families for generations to come.

Thank you for your time reading this letter.

Sincerely,  
Jacqueline Peveto

## Cooper, Austin P

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**From:** Jay Stoner <jay@ldicolorado.com>  
**Sent:** Friday, August 30, 2024 11:35 AM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church Project

**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!**

Mr. Cooper,

I'm writing you today in total opposition of the proposed Briargate Church project.

My wife and I own a home site at the southeast corner of Otero Avenue and Old Ranch Road. We are planning on building our home there next year. We love this neighborhood for its rural country feel. The RR-2.5 zoning in the area will hopefully protect the low-density housing that currently exists.

The proposed development project named Briargate Church is a bad idea for the following reasons.

1. Changing the zoning from A (Agriculture) to MX-M (Mixed-Use Medium Scale) would allow the property to develop as office, commercial and high density residential. It is my understanding that the proposed zoning would allow a five-story apartment building to be built there. That would ruin the view for many current homeowners. This is bad land planning given these uses are not contextual with the rest of the neighborhood.
2. There is no doubt that the traffic count on Otero Avenue will increase significantly from Old Ranch Road to Springcrest Road. Otero Avenue is a narrow County road, so this additional traffic will increase the chances of serious automobile/pedestrian accidents (a lot of people walk along Otero) and decrease the property values of the existing homes in the neighborhood.
3. This project, if approved will set an inappropriate zoning precedent that could, over time spread throughout the whole neighborhood. This would absolutely destroy the peaceful rural character of this precious neighborhood.

In conclusion, this project is a bad idea and should not be approved. Please forward this email to the appropriate city officials.

Thank you for your time and consideration in this very important matter.

Respectfully,  
Jay Stoner

Dear Mr Cooper,

5 Sept 2024

Between the signage, online information and my neighbors, I have learned of the proposed changes to the character of my neighborhood. I have lived in the neighborhood since 1993 – building my home in Pine Trees as a recent military widow. My sons were 6 and 10 at the time and bussed off of USAFA to go to the then Magnet Technology School, Mountain View Elementary, (now the super-sized Classical Academy). I worked at Memorial Hospital Central and this area gave me close access to I-25 and a path to work. I was 37 at the time.

After raising my sons, building new hospitals and running surgery centers, I retired. Twenty years after the death of my husband, I met and married again. We bought a home on Brassie Court (one of the Chapel Ridge two streets of homes). My new\* (13 years ago..) husband is retired Air Force and a military contractor and works at Schriever. We both loved the neighborhood – the limited access, the space, the trees and the people.

Since the school changed from MVE to the TCA Charter School (and no school buses or organized transportation), both of these neighborhoods, as well as the Otero residents endure a daily traffic nightmare in the morning and late afternoon during the school year. Parents often line Mulligan and Springcrest, dropping off and/or picking up kids. Traffic is crazy and parents walk no crosswalk to get at their cars across the streets.

However, our biggest concern and surprise is regarding the proposed rezoning of the Church at Briargate land and what it means to us and our neighbors.

When you buy or build a home in a neighborhood, you look at what is there - safety, security, privacy, noise, congestion, landscape, land, quality of life, etc. And what is close by. What you don't see but presume from seeing two neighborhood churches is that there is some Sunday or evening traffic, but likely respectful drivers. Many people walk Otero Ave, with dogs and families as we don't have any walkable open space/park nearby. What people in our neighborhoods bought into was the neighborhood school, the church and residential neighbors. Not an apartment complex, bar, hotel, retail, offices, more traffic, more noise, less security and less safety.

Interestingly, residents, in many areas of town, including ours, are constantly being hoodwinked and having to make quality of life and/or work changes - **after** spending **\$400k to well over a million dollars** on their biggest asset – to enjoy where they chose to live. This is because of the greed and goals of a school, a church and/or developers. More often than not, these seem to override those of the residents – where collectively, the residents own more land, and space than those wanting to change the original zoning.

Why is my vote as a property owner less important than that of the church? Where is the democracy in these decisions? Of the people that live here, raise families here and invest in a home and property?

I don't believe the area proposed for sale was ever meant to be commercial. Please keep it zoned as is. Agricultural. If the current church wants to sell, they are welcome to leave and find a more appropriate site and cost to meet their needs/goals. We would have to do the same as residents. I am sure another church would find this neighborhood good for their congregation.

