

Wintz, Katelynn A

From: Allen Arnold <allen@wildatheart.org>
Sent: Tuesday, June 20, 2023 4:04 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Katelynn, Britt & Randy - waiting on your response

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Katelynn, Britt, and Randy,

As elected representatives of the local community, you committed to be responsive to questions from your constituency. It's been 8 days and none of you have done so yet.

Please take a minute to respond to this email question. It is part of your job to do so.

Allen Arnold

On Mon, Jun 12, 2023 at 11:51 AM Allen Arnold <allen@wildatheart.org> wrote:

Katelynn, Britt, and Randy,

I, along with the Kettle Creek and Bison Ridge community, stand against this unapproved rezoning proposal.

As representatives of the will of the citizens of Colorado Springs (rather than builders), I'd like to hear your rationalization of this proposed new development.

I'm a long-term resident of Kettle Creek. The land in question was donated to the city years ago **with the intent that it become a park**. The density of R-flex Medium with 5-16 dwelling units per acre is concerning and certainly not in line with the rest of the neighborhood. This must ultimately mean apartment buildings and townhomes. With the higher density area being tucked behind the existing neighborhood (poor planning!), and the only entrance being Chapel Ridge Drive, traffic issues and street are a concern.

Beyond that, thousands of apartments are being built in the north part of town. Far beyond what's needed or wanted. Is the goal simply to fill every bit of land? If not, what is the goal to overbuild in this way.

In the proposal, it shows plans to bury the existing power lines which is extremely expensive. Will the developer foot all of the bill, or will taxpayers be responsible for part of it?

Since you are in office to serve the community, of which I'm a part, I do expect a non-form letter response to this email. Thanks in advance for caring enough to respond.

Allen Arnold

Wintz, Katelynn A

From: Allen Arnold <allen@wildatheart.org>
Sent: Monday, June 12, 2023 11:51 AM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Rezoning Proposal - #XN7279659 (Please Respond)

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Katelynn, Britt, and Randy,

I, along with the Kettle Creek and Bison Ridge community, stand against this unapproved rezoning proposal.

As representatives of the will of the citizens of Colorado Springs (rather than builders), I'd like to hear your rationalization of this proposed new development.

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Beyond that, thousands of apartments are being built in the north part of town. Far beyond what's needed or wanted. Is the goal simply to fill every bit of land? If not, what is the goal to overbuild in this way.

In the proposal, it shows plans to bury the existing power lines which is extremely expensive. Will the developer foot all of the bill, or will taxpayers be responsible for part of it?

Since you are in office to serve the community, of which I'm a part, I do expect a non-form letter response to this email. Thanks in advance for caring enough to respond.

Allen Arnold

Wintz, Katelynn A

From: Jarrod A <jarrodashida@gmail.com>
Sent: Friday, June 9, 2023 2:00 PM
To: Wintz, Katelynn A
Subject: Re: Zone-23-0014 MAPN-23-0005

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Hi Katelynn,

Is there a meeting for this, or are you just taking email comments now?

Thanks,
jarrod

On Tue, May 30, 2023 at 10:10 AM Jarrod Ashida <jarrodashida@gmail.com> wrote:

Understood. But when parks department is doing it, seems like the bar should be higher. Especially when end buyer or receiver pretty much knows what they want.

Not a great PR look

On May 30, 2023, at 9:59 AM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Per our city code, for the application they are requesting, there is no requirement to provide that information to support a rezoning. Though I can always ask the question in my review, the Parks department may not be able to provide a response.

I can say that the R-Flex Medium zone district allows for single family detached, duplex (both 2 units on 1 lot or 2 units attached on individual lots), and multi-family housing. Multi-family housing is a broad term that encompasses any development where 3 or more units are constructed on an individual lot. This often includes townhomes, condominiums, and triplexes as well as a more traditional apartment style development.

The permitted density range is between 5 dwelling units – 16 dwelling units per acre.

From: Jarrod Ashida <jarrodashida@gmail.com>
Sent: Tuesday, May 30, 2023 9:53 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Re: Zone-23-0014 MAPN-23-0005

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Appreciate it.

I did see the other documents but as you said, there is no concept plan on what sorts of homes will be added. It looks to me like the majority will be attached housing, but I can only guess.

Thanks,

Jarrold

On May 30, 2023, at 9:44 AM, Wintz, Katelynn A
<Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Jarrod –

Thank you for your comments. As only the planner on the application, I cannot speak to what the intent behind this request is. Though as we move through the review of the project, the City Parks Department will be responsible for reviewing the public comments and providing responses.

Per the land use plan that was provided, it does appear that there is some allocation for neighborhood style parks interspersed throughout this proposed development. Because this is only a rezoning request with an accompanying land use plan (a more conceptual document that illustrates use & density instead of final built form) I do not know what the ultimate design of the site will be.

I've catalogued your comment and will request a written response from the parks department. Additionally, I have placed your email on our listserv to keep you informed about how the project is progressing.

Thank you

Kate

From: Jarrod A <jarrodashida@gmail.com>
Sent: Saturday, May 27, 2023 9:45 AM

To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>

Subject: Zone-23-0014 MAPN-23-0005

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Can you please send more details on this rezoning? It is very limited and seems a little suspect.

Having the City Parks department rezone a park zoned area to R-Flex seems like the city is doing the bidding for the developer in order to not cause a ruckus. Colorado Springs seems to have already been taken advantage of by developers in the way they create "open space" in their developments by using the outside buffer on busier roads as meeting their open space requirements. Pocket Parks, interior greenbelts and other thoughtful ways of creating a nice neighborhood seem to be forsaken for density.

What is the plan from the developer that will eventually take over this ground if it does in fact get changed to R-Flex Medium density?

As a developer myself, I think a thoughtful solution should be considered with a large requirement needing to be public park that has a good amount of amenities.

Thank you,

Jarrold Ashida

10653 Black Kettle Way

Wintz, Katelynn A

From: Andrea Ferguson <andreabeth333@icloud.com>
Sent: Thursday, June 8, 2023 11:31 AM
To: Wintz, Katelynn A
Subject: Townhomes

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Greetings,

I am writing to request that zoning not change for the chapel ridge area. We moved into our home with understanding that area was zoned as a park. Now if it is turned into high capacity units, it will ruin the nature of this neighborhood with traffic and exposure to our hidden subdivision.

Please leave this as a park!

Thank you,
Andrea Ferguson

Sent from my iPad

Wintz, Katelynn A

From: amanda manship <shudda25@hotmail.com>
Sent: Wednesday, June 7, 2023 9:28 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: ZONE-23-0014, MAPN-23-0005

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Good evening,

I'm writing this email to express my concern as a resident of Bison Ridge with the city's plan to try to rezone the area west of Powers and north of Bison Ridge from Park to Residential.

Part of the reason we bought our home in this neighborhood was knowing there may be a park nearby at some point in the future. My husband and I are both active duty military with under 4 years left in our careers before we can retire, and we knew the purchase of this home would be our last allowing our kids stability to get through middle and high school. They love going outside to play, but there is nothing within walking distance at this time to really allow them to safely get outside without being in the street. The park was a huge selling point.

Not to mention my serious concern with overpopulating the local schools. I can't speak yet for the middle/high school, but Mountain View Elementary is already overpopulated with not enough faculty and support staff, and I'm confident Encompass Heights is as well (given I was unable to move my kids there as they were already over capacity per the district). My son was removed from his special needs program because they did not have enough staff to support his needs, and there were other children who were determined to be more "needing" by the school. We have only been able to meet with the counselors once or twice per year due to their overtasked schedules, but the constant message is they don't have enough staff to provide all services to all children, much less ensure class sizes remain manageable for teachers in physical and educational capacity. I cannot imagine the additional burden on the schools if a multi-family dwelling neighbor, with between 600 to 1,920 units (per the acreage and R-Flex medium zoning) is put in place of the park.

Lastly, Old Ranch on the west side to Voyager needs to be expanded before considering adding in any additional frequent travelers on the road. There have been countless times where drivers do stupid things on that road causing backups/issues that could be solved with widening it to two lanes each way all the way through. Increasing the number of people utilizing the road will only increase the safety issues that already exist.

Make good on the promise to build a park instead of multi-family housing - take care of the families that already live here.

~Amanda Manship
10554 Black Elk Way

Wintz, Katelynn A

From: Jamie Nau <jjn4970@yahoo.com>
Sent: Wednesday, June 7, 2023 4:20 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Ovation Zone Change & LUP
Attachments: Signatures.pdf

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Hello-

My name is Jamie Nau, and I am writing to discuss a rezone request titled "Ovation Zone Change & LUP". In this email I represent myself as a homeowner in the Kettle Creek neighborhood, but also as a spokesperson for at least 240 of my neighbors. We have carefully considered the proposed rezoning and have several concerns about how this proposal will affect the existing residents of the community.

Over the past week I have spent hours collecting information about our community's thoughts, both in person (going door to door) and on social media. After spending all this time, it is clear that this community is not in favor of this change. The communities of Kettle Creek and Bison Ridge represent 226 single family homes within 100 acres of land. For these 226 single family homes, I obtained 240 signatures (names included in the attachment) opposing this change. When knocking on doors the majority of time, if someone answered the door they signed the petition. Only three people didn't sign the petition and their reasons weren't because they agreed with the rezoning, but because they had so little faith in this process they believed I was wasting my time. The phrase I was hearing over and over again is that this city is owned by the developers and the money they pay to our politicians.

While every concern below doesn't represent all 240 people, it is a summary of the topics that came up the most. What is clear from all 240 signatures, is this community doesn't want Medium density housing in this area! Please see our concerns for this zoning change below:

Property Values

A home is the largest asset for most people. There are certain features that increase property values: location to schools, nearby parks, dedicated open space, size and quality of houses nearby. There also are certain features that will decrease house value. The plan as it is currently proposed is going to immediately reduce the home value of every resident in this area based on the following changes:

1. Townhomes or Apartments added to the neighborhood (Most neighbors I spoke with were told as part of the sales process that this land was going to be a park!).
2. Only one road to enter and leave the community that will have high traffic.
3. A large quantity of houses for sale that will be significantly lower than the existing. neighborhood

4. Schools with lower ratings due to overcrowding.

-

Change the Dynamics of the Neighborhood

When purchasing a home, people seek out a house and a community that best represents the lifestyle they want to live. Our neighborhood is a unique community that is in a popular area- Pine Creek, but still has a small neighborhood feel to it. We have the benefits of living in Pine Creek (nice houses, good size yards, great school district, north side of Colorado Springs, proximity to I25, etc.) without the larger population of the surrounding neighborhoods (Pine Creek, Cordera, Wolf Ranch, etc). Cramming in a medium density housing into this area will completely change the dynamic many people were looking for with their purchase!

Traffic

Chapel Ridge Drive is a small, two-lane road that is going to be directly affected by this change. Of the 226 houses in this area, 68 live in a side community with their own entrance and exit. So this road is only currently used by 158 home owners. The proposed plan will add between 300 to 1,000 units using this road every day. This is 2X to 7X as much traffic as currently exists. As you can imagine, no one purchased a house in this neighborhood expecting this much traffic on this road.

When looking at the traffic study I think it is missing a key point by focusing on the average traffic flow vs. peak traffic times. We all have seen the traffic in the North Fork neighborhood for about four hours a day (during morning and evening rush hour) which is an absolute disaster. North Fork has two entry ways compared to just the one planned for this area. When discussing this with my neighbors I can see the gut punch when they imagine waiting at the light at Chapel Ridge and Old Ranch for 10 to 15 minutes each morning!

If you look back at the original sports complex comments this is the main reason this community was opposed to the plan. So, while the message to the community has been we are listening to you with the proposed changes, you really aren't addressing the main concern.

Parking

One of the most frequent complaints in the current neighborhood is the cars for the existing townhomes that are always parked on the neighborhood entrance by Old Ranch and Rhinestone. Since the flyer for the Ovation proposal arrived at my door, I have counted the number of cars parked on the road every time I enter the neighborhood. The average number of cars was 12 with the highest being 20 cars. This is for a group of townhomes that only contains 54 units, not the 300 to 1,000 in the current proposal. The parking for these proposed townhomes will spill onto Chapel Ridge Drive and there is no way to prevent it.

Schools

When adding this many housing units to a neighborhood we have to consider the local school's capacity. In my discussions everyone in the neighborhood feels the 3 schools that the neighborhood

feeds into are all overcrowded. I personally have kids at Pine Creek and Challenger Middle School. I don't know the capacity these schools are meant for, but Pine Creek is pushing 2,000 students and Challenger 800. I doubt this is close to the original intent of these schools. Adding this many houses will either overcrowd these schools or require more taxpayer money to open new schools.

Thank you for considering all the above items when it comes to the rezoning of our neighborhood. The overall sentiment of this community and others I have spoken to within the city is that our local government is more focused on the needs of developers and their income statement than the citizens they are supposed to represent. Colorado Springs is a highly rated city not because of our apartments and large, compact neighborhoods, but because of our connection to the outdoors and the beauty it has to offer. Please reconsider using this space as it was originally intended for a location near Pine Creek where people can enjoy the outdoors as it was originally intended by those who donated the land.

Thanks,
Jamie Nau

Wintz, Katelynn A

From: Stephen t <sbcolorado97@hotmail.com>
Sent: Wednesday, June 7, 2023 4:10 PM
To: Wintz, Katelynn A
Subject: Letter regarding ZONE-23-0014 & MAPN-23-0005
Attachments: Stephen Bacon's comments regarding Rezoning-23-0014 and MAPN-23-0005 June 7 2023.pdf

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Hi Katelynn,

Attached is my letter in opposition to rezoning City Property to R-Flex Medium. Thank you.

Sincerely,

Stephen Bacon
10954 Rhinestone Dr.
Colorado Springs, CO. 80903

Sent from my Verizon, Samsung Galaxy smartphone

Wintz, Katelynn A

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Wednesday, June 7, 2023 4:05 PM
To: Wintz, Katelynn A
Subject: Re: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Thank you Katelynn,

Could you please respond to one of my previous questions?

If there are thousands of homes available for sale in the Colorado Springs inventory (which there currently are), what is the justification for more housing being built with such urgency?

Thanks,
-Dane Larsen

On Tue, Jun 6, 2023 at 4:21 PM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

I believe the future developer shall be responsible for burying any overhead lines.

Existing Chapel Ridge Drive is proposed to be the primary roadway to serve the existing residents and this proposed development to bring vehicle users down to the intersection with Old Ranch Road. There are no plans to allow and direct connections to Powers Road as the Colorado Department of Transportation will not allow and additional connections in this location.

I am not certain who was responsible for the recent gas line upgrades.

Thank you!

Kate

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Tuesday, June 6, 2023 3:01 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Re: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Thank you Katelynn,

I have a few more questions.

Who will be responsible for burying the power lines before development? Will the developer pay? Or the taxpayer?

If there are thousands of homes available for sale in the Colorado Springs inventory (which there currently are), what is the justification for more housing being built with such urgency?

Are there plans to create another entrance and exit on Chapel Ridge and Powers where the development will occur?

Was the recent gas line installed on that land paid for by the city or by the real estate developer interested in that land? Seems coincidental that as soon as that gas line went in the property is up for rezoning.

Your response is appreciated.

Thank you,

Dane Larsen

On Tue, Jun 6, 2023 at 2:50 PM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Dan –

Thank you for your inquiry. I will answer your questions to the best of my ability in the order they appear below.

- The Parks Department does have the ability to dispose of property if deemed appropriate. The Parks Department may respond to this question in additional detail upon project resubmittal
- There are plans to construct a fire station at the intersection of Powers & Interquest to open in 2025. The PD and D20 are reviewers on this application and may provide comments about their needs as it relates to this application. Grocery stores are private commercial enterprises, the City does not dictate the construction of these stores.
- School District 20 will comment on the potential impacts to school capacity as it relates to this application.
- Traffic Engineering and the Fire Department evaluate the proposed development to determine the capacity of the roadway & safety of the street configuration as it relates to access for first responders.

- The Jumping Mouse habitat is subject to review by US Fish and Wildlife. Per USFWS, they have indicated that no habitat exists on this property where development is proposed.

I have placed your email on my listserv for this application and you will receive updates as the project progresses.

Thank you

Kate

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Friday, June 2, 2023 10:02 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Hello Katelyn,

I hope you're having a wonderful day. My name is Dane Larsen and I live in the Bison Ranch neighborhood. In response to the upcoming development proposal I do have some concerns. For clarification I'd like to list several questions:

- If the City Parks Department owns the land, why not just build a beautiful park? The area where I live does not have a park in the vicinity, It would be a great asset to the community to have a park.

We have a lot of development going on in this area with apartments and town-homes.

- Are there plans to build more schools, police stations, fire departments and grocery stores in the area?