Sincerely,

Jen Knellinger and Dave Micheletti;  
9715 Brassie Ct

## Cooper, Austin P

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**From:** Jeremy Unruh <unrulymusician@gmail.com>  
**Sent:** Wednesday, September 4, 2024 9:10 PM  
**To:** Cooper, Austin P  
**Subject:** Regarding the Briargate Church Assembly of God Proposed Rezoning

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Hello Austin,

As a resident of this neighborhood, I vehemently oppose this rezoning. The integrity of this community would be compromised by a commercial rezoning in this rural and beloved neighborhood. More importantly, it would present major challenges to the current limited and challenging infrastructure. Traffic has already been an issue with the school and 2 churches and the poorly timed stoplight on Voyager. This would almost certainly compound the issue. The establishment of commercial use on that corner will also affect our residential property values. This neighborhood enjoys spectacular views in a calm and safe environment. The obstruction of those views and the increased traffic will negatively affect every resident of this community financially and personally. I highly doubt that there is even one resident of this community that would be in favor of this change. Lastly, it must be said that increased activity near the school presents potential safety and security risks for the children attending class during the day. I urge you to listen to the voices of the residents and do not approve this zoning change.

If the church wants to subdivide their land for sale, it would certainly be much more acceptable to have single home properties than a towering apartment complex or a strip mall. Please help us protect our community!

Let me know if you would like further comments or clarification.

Sincerely,  
Jeremy Unruh  
(719) 355-9909



## Cooper, Austin P

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**From:** John and Linda Clack <johnlinda22@q.com>  
**Sent:** Friday, August 30, 2024 1:27 PM  
**To:** Cooper, Austin P  
**Subject:** Church at Briargate Comments

**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!**

Austin Cooper,

Thank you for receiving comments concerning the rezoning proposal at the Church of Briargate (9550 Otero Avenue, Record Number ZONE-24-0012, LUPL-24-0012).

Section 7.2.304 of the City of Colorado Springs Code of Ordinances states “MX-M zone districts are intended to accommodate the development of new activity centers in emerging growth areas, as well as to promote the adaptive reuse or redevelopment of single-use commercial centers that are vacant or underused, or of other obsolete buildings or properties.” We do not see how Zone MX-M applies to this property. It is not an emerging growth area, not vacant, not underused, and not obsolete. This property does not meet the intention of the MX-M zone district.

The rezoning will allow development that would likely increase in traffic in this area. There’s already a charter school that doesn’t have busses which causes much traffic in this neighborhood when school is in session. There have been times when the road is completely blocked due to parents waiting to pick up their children.

According to the El Paso County Assessor, the church was built in 1986. Now, 38 years later, someone wants to rezone the property. This rezoning will change the character of the neighborhood.

In summary, we are in strong opposition of this rezoning. The proposed zoning does not meet the intention of the MX-M zone, it will likely increase traffic in the area and will change the character of the neighborhood. Why would this rezoning even be considered?

Unfortunately, we will be out of town on September 5 but wanted to express our opinion.

Thank you,

John and Linda Clack

2105 Bramblwood Lane

719-308-6544 (John)

719-332-4207 (Linda)



## Cooper, Austin P

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**From:** Jordan Bruce <bruceski517@hotmail.com>  
**Sent:** Wednesday, September 4, 2024 2:26 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church- Proposed Re-zoning

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Mr. Cooper,

As a resident of Pinewoods subdivision, I am very concerned about the proposed re-zoning of the Briargate Church lot. With limited access in and out of the neighborhood, Springcrest Road and Otero Ave are already heavily used, especially during the school year. Vehicle backups often occur during the day and make it very difficult to get in and out. Future commercial or residential use would make this situation worse and would have a large negative impact to the neighborhood, as well as the TCA school. Please make careful consideration of this during the development review of this proposal.

Thank you,

Jordan Bruce

## Cooper, Austin P

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**From:** Kim Gaston <kingaston719@gmail.com>  
**Sent:** Thursday, September 5, 2024 10:58 AM  
**To:** Cooper, Austin P  
**Cc:** James Gaston; Samantha Gaston; Graham gaston  
**Subject:** Neighbor opposed to rezoning Briargate Church, 9550 Otero Ave, 80920

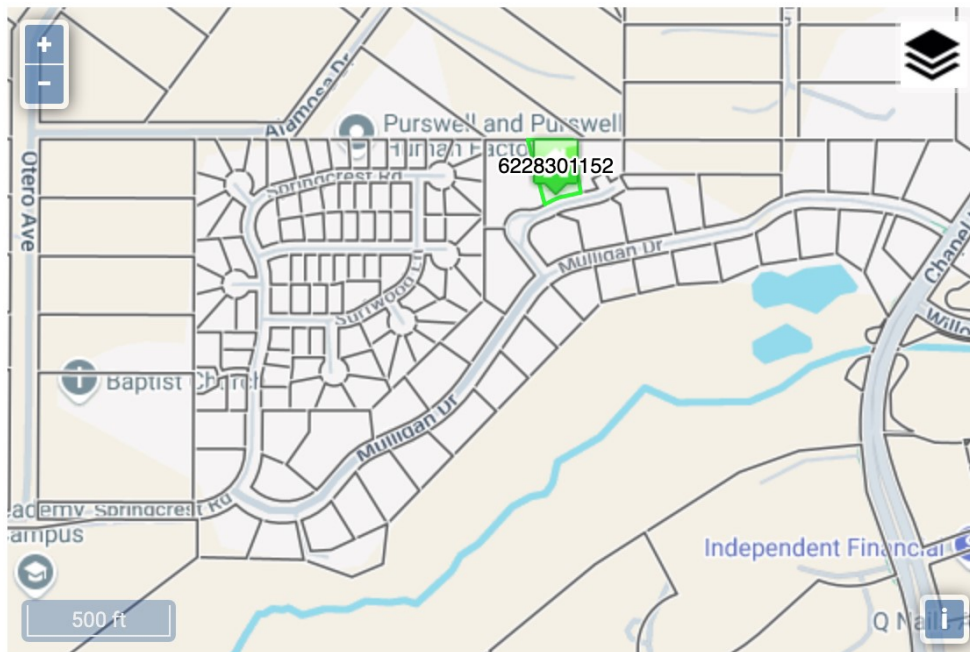
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Austin,

Thank you for returning my call today about the above proposed issue.

My family lives at 9730 Brassie Ct, Colorado Springs, CO 80920. The only exit out of our neighborhood is by way of Springcrest Rd to either Otero Ave or Voyager.

The additional traffic caused by rezoning to MX-M (Mixed-Use Medium Scale) would pose a major safety concern for the surrounding neighbors on the streets below. Our lot is identified in green. In the event of an emergency we have no alternative exit route. Mulligan is not a through street to Chapel Hills.

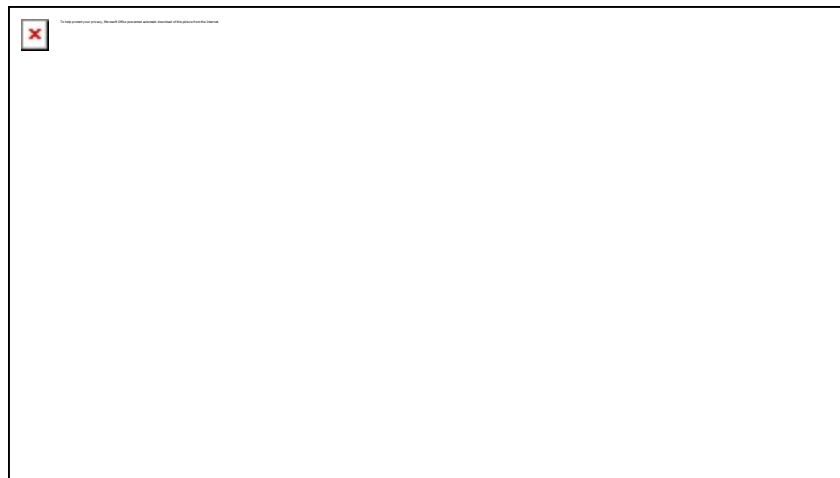


Currently, there's already a high safety concern caused by traffic from The Classical Academy not being able to safely accommodate their daily influx of children and parents coming into and exiting out of the neighborhood.

As a homeowner and neighbor, we are opposed to approving zoning for multi-family, mixed use due to the negative impact that results with additional increased traffic and the added emergency safety risks to our community.

Yes, I appreciate you forwarding this email to the Planning Commission and City Council for their future consideration and review.