The schools in this area are already max'd out, and D20 as well, I haven't heard of any new plans for new schools. If that land is developed for real estate there is a potential of adding hundreds of more children to the school district.

- We will need more, schools, resources, and teachers. Is the City of Colorado Springs ready to invest?

As of right now the frontage road leading into and out of the neighborhood is not a through street there is only one way in and one way out.

- Will it be safe if you have a frontage road with only one way in and out for thousands of residents?

There is a lot of wildlife in the area. Including a Preble's Meadow Jumping Mouse preserve.

- How will conservation efforts be affected?

I would like to reiterate the question of building a park. If the Parks Department owns the land, I think we should invest in building a park. I know a few years ago there was a proposal to build a ball park. I heard the adjacent neighborhood had concerns and the plan did not go forward. That was very short sighted. I am all for a ball park. I am vested in Colorado Springs, we have made this community our home and the home for our children.

If the city does not invest in the children, Colorado Springs will have an empty future.

I don't expect a response to each of these questions in detail. I know you're busy. But I hope that these questions are considered in your decision.

Thank you.

Very Respectfully,

-Dane Larsen

Wintz, Katelynn A

From: William Janas <william.janas@yahoo.com>
Sent: Wednesday, June 7, 2023 3:18 PM
To: Wintz, Katelynn A
Cc: Hurst, Cynthia
Subject: Re: Ovation Zone Change & LUP

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We were so looking forward to having the Larry Ochs Park in this location. This was a great plan to use this space to provide recreation to families on the northern end of Colorado Springs. It is beyond disappointing that TOPS is giving up this property and park for yet another housing development. Just after the city votes to extend TOPS funding they begin to give Parks and Open Space to developers. This part of town needs parks. Please don't give up this space. This past election everyone was criticizing Wayne Williams for his record of giving in to greedy developers, and rightly so. I really hope our new mayor and new city council will make a different choice to not give up our open space and parks and place our young people and our families as a top priority.

Thank you,
William Janas

On Thursday, May 25, 2023 at 03:26:25 PM MDT, Wintz, Katelynn A <katelynn.wintz@coloradosprings.gov> wrote:

Thank you for your interest in the subject applications. You have been added to my contact list for any future updates related to the subject zone change and land use plan known as Ovation Zone Change & LUP.

If you have any questions about the request, or wish to provide any comments, please send me an email so I may archive your comments and include them in the public record for when the project moves to public hearing with Planning Commission and City Council.

Thank you

Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor

Land Use Review Division

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)

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

[Pre-Application Meeting Request](#)

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

From: William Janas <william.janas@yahoo.com>
Sent: Thursday, May 25, 2023 3:10 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Cc: Hurst, Cynthia <Cynthia.Hurst@coloradosprings.gov>
Subject: Ovation Zone Change & LUP

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Hello,

I received a card in the mail today with information regarding rezoning for the Ovation Zone Change from the City Parks Department to R-Flex Medium.

I would appreciate any updates on public hearings regarding this issue.

Thank you for your time.

William Janas

Wintz, Katelynn A

From: Clay Rowland <betsyandclay@gmail.com>
Sent: Wednesday, June 7, 2023 2:14 PM
To: Wintz, Katelynn A
Subject: Bison Ridge concerns

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I'm writing to express OPPOSITION to the proposed zoning changes. This is a residential neighborhood and we already have enough traffic flying by our homes as children are trying to play, residents are trying to walk. There is limited access in and out of the neighborhood, so why would you propose apartment buildings to use these same 2 roads?

You can't pull a bait and switch ("it's going to be a park") as people invest their life savings into a property.

Clay and Betsy Rowland

Wintz, Katelynn A

From: Liana Brooks <elr468@hotmail.com>
Sent: Wednesday, June 7, 2023 1:22 PM
To: Wintz, Katelynn A
Subject: Re: Rezone - 60.2 acres to R-Flex - Briargate

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Ms. Wintz,

Thank you for the information it was very helpful. I have one question. The rezone is to change to R Flex Medium but the traffic study is for 326 small lot single-family homes. I thought I read that R Flex Medium are basically a three-story multi-family units.

Can you clarify? Thank you!

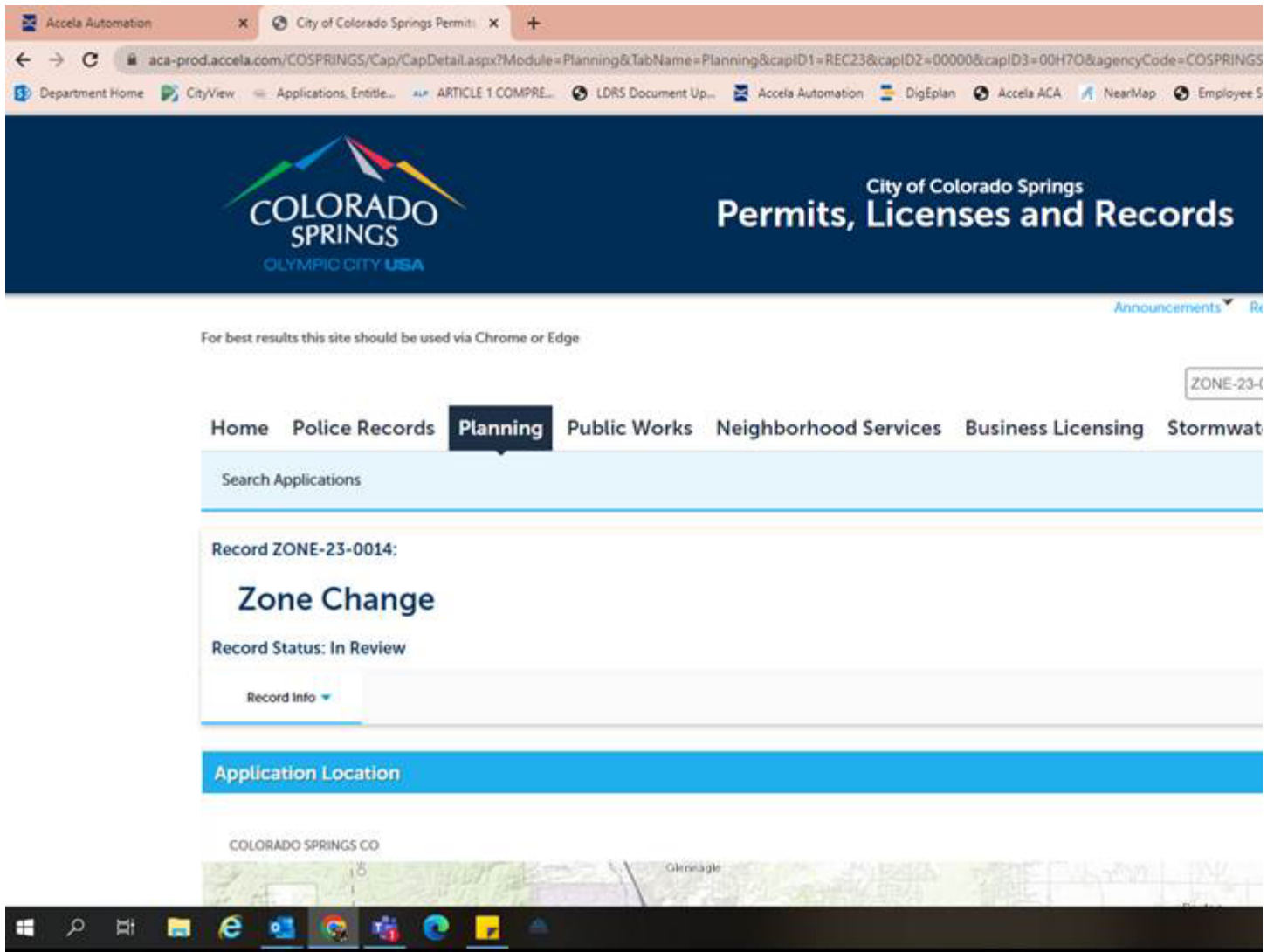
Liana

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Tuesday, June 6, 2023 4:03 PM
To: Liana Brooks <elr468@hotmail.com>
Cc: Godlewskic@gmail.com <godlewskic@gmail.com>
Subject: RE: Rezone - 60.2 acres to R-Flex - Briargate

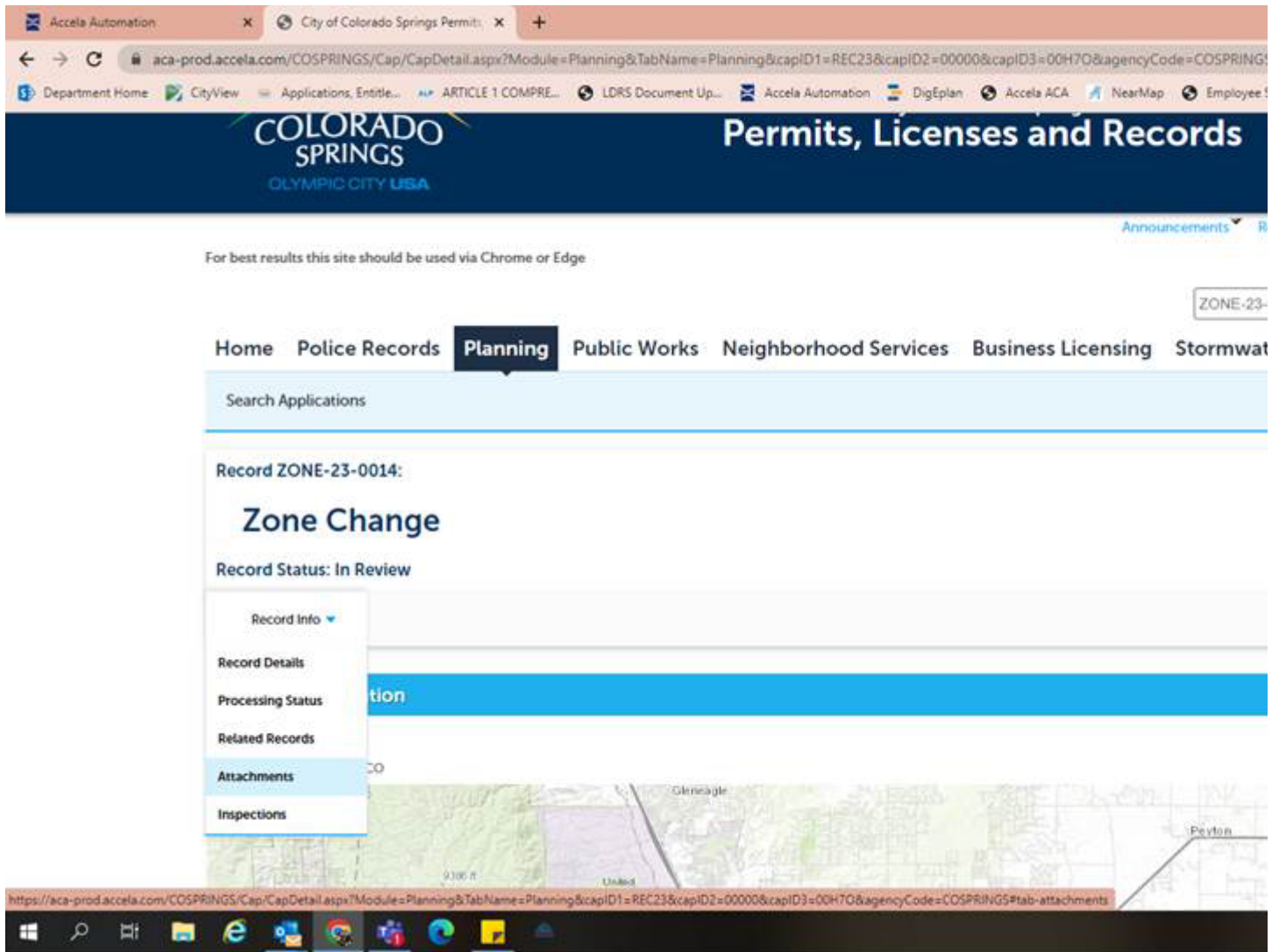
Hi Liana –

There is no public hearing scheduled at this time. The project is in initial review stages and the comment deadline noted on the postcards is specific to having any public comments incorporated into the initial review for the applicant to review and respond to.

To find the project materials, you can use this link: <https://aca-prod.accela.com/COSPRINGS/Default.aspx>
Use the search box in the top right corner and enter the file number.



Once the record appears, use the drop down menu which says “Record Info” and select the “Attachments” tab. This will bring you to any and all digital documents that are uploaded with the corresponding record. In this same drop down menu, the “related records” tab also includes references to the associated application for this project.



From: Liana Brooks <elr468@hotmail.com>
Sent: Monday, June 5, 2023 9:41 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Cc: Godlewskic@gmail.com
Subject: Rezone - 60.2 acres to R-Flex - Briargate
Importance: High

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Good morning Ms Wintz,

Can you please send me the concept plan and application for the request to rezone this land at the end of Chapel Ridge in Briargate? There has been a notice posted by the City. And a request for a signature for a petition in opposition to rezoning. I would like to have a better idea of what is planned or being proposed and I find your development site to be a little difficult to find the information though I know it's all public record.

I appreciate your quick response as I know the Planning Commission meeting may be coming up this week.

Thank you!
Liana Brooks

Wintz, Katelynn A

From: Adriane Nau <adriane_caruana@yahoo.com>
Sent: Wednesday, June 7, 2023 10:59 AM
To: Wintz, Katelynn A
Cc: Helms, Randy; Haley, Britt I
Subject: Larry Ochs Re-Zone

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To Katelynn and All Whom It May Concern:

I am writing in response to the rezone request for the area between Old Ranch Road and Interquest Parkway (file numbers ZONE-23-0014; MAPN-23-0005). I, along, with my neighbors, am very concerned with the proposal and have the following comments and questions:

This land was given to the city years ago with the intent that it become a park. Why not keep true to that? They tried to put in Larry Ochs, but the funding fell through. Then they tried to do a land swap with Victory Ridge, but that land was more valuable than this, so it once again fell through. It seems clear that the city is ultimately aiming to make a profit off this land at the expense of those who already live nearby.

The proposed density of R-flex Medium, allowing for 5-16 dwelling units per acre, is a cause for concern. This certainly does not align with the character of our neighborhood. I'm assuming this means apartment buildings and townhomes? What does the "flex" portion of this mean? The previous re-zone request was for R-Low Medium. The plans keep getting worse and worse. Additionally, I would like to know why this request, transitioning from a park designation to medium density residential, is not considered a change to the master plan?

The only way into our neighborhood is Chapel Ridge Drive. Adding 300 to 960 new dwellings will undoubtedly lead to congestion on this road and it raises concerns about safety. What is the maximum number of dwellings allowed with only one main road entrance and exit?

According to this article from October of 2022, <https://coloradosprings.legistar.com/View.ashx?M=F&ID=11350172&GUID=636B0E5C-7105-4DA9-9C0B-AD8C62BAD866>, it seems that the land has already been sold to La Plata. Can you confirm that this is accurate? Also in this article, it stated that La Plata was being given the opportunity to purchase the 13 acres at the southern boundary of the Larry Ochs property in the future (these are the 13 acres directly behind our home, so what happens with them are of extreme importance to us and our neighbors)? Based off the newest plans, it appears these 13 acres are no longer separated from the rest. Have they also been sold to La Plata?

The proposal includes burying the existing overhead power lines. In 2018, during a previous re-zone request, I spoke with a city engineer and it was estimated that burying these lines would cost approximately 2 million dollars per mile, with a 50/50 partnership between developers and Colorado Springs Utilities. Could you provide an updated estimate of the current cost? I am concerned about the potential use of my tax dollars to bury these lines for the purpose of accommodating residential development, especially when the original intent for the land was a park.

I have previously attempted to reach out to Mr. Helms on November 7th, 2022, and Ms. Haley on March 1st, 2023, regarding this project, but unfortunately, I did not receive a response from either of them. Today, I am reaching out in the hope that you will address our concerns. I urge you to go beyond providing a standard response and genuinely consider the perspectives of those most directly affected. A town hall meeting would allow us all to engage in conversation and potentially come up with a common solution. I understand that you all are busy, but we have a lot at stake in this matter. This is the view I get to enjoy daily- please don't let the developers take it away and diminish our property values.



Sincerely,

Adriane Nau
10735 Rhinestone Drive

*Below are previous emails I've sent that did not receive responses.

***Sent March 1st, 2023**

Hello Ms. Haley,

I am emailing regarding the Northeast Colorado Springs Property Exchange

Project: <https://coloradosprings.legistar.com/View.ashx?M=F&ID=11350172&GUID=636B0E5C-7105-4DA9-9C0B-AD8C62BAD866>

Back in November, when we first heard about the project through a news article, I sent the message below to our city council members. The only response I received from them was that I could call in during the city council meeting since I would be unable to attend (my husband and I were out of the country at the time with limited internet access and in a completely different time zone).