Thank you for your help,



MRP, CNE  
719-661-6987  
[kimgaston719@gmail.com](mailto:kimgaston719@gmail.com)



## Cooper, Austin P

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**From:** Kjersti Hedges <kjerstihedges@msn.com>  
**Sent:** Thursday, September 5, 2024 12:11 AM  
**To:** Cooper, Austin P  
**Subject:** Zone change proposal of property at Voyager and Sprincrest

**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!**

Mr. Cooper,

I am writing to voice my concern and opposition to the zone change from A to MX-M proposed by The Church AT Briargate, owner of the nice green pasture you see to your right when you drive north on Voyager from the intersection of Voyager and Briargate Parkway. If this is approved, it will no longer be a nice green pasture. Maybe there will be apartments there, or stores, or other things that do not belong in a nice, green pasture.....

This is our neighborhood. Otero Avenue is a peaceful, rural residential area. Have you ever taken a morning walk on Otero Avenue? Looked at the flowers along the road? Seen the turkey couple who calls this neighborhood their home and has turkey babies every Spring?

We live on Surfwood Lane, just East of Otero, past TCA Central Elementary. My kids went to school at TCA, and they walked to school and we were not worried about them. If the nice, green pasture is re-zoned then maybe it will no longer be safe for kids to walk to school? And what about the traffic? It's challenging as it is at school drop off and pick up time right now.

Our neighborhood is loved and valued because it is quiet and tucked away from apartments (how many more of these do we need in our city - a new one goes up every month!) and commercial buildings, and we want to keep it that way. Our properties and houses are our investments, and our neighborhood is our community. We ask that you respect that and think twice about using every sliver of ground for profit.

Would you like it, if you had a nice, green pasture in your neighborhood, and someone built apartments, or stores, or other things on it?

Sincerely,  
Kjersti Hedges

## Cooper, Austin P

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**From:** Kristi Percell <kristipercell@gmail.com>  
**Sent:** Thursday, September 5, 2024 8:30 PM  
**To:** Cooper, Austin P  
**Subject:** Church at Briargate Rezoning Proposal

**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!**

Dear Mr. Cooper,

I am concerned about the proposed development at the Church at Briargate. Schools are sadly not the safe place they once were in our country. Right now, The Classical Academy Central Campus is in a quiet location by two churches and a small neighborhood. Springcrest is not widely used by other traffic. If the proposed change from zone A to zone MX-M is approved, high traffic buildings could go up right across from the school playground. This increased traffic carries the risk of bringing additional criminal elements to the school including the risk of potential lock downs or sexual predators watching the children.

Furthermore, traffic is already congested on Springcrest in the morning, afternoon, and whenever the school or churches host events. The existing road infrastructure is not sufficient to support additional development. It would make it harder for children to cross the road safely on their way to school and all the merging traffic could cause accidents.

Please do not allow the Church at Briargate to move forward with their re-zoning proposal.

Thank you for your time.

Sincerely,

Kristi Percell

## Cooper, Austin P

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**From:** Maria Rolland <mariasinterversity@gmail.com>  
**Sent:** Wednesday, September 4, 2024 10:24 AM  
**To:** Cooper, Austin P  
**Subject:** Comment about development case

**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 Mr. Cooper,

This is in regards to the development at:  
Location: Church at Briargate  
9550 Otero Avenue  
Colorado Springs, CO 80920

While I think the new development could be an asset to the area I am concerned about the traffic. Currently, the roadways in the area and around the school are insufficient. This development could potentially exacerbate current safety issues around parking and traffic. If this project moves forward I would request it do so with a solid plan in place to accommodate the current and future traffic and parking needs.

Thank you,  
Maria Rolland  
Concerned TCA Parent



## Cooper, Austin P

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**From:** Michael Bennett <bennettm2010@gmail.com>  
**Sent:** Friday, September 6, 2024 12:43 AM  
**To:** Cooper, Austin P  
**Cc:** Sevigny, Gabe G  
**Subject:** Briargate Church -Assembly of God Rezoning Proposal Comments

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Good evening,

I was unable to attend the neighborhood meeting today due to a last-minute schedule conflict, but have a few considerations related to the rezoning proposal.

I was curious, having personally flown at the Academy airfield, if air traffic and safety has been considered? Specifically FAA notification with an evaluation of FAA part 77 regarding construction near a military airfield?

I also saw a request for a traffic survey from Mr. Daniel Torres in the OAR2417 County file notes. I was curious the response and if that can be made publicly available? My other concern, as a resident in the neighborhood adjacent to the TCA Central campus, is that this could potentially conflict with item #2 in the Colorado Springs Zoning Map Amendment Application Requirements Review Criteria (UDC 7.5.705D Approval Criteria- #2. "The rezoning will not be detrimental to public interest, health, safety, convenience, or general welfare."). There is a single entrance and exit into the neighborhood, which is already heavily congested during school hours or church services. This is precluding any additional development.

As a parent with children at TCA, are there any other safety measures or infrastructure being funded by the city to protect the elementary school children with likely increased traffic and possible increase to population density if multi-family dwellings are considered?

Thank you for the consideration,

-Mike

## Cooper, Austin P

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**From:** pennypev@aol.com  
**Sent:** Wednesday, September 4, 2024 8:07 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church Assembly of God Proposed Rezoning

**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!**

Dear Mr. Cooper,

For more than twenty years, a church at the corner of Otero Avenue and Springcrest has been my next door neighbor. As fellow Christians, my family has been glad to witness the life and activities at the church next door. But we strongly object to the church being allowed to change the very nature and purpose of this rural residential neighborhood. By seeking to rezone their property to allow for offices, commercial enterprises, or more residences on their 7.73 acres, it would forever change our neighborhood, currently designated as Zone A (Agriculture). We are a neighborhood of families, both young and old, who love our little bit of country near the city, living on lots of a few acres each. But we are not alone. Our neighborhood is anchored by a thriving and excellent charter school, the Classical Academy of District 20 and a small Christian preschool, both located at the crossroads of Springcrest and Otero, just off Highway 83. In addition to traffic involved in pickups and drop offs for school, evening events, sports events, and church activities, Springcrest remains the only road in and out of the neighborhood just to the east of us. To allow more development at this one entrance to these folks - whether office, commercial, or residential would lead to more congestion and less safety - and would challenge the purposes that draw our neighborhood together.

I strongly urge that this proposal for rezoning be rejected.

Sincerely,

Pat Peveto  
9620 Otero Ave  
Colorado Springs, Colorado 80920  
719-593-7057

## Cooper, Austin P

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**From:** Rachael Davis <rdobelmann@yahoo.com>  
**Sent:** Thursday, September 5, 2024 3:17 PM  
**To:** Cooper, Austin P  
**Subject:** Comment for development proposal

**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!**

Mr. Cooper,

I would like to submit a comment for the development proposal in my neighborhood. My family lives in the neighborhood, on a cul-de-sac just off of Springcrest. I am very disappointed in this proposal and the idea that this would be ok for our community.

The neighborhood is basically one way in and out, with one stop light. As it is, the stop light is not consistent and backs up for up to 5 minutes at a time. There have been many calls to the city about it, but the city insists there is nothing wrong. I bring that up to say that while the light is inconvenient, it is made worse by the increase of traffic in on Voyager and on Springcrest, especially during school hours.

The school continues to grow each year and now serves about 650 students and families. Given the limited access to our small street and neighborhood, it is already a hazard driving during the school year. Adding an apartment complex or business, even a small one, would make safe travel almost impossible, creating in and out traffic in an area. The increase in traffic congestion, particularly during peak hours, would significantly affect the quality of life for residents in the surrounding areas. This includes property values.

The current church contributes to the congestion and needs additional space to provide parking. Their members park on both sides of Otero Road during services, and again that road barely accommodates 2 way traffic.

Additionally, community feedback appears to have been insufficiently incorporated into the planning process. Engaging with residents and addressing their concerns should be a priority to ensure the project aligns with the needs and wishes of the community.

I understand that our city is growing, but that means we need to be more conscientious about planning for the future. It means considering all perspectives, including the people that live here and would bear the negative brunt of development in that area.

I hope that you consider the thoughts and opinions of our community not just the entities that would benefit financially from this proposal.

Respectfully,  
Duane & Rachael Davis

**Cooper, Austin P**

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**From:** Randee Van Ness <randee@coloradoec.org>  
**Sent:** Tuesday, August 27, 2024 7:20 PM  
**To:** Cooper, Austin P  
**Subject:** Copy of study

**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!**

Austin,

I am requesting a copy of the following studies before you approve the Church at Briargate rezoning:

- Environmental
- Crime increase risk
- Traffic study for impact for different types of rezoning

I have 2 special needs children who are medically frail. Will the increase in traffic, especially in the morning and evenings, delay emergency medical help when they go into a health crisis?