So, most of my questions remain unanswered and I am hoping you will be able to provide some more information. A couple of the questions I still have are:

1. It seems that this proposed "exchange" was approved by city council at the November meeting. Is that correct? If so, why was it exempt from needing to be posted at the project site and from having postcards sent out to residents? Had we have received this information, we would have been able to talk with our neighbors and come up with a plan to voice our thoughts and concerns on the project.

2. Why is La Plata being given the opportunity to purchase the 13 acres at the southern boundary of the Larry Ochs property in the future (these are the 13 acres directly behind our home, so what happens with them are of extreme importance to us and our neighbors)? Why can't these 13 acres just stay as designated open space connected to the other donated land? Seems strange. If/when they have the chance to purchase those 13 acres, will that need to go to a vote again? Will the information be posted so that we, as residents, can share our thoughts and concerns?

Thank you in advance for any information and insight you have on this project.

Sincerely,

Adriane Nau
720-236-2603

***Sent November 7th, 2022**

Hello Again,

Mr. Helms, thank you for forwarding my email to Mr. Friedman. As discussed, I am out the country and unable to attend or call in for the meeting tomorrow. Most of my neighbors are unable to attend as well given the lack of notice that this meeting was even happening. I have not yet received a response from the parks department answering the questions that I have. While I agree that our area desperately needs more trails and open space given the extreme growth, I'm disappointed that it appears to be at the expense of our neighborhood. The area behind our homes was set to be a park and now it appears it's being sold to LaPlata to be developed into what I assume will be residential housing (again, haven't received any responses on this yet). I'm asking you to vote no on this "swap" and I'd like someone to share my previous email that lays out my questions and concerns. Ultimately, the picture below shows what it looks like behind my home- the area designated to be a park but potentially being sold to La Plata. It would be a shame (and in my opinion, devastating) to take down the trees and turn it into more residential buildings.

***Sent November 2nd, 2022 and received a response that I could call into the meeting (even though I was out of the country). Never received a response to my questions.**

Hello Councilmen,

Ten years ago when we purchased our home on Rhinestone Drive, one of the most appealing parts of it was that the "open space" behind the home was designated to become a park. Over the years, many attempts to change that designation have been made, but most recently we learned about this plan...

<https://coloradosprings.legistar.com/View.ashx?M=F&ID=11350172&GUID=636B0E5C-7105-4DA9-9C0B-AD8C62BAD866>

I have several questions regarding this project, including...

*In 2016, it was suggested that the area become the Larry Ochs Sports Complex. Because we never received a flyer about this proposal, we were unaware of the community meetings that were held. Ultimately, it seems that many were opposed to the complex for a number of reasons, including that the only access would be through our neighborhood on Chapel Ridge Drive. While I do not think a sports complex is ideal, I would take it any day over crammed in homes, townhomes, or apartments. Since that was six years ago and many things have changed since then, I believe many might have a different opinion, especially if they knew what the alternative is.

*To go with that, many of my neighbors believe that La Plata is still planning to pursue putting a sports complex back there. Based off what I read, the land is being sold to La Plata (who is conveniently "donating" another large portion of land to the TOPS program) so they can do as they please with the Larry Ochs property. Which is correct?

*In addition, why is La Plata being given the opportunity to purchase the 13 acres at the southern boundary of the Larry Ochs property in the future (these are the 13 acres directly behind our home, so what happens with them are of extreme importance to us and our neighbors)? Why can't these 13 acres just stay as designated open space connected to the other donated land? Seems strange. If/when they have the chance to purchase those 13 acres, will that need to go to a vote again?

*Finally, my husband and I are unable to attend the City Council meeting on November 8th. What is the best way for us to voice our concerns without being able to actually attend the meeting?

Thank you in advance for any information and insight you have on this project.

Wintz, Katelynn A

From: Angie Hesselberg Kirkpatrick Bank <AHesselberg@kirkpatrickbank.com>
Sent: Wednesday, June 7, 2023 10:22 AM
To: Wintz, Katelynn A
Subject: Rezoning of Bison Ridge from Park to Residential

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Hello Katelynn.

I have been informed that the city is once again moving forward with plans to rezone the area west of Powers and north of Bison Ridge from Park (PK) to Residential (R-Flex Medium with 5-16 Dwelling Units per Acre). This land was donated to the city years ago with the intent that it be used a park. After issues with putting a Sports Complex back there, they now want to put in more residential. It has become evident that the designation of R-Flex Medium entails the construction of apartments, townhomes, or paired homes. If this proposal is approved, our ability to influence the development of this area, originally intended as a park, will be significantly diminished.

Again, this land was donated to the city years ago with the intent that it become a park. The density of R-flex Medium with 5-16 dwelling units per acre is concerning and certainly not in line with the rest of the neighborhood. This must ultimately mean apartment buildings and townhomes. With the higher density area being tucked behind the existing neighborhood (poor planning!), and the only entrance being Chapel Ridge Drive, traffic issues and street are a concern. In the proposal, it shows plans to bury the existing power lines. Will taxpayers be responsible for part of it?

This is very concerning to our family and neighborhood. We have lived in our home for 17 years and were told from the beginning that this area is open space and would be a park. We paid a lot premium at the time of the purchase. This change being requested would devalue our home. How unfair is that. Consider such being built in your neighborhood. Our home backs up to the street which will have the increased traffic. How unfair is that. It would be a different story if you had the access directly from Powers. Then I would reconsider. We don't need this traffic in our neighborhood with only one access. I ask that you take this to heart and do not approve this rezoning.

Thank you for your consideration.

Jeff and Angie Hesselberg
10724 Black Elk Way
Colorado Springs, CO

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Wintz, Katelynn A

From: gene brooks <brooksey53@yahoo.com>
Sent: Wednesday, June 7, 2023 9:08 AM
To: Wintz, Katelynn A
Subject: Re: Proposed rezoning for 60.2 acres to R-Flex Medium on behalf of City Parks Department

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Good morning Ms. Wintz,

The purpose of this email is to provide brief comments regarding proposed development adjacent to Kettle Ridge and Bison Ridge neighborhoods in Northeast Colorado Springs.

As a resident of 3096 Kettle Ridge Drive, I strongly oppose the high-density development because it will obviously create a traffic and safety nightmare for the Kettle Ridge and Bison Ridge Neighborhoods.

The entry road to the potential new development is Chapel Ridge Drive. In the existing Kettle Creek neighborhood, Rhinestone Drive, Looking Glass Way, and Kettle Ridge all intersect with Chapel Ridge, in near proximity to the proposed new development. These 3 streets are the only entry and exit points for existing residents. Further, the Bison Ridge neighborhood also has only one entry and exit street, also intersecting with Chapel Ridge Drive, located right in front of the undeveloped area.

High density residential development would involve hundreds of private and commercial vehicles traveling Chapel Ridge drive every day to and from the proposed neighborhood. I can't imagine how existing residents living on the intersecting described streets would be able to safely exit those streets onto Chapel Ridge Drive.

Certainly, there must be a safer, more reasonable alternative than what is currently being proposed.

Thank you for your time.

Gene Brooks
540 250 7733

On Wednesday, May 31, 2023 at 09:31:52 AM MDT, Wintz, Katelynn A <katelynn.wintz@coloradosprings.gov> wrote:

Hi Gene –

Thank you for your inquiry.

1. What was the initial development plan for that area prior to the rezoning request? Was it single family residential, multi-family, business, etc.? **This property is currently zoned PK (public park). The Parks Department currently owns the property and it was initially earmarked for construction of a sports complex.**

2. What is R-Flex medium? **R-Flex medium is a residential zone district that permits flexible residential develop with a range of acceptable density and unit types. Permitted uses in this zone district include: single family detached residential, duplex, and multi-family. In this case, multi-family includes any development with 3 or more units on a single lot which may include townhomes, condominiums, or triplexes, as well as a more traditional apartment style residential development.**

3. How is the City Parks Department involved? **The City Parks Department is the applicant requesting the proposed zone change as they are the current property owners.**

The postcard does note June 7 as the comment deadline, however to clarify, that deadline is for comments to be included as part of the initial application review response back to the applicant for consideration. We accept and allow comments throughout the entire review process of this application. In this case, a rezoning request has final decision making with the City Council so there will be at least two public hearing meetings prior to a decision being made on this application by Council. Please let me know if you have any other questions.

Kate

From: gene brooks <brooksey53@yahoo.com>
Sent: Wednesday, May 31, 2023 9:21 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Proposed rezoning for 60.2 acres to R-Flex Medium on behalf of City Parks Department

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Hello Ms. Wintz.

My name is Gene Brooks. My wife and I live in the Kettle Creek Neighborhood, close to the area proposed for rezoning. The purpose of this email is to inquire about subject rezoning request prior to submitting comments. The area in question is located in Northeast Colorado Springs adjacent to the Bison Ridge neighborhood. I have the following questions regarding the proposed rezoning.

1. What was the initial development plan for that area prior to the rezoning request? Was it single family residential, multi-family, business, etc.?

2. What is R-Flex medium?

3. How is the City Parks Department involved?

Thanks for your time, and I look forward to your response, The due date for our comments to you is June 7th.

Regards

Gene Brooks

540 250 7733

Wintz, Katelynn A

From: Mandi Andrews <mandistyle06@gmail.com>
Sent: Wednesday, June 7, 2023 8:43 AM
To: Haley, Britt I; Wintz, Katelynn A; Helms, Randy
Subject: Zone-23-0014, MAPN-23-0005 - Development behind Bison Ranch

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To Whom it may Concern,

We just wanted to write and express our concern about the new plans for the development behind Kettle Creek. We built our home 3 years ago under the impression that this was a quiet little corner of town with the possible potential for a park to be developed in the open space behind the neighborhood. Now the city would like to change that to a compact residential space ... essentially apartments and/or townhomes. The information sent to the residents on the postcard was so vague, cryptic, and uninformative. Even after trying to look up information on the provided link, there was still little description provided. This feels like a deceitful attempt to prevent people from standing up against the project you are pushing on our neighborhood.

Building more apartments and townhomes with only one access point on Chapel Ridge Drive will increase traffic in and out of our neighborhood. We are the parents of 5 children ages 8 down to 2 years old and our kids have many friends in Kettle Creek and are daily crossing Chapel Ridge Drive on Rhinestone to get into that neighborhood. If new townhomes and apartments are built, cars will just come flying down the street and make our neighborhood streets more dangerous. The streets will also become cluttered with cars just like it always is at the top of Rhinestone Drive near the other townhomes that were built up there. Speaking of those townhomes at the top of Rhinestone, we have friends who live at 10614 Rhinestone Drive, which is directly across from the townhomes, and they had their truck stolen right off the street in front of their house just two months ago. We hate to be prejudice, but apartments and townhomes draw a different crowd than single family homes do. Building apartments in that open space decreases the value of our neighborhood and increases crime and traffic.

Another issue we would like to address is the existing power lines. It is our understanding that if this development goes through, the existing power lines will need to be buried which will cost around \$2 million. Who is footing the bill for this? It is also our understanding that we as residents of Bison Ranch will be paying a portion of that. So now we have to use our tax dollars and will likely experience an increase in utility bills in order to pay for something that we don't even want. It feels like the city only cares about turning a profit and they don't care at whose expense that profit is generated.

Her are some more concerns...

Here are some of the reasons/arguments for my position:

- 1) The original poll was taken before our neighborhood existed. Can we re-poll now that we've added two new neighborhoods that would be affected? I would expect that we all would prefer that the area stay zoned for a park and/or sports complex rather than housing.
- 2) We don't want the extra traffic on Chapel Ridge. I am concerned as well about keeping that road safe as it becomes a through-way.
- 3) We also oppose having more kids in the school district - even if the district says they have the "capacity," I don't want my childrens' class sizes to increase, affecting their ability to learn.
- 4) Lastly, one of the reasons we bought in Bison Ranch was because we were under the impression that the land back there was designated to be a park. We liked that our kids would have access to a park closeby. It is extremely disappointing to not have this as an option anymore.

If it's too late to roll back the decision, we (the HOA) would have some reasonable requests - i.e., asking that at least some of the space be developed into a neighborhood park. We would also need to consider options for accommodating more traffic through there and to keep it safe - maybe traffic circles?

Thank you for taking the time to read this message. Please take this opinion into consideration as we know many, if not all, of our neighbors feel the same way. We would love a park which is what the space was originally intended for. Leave the area undeveloped if you must, but please do not devalue our neighborhood by throwing in a bunch of apartments and townhomes.

Respectfully,

Alan & Mandi Andrews
2805 Elk Stone Ct
Colorado Springs, CO 80908

Wintz, Katelynn A

From: Julie Shireman <jashireman@yahoo.com>
Sent: Tuesday, June 6, 2023 10:00 PM
To: Wintz, Katelynn A
Subject: Feedback on ZONE-23-0014 & MAPN-23-0005

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Dear Ms. Wintz,

Thank you for providing us with the information regarding the zoning change request on the land to the north of our neighborhood. With the proposed R-Flex Medium designation, we are concerned about a tremendous increase in traffic on Chapel Ridge Drive which is the main ingress/egress route. We appreciate that a traffic signal was recently installed at Chapel Ridge Drive & Old Ranch Road as it has greatly increased safety at that busy intersection. However, Chapel Ridge Road was not designed as a major arterial roadway capable of handling vehicles to and from a large R-Flex Medium density development. We are concerned about being able to safely exit our neighborhood as we need to be able to make a left-hand turn onto Chapel Ridge Road from Looking Glass Way. This intersection is currently a single stop sign on Looking Glass Way with the Chapel Ridge Road traffic having the continuous right of way. Visibility to the north is also a bit compromised due to a slight curve on Chapel Ridge Road, and we have noticed that not everyone heeds the speed limit on Chapel Ridge Road causing more safety concerns.

We are opposed to the proposed zoning change from Park to R-Flex Medium. We appreciate you taking our feedback into consideration.

Thank you,

Kevin & Julie Shireman
3050 White Hawk Trail
Colorado Springs, CO 80908

Wintz, Katelynn A

From: Robert Hernandez <hernandez_rl@comcast.net>
Sent: Tuesday, June 6, 2023 9:31 PM
To: Helms, Randy; Haley, Britt I; Wintz, Katelynn A
Subject: Rezoning of are west of Powers and north of Bison Ridge

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Sir/Ma'ams,

It has come to my attention that the City is once again moving forward with plans to rezone the area west of Power and north of Bison Ridge from Park (PK) to Residential (R-Flex Medium with 5-16 Dwelling Units per Acre). This land was donated to the city years ago with the intent that it be used as a park. After issue with putting a Sports Complex back there they now wan to put in more residential.

Is there a reason we are not honoring this donation with the intent of this land to become a park, which would be widely used by the surrounding neighborhoods? We must stand true to our word and honor when a citizen gives such a contribution. This not only makes the City look greedy and corrupt in the interest of developers, it is dishonest and unethical. Please do what's right for the existing neighborhoods at the wish/intention of the donation.

Potential Questions and Concerns:

- * This land was donated to the city years ago with the intent the it become a park. Why not keep true to that?
- * The density of R-flex Medium with 5-16 dwelling units per acre is concerning and certainly not in line with the rest of the neighborhood. This must ultimately mean apartment t building and townhomes.
- * With the higher density area being tucked behind the existing neighborhood (poor planning!), and the only entrance being Chapel Ridge Drive, traffic issues and street parking are a concern.
- *In the proposal, it shows plans to bury the existing power lines which is extremely expensive. Will the develop pay for this, or will taxpayers be responsible for part of it?

Show that our City is not the average, but rather as our new Mayor stated - "a vibrant city on a hill that shines brightly."

Wintz, Katelynn A

From: John Nohava <johnnyno@sbcglobal.net>
Sent: Tuesday, June 6, 2023 9:25 PM
To: Wintz, Katelynn A; Haley, Britt I; randyhelms@coloradosprings.gov
Cc: Jason Leehan; leehanfam@yahoo.com; John Nohava
Subject: We Are Opposed To Re-Zoning North Of Bison Ridge Subdivision

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The Kettle Creek-Bison Ridge single family home development are opposed to and do not want to see the parcel of land behind our homes Zone-23-0014, MAPN-23-0005 changed from the current Park designation.

There truly is no need to re-zone this area into a High Density per acre development. We want the city to honor the donation of land and be developed as Green Space. In the last four years, there has been tremendous commercial, business and residential development in this area. To preserve this as green recreational space would be a very wise and prudent move.

Additional stress and burden of increased traffic on Chapel Ridge Drive for the Bison Ridge Subdivision will not be welcome nor safe.