Until you can show that there will be no increased risk to my children, I have to formally object to this project.

Thank you,

## Cooper, Austin P

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**From:** Raquel Younglove <raquelyounglove2026@gmail.com>  
**Sent:** Monday, August 26, 2024 6:03 PM  
**To:** Cooper, Austin P  
**Subject:** NON-CONSENT for Briargate Church Rezoning

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Hi Austin,

I left you a phone message, but wanted to provide written notice that as a homeowner of 1915 Springcrest Road, I do not consent to the Rezoning of our community.

It is very obvious that it is this politically focused church that does not belong in this area but should relocate to an area zoned for the commercialism that they are after.

Rather than them trying to destroy the foundation of an entire safe neighborhood, a more valid and mutually honoring approach would be for them to sell their property, keeping the zoning as is here, and they move elsewhere to zoning that fits their desires.

Consenting to them tearing up the entire foundation of this neighborhood is not the only available solution for them to achieve their goals, and we would ask that this strongly be considered.

Respectfully,

Raquel Younglove  
719-431-0511

## Cooper, Austin P

---

**From:** ricardo schneider <international\_sec@hotmail.com>  
**Sent:** Monday, August 26, 2024 10:38 AM  
**To:** Cooper, Austin P  
**Subject:** development proposal record number ZONR-24\_0012 LUPL-24-0012

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Mr Cooper,

I reside in the neighborhood near the request for Zoning change, record number, ZONR-24\_0012, LUPL-24-0012, 9550 Otero Ave, Colorado Springs CO.

I oppose the requested zone change from A to MX-M. I believe that the Church of Briargate will sell or develop the property resulting in degrading the surrounding area in the following areas:

Allow multi-family apartment buildings to be built and/or commercial properties  
Increased traffic issues  
Create undesirable visual blight  
Encourage additional commercial intrusion to the area

Please do not allow the rezoning request

Sincerely,  
Richard M Schnieder  
2110 Bramblwood Lane  
Colorado Springs, CO

915/ 494 8110  
international\_sec@hotmail.com

## Cooper, Austin P

---

**From:** Robert Dundore <rp2135@icloud.com>  
**Sent:** Wednesday, September 4, 2024 7:13 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church Proposed Rezoning

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Mr. Cooper,

I am writing to express my concern with the proposed rezoning of the Briargate Church property (Record No. Zone-24-0012, LUPL-24-0012) located at 9550 Otero Ave, COS 80920.

Having lived at 2135 Mulligan Dr, just up the street from the church, for the last 10 years I can tell you the addition of a commercial property on the corner of Voyager and Springcrest will add undue traffic burden on the residents of the neighborhoods that utilize Springcrest for access. With TCA school on that same corner, residents often experience traffic jams leaving the neighborhood during school hours. My understanding is the school and local residents have tried to petition the city to shorten the stop light time leaving the neighborhood to improve traffic flow but the city has not been willing to do so.

Traffic flow in addition to unwanted potential commercial properties in a residential community is simply not acceptable to the residents of these neighborhoods.

The church bought the property knowing it was located as a Zone A property. There is no need or reason for a church to sell part of its land as a money grab at the expense of its neighbors in the community.

Thank you for your consideration declining this proposed rezoning.

Robert Dundore  
2135 Mulligan Dr.

Sent from my iPhone

## Cooper, Austin P

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**From:** M. Russell Giveans, PhD <russell.giveans@gmail.com>  
**Sent:** Thursday, September 5, 2024 6:04 PM  
**To:** Cooper, Austin P  
**Subject:** Church at Briargate Comment

**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 Austin!

Sorry for sending this in at the last minute!

To keep it short and simple, we live at 1880 Springcrest Rd and we do NOT support a general rezoning as proposed by the church.

We are against additional traffic on Springcrest Rd, which would irresponsible if allowed.

HOWEVER, if this rezoning is proposed with the following two specific restrictions, we would actually SUPPORT the rezoning:

- 1) Any entrance or exit access would occur ONLY from Voyager Pkwy, and NOT from Springcrest Rd.
- 2) If the maximum allowable height of any structure be limited to the maximum height of the church's current height (which seems to be the brown box on the roof of their church).

Thank you for listening and taking this into consideration!