Respectfully Submitted,
Residents of Kettle Creek-Bison Ridge

Wintz, Katelynn A

From: Sarah Larsen <slarsen401@gmail.com>
Sent: Tuesday, June 6, 2023 8:42 PM
To: Wintz, Katelynn A; Helms, Randy; Risley, Brian; Crow-Iverson, Lynette; Leinweber, David; Haley, Britt I
Subject: Feedback for Development Proposal ZONE-23-0014, MAPN-23-0005

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Thank you for the opportunity to submit feedback about the potential development project around Old Ranch Road and Powers Blvd. (file #s ZONE -23-0014 and MAPN-23-0005)

I am strongly opposed to the idea of a residential development in this location. The immediate area is quickly becoming overpopulated and overcrowded. I would like for the Planning and Community Development Department to consider the population density issue that is threatening the quality of life in this city. The constant building that is going on seems to have blatant disregard for the long-term impact that it will have on what has long since been a pleasant community. Who can citizens count on to make responsible decisions and contribute positively to our communities instead of always seeking monetary gains?

The current infrastructure simply cannot accommodate this rate of growth. The roads are not designed to handle this level of increased traffic. Chapel Ridge would be the only outlet in and out of this new development which would result in an egregious amount of noise and traffic, especially for homeowners in Bison Ranch whose properties directly back to this road. The increased traffic would completely ruin our ability to go outside and enjoy the outdoor spaces that we have just recently worked so hard to landscape. Even with the recent addition of a stop light at Chapel Ridge and Old Ranch Road, this remains a very dangerous intersection with far too many cars that already populate these roads and the several school zones that they cross through. Concerning the neighborhood schools, they are already at capacity with hundreds of homes already within a close radius in addition to the many students who have choiced in from other areas. It is unrealistic to assume that any of the local schools could accommodate the influx of students that this development would create. A residence in District 20 will no longer be a justification for developers to increase home values when the quality of education inevitably starts dropping. Schools are already struggling to employ enough teachers, bus drivers, and other staff. There are also a very limited number of grocery stores supporting this area.

As I understand, this land is still owned by the Parks and Recreation Department and there have been previous proposals to build a park in this location. I would ask that this proposal be revisited. It would be an extremely positive addition to the community verses a detriment that additional homes would cause. There are no parks in the surrounding area which is quite surprising given how many homes are already in the vicinity. Why isn't the Parks Department more vested in building parks? And who actually cares about conservation? This land is directly adjacent to the Preble's Meadow Jumping Mouse Preserve, which is supposed to be protected. Once land is developed for homes it can't be undone. I am very worried about the consequences we are already seeing and will continue to see in the coming years if development is not put in check. Somebody needs to protect Colorado Springs and keep it a desirable place to live. Can we strive to plan our communities instead of just cramming homes in on every corner? Will Colorado have any open and beautiful spaces left? Please consider a decision that will benefit our community and keep this land zoned for the park we desperately need.

Thank you very much for your consideration.

Sarah Larsen

Wintz, Katelynn A

From: Nick Sabatello <mytempmail44@gmail.com>
Sent: Tuesday, June 6, 2023 8:30 PM
To: Wintz, Katelynn A
Subject: Bison ridge re zoning

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While I can appreciate growth in the area, There's no reason why you can't consider an access road off of powers. Regarding the environmental impacts to the prebels jumping mouse, I call BS. It won't matter what you try to put in that area. Without the access road, no one in the community wants ANYTHING there.

Kettle Creek/Bison ridge resident
Nick Sabatello

Wintz, Katelynn A

From: Shannon Stuck <sstuck6@gmail.com>
Sent: Tuesday, June 6, 2023 7:29 PM
To: Wintz, Katelynn A; Haley, Britt I; Randy.Helms@coloradospriings.gov
Subject: File Numbers: ZONE-23-0014 & MAPN-23-005

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tHi Katelynn Britt, and Randy,

RE: Rezone request for 60.2 acres to R-Flex Medium on behalf of the City Parks Department.

I hope this email finds you well. I am writing to express my **concerns** and **opposition** regarding the proposed rezoning of land west of Powers Blvd and North of Bison Ridge, encompassing approximately 60.2 acres, for the proposed construction of multi-family housing. As a concerned resident deeply invested in the welfare of our neighborhood, I believe it is crucial to voice the negative impacts of this project on our community's well-being and livability.

Having reviewed the project details provided, I have identified several concerns that I believe warrant serious consideration before proceeding with the rezoning. These concerns include:

Overburdened and Strained Infrastructure: Our community already faces strain on its infrastructure, including schools, transportation systems, parks, stores, road ways and utilities. The proposed multi-family housing project WILL exacerbate these issues, leading to overcrowding and decreased quality of public services. The substantial increase in housing units will put strain on the existing infrastructure, including utilities, water supply, and sewage systems. It is vital to conduct a thorough assessment of the capacity and potential strain on these systems to ensure they can accommodate the additional demands without compromising their functionality or the well-being of existing residents.

Character and Aesthetics and Property Values: Our community prides itself on its unique character and aesthetic appeal. The introduction of multi-family housing WILL significantly alter the visual landscape and architectural integrity of the area. It is important to consider whether the proposed design aligns with the existing aesthetics and character of our community. Our property values will be impacted negatively by allowing multi-family housing to be built. Homes in this community range \$700k to over \$1M. We have strict HOA guidelines to ensure the integrity of our community, allowing multi-family units will decrease the integrity of our neighborhoods.

Traffic Congestion: The proposed multi-family housing project, with an anticipated density of 5-16 units per acre, WILL result in a substantial increase in traffic. The limited access, with limited entry and exit points for the community, WILL lead to congestion and traffic flow issues, increase road safety concerns including residents and children participating in outdoor recreational activities, like walking and bike riding, and increased wear on the roadways, which the City of Colorado Springs already struggles to fix current roadways and update current infrastructure for the current growth.

Insufficient Parking: Considering the approximate projected number of housing units, it is crucial to ensure that the project adequately addresses the parking needs of both residents and their visitors. The provision of sufficient parking spaces is essential to prevent overflow parking on nearby streets and to maintain order within the community. Also a project of this size needs to include parks, which is currently lacking in our community.

Preservation of Green Spaces: A huge portion of this proposed development area is surrounded by protected habitat. It is imperative to carefully consider the ecological impact of the project and prioritize the preservation and conservation

of these green spaces. Alternative solutions should be explored to minimize the disturbance to the natural habitat and maintain a balanced environment within our community.

Considering these concerns, I respectfully request that the city conduct a comprehensive evaluation of the potential negative impacts and explore alternative solutions that address the housing needs while minimizing adverse effects on our community.

I would also like to express my interest in participating in any public meetings or consultations where community members can share their thoughts and concerns regarding this proposal. The engagement of residents in the decision-making process is crucial to ensure a holistic and informed approach to community development.

Thank you for your attention to this matter. I appreciate your consideration of the concerns raised by the community, and I trust that you will take our feedback into account when evaluating the proposed rezoning.

Sincerely,

Shannon Stuck & Joseph Aguirre

10964 Rhinestone Dr, Colorado Springs, CO 80908

719-323-8860

Wintz, Katelynn A

From: Deanna Sicurella <dlsicurella@gmail.com>
Sent: Tuesday, June 6, 2023 6:54 PM
To: Wintz, Katelynn A
Subject: No to Rezoning Request for West of Powers and Old Ranch Road

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 Katelynn,

Please take this email as a formal NO to the rezoning proposition for the area west of N Powers between Old Ranch Rd and Interquest Pkwy. I own a 3 year old home in Bison Ranch, a newly built neighborhood with high end homes. We all bought in this neighborhood because it was quiet with little traffic. Both of these things will change if this area near me is developed into many units. Townhouses as that area is zoned for are fine for that area but please, no more than that. My house backs up to Chapel Ridge Road (I live at 10629 White Kettle Trail), and the noise from traffic will significantly increase and will not give me that peace and quiet time in my backyard. As it is, I can hear Powers Blvd traffic from my back yard, and it will get so much louder. We all spent quite a bit of money on these houses in the neighborhood and more apartment buildings mean more noise and more traffic. These things will impact our neighborhood negatively and our property values will suffer. Please say NO to this zoning change! We all have little children that ride their bikes on Chapel Ridge Dr and it would be devastating if one of them were hurt from cars driving too fast down that road. Please say NO!!!

Thank you for your consideration. I hope you will find that we are ok with Townhomes as it is currently zoned for. Please say NO!!

Sincerely,
Deanna Sicurella
10629 White Kettle Tr
Colo Spgs, CO 80908
dlsicurella@gmail.com
719-357-6650

Wintz, Katelynn A

From: Michael Wilhelm <m76wilhelm@gmail.com>
Sent: Tuesday, June 6, 2023 6:29 PM
To: Wintz, Katelynn A
Subject: Re Rezoning request ZONE-23-0014

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To Whom It May Concern:

I am writing to express my concern about the proposal to rezone the area west of Powers and north of Bison Ridge from Park (PK) to Residential (R-Flex Medium with 5-16 Dwelling Units per Acre). File Numbers Zone-23-0014, MAPN-23-0005.

The original intent of this land was to turn this area into a park. The city has repeatedly expressed its desire to turn this land into a park at all the meetings I have gone to over the years and construct a trail along Kettle Creek. This rezoning is a steep departure from the proposed and understood use of the land. Furthermore, medium density housing does not fit in with the other developments in this area and will create further strain on an already overused and poorly maintained road system in this area. Old Ranch is in disrepair, severely strained, and dangerous. It seems strange to desire medium density housing when there is abundant medium and high density housing already built and under construction in the general area. If housing is a must, then low density housing with a community park would make much more sense for this area from a safety, traffic, and environmental standpoint.

I am disappointed that the city would consider changing the zoning for this area so drastically and would hope that this proposal be dismissed.

Thank you for your time.

V/R

Michael J. Wilhelm, MD FACS
mike@pihc.org

Wintz, Katelynn A

From: Harvinder Singh <cuharvsingh@gmail.com>
Sent: Tuesday, June 6, 2023 5:50 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Cc: Jamie Nau; Ann Noel Spencer
Subject: Ovation: LAND USE PLAN ZONE CHANGE: R-FLEX MEDIUM PROJECT STATEMENT

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Dear Katelynn, Britt and Randy,

I am writing to express my concerns regarding the proposed rezoning of the vacant lot to the north of our neighborhood. As a resident of the Bison Ranch neighborhood, I believe that the majority of our community shares these concerns. It appears that our voices were not adequately heard when the city initially considered this project, as Bison Ranch did not exist at that time. I strongly believe that alternative options such as parks or a combination of lower-density homes and parks should be considered instead.

First, I would like to address the traffic study conducted for this project. In my opinion, the study appears to have a narrow focus as it primarily concentrates on optimizing traffic signals at a couple of intersections. However, having resided in this area for the past two years and regularly commuting to Pine Creek High School with my daughter, I can confidently state that the traffic concerns extend beyond simply optimizing signals. I have personally experienced the challenges of navigating from our neighborhood onto Old Ranch Road, Powers, Pine Creek, and Voyager during the peak hours surrounding the start and end of the school and normal work hours. Given the projected density of homes and the proposed development, I anticipate significant issues with traffic congestion along Old Ranch Road between Cordera and Voyager.

Moreover, I am concerned about the comprehensive assessment of additional service requirements for the influx of new residents. Many homeowners in our neighborhoods already face challenges in enrolling their children in nearby schools. With the introduction of 600 to 1920 more homes, the demand for educational facilities will only increase. I have not come across any reference to studies regarding the capacity of schools to accommodate this surge in students. Additionally, it is essential to consider the impact on other services, including police and fire departments.

Furthermore, I am worried about the potential impact of a high number of homes on the local environment and the natural habitat

of wildlife, particularly those that rely on Kettle Creek, which is part of the black forest ecosystem. When the houses were constructed in Bison Ranch, the preservation of the natural habitat was heavily emphasized. Therefore, it is perplexing to see that this important aspect is not being adequately addressed in the case of the proposed 60-acre development.

Another significant concern I would like to raise is the absence of parks or open spaces within a one-mile radius of the intersection of Old Ranch and Chapel Hills Dr. The nearest public park is located at Briargate and Union, which is always packed. I believe that a strong case can be made for the inclusion of parks or open spaces in this development plan is a necessity.

Should you require any further information or have any questions, please do not hesitate to contact me. I believe it is crucial that our concerns are taken into account and thoroughly evaluated before any decisions are made regarding the rezoning proposal.

Thank you for your attention to this matter.

Respectfully,

Harv

Harvinder Singh
719-213-6724
cuharsingh@gmail.com

Wintz, Katelynn A

From: Arthur Cutter <artcutter@me.com>
Sent: Tuesday, June 6, 2023 5:14 PM
To: Wintz, Katelynn A
Subject: Re: Bison Ridge Rezoning

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Please see my message below in reference to the rezoning in Bison Ridge area

Art Cutter
Decision Science & Analytics

On Jun 6, 2023, at 3:49 PM, Justin Doornbos <justind@bombbomb.com> wrote:

Hi and thank you for collecting this information. Please add my name to the petition and accept this email as additional concerns:

Art Cutter 2708 Elk Stone Ct Colorado Springs CO 80908, Bison Ranch neighborhood

719-351-8484
Artcutter@me.com

I think almost all the people in our neighborhood have an issue with the new proposal of rezoning the vacant lot to the north of our neighborhoods. I think most would like to see parks and if that is not on the table a lower density of homes and park combination would be the other option. So when the city asked about this last time 3-5 years ago, Bison Ranch did not exist so we felt our voices had not been heard on this topic.

I've included several of my neighbors in this email so they can get on the petition you are putting together and provide any additional information that may help our cause.

My additional comments:

Kettleridge and Bison Ranch SFH = 267 approximate

Townhomes in Kettle Creek = 82 approximate

I think the traffic study is short sided as it looks at averages rather than the peak times. In Northfork, it's nearly impossible to go through from the neighborhood to Old Ranch Rd or vice versa for almost 1 hour before the start of school and the end of school. I think similar issues will happen here with Chapel Hill Dr. especially with the density the developer and city are proposing. That's just way too much density for 60 acres.

Additionally, has the city looked into the full array of service requirements for all these additional homes. Most people in our neighborhoods have a hard time getting their kids into the closest schools and having 600 - 1920 more homes will only increase that demand and the requirements more. How about other services such as police and fire?

I think the case for parks or open space makes a lot of sense. There are no parks within a mile radius of the intersection of Old Ranch and Chapel Hills Dr. The closest park that is public is at Briargate and Union.

Does that many homes in the area impact the environment or the natural habitat for wildlife in the area that use Kettle Creek which is part of the black forest ecosystem. When the developer and builder built the houses in Bison Ranch that was one of the biggest things that was stressed to us. So not sure why this isn't being addressed for the 60 Acres.

Respectfully,

Wintz, Katelynn A

From: bart gould <falconsbart15@yahoo.com>
Sent: Tuesday, June 6, 2023 5:05 PM
To: Wintz, Katelynn A
Subject: OPPOSE re-zoning from Park (PK) to Residential (R-Flex Medium) - Powers/Bison Ridge

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Hello Katelynn,

As current Colorado Springs residents and owners of properties both in Pine Creek (2542 Antietam Ln) and Kettle Creek (10706 Horseshoe Creek Pt), I am writing to you to express our strong desire AGAINST the proposed re-zoning of the area west of Powers and north of Bison Ridge from Park (PK) to Residential (R-Flex Medium with 5-16 Dwelling Units per Acre). This land was donated to the city years ago with the intent that it be used a park, and my wife and I strongly OPPOSED to re-zoning this land to residential.

Please DISAPPROVE the proposed re-zoning, and instead, honor/support plans to build a park as originally intended. There are very few parks in this area, and a park would be a great addition to make the neighborhood more desirable. Building more densely packed housing, on the other hand, would do the exact opposite, creating more traffic/congestion and increasing the strain on utilities and other resources...especially considering the huge amount of commercial and densely packed housing being constructed around the nearby Interquest area.

Thank you for your consideration, and thank you in advance for DISAPPROVING the proposed zoning change and supporting construction of a park.

Bart (& Rozalyn) Gould
719-291-0807

Wintz, Katelynn A

From: Bruce Marr <brukarmar@centurylink.net>
Sent: Tuesday, June 6, 2023 4:44 PM
To: Wintz, Katelynn A
Subject: Rezoning proposal : area west of Powers and north of Bison Ridge subdivision

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We are very concerned and upset that the city planning division is seriously beyond simply considering rezoning the area immediately west of Powers Blvd. and immediately north of Bison Ridge subdivision from Park (PK) to Residential (R-Flex Medium with 5-16 Dwelling Units per acre). Our home is in Bison Ranch subdivision which is immediately adjacent to Bison Ridge subdivision. Our home will be severely impacted in a negative way should the city planning office go through with this proposal. We view this change in planning as a betrayal against those of us who bought homes in this immediate area near the previously stated open space. We view this proposal as the age old "bait and switch" tactic on the part of the city of Colorado Springs. Perspective home buyers think of safety for themselves and their children first and quality schools and city parks (recreational areas) that are nearby for the enrichment of their children. The area the planning office proposes for rezoning was never in the realm of nebulous unknowns. The earlier maps provided real estate salesmen with selling points being that a park with athletic fields was the plan for the future. Currently, children in our two residential subdivisions have some distance to go to find a park to play soccer, softball, etc., and the same truth holds for adults seeking a park for recreation. Thus, a prime selling feature when we purchased our home in this area was some reasonable idea that a very nearby park area would eventually be constructed for the residents within our two subdivisions to have confidence that their children could ride safely on their bikes a short distance to enjoy planned Park Space. Automobile traffic to a dense dwelling area being seriously considered by the city planners will be of outrageous volume, creating far more air pollution and noise pollution than we would have faced with a city park.

If the governing divisions of our city government are saying on the one hand that water conservation for Colorado Springs is of premium value, then it seems to us this dense dwelling area packed with apartments with hundreds and hundreds of flushing toilets, showers used, washing machines running, dishwashers running, etc per day is in direct conflict with water conservation ideals.

Finally, wherever huge numbers of people stacked on top of one another exist in high volume in a small space, history proves negative fallout against the quality of human existence is inevitable.

In closing, it is obvious to us that the city planners are being extremely inconsiderate to existing homeowners who live in Bison Ranch and Bison Ridge subdivisions. Once again, we are about to become victims of the age old "bait and switch" tactic.

Bruce Marr
Karen Marr
2840 Elk Stone Court
Bison Ranch subdivision

Wintz, Katelynn A

From: Justin Doornbos <justind@bombbomb.com>
Sent: Tuesday, June 6, 2023 3:44 PM
To: Wintz, Katelynn A
Subject: Bison Ridge Rezoning

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I think almost all the people in our neighborhood have an issue with the new proposal of rezoning the vacant lot to the north of our neighborhoods. I think most would like to see **parks** and if that is not on the table a **lower density of homes and park combination** would be the other option. So when the city asked about this last time 3-5 years ago, Bison Ranch did not exist so we felt our voices had not been heard on this topic.

Additional comments:

Kettleridge and Bison Ranch SFH = 267 approximate

Townhomes in Kettle Creek = 82 approximate

I think the traffic study is short sided as it looks at averages rather than the peak times. In Northfork, it's nearly impossible to go through from the neighborhood to Old Ranch Rd or vice versa for almost 1 hour before the start of school and the end of school. (I lived there for 3 years) I think similar issues will happen here with Chapel Hill Dr. especially with the density the developer and city are proposing. That's just way too much density for 60 acres.

Additionally, has the city looked into the full array of service requirements for all these additional homes. Most people in our neighborhoods have a hard time getting their kids into the closest schools and having 600 - 1920 more homes will only increase that demand and the requirements more. How about other services such as police and fire?

I think the case for parks or open space makes a lot of sense. There are no parks within a mile radius of the intersection of Old Ranch and Chapel Hills Dr. The closest park that is public is at Briargate and Union.

Does that many homes in the area impact the environment or the natural habitat for wildlife in the area that use Kettle Creek which is part of the black forest ecosystem. When the developer and builder built the houses in Bison Ranch that was one of the biggest things that was stressed to us. So not sure why this isn't being addressed for the 60 Acres.



JUSTIN DOORBOS
Enterprise Account Executive

justind@bombbomb.com
Direct: 719.330.0817
BombBomb.com





Wintz, Katelynn A

From: Kara Baretich <kdbaretich@gmail.com>
Sent: Tuesday, June 6, 2023 3:04 PM
To: Wintz, Katelynn A
Subject: Opposition to file numbers ZONE-23-0014, MAPN-23-005

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To Whom it May Concern:

I am writing to express my strong opposition to the requested rezone of 60.2 acres to R-Flex Medium, file numbers ZONE-23-0014, MAPN-23-005, the proposed rezoning of land west of Powers Blvd and north of Bison Ridge and Kettle Creek. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Kettle Creek neighborhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing communities.

Traffic and safety of pedestrians are major areas of concern. If this proposal is passed, traffic would increase heavily in our quiet, safe, tucked back community. Old Ranch Road is already seeing an increase in traffic only being a two lane road that coupled with constant construction to accommodate the increase causes back ups during all times of the day. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings and have to cross Old Ranch Road to do so. In general, the area traffic is continuing to increase, and heavy traffic is already common at times on Old Ranch Road. This rezone would negatively impact the safety of our children and cause a disruption for current residents daily commutes and quality of life.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Class sizes are already unmanageable for teachers, not to mention, figuring out the logistics of more traffic for drop off/pick up and the infrastructure of the schools themselves. My daughter was in a modular at Mountain View Elementary School due to there not being enough room inside the safe secured building, and Challenger Middle School is one of the oldest schools in Academy District 20 and not able to accommodate the current class sizes much less an influx of new students.

Wildlife has been observed in the area such as deer, elk, coyotes, and the protected Pereble's Meadow Jumping mouse and any development will destroy their natural habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. We need to prioritize conserving the open spaces in Colorado and not disrupting the natural habitat of these animals.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. As a local real estate agent, I am privy to the fact that multi family dwellings are inconsistent with the neighborhoods developed in the area and would hurt home appreciation and overall value for current homeowners.

There are absolutely no parks on the north side of Old Ranch Road. The closest playground is at Mountain View Elementary School in Academy District 20, which is a 23 minute walk, give or take, and kids wanting to go play have to cross the increasingly dangerous Old Ranch Road to do so. I propose keeping this area open space and adding a playground, picnic area, and dog park for current residents. The wildlife can still continue to thrive, and this would ultimately enhance the quality of life of current residents and avoid the future negative impact of more housing.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Rob and Kara Baretich
2746 Washita Ct. Residents at Bison Ranch Community in Kettle Creek

Wintz, Katelynn A

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Tuesday, June 6, 2023 3:01 PM
To: Wintz, Katelynn A
Subject: Re: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Thank you Katelynn,

I have a few more questions.

Who will be responsible for burying the power lines before development? Will the developer pay? Or the taxpayer? If there are thousands of homes available for sale in the Colorado Springs inventory (which there currently are), what is the justification for more housing being built with such urgency? Are there plans to create another entrance and exit on Chapel Ridge and Powers where the development will occur? Was the recent gas line installed on that land paid for by the city or by the real estate developer interested in that land? Seems coincidental that as soon as that gas line went in the property is up for rezoning.

Your response is appreciated.

Thank you,
Dane Larsen

On Tue, Jun 6, 2023 at 2:50 PM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi Dan –

Thank you for your inquiry. I will answer your questions to the best of my ability in the order they appear below.

- The Parks Department does have the ability to dispose of property if deemed appropriate. The Parks Department may respond to this question in additional detail upon project resubmittal
- There are plans to construct a fire station at the intersection of Powers & Interquest to open in 2025. The PD and D20 are reviewers on this application and may provide comments about their needs as it relates to this application. Grocery stores are private commercial enterprises, the City does not dictate the construction of these stores.
- School District 20 will comment on the potential impacts to school capacity as it relates to this application.
- Traffic Engineering and the Fire Department evaluate the proposed development to determine the capacity of the roadway & safety of the street configuration as it relates to access for first responders.
- The Jumping Mouse habitat is subject to review by US Fish and Wildlife. Per USFWS, they have indicated that no habitat exists on this property where development is proposed.

I have placed your email on my listserv for this application and you will receive updates as the project progresses.

Thank you

Kate

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Friday, June 2, 2023 10:02 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Hello Katelyn,

I hope you're having a wonderful day. My name is Dane Larsen and I live in the Bison Ranch neighborhood. In response to the upcoming development proposal I do have some concerns. For clarification I'd like to list several questions:

- If the City Parks Department owns the land, why not just build a beautiful park? The area where I live does not have a park in the vicinity, It would be a great asset to the community to have a park.

We have a lot of development going on in this area with apartments and town-homes.

- Are there plans to build more schools, police stations, fire departments and grocery stores in the area?

The schools in this area are already max'd out, and D20 as well, I haven't heard of any new plans for new schools. If that land is developed for real estate there is a potential of adding hundreds of more children to the school district.

- We will need more, schools, resources, and teachers. Is the City of Colorado Springs ready to invest?

As of right now the frontage road leading into and out of the neighborhood is not a through street there is only one way in and one way out.

- Will it be safe if you have a frontage road with only one way in and out for thousands of residents?

There is a lot of wildlife in the area. Including a Preble's Meadow Jumping Mouse preserve.

- How will conservation efforts be affected?

I would like to reiterate the question of building a park. If the Parks Department owns the land, I think we should invest in building a park. I know a few years ago there was a proposal to build a ball park. I heard the adjacent neighborhood had concerns and the plan did not go forward. That was very short sighted. I am all for a ball park. I am vested in Colorado Springs, we have made this community our home and the home for our children.

If the city does not invest in the children, Colorado Springs will have an empty future.

I don't expect a response to each of these questions in detail. I know you're busy. But I hope that these questions are considered in your decision.

Thank you.

Very Respectfully,

-Dane Larsen

Wintz, Katelynn A

From: nancy fahey <nlefahey@yahoo.com>
Sent: Tuesday, June 6, 2023 1:55 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Cc: jjn4970@yahoo.com; Thomas Fahey
Subject: Rezoning Proposal {XN7279698}

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Question regarding Rezoning Proposal {XN7279698} - If someone donates land in good faith that it will be used as intended, in this case a community park, how can that land now be used for development, potential heavily profitable development for a corporation/developer/city?

Nancy Fahey

Wintz, Katelynn A

From: Rick Pierce <rick.pierceus@gmail.com>
Sent: Tuesday, June 6, 2023 1:01 PM
To: Wintz, Katelynn A
Cc: Helms, Randy
Subject: File Numbers ZONE-23-0014, MAPN-23-0005

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Katelynn

I am curious what traffic studies have been completed as the planning department is considering File Numbers ZONE-23-0014 and MAPN-23-0005.

If a study has been done:

- Did this include current traffic volumes assessed within the past year?
- What volume of traffic is anticipated with rezoning to medium density?
- What changes to traffic signals and road design have been planned for Chapel Ridge Drive?
- Are any alternative entry / exit routes planned for traffic other than via Chapel Ridge Drive?

Thanks,

Rick Pierce

Wintz, Katelynn A

From: Friedman, Samuel
Sent: Tuesday, June 6, 2023 12:28 PM
To: Wintz, Katelynn A
Subject: FW: Petition regarding open space proposal

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



From: heather.sonnenberg lilcubhub.com <heather.sonnenberg@lilcubhub.com>
Sent: Tuesday, June 6, 2023 11:33 AM
To: Helms, Randy <Randy.Helms@coloradosprings.gov>
Subject: Petition regarding open space proposal

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Hello Randy,

Please add my name to the list of those disagreeing adamantly with rezoning the area west of Powers and north of Bison Ridge.

This area was originally on the Briargate Master Plan as a recreational park/open land space. After the land swap for the Larry Och Sports Complex, it was changed to residential. The Larry Och's Sports Complex park didn't happen at the Federal location as agreed in the land swap; it is being developed commercially. The open land/recreational space was completely removed from the Briargate Master Plan and replaced with commercial and residential properties. I don't think the city should be able to just wipe out open space from the Master Plan! **The land should be rezoned back to a recreational park/open land space.**

There were numerous meetings regarding this original land swap. The residents came to an agreement on a land swap with creating the Larry Och's Sports Complex by Federal/Interquest, which made sense because of access to freeways, hotels, and restaurants. The complex wasn't built! This shouldn't be allowed. The land should be rezoned to its original intent—park/open space!

It seems the decisions are already made in favor of the developers, regardless of whether it's in the best interests of the city and the residents or not. The box is just being obligatorily checked with notifications sent out. The resident's opinions should be taken into consideration, especially when there are so many against these development decisions!

Thank you.

Heather Sonnenberg



Heather Sonnenberg

Founder/Owner

Lil' Cub Hub, LLC

Phone: 323-394-8994

heather@lilcubhub.com

lilcubhub.com

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Wintz, Katelynn A

From: Friedman, Samuel
Sent: Tuesday, June 6, 2023 12:27 PM
To: Wintz, Katelynn A
Subject: FW: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

Sam Friedman

Constituent and Outreach Program Coordinator
Legislative Services, City of Colorado Springs
(719) 385-5480 office



From: Dane Larsen <danejlarsen@gmail.com>
Sent: Tuesday, June 6, 2023 8:29 AM
To: Helms, Randy <Randy.Helms@coloradosprings.gov>; Haley, Britt I <Britt.Haley@coloradosprings.gov>
Subject: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Randy and Britt,

I sent this message to Katelynn Wintz in response to the Parks Department attempting to rezone land which has already been zoned for a City Park and sell to real estate developers.

I hope you're having a wonderful day. My name is Dane Larsen and I live in the Bison Ranch neighborhood. In response to the upcoming development proposal I do have some concerns. For clarification I'd like to list several questions:

- If the City Parks Department owns the land, why not just build a beautiful park? The area where I live does not have a park in the vicinity, it would be a great asset to the community to have a park.

We have a lot of development going on in this area with apartments and town-homes.

- Are there plans to build more schools, police stations, fire departments and grocery stores in the area?

The schools in this area are already max'd out, and D20 as well, I haven't heard of any new plans for new schools. If that land is developed for real estate there is a potential of adding hundreds of more children to the school district.

- We will need more schools, resources, and teachers. Is the City of Colorado Springs ready to invest?

As of right now the frontage road leading into and out of the neighborhood is not a through street there is only one way in and one way out.

- Will it be safe if you have a frontage road with only one way in and out for thousands of residents?

There is a lot of wildlife in the area. Including a Preble's Meadow Jumping Mouse preserve.

- How will conservation efforts be affected?

I would like to reiterate the question of building a park. If the Parks Department owns the land, I think we should invest in building a park. I know a few years ago there was a proposal to build a ball park. I heard the adjacent neighborhood had concerns and the plan did not go forward. That was very short sighted. I am all for a ball park. I am vested in Colorado Springs, we have made this community our home and the home for our children.

If the city does not invest in the children, Colorado Springs will have an empty future.

I don't expect a response to each of these questions in detail. I know you're busy. But I hope that these questions are considered in your decision.

Thank you.

Very Respectfully,
-Dane Larsen

Wintz, Katelynn A

From: Friedman, Samuel
Sent: Tuesday, June 6, 2023 8:55 AM
To: Wintz, Katelynn A
Subject: FW: Concern about rezoning: ZONE-23-0014 & MAPN-23-0005

From: Katie Hyskell <khyskell@gmail.com>
Sent: Saturday, June 3, 2023 7:10 PM
To: Helms, Randy <Randy.Helms@coloradosprings.gov>
Subject: Concern about rezoning: ZONE-23-0014 & MAPN-23-0005

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Hello Randy,

I hope you are well! As our City Council Representative, I'd like to express concern about the rezoning request in the area west of Powers and north of Bison Ridge.

I've lived in Colorado Springs for my entire life - which is unusual here in a city which has experienced the explosive growth that we have! I have chosen to stay here and contribute to this community because it was a wonderful place to grow up and I wanted my kids to have the same experience. That said, the rate of housing development without consideration for quality of life is making me question the long term feasibility of staying in this city.

In our neighborhood there are no community parks, the grocery stores and restaurants are already filled to bursting, and the schools cannot keep up with the pace of growth. We have already seen so many additional multi-family units being built with no additional infrastructure added; what is the plan to support adding in even more units being added? It is not enough to commit to building additional schools when the district is struggling to hire enough staff for the schools we already have. The police department is having similar issues with recruitment and retention.

In addition, the fact that there is one entrance and exit planned to support the existing neighborhood plus the potential population density that could come from this zoning request is concerning in an area where we are seeing an increase in fire activity over the years. As a former resident of Black Forest (which lost over 500 homes in a fire in 2013), I understand the need for people to have clear paths of evacuation should the need arise. In 2012 over 30,000 residents were evacuated from the west side due to the Waldo Canyon fire. Luckily there were multiple evacuation routes in those neighborhoods. We need to remain mindful of the very real possibilities we face living here and plan accordingly with proper traffic flow.

As a city, Colorado Springs has always strived to provide a high quality living experience with plenty of opportunity to enjoy the beautiful landscape we live in. That is why we ended up seeing the growth we have in the first place! Over time we have let the developers come in and build indiscriminately with only their profit in mind. They have capitalized on everything that made Colorado Springs desirable in the first place, often to the detriment of current residents who have committed to this community.

This land was given to the city to build a park, let's get back to our roots as a community and create something beautiful!