Russell



## Cooper, Austin P

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**From:** Sergio Baez <sergiolb1985@gmail.com>  
**Sent:** Sunday, September 1, 2024 10:40 AM  
**To:** Cooper, Austin P  
**Subject:** The Church at Briargate Rezoning

**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!**

Mr. Cooper,

This email is in regards to the proposed rezoning of the land parcel for the Church at Briargate. I am fully opposed to the proposed changes in zoning. This change opens the possibility for additional commercial space and apartments being built, and that will devalue the properties of homes in the area. Please consider maintaining the spirit and legacy of this part of Colorado Springs.

Sincerely,  
Sergio Baez, a concerned resident and homeowner

## Cooper, Austin P

---

**From:** Steve & Laura Spinella <stevespinella@gmail.com>  
**Sent:** Wednesday, September 4, 2024 1:01 PM  
**To:** Cooper, Austin P  
**Cc:** Sarah Spinella Forcey; Laura Spinella; John Forcey; Barbara & Matt Thornton; Al & Nancy Jones  
**Subject:** Briargate Church AOG Proposed Rezoning

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Comment on ZONE-24-0012, LUPL-24-0012

I believe it is inappropriate for a lot that is part of a minimum 2.5 acre ranchette development, in use by a church, to be rezoned MX-M when the rest of the development is not. When the church petitioned to enter the city, that made sense in order to access city services to expand their worship center. That has already happened.

This in contrast is a proposed rezoning that would naturally lead to an awkward clash between designated uses (and services) for adjacent properties. As the owners of 9685 Otero Ave and 1930 Springcrest Rd (which is only accessible via the adjacent intersections), we believe this is an unfair request that is prejudicial to the adjacent neighborhoods.

If a rezoning is desired by the city, it should encompass the whole neighborhood, with uniform and coordinated designations, city services, and planned uses. Certainly the city has developed both to the south and the north, but this property does not exist as an island.

Further, my understanding is that this rezoning is not necessary for the church's planned development, since that has already been approved. Instead, this is likely to create a situation where the church could well be motivated to sell to a different user, perhaps a commercial developer, who may even be waiting in the wings right now.

Not only would this be detrimental to the entire neighborhood, including the adjacent elementary school, but it would make the city look biased and beholden to any subsequent developer.

If this use is appropriate in the eyes of the zoning board, it should be orchestrated across the larger development, not single out a specific user, even if that user is currently a religious non-profit.

Thank you for your careful attention to this matter,

Steve and Laura Spinella for the Spinella, Ramage, and Forcey families

Steve and Laura Spinella  
US: 1930 Springcrest Rd, CO Springs 80920  
mail: 9685 Otero Ave, Colorado Springs, CO 80920  
Steve cell 719.355.4809, Laura cell 832.755.4261  
<[stevespinella@gmail.com](mailto:stevespinella@gmail.com)> <

[lauraspinella@gmail.com](mailto:lauraspinella@gmail.com)>

## Cooper, Austin P

---

**From:** Steve Luna <steveluna@gmail.com>  
**Sent:** Sunday, August 25, 2024 8:14 PM  
**To:** Cooper, Austin P  
**Subject:** Church at Briargate - 9550 Otero Avenue

**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 Mr. Cooper,

I live close to the Church of Briargate at 9550 Otero Avenue, and I recently heard that they were planning to split their lot into 4 parcels and apply for a rezoning. I have a few questions.

Could you please add me to the neighborhood distribution list for this project?

What is the process for approving this project? I heard that there is a neighborhood meeting at the church on Sep 5. Will that be followed by a planning commission meeting, and potentially a city council meeting if the project is appealed?

I would like to understand the zoning options. In the record for the file, there is a letter, dated March 26, 2024, from the city planner, Kyle Fenner, to the applicant's representative, Keith Moore, that states that the zoning options are R-4, R-5, BP, and MX-M. Why are those the only possible zoning options? For example, why not OR or MX-N?

Given the R-4, R-5, BP, and MX-N options, would R4 be a better choice since it is intended to be adjacent to collector or arterial streets, in transition areas at the edges of low-density neighborhoods? It borders the low-density Springcrest neighborhood to the north.

What are the multifamily density limits for MX-N and R-4?