Thank you sincerely for hearing me out,

Wintz, Katelynn A

From: Friedman, Samuel
Sent: Tuesday, June 6, 2023 8:54 AM
To: Wintz, Katelynn A
Subject: FW: Concerns with Proposed Rezoning Near bison Ranch

-----Original Message-----

From: Chad Godlewski <godlewskic@googlemail.com>
Sent: Monday, June 5, 2023 9:11 PM
To: All Council - DL <allcouncil@coloradosprings.gov>
Cc: Helms, Randy <Randy.Helms@coloradosprings.gov>; jjn4970@yahoo.com; Haley, Britt I <Britt.Haley@coloradosprings.gov>
Subject: Concerns with Proposed Rezoning Near bison Ranch

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Dear Town Council Members,

I am emailing to express my concern with the proposed rezoning of the park near Bison Ridge to Residential (R-Flex Medium) housing. I purchased in this neighborhood three years ago when it was being developed due to the secluded nature of the neighborhood and because the current open space was going to contain a community park. I served in the military for 23 years and for 11 of those years I resided overseas and one thing I noticed about communities in Germany, Italy, and Bahrain were community parks and open spaces. Their communities are not like the U.S. with over commercialization and or just housing areas. They always have parks for community children, pets, and people to spend time outside. As such, upon my return to the U.S. in 2019 I searched for a new neighborhood that would be near an open space or park in the vicinity for utilization during my free time. Therefore, rezoning the open space park to densely populated apartments partially voids why myself and many others purchased in this area. Not to mention, North Colorado Springs does not have many parks or community areas in and around the various neighborhoods and preserving the original zoning and providing a community park would be beneficial to local and near by residents. My concern is also with the significant increase in traffic that will occur if apartments are built off Chapel Ridge Dr. This road provides one way in and one way out of Bison Ridge and the Kettle Creek neighborhoods which comprise about 100 single family homes. This road would become the only way in or out for the apartments and adding 60 acres of apartments with the potential for 5-16 units per building could result in anywhere from 300-900 apartments. That is a minimum of 300 additional cars traveling on Chapel Ridge Dr out and in each day but likely significantly more than that as many apartments will have two adult drivers and as previously stated there could be up to 900 units. In a worse car scenario of 900 units and two adult drivers you would have 1800 cars leaving and returning everyday, if not more than that to conduct errands and or activities. Currently there are 100 units with 2-3 drivers per household which is only 200-300 cars going in and out daily. The increased road traffic coupled with school traffic for Pine Creek high school and the near by middle school would make the intersection of Chapel Ridge Dr and Old Ranch road gridlock and a nightmare to exit these neighborhoods. Lastly, this area is one of the nicer neighborhoods in Colorado Springs with strong home values. Adding apartments not only changes the character of the neighborhood but it will also result in decreased or depressed home values.

I respectfully request that the proposed rezoning effort be discontinued and the original plan and zoning remain in tact. Thank you for your consideration and I hope the city will make good on its original plans that were influential in decisions made by current residents to build their homes in this area.

Best Regards,
Chadwick A Godlewski

Wintz, Katelynn A

From: Rachel Anderson <rachelamberanderson@icloud.com>
Sent: Tuesday, June 6, 2023 8:06 AM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Re zone area

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I am emailing to dispute the rezone directly behind my home. Our neighborhood is full of little kids running around. If there are apartments being built, then how will our small kids play safely with so much traffic? This is not an apartment sized street! No one cares about these millions of apartments going up causes traffic and safety issues in our communities. Someone needs to care and stand up for what is right. We are wanting townhomes or homes to be built here, NOT apartments!

Area is west of Powers and north of Bison Ridge from Park to now residential. (Reflex medium with 5-16 dwelling units per acre) Sent from my iPhone

Wintz, Katelynn A

From: Nichole Andrews <nichole.siler@gmail.com>
Sent: Monday, June 5, 2023 10:09 PM
To: Haley, Britt I; Wintz, Katelynn A; Helms, Randy
Subject: Development behind Kettle Creek

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To Whom it may Concern,

We just wanted to write and express our concern about the new plans for the development behind Kettle Creek. We bought our home in 2020 under the impression that this was a quiet little corner of town with the possible potential for a park to be developed in the open space off of Chapel Ridge Dr.. Now the city would like to change that to a compact residential space; essentially apartments and/or townhomes. The information sent to the residents on the postcard was so vague, cryptic, and uninformative. So many of my neighbors never even received it. Even after trying to look up information on the provided link, there was still little description provided. This feels like a deceitful attempt to prevent people from standing up against the project you are pushing on our neighborhood. We would love a public hearing to address things vs just doing it all administratively.

Building more apartments and townhomes with only one access point on Chapel Ridge Drive will increase traffic in and out of our neighborhood. We are the parents of 6 children ages 11 down to 2 years old and our kids have many friends in Bison Ridge and are daily crossing Chapel Ridge Drive on Rhinestone to get into that neighborhood. If new townhomes and apartments are built, cars will just come flying down the street and make our neighborhood streets more dangerous. The streets will also become cluttered with cars just like it always is near the current townhomes in the neighborhood. Speaking of those townhomes at the top of Rhinestone, we have friends who live at 10614 Rhinestone Drive, which is directly across from the townhomes, and they had their truck stolen right off the street in front of their house just two months ago. Often times apartments and townhomes draw a different crowd than single family homes do. Building apartments in that open space decreases the value of our neighborhood and increases crime and traffic.

Another issue we would like to address is the existing power lines. It is our understanding that if this development goes through, the existing power lines will need to be buried which will cost around \$2 million. Who is footing the bill for this? It is also our understanding that we as residents of Kettle Creek will be paying a portion of that. So now we have to use our tax dollars and will likely experience an increase in utility bills in order to pay for something that we don't even want. It feels like the city only cares about turning a profit and they don't care at whose expense that profit is generated.

Thank you for taking the time to read this message. Please take this opinion into consideration as we know many, if not all, of our neighbors feel the same way. We would love a park which is what the space was originally intended for. Leave the area undeveloped if you must, but please do not devalue our neighborhood by throwing in a bunch of apartments and townhomes.

Respectfully,

Nichole and Cory Andrews
2769 Elk Stone Ct, Colorado Springs, CO 80908

Wintz, Katelynn A

From: Chad Godlewski <godlewskic@googlemail.com>
Sent: Monday, June 5, 2023 9:08 PM
To: Wintz, Katelynn A
Subject: Proposed rezoning concerns near Bison Ranch

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Ms. Wintz

I am emailing to express my concern with the proposed rezoning of the park near Bison Ridge to Residential (R-Flex Medium) housing. I purchased in this neighborhood three years ago when it was being developed due to the secluded nature of the neighborhood and because the current open space was going to contain a community park. I served in the military for 23 years and for 11 of those years I resided overseas and one thing I noticed about communities in Germany, Italy, and Bahrain were community parks and open spaces. Their communities are not like the U.S. with over commercialization and or just housing areas. They always have parks for community children, pets, and people to spend time outside. As such, upon my return to the U.S. in 2019 I searched for a new neighborhood that would be near an open space or park in the vicinity for utilization during my free time. Therefore, rezoning the open space park to densely populated apartments partially voids why myself and many others purchased in this area. Not to mention, North Colorado Springs does not have many parks or community areas in and around the various neighborhoods and preserving the original zoning and providing a community park would be beneficial to local and near by residents. My concern is also with the significant increase in traffic that will occur if apartments are built off Chapel Ridge Dr. This road provides one way in and one way out of Bison Ridge and the Kettle Creek neighborhoods which comprise about 100 single family homes. This road would become the only way in or out for the apartments and adding 60 acres of apartments with the potential for 5-16 units per building could result in anywhere from 300-900 apartments. That is a minimum of 300 additional cars traveling on Chapel Ridge Dr out and in each day but likely significantly more than that as many apartments will have two adult drivers and as previously stated there could be up to 900 units. In a worse car scenario of 900 units and two adult drivers you would have 1800 cars leaving and returning everyday, if not more than that to conduct errands and or activities. Currently there are 100 units with 2-3 drivers per household which is only 200-300 cars going in and out daily. The increased road traffic coupled with school traffic for Pine Creek high school and the near by middle school would make the intersection of Chapel Ridge Dr and Old Ranch road gridlock and a nightmare to exit these neighborhoods. Lastly, this area is one of the nicer neighborhoods in Colorado Springs with strong home values. Adding apartments not only changes the character of the neighborhood but it will also result in decreased or depressed home values.

I respectfully request that the proposed rezoning effort be discontinued and the original plan and zoning remain in tact. Thank you for your consideration and I hope the city will make good on its original plans that were influential in decisions made by current residents to build their homes in this area.

Regards,
Chadwick A Godlewski

Wintz, Katelynn A

From: Dan Barker <danbarker111@gmail.com>
Sent: Monday, June 5, 2023 8:52 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Proposed Kettle reek Development Plan

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I object to the plan to rezone an area of the Kettle Creek development southwest of N Powers Blvd from Park to Residential (R-Flex Medium.) FILE-23-0014.

The land was donated, I understand, for a park and the City should carry out the donor's intent. The area needs public recreation activities...not more residential.

With the huge growth in homes, townhomes and apartments along the North Powers, Interquest and Voyager corridors, we need a large park as planned. Please do not increase the population, traffic and pollution density of this area. The density of R-flex Medium with 5-16 dwelling units per acre is concerning and certainly not in line with the rest of the neighborhood. This must ultimately mean apartment buildings and townhomes in this area specifically.

With the higher density area being tucked behind the existing neighborhoods (poor planning), and the only entrance being Chapel Ridge Drive, traffic issues and streets are a concern for not only my family but also the other residents of Bison Pointe.

Thank you for your consideration.

Dan and Jan Barker
10429 Kelowna View
Colorado Springs, CO 80908

Wintz, Katelynn A

From: Kaitlin Quist <kaitlin.quist@gmail.com>
Sent: Monday, June 5, 2023 8:35 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy; Tyler Quist
Subject: Re: Zone-23-0014, MAPN-23-0005 - Development behind Kettle Creek

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Hello all,

I hope this message finds you well. Thank you for taking the time to read our previous email. Britt Haley responded and it is greatly appreciated. Upon further review, We wanted to bring up another area of concern, namely the fact that this zone change is taking place administratively and we feel that this is a violation of our rights. We want a public hearing with the planning commission and city council in order to give our voices a chance to be heard. We know the city only cares about the bottom dollar. Apartments are taking over our community. If development in this open space is inevitable, we want single family lots with parks and trails. Keep our neighborhood beautiful and stable. Don't let it become run down with rows and rows of apartments. At the very least, please do not deprive us of our rights. Please let our voices be heard in a public hearing,

Thank you for taking this into consideration. We appreciate it greatly.

Respectfully,

Kaitlin & Tyler Quist

On Sat, Jun 3, 2023 at 9:04 PM Kaitlin Quist <kaitlin.quist@gmail.com> wrote:
To Whom it may Concern,

We just wanted to write and express our concern about the new plans for the development behind Kettle Creek. We bought this home last summer under the impression that this was a quiet little corner of town with the possible potential for a park to be developed in the open space behind the neighborhood. Now the city would like to change that to a compact residential space ... essentially apartments and/or townhomes. The information sent to the residents on the postcard was so vague, cryptic, and uninformative. Even after trying to look up information on the provided link, there was still little description provided. This feels like a deceitful attempt to prevent people from standing up against the project you are pushing on our neighborhood.

Building more apartments and townhomes with only one access point on Chapel Ridge Drive will increase traffic in and out of our neighborhood. We are the parents of 5 children ages 8 down to 2 years old and our kids have many friends in Bison Ranch and are daily crossing Chapel Ridge Drive on Rhinestone to get into that neighborhood. If new townhomes and apartments are built, cars will just come flying down the street and make our neighborhood streets more dangerous. The streets will also become cluttered with cars just like it always is at the top of Rhinestone Drive near the other townhomes that were built up there. Speaking of those townhomes at the top of Rhinestone, we have friends who live at 10614 Rhinestone Drive, which is directly across from the townhomes, and they had their truck stolen right off the street in front of their house just two months ago. We hate to be prejudice, but apartments and townhomes draw a different crowd than single family homes do. Building apartments in that open space decreases the value of our neighborhood and increases crime and traffic.

Another issue we would like to address is the existing power lines. It is our understanding that if this development goes through, the existing power lines will need to be buried which will cost around \$2 million. Who is footing the bill for

this? It is also our understanding that we as residents of Kettle Creek will be paying a portion of that. So now we have to use our tax dollars and will likely experience an increase in utility bills in order to pay for something that we don't even want. It feels like the city only cares about turning a profit and they don't care at whose expense that profit is generated.

Thank you for taking the time to read this message. Please take this opinion into consideration as we know many, if not all, of our neighbors feel the same way. We would love a park which is what the space was originally intended for. Leave the area undeveloped if you must, but please do not devalue our neighborhood by throwing in a bunch of apartments and townhomes.

Respectfully,

Kaitlin & Tyler Quist
10754 Rhinestone Dr.

Wintz, Katelynn A

From: Dave Wright <wrightdb@pacbell.net>
Sent: Monday, June 5, 2023 5:46 PM
To: Haley, Britt I; Wintz, Katelynn A; Helms, Randy; jjn4970@yahoo.com
Subject: Zone-23-0014 Mapn-23-0005 Bison Ridge

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Dear Britt, Katelynn, Randy and Jamie,

My husband and I are very disheartened at your proposal to re-zone the Bison Ridge property from park property to condo/apartments, possibly resulting in 600 to 1,900 units.

We have lived here 4 years and this is the first we have heard of this proposal. How does a park proposal turn into a sports park and then jump to condos/apartments, totally skipping over single family homes??? It doesn't sound like you have the area residents in mind. It sounds like someone is greasing the skids.

I have read about the endangered mouse. And that it would be too expensive to put in an additional access road possibly from Voyager due to the ravine. Surely there must be somewhere along Voyager that you could grade and make a minimal bridge over the ravine. Is it safe to put that many homes in with only one exit? Building the proposed firehouse on the other side of the ravine won't help much, unless you used the same access road from Voyager. Hmmm....now, there's a thought!

What would be the next thing you would do, remove the existing greenway strips along Chapel Ridge to widen the road to 2 lanes each way? Building a park would not create nearly the amount of traffic that condo/apartments would.

A park would raise our home values not decrease them as condo/apartments would. We have worked and continue to work hard to be able to live in a community like this. We don't expect to be sold out so a few at city hall can have some perks.

Aren't we, the residents entitled to see the figures for one planned idea verses another? There are a lot of questions here that need answers. Aren't we entitled to a public meeting where we can get these questions answered? We feel like we are being rushed along with a, "move along, nothing to see here" from "our" city hall.

Sincerely,

David and Becky Wright
10584 Black Elk Way
Colorado Springs

Phone: 510/329-7065

Wintz, Katelynn A

From: Hilary Dussing <hgdussing@gmail.com>
Sent: Monday, June 5, 2023 5:37 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Comment of Proposed Development, Kettle Creek

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I strongly object to the plan to rezone an area of the Kettle Creek development southwest of N Powers Blvd from Park to Residential (R-Flex Medium.) FILE-23-0014.

The land was donated, I understand, for a park and the City should carry out the donor's intent.

With the huge growth in homes, townhomes and apartments along the North Powers, Interquest and Voyager corridors, we need a large park as planned. Additionally, there is only one exit area from this large area, in the event of fire it would be a catastrophe.

Please do not increase the population, traffic and pollution density.

Respectfully,

Hilary G Dussing
10423 Kelowna Vw

Wintz, Katelynn A

From: Jennifer Giang <jennifergiang3@gmail.com>
Sent: Monday, June 5, 2023 5:34 PM
To: Wintz, Katelynn A
Subject: Kettle Creek North Proposal - Resident Comments - Giang

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Katelynn,

I am writing regarding the development proposal of Kettle Creek North. File number AR PUD 20-00538; AR FP 20-00539. I am not in favor of this development proposal due to the drastic problems that come with it.

First problem is the increase in pollution to the city and state. This is due to a number of factors, such as, increased energy use, increased carbon footprint from construction, and increased traffic.

Second problem is that this causes a decline in community distinctiveness and cohesiveness. With North Fork being near Pine Creek High School and Elementary School, there will be increased traffic with more residents, causing more congestion and safety risk.

If the neighborhood is to be a pass through design, this will increase the safety of the neighborhood with more criminals driving through the neighborhood. This proposal also leads to the destruction of wildlife habitat and natural area.

I believe the city should focus more on improving the areas around the city, than expanding the residential housing. This increases the need for private transportation instead of giving the opportunity for a large public transportation network.

Please take my comments under consideration for the Kettle Creek North development proposal.

Thank you for your time
Jennifer Giang
North Fork Resident
11106 Fossil Dust Drive

Wintz, Katelynn A

From: Robert Brown <mahrjb@gmail.com>
Sent: Monday, June 5, 2023 1:59 PM
To: Wintz, Katelynn A
Subject: Ovation Zone Change & LUP

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Re: Rezone request for 60.2 acres to R-flex Medium on behalf of the Ciity Parks Department

To whom it may concern,

I writing to you to let you know that I am opposed to the proposed zoning change to R-flex Medium. When I bought my house the plan was for a park at this site.

Now you want to put high density housing instead. I see high density housing going up all over Colorado Springs. With the water restriction we have had, it does not make much sense to keep increasing the number housing that will put more of a strain on the water supply.

Thank you for your consideration of my opposition.

File Numbers

ZONE-23-0014

MAPN-23-0005

Wintz, Katelynn A

From: Sarah Markham <secmarkham@gmail.com>
Sent: Monday, June 5, 2023 12:38 PM
To: Wintz, Katelynn A
Subject: Re sign posted at Chapel Ridge and Rhinestone

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Please consider me against this project.

This land was donated to the city years ago with the intent that it become a park.

Why not keep true to that? It seems like the city would just like to make a profit off of this land. A park is not profitable, but cramming in homes is, and the city is catering to developers once again.

The density of R-flex Medium with 5-16 dwelling units per acre is concerning and certainly not in line with the rest of the neighborhood.

This must ultimately mean apartment buildings and townhomes.

With the higher density area being tucked behind the existing neighborhood (poor planning!), and the only entrance being Chapel Ridge Drive, traffic issues and street are a concern.

In the proposal, it shows plans to bury the existing power lines which is extremely expensive. Will the developer foot all of the bill, or will taxpayers be responsible for part of it?

So many questions I hope you'll consider.

Thank you,

Sarah Markham
Secmarkham@gmail.com
719-930-3775

Sent from my iPhone

Wintz, Katelynn A

From: Ann-Noel Spencer <bisonranchhoa@gmail.com>
Sent: Monday, June 5, 2023 12:25 PM
To: Wintz, Katelynn A
Cc: Johnny Ward; Mandi Andrews
Subject: Bison Ranch - Rezoning proposal

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Hi, Kate - Thanks for taking the time to speak with us the other day! In response to the proposal, I would like to voice my disapproval. Here are some of the reasons/arguments for my position:

- 1) The original poll was taken before our neighborhood existed. Can we re-poll now that we've added two new neighborhoods that would be affected? I would expect that we all would prefer that the area stay zoned for a park and/or sports complex rather than housing.
- 2) We don't want the extra traffic on Chapel Ridge (my house backs up to the road - the traffic noise would be an issue for me). I am concerned as well about keeping that road safe as it becomes a through-way.
- 3) We also oppose having more kids in the school district - even if the district says they have the "capacity," I don't want my childrens' class sizes to increase, affecting their ability to learn.
- 4) Lastly, one of the reasons we bought in Bison Ranch was because we were under the impression that the land back there was designated to be a park. We liked that our kids would have access to a park closeby. It is extremely disappointing to not have this as an option anymore.

If it's too late to roll back the decision, we (the HOA) would have some reasonable requests - i.e., asking that at least some of the space be developed into a neighborhood park. We would also need to consider options for accommodating more traffic through there and to keep it safe - maybe traffic circles?

Mandi and Johnny - might either of you have had a chance to look at the codes? I have not had a chance while out of town, but I don't want to miss the chance to oppose by the deadline (6/7). Might you have anything to add after your review of the codes?

Thanks again, Kate! Please let me know if you have any questions.

--

Ann-Noel Spencer, Vice President
Bison Ranch Homeowners Association
bisonranchhoa@gmail.com

Cell: 303.396.9675

Join the Bison Ranch community on [NextDoor!](#)

Wintz, Katelynn A

From: Liana Brooks <elr468@hotmail.com>
Sent: Monday, June 5, 2023 10:27 AM
To: Wintz, Katelynn A
Cc: Godlewskic@gmail.com
Subject: Re: Rezone - 60.2 acres to R-Flex - Briargate

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Hello again!

Can you please send me a link to review the Master Plan for Briargate?

Thank you!

Liana

From: Liana Brooks
Sent: Monday, June 5, 2023 9:40 AM
To: katelynn.wintz@coloradosprings.gov <katelynn.wintz@coloradosprings.gov>
Cc: Godlewskic@gmail.com <godlewskic@gmail.com>
Subject: Rezone - 60.2 acres to R-Flex - Briargate

Good morning Ms Wintz,

Can you please send me the concept plan and application for the request to rezone this land at the end of Chapel Ridge in Briargate? There has been a notice posted by the City. And a request for a signature for a petition in opposition to rezoning. I would like to have a better idea of what is planned or being proposed and I find your development site to be a little difficult to find the information though I know it's all public record.

I appreciate your quick response as I know the Planning Commission meeting may be coming up this week.

Thank you!

Liana Brooks

Wintz, Katelynn A

From: Liana Brooks <elr468@hotmail.com>
Sent: Monday, June 5, 2023 9:41 AM
To: Wintz, Katelynn A
Cc: Godlewskic@gmail.com
Subject: Rezone - 60.2 acres to R-Flex - Briargate

Importance: High

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Good morning Ms Wintz,

Can you please send me the concept plan and application for the request to rezone this land at the end of Chapel Ridge in Briargate? There has been a notice posted by the City. And a request for a signature for a petition in opposition to rezoning. I would like to have a better idea of what is planned or being proposed and I find your development site to be a little difficult to find the information though I know it's all public record.

I appreciate your quick response as I know the Planning Commission meeting may be coming up this week.

Thank you!
Liana Brooks

Wintz, Katelynn A

From: nancy fahey <nlefahey@yahoo.com>
Sent: Sunday, June 4, 2023 7:55 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Cc: tjwfahey@yahoo.com; jjn4970@yahoo.com
Subject: Re: Rezone 60.2 acres to R-Flex Medium, ZONE -23-0014 & Map -23-0005

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The purpose of my email is to voice the concern of my household related to the proposed rezone to land adjacent to Bison Ridge.

1. Notice of the proposed rezone was insufficient to residents who will be effected. The placement of the sign at Rhinestone and Chapel Ridge is not a location that residents pass by on a daily basis. No post card, flyer, postal mailing of the proposed project was received by residents. No email to residents from Colorado Springs or our HOA was provided.
2. Our understanding upon purchase of our home was the land would eventually be a park.
3. R-Flex Medium designation suggests a high volume of units to be built. Not knowing what will actually be built, if the formula of 5 to 16 units per acre is a starting point for discussion, 1000 units could be reasonably built (and may be a low estimate on my part). Assume there will only be one entrance to this new residential area, Chapel Ridge. Traffic issues will be inevitable. Residential units are commonly estimated to have at least two cars per unit. With that as a benchmark, and an estimate (again probably low estimate) of 1000 units being built, Chapel Ridge will now have at least 2000 new cars in the 'neighborhood'. Cars that leave, return, many multiple times in a day. That means we can expect at a minimum 4000 new trips on Chapel Ridge. Has a traffic impact study been done? Colorado Springs is often under fire warnings due to the dry conditions are city experiences. How can one entrance to a high density area be considered safe for residents?
4. Unless something has changed, adjacent to the development is the sanctuary area for the Jumping Mouse. How can the density build not effect this sanctuary? Assumption the sanctuary stays, it remains a risk for fire.
5. Assume current power lines in the area will need to be buried. If this is the case, who shoulders this expense? We, the taxpayers or the developer?
6. What have you estimated the effect on the value to our existing homes will be?
7. There is high density housing going up all over the northern area of Colorado Springs. Why is this site being selected despite having traffic safety issues and being previously planned as park land that many in the area would enjoy.

Thank you in advance for review and consideration of the issues we (and others) share related to the rezone. We look forward to having our concerns acknowledged and addressed.

Nancy and Tom Fahey
10544 Black Elk Way
Colorado Springs CO 80908

On Sunday, June 4, 2023 at 07:02:08 PM MDT, nancy fahey <nlefahey@yahoo.com> wrote:

The purpose of my email is to voice the concern of my household related to the proposed rezone to land adjacent to Bison Ridge.

1. Notice of the proposed rezone was insufficient to residents who will be affected. The placement of the sign at Rhinestone and Chapel Ridge is not a location that residents pass by on a daily basis. No post card, flyer, postal mailing of the proposed project was received by residents. No email to residents from Colorado Springs or our HOA was provided.

2. Our understanding upon purchase of our home was the land would eventually be a park. Housing on

Wintz, Katelynn A

From: Natalie Watts <nwatts@csu.org>
Sent: Sunday, June 4, 2023 7:45 PM
To: Wysocki, Peter; Wintz, Katelynn A; Haley, Britt I
Subject: FW: Opposition to R-Flex Medium development

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Good evening Peter, Katelynn and Britt,

I'm reaching out to oppose the R-Flex Medium project proposed west of N. Powers Boulevard between Old Ranch Roach on the south and Interquest Parkway to the north.

Although I work at Colorado Springs Utilities, I'm contacting you as a resident of the Bison Ranch Neighborhood, which will be greatly impacted by this project if it were to move forward.

I truly hope you will consider keeping this area zoned the way it currently is. My neighbors and I are very much again having all these additional houses built so close to our neighborhood.

Thank you for your consideration.

Sincerely,

Natalie Watts, APR, MBA | Manager
[Colorado Springs Utilities](#) | Strategic Planning and Governance
121 South Tejon Street, Fifth Floor | MC: 950 | Colorado Springs, CO 80903
O (719) 668-3827 | M (719) 373-0624

From: Natalie Watts
Sent: Sunday, June 4, 2023 7:35 PM
To: Randy Helms (City) <Randy.Helms@coloradosprings.gov>; Brian Risley (City) <Brian.Risley@coloradosprings.gov>; Lynette Crow-Iverson (City) <Lynette.Crow-Iverson@coloradosprings.gov>; David Leinweber (City) <David.Leinweber@coloradosprings.gov>
Subject: Opposition to R-Flex Medium development

Hi Randy, Brian, Lynette and David,

I'm emailing you today as a regular citizen, not as staff member of Colorado Springs Utilities. I live in City Council District 2, in a small neighborhood called Bison Ranch (only 58 houses). Our neighborhood is right by a new proposed residential development. My neighbors and I are vehemently opposed to this re-zoning moving forward. When we first built our house in 2020, we were told the area was zoned for a park/sports complex. We were so excited about having a park within walking distance for our young daughter.

Fast forward to May 2023 and now we have found out that the City wants to re-zone this area to add more than 200 houses. This project, if it is successful, will exponentially increase the traffic on Chapel Ridge Drive, which is the only way in and out of our neighborhood. Please consider keeping it as it was originally intended: a park and sports complex. We would much rather have this than a huge new neighborhood.

Please don't feel obligated to write back to me (poor Sam Friedman doesn't need that. 😊). I hope that you will please just take my thoughts and concerns into consideration when it comes before you. Thanks!

~Natalie Wats

PROJE

**THE PLANNING
DEVELOPMENT
LAND USE REVIEW**

Dear Property Owner
WHY YOU RECEIVE

Natalie Watts, APR, MBA | Manager

[Colorado Springs Utilities](#) | Strategic Planning and Governance

121 South Tejon Street, Fifth Floor | MC: 950 | Colorado Springs, CO 80903

O (719) 668-3827 | M (719) 373-0624

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Wintz, Katelynn A

From: nancy fahey <nlefahey@yahoo.com>
Sent: Sunday, June 4, 2023 7:02 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Cc: tjwfahey@yahoo.com; jjn4970@yahoo.com
Subject: Rezone 60.2 acres to R-Flex Medium, ZONE -23-0014 & Map -23-0005

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The purpose of my email is to voice the concern of my household related to the proposed rezone to land adjacent to Bison Ridge.

1. Notice of the proposed rezone was insufficient to residents who will be affected. The placement of the sign at Rhinestone and Chapel Ridge is not a location that residents pass by on a daily basis. No post card, flyer, postal mailing of the proposed project was received by residents. No email to residents from Colorado Springs or our HOA was provided.

2. Our understanding upon purchase of our home was the land would eventually be a park. Housing on

Wintz, Katelynn A

From: Ryan Engel <ryan.engel.business@gmail.com>
Sent: Sunday, June 4, 2023 1:31 PM
To: Wintz, Katelynn A
Subject: Yes on rezone for Chapel Ridge Rd

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Katelynn,

I am writing in regards to the signage posted at the end of Chapel Ridge road in Briargate. The posted zone-23-0014 and MAPN 23-0005 is at the beginning of my neighborhood, Bison Ranch. I fully support the zone be designated for Parks and Recreation. The area is absolutely in need of more recreational opportunities. This is a much better solution than using the area for additional housing.

I believe a sports complex is planned along with some open space. It would be great to have some paths, mountain bike / hiking trail and pickle ball courts included.

I know there may be some complaints by residents of increased traffic flow, however, the solution is definitely best for the city and ultimately the residents. Increased traffic will occur regardless of how it is zoned. I strongly encourage the city of Colorado Springs to develop this space under parks and recreation.

Thank you,

Ryan Engel
Bison Ranch Resident
Former HOA VP
360-775-0007
2745 Elk Stone Ct
Colorado Springs, CO 80908

Wintz, Katelynn A

From: Elizabeth <eriv61827@gmail.com>
Sent: Sunday, June 4, 2023 1:13 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Cc: Jamie ; Jack
Subject: File #zone-23-0014, mapn-23-0005

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

To all:

We live in the Kettle Creek subdivision, and are vehemently opposed to what you are proposing for the area west of Powers and north of Bison Ridge!

First, it was DONATED TO BE A PARK! So, you think a park is not profitable enough for Colorado Springs? You want to use up ANY vacant land that you can to get more revenue?

Isn't there enough building of apartments and homes EVERYWHERE? How much more density do you want?

Not only will there never be a park for the children in this neighborhood, and trails for everyone to walk and enjoy the outdoors, but the traffic in our neighborhood will be increased exponentially.

And, speaking of traffic, there will only be ONE exit from that property! What happens if there is a fire, or some other catastrophe in that neighborhood? How will those tenants be able to get out? ONE EXIT onto Chapel Ridge? What are you thinking?

Also, what about the school system? A great increase in the school system to educate the children from these apartments.

Please, please do not go forward with this!!

Elizabeth Rivers

eriv61827@gmail.com

719 487 8100

Wintz, Katelynn A

From: Kaitlin Quist <kaitlin.quist@gmail.com>
Sent: Saturday, June 3, 2023 9:04 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy; Tyler Quist
Subject: Zone-23-0014, MAPN-23-0005 - Development behind Kettle Creek

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To Whom it may Concern,

We just wanted to write and express our concern about the new plans for the development behind Kettle Creek. We bought this home last summer under the impression that this was a quiet little corner of town with the possible potential for a park to be developed in the open space behind the neighborhood. Now the city would like to change that to a compact residential space ... essentially apartments and/or townhomes. The information sent to the residents on the postcard was so vague, cryptic, and uninformative. Even after trying to look up information on the provided link, there was still little description provided. This feels like a deceitful attempt to prevent people from standing up against the project you are pushing on our neighborhood.

Building more apartments and townhomes with only one access point on Chapel Ridge Drive will increase traffic in and out of our neighborhood. We are the parents of 5 children ages 8 down to 2 years old and our kids have many friends in Bison Ranch and are daily crossing Chapel Ridge Drive on Rhinestone to get into that neighborhood. If new townhomes and apartments are built, cars will just come flying down the street and make our neighborhood streets more dangerous. The streets will also become cluttered with cars just like it always is at the top of Rhinestone Drive near the other townhomes that were built up there. Speaking of those townhomes at the top of Rhinestone, we have friends who live at 10614 Rhinestone Drive, which is directly across from the townhomes, and they had their truck stolen right off the street in front of their house just two months ago. We hate to be prejudice, but apartments and townhomes draw a different crowd than single family homes do. Building apartments in that open space decreases the value of our neighborhood and increases crime and traffic.

Another issue we would like to address is the existing power lines. It is our understanding that if this development goes through, the existing power lines will need to be buried which will cost around \$2 million. Who is footing the bill for this? It is also our understanding that we as residents of Kettle Creek will be paying a portion of that. So now we have to use our tax dollars and will likely experience an increase in utility bills in order to pay for something that we don't even want. It feels like the city only cares about turning a profit and they don't care at whose expense that profit is generated.

Thank you for taking the time to read this message. Please take this opinion into consideration as we know many, if not all, of our neighbors feel the same way. We would love a park which is what the space was originally intended for. Leave the area undeveloped if you must, but please do not devalue our neighborhood by throwing in a bunch of apartments and townhomes.

Respectfully,

Kaitlin & Tyler Quist
10754 Rhinestone Dr.