Thank you,  
Steve Luna  
1975 Alamosa Dr

## Cooper, Austin P

**From:** Tim Heyne 800-283-7499 <timothyheyne@gmail.com>  
**Sent:** Thursday, September 5, 2024 3:33 PM  
**To:** Cooper, Austin P  
**Subject:** Briargate Church - Zoning Change - Comment to provide

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I live in the neighborhood that is just past this church and past the school.  
First, I typically support property owners' freedom to do what they choose with their own property.  
However, with this rezoning, I reviewed the possible uses under the MX-M zoning, and I am concerned.

Specifically with this section;  
(continue below)

| Table 7.3.2-A P = Permitted A = Accessory to primary use<br>Base and NNA-O C = Conditional Use T = Temporary use<br>District Use Table R = Allowed pursuant to regulating plan |             |     |      |      |     |     |     |            |             |             |           |      |      |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----|------|------|-----|-----|-----|------------|-------------|-------------|-----------|------|------|------|
|                                                                                                                                                                                | Residential |     |      |      |     |     |     |            |             |             | Mixed-Use |      |      |      |
| Zone District<br>➡                                                                                                                                                             | A           | R-E | R-19 | R-16 | R-2 | R-4 | R-5 | R-Flex Low | R-Flex Med. | R-Flex High | OR        | MX-N | MX-T | MX-M |
| Land Use<br>↓                                                                                                                                                                  |             |     |      |      |     |     |     |            |             |             |           |      |      |      |
| Adult Entertainment                                                                                                                                                            |             |     |      |      |     |     |     |            |             |             |           |      |      | P    |
| Alcohol Production Uses                                                                                                                                                        |             |     |      |      |     |     |     |            |             |             |           | C    |      | P    |
| Bar                                                                                                                                                                            |             |     |      |      |     |     |     |            |             |             |           | C    |      | P    |
| Bed and Breakfast                                                                                                                                                              |             |     |      |      |     |     | P   |            |             | P           | C         | C    | P    | P    |
| Campground or Recreational Vehicle Park                                                                                                                                        | C           |     |      |      |     |     |     |            |             |             |           |      |      | P    |

| Table 7.3.2-A        |  | P = Permitted                           |     |      |      |     | A = Accessory to primary use |     |            |             |             |    |      |      |      |
|----------------------|--|-----------------------------------------|-----|------|------|-----|------------------------------|-----|------------|-------------|-------------|----|------|------|------|
| Base and NNA-O       |  | C = Conditional Use                     |     |      |      |     | T = Temporary use            |     |            |             |             |    |      |      |      |
| District Use Table   |  | R = Allowed pursuant to regulating plan |     |      |      |     |                              |     |            |             |             |    |      |      |      |
|                      |  | Residential                             |     |      |      |     |                              |     |            |             | Mixed-Use   |    |      |      |      |
| Zone District<br>➡   |  | A                                       | R-E | R-19 | R-16 | R-2 | R-4                          | R-5 | R-Flex Low | R-Flex Med. | R-Flex High | OR | MX-N | MX-T | MX-M |
| Land Use<br>↓        |  |                                         |     |      |      |     |                              |     |            |             |             |    |      |      |      |
|                      |  |                                         |     |      |      |     |                              |     |            |             |             |    |      |      |      |
| Retail Sales, Large  |  |                                         |     |      |      |     |                              |     |            |             |             |    |      |      | P    |
| Retail Sales, Medium |  |                                         |     |      |      |     |                              |     |            |             |             |    |      |      | P    |
| Retail Sales, Small  |  |                                         |     |      |      |     |                              |     |            |             | A           |    | C    |      | P    |

I understand the church needs to rezone and sell this land to fund its growth and expansion plans. That makes sense. I am reasonable.

I would move/propose a slight downgrade in the zoning proposal.

A downgrade to MX-T or MX-N makes a lot more sense for this parcel and land and is a reasonable request (in my opinion).

NIMBY is a typical mindset that I am sure you deal with regularly. My view is slightly different. I am okay with growth and development, but it should make sense for what is in the area.

Lastly, a MAJOR concern for anything that would be built here would be major traffic issues. If you have not tried to come or go during school hours, you don't know the mess that is here. The intersection with Springcrest and Otero, right at one of the exits from the school, becomes a cluster mess. Currently, the church (and the vacant lot(s)), add zero cars during school pick-up and drop-off hours. Anything that is added will add cars, I get it, but some types of business have more traffic than others. For example, an apartment complex has many coming and going, but something like an insurance office would be minimal.



Thanks for your time.

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