Wintz, Katelynn A

From: Adam Greer <adam.greer@me.com>
Sent: Saturday, June 3, 2023 8:43 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Rezone Proposal [PK to R-M] Kettle Creek

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Hello Katelynn Wintz, Britt Haley & Randy Helms,

I reside at 10814 Rhinestone Drive, it has been brought to my attention a proposal has been raised to change the zoning of the land west of Powers and north of Bison Ridge.

I do not support the request to rezone, additionally I have multiple concerns this change would bring to the safety and lively hood of my family and neighbors. The addition of R-Flex Medium homes would bring townhomes or apartments to the small proposed 60 acre area. The current 100 acres of Kettle Creek and Bison Ridge has approximately 100 units - rezoning could bring 600 to 1929 units. This drastic increase worries me, the density of this small subdivision increases significantly with these units and add traffic and congestion that will impact our quality of life, safety, privacy and the overall character of the area.

With the increase of traffic, I am concerned with the safety of my family and neighbors. There is only one exit out of the neighborhood via Chapel Hills Dr, this road frequently has fast drivers which will just increase, since they'll have farther to drive on it.

The original proposal of the open space and park was one of the reasons that lead us to purchase in this neighborhood. Rezoning the area into residential development will result in the loss of habitat, disruption to the ecosystem and reduced air quality. The Kettle Creek and Bison Ridge residents severally need a close accessible park and open space for families to enjoy without having to cross the growing busy intersection of Old Ranch Road.

Respectfully concerned,

Adam Greer

Sent from my iPad

Wintz, Katelynn A

From: Katie Hyskell <khyskell@gmail.com>
Sent: Saturday, June 3, 2023 7:05 PM
To: Wintz, Katelynn A
Subject: Concern about rezoning: ZONE-23-0014 & MAPN-23-0005

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Hello Katelyn,

I hope you are well! I am sure that you are being inundated with emails and communication about the rezoning request in the area west of Powers and north of Bison Ridge, but I'd like to add my voice to the conversation.

I've lived in Colorado Springs for my entire life - which is unusual here in a city which has experienced the explosive growth that we have! I have chosen to stay here and contribute to this community because it was a wonderful place to grow up and I wanted my kids to have the same experience. That said, the rate of housing development is making me question the long term feasibility of staying in this city.

In our neighborhood there are no community parks, the grocery stores and restaurants are already filled to bursting, and the schools cannot keep up with the pace of growth. We have already seen so many additional multi-family units being built with no additional infrastructure added; what is the plan to support adding in even more units being added? It is not enough to commit to building additional schools when the district is struggling to hire enough staff for the schools we already have. The police department is having similar issues with recruitment and retention.

In addition, the fact that there is one entrance and exit planned to support the existing neighborhood plus the potential population density that could come from this zoning request is concerning in an area where we are seeing an increase in fire activity over the years. As a former resident of Black Forest (which lost over 500 homes in a fire in 2013), I understand the need for people to have clear paths of evacuation should the need arise. In 2012 over 30,000 residents were evacuated from the west side due to the Waldo Canyon fire. Luckily there were multiple evacuation routes in those neighborhoods. We need to remain mindful of the very real possibilities we face living here and plan accordingly with proper traffic flow.

As a city, Colorado Springs has always strived to provide a high quality living experience with plenty of opportunity to enjoy the beautiful landscape we live in. That is why we ended up seeing the growth we have in the first place! Over time we have let the developers come in and build indiscriminately with only their profit in mind. They have capitalized on everything that made Colorado Springs desirable in the first place, often to the detriment of current residents who have committed to this community.

This land was given to the city to build a park, let's get back to our roots as a community and create something beautiful!

Thank you sincerely for hearing me out,

Katie Hyskell

Wintz, Katelynn A

From: staci.combes@gmail.com
Sent: Saturday, June 3, 2023 6:52 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014 & MAPN-23-0005

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Good afternoon Katelynn,

I hope you are well. I live at 10744 Rhinestone Drive, Colorado Springs CO 80908, in Bison Ridge.

Upon online review of the sign posted at Rhinestone Drive and Chapel Ridge Drive, I would like to share my hesitations and excitement regarding the proposed changes.

My hesitations: I am against the proposed rezoning as stated, and instead propose a request to either zone as r-flex low or a limitation on r-flex medium that multi family is restricted to "2 story above grade" duplexes and single family.

My request comes after being a single mother of a now 15 year old. For 11 years, I put my blood, sweat and tears into working multiple jobs in order to get my daughter and I out of previous locations where we resided that were surrounded by apartments, townhouses, large multi family, UBE product, etc. We have now lived in this community for 4 years. Our previous neighborhoods, while useful for sure, are completely different from the Bison Ridge and Pine Creek neighborhood as it relates to noise, congestion, crime, overall activity, closeness of neighbors, and parking. I love my neighborhood and worked hard to create this life for me and my daughter.

The addition of the classic homes neighborhood at Bison Point has been welcomed because it absorbed into the existing surroundings.

Under the proposed rezone, the existing surrounding neighborhoods will all be affected negatively if multi-family and apartments are allowed.

As a negative example within the community, the existing townhouses that are part of Bison Ridge/Kettle Creek have overflowing parking onto Rhinestone Drive already. This is not policed for parking violations despite the ongoing and growing need. Please do not bring more of that to our area.

My support: This growth and opportunity has my support in relation to development ILO an empty field. I love the proposal to bury the existing electrical lines. I look forward to large open spaces (although the proposed open spaces currently seem very small) since dozens of people currently use the existing space for dog walks and as a make shift park whenever it is accessible. Our neighborhood loves and needs open space. A large park or open space nestled by single family and duplex homes in this area has my full support since we do not have a park on the north side of Old Ranch Blvd, and this proposal will eliminate open space that is utilized when accessible.

Thank you for your time. I hope my feedback is used as part of the decisions related to re-zoning.

Staci Eaton
10744 Rhinestone Drive
Colorado Springs CO 80908

Wintz, Katelynn A

From: Tracy Bunko <1tracyann@gmail.com>
Sent: Saturday, June 3, 2023 5:58 PM
To: Haley, Britt I; Wintz, Katelynn A; Randy.Holmes@coloradosprings.gov
Subject: Park to Residential rezoning

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Good afternoon,

I am writing to express my support for the 60-acre area west of Powers and north of Bison Ridge to --at least in part-- remain zoned as a public park. The neighborhoods in this area are bound by busy roadways and need some green space/park area. This is the last nearby area we have left that hasn't already been developed for businesses and or residential properties.

One of the primary reasons people live in Colorado is their love of the outdoors. Please don't take this space for yet more development. We need to preserve some of the natural, open spaces in the north part of town and our neighborhoods need parks and green spaces for our families and to help build a sense of community.

Thank you,

Tracy Bunko

Wintz, Katelynn A

From: Mark Torreano <mmtorreano@gmail.com>
Sent: Friday, June 2, 2023 10:10 PM
To: Wintz, Katelynn A; Haley, Britt I; Helms, Randy
Subject: Comments on Proposed Development, Kettle Creek

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I object to the plan to rezone an area of the Kettle Creek development southwest of N Powers Blvd from Park to Residential (R-Flex Medium.) FILE-23-0014.

The land was donated, I understand, for a park and the City should carry out the donor's intent.

With the huge growth in homes, townhomes and apartments along the North Powers, Interquest and Voyager corridors, we need a large park as planned. Please do not increase the population, traffic and pollution density.

Respectfully,

Mark Torreano
10417 Kelowna View
Colorado Springs CO 80908

Wintz, Katelynn A

From: Vickie Keene <vickiejrt@msn.com>
Sent: Friday, June 2, 2023 5:52 PM
To: Wintz, Katelynn A
Subject: File Numbers ZONE-23-0014, MAPN-23-0005

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Dear Katelyn Wintz,

I am writing you in regards to the open space north of Chapel Ridge drive. I am a homeowner in the Kettle Ridge neighborhood. I am concerned about this area having townhouses, apartments or any other multi-family structures. It is my understanding that this land was donated to the city for parks and recreation. Chapel Ridge drive is not set up to have the traffic that a multi-family housing would bring.

I believe that the area should be reserved for parks and recreation as it was intended.

This is my vote NO for multi-family structures.
And Yes to parks.

Concerned citizen and voter,
Vickie Keene

Sent from my Galaxy

Wintz, Katelynn A

From: Bonnie Minissale <bmin@donpepino.net>
Sent: Friday, June 2, 2023 5:27 PM
To: Wintz, Katelynn A
Subject: Zone-23-0010

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We received a postcard for the above File no. Went to the website and in order to get more information so that we can comment or plan on attending the 6/13 hearing, we first had to know when the plans were submitted. Why would that matter if we have a file number? Next you expect us to set up an account to get more information? Why? Your postcard is a complete waste of paper, ink and postage. The postcard should state that a zoning change is being requested because a proposed business doing — (fill in the blank) is being proposed. If the residents did not like the business being proposed they would then comment or attend the hearing. Telling us nothing, making us jump through hoops to get information is a waste of everyone's time. Further, do you think we should forego our jobs to participate online to a hearing that we might or might not care about? By not being transparent, it looks like you don't want us to know why the zoning change is being proposed. What business is being proposed for this site?

Bonita Minissale

Sent from my iPad

Wintz, Katelynn A

From: Glenn <gpendleton@aol.com>
Sent: Friday, June 2, 2023 2:22 PM
To: Wintz, Katelynn A
Subject: Larry ocho park

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Hello,

My ask is that you consider not approving this park in the back of our bison creek neighborhood. This project has been talked about for 10 years and also been tried to relocate to different areas away from neighborhoods and never seems to go that way. It will cause way too much traffic and noise in our neighborhood and lower property values. It will also cause mass speeding through the neighborhood. This is not a good deal for homeowners. Please do not let this one get approved.

Thanks for your consideration.

Glenn Pendleton
10684 Rhinestone Drive 80908

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Wintz, Katelynn A

From: Russell Culpepper <russell.culpepper@gmail.com>
Sent: Friday, June 2, 2023 12:28 PM
To: Wintz, Katelynn A
Subject: Chapel Ridge zoning / project - resident feedback

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Hi,

Our neighborhood (Bison Ranch) recently received notice for a proposal to re-zone ~60 acres at the end of Chapel Ridge to accommodate a large housing project. The previous proposal was a plan to build a park / sporting complex.

I just wanted to drop a note to urge the city to stay with the park plan. I believe our biggest concern is that there is effectively only one road in/out of that area (Chapel Ridge) unless built through to a new intersection on Interquest. Beyond that, the area is lacking in public open spaces and parks and the previous proposal would have done a lot for the area overall. A large park and sporting complex would have given multiple neighborhoods in the area a walkable option for outdoor enjoyment.

Thanks for consideration on our input,

Russell Culpepper
719 459 4371

Wintz, Katelynn A

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Friday, June 2, 2023 10:02 AM
To: Wintz, Katelynn A
Subject: Response to Record Numbers: ZONE-23-0014 & MAPN-23-0005

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Hello Katelyn,

I hope you're having a wonderful day. My name is Dane Larsen and I live in the Bison Ranch neighborhood. In response to the upcoming development proposal I do have some concerns. For clarification I'd like to list several questions:

- If the City Parks Department owns the land, why not just build a beautiful park? The area where I live does not have a park in the vicinity, it would be a great asset to the community to have a park.

We have a lot of development going on in this area with apartments and town-homes.

- Are there plans to build more schools, police stations, fire departments and grocery stores in the area?

The schools in this area are already max'd out, and D20 as well, I haven't heard of any new plans for new schools. If that land is developed for real estate there is a potential of adding hundreds of more children to the school district.

- We will need more, schools, resources, and teachers. Is the City of Colorado Springs ready to invest?

As of right now the frontage road leading into and out of the neighborhood is not a through street there is only one way in and one way out.

- Will it be safe if you have a frontage road with only one way in and out for thousands of residents?

There is a lot of wildlife in the area. Including a Preble's Meadow Jumping Mouse preserve.

- How will conservation efforts be affected?

I would like to reiterate the question of building a park. If the Parks Department owns the land, I think we should invest in building a park. I know a few years ago there was a proposal to build a ball park. I heard the adjacent neighborhood had concerns and the plan did not go forward. That was very short sighted. I am all for a ball park. I am vested in Colorado Springs, we have made this community our home and the home for our children.

If the city does not invest in the children, Colorado Springs will have an empty future.

I don't expect a response to each of these questions in detail. I know you're busy. But I hope that these questions are considered in your decision.

Thank you.

Very Respectfully,
-Dane Larsen

Wintz, Katelynn A

From: Rich Sevcik <rs@truevine.net>
Sent: Friday, June 2, 2023 8:38 AM
To: Wintz, Katelynn A
Cc: Sam B.; Matt Westfall
Subject: Ovation Zone COMMENTS

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Katelynn,

Here are our comments on the Ovation Zone change.

As the North Fork safety committee, we request that the Ovation zone change include a restriction on the number of family units that can be built in these 60 acres. The R-Flex Medium zoning would allow between 300 and 960 family units. We request that a limit be set at 300 units.

We have two concerns. First there will be a substantial impact to the residents at North Fork, as more students attend Pine Creek High School. The North Fork residents who need to commute to work in the morning encounter substantial delays just trying to exit our neighborhood past Pine Creek High School. The traffic at Pine Creek is already horrid during the morning commute. The intersection of Old Ranch Road and Thunder Mountain Avenue is severely congested. Frustrated parents are dropping teens off at the 7/11 gas station rather than waiting in a long vehicle line entering the school. This is dangerous for the teens, and the traffic is further aggravated with more pedestrians. Ovation family units will only increase the unacceptable traffic even more. PLEASE LIMIT THE NUMBER OF FAMILY UNITS TO 300.

Our second concern is for the emergency evacuation of future Ovation families. The Ovation land is surrounded on three sides by Kettle Creek and Powers Bld. So there can be only one exit road to use for emergencies. In the worst case R-Flex Medium would allow for 960 units, or 960 families requiring evacuation. PLEASE LIMIT THE NUMBER OF FAMILY UNITS TO 300.

Regards, Rich Sevcik North Fork Safety Committee

Wintz, Katelynn A

From: Elizabeth <eriv61827@gmail.com>
Sent: Thursday, June 1, 2023 10:39 AM
To: LUR Planning Info - SMB
Cc: Wintz, Katelynn A
Subject: Applications and Reviews

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Looking online, it states that you can create an account, but there is no such "button" stating "Applications and Reviews."

Please advise.

Ms. Wintz: we are very much opposed to the Rezone request for 60.2 acres to R-Flex Medium on behalf of the City Parks Department; File Numbers; zone-23-0014, MapN-23-0005.

There will be a tremendous amount of traffic in our residential community. Just about every vacant property is being developed, with no accountability to the residents.

Why can't there be "open space" anymore in Colorado Springs? Do you live near here? Does anyone who is planning this sports complex live near here?

Even the "Preble mouse," which is supposedly being protected, will be negatively affected! Our community will have to hear all of the noise that will be coming from this sports complex!

Everyone involved in this project should be ashamed that they are destroying a peaceful existence for us, and our neighbors.

Elizabeth Rivers
eriv61827@gmail.com
719 487 8100

Wintz, Katelynn A

From: Eric Berrill <eberrill@gmail.com>
Sent: Thursday, June 1, 2023 7:58 AM
To: Wintz, Katelynn A
Subject: Ovation Zone Change Zone-23-0014

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Dear Katelynn Wintz,

I received a Notification of a Potential Development Project Notice for Ovation Zone Change. I am very strongly opposed to the rezone request by the City Parks Department for File Numbers Zone-23-0014 and MAPN-23-0005.

I relied on the master plan when purchasing my home and would like to see a sports complex or park. There are not enough parks for kids to play or sports teams to practice. According to the map on the city's website, there are only two city parks north of Briargate Pkwy. (Kathleen Marriage, 3 acres, and Mary Kyer, 11 acres). The city is requesting to rezone 60 acres of park space and leave the citizens north of Briargate Pkwy with only 14 acres. There needs to be more city parks north of Briargate Pkwy.

The City of Colorado Springs should follow the Master Plan and build a sports complex or park. The city should not rezone park space to residential. Please keep in mind voters like parks as the TOPS Tax was voted on in April 2023 and approved by 78% of voters.

Sincerely,

Eric Berrill

Wintz, Katelynn A

From: charlotte.clark <charlotte.clark60@yahoo.com>
Sent: Wednesday, May 31, 2023 10:54 AM
To: Wintz, Katelynn A
Subject: Ovation Zone Change & LUP ZONE-23-0014 MAPN 23-0005

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Hello Katelynn,

My husband and I reviewed the proposed development. We strongly oppose Development Proposal ZONE23-0014 MAPN-23-0005 for the following reasons:

- Colorado Springs infrastructure cannot support a new development in its current state.
 - The police are overwhelmed and can't keep up. Crime continues to get worse. Every day on "Next Door" you read about someone's home, car or business being broken into. More development brings more temptation for criminals if we do not have the laws and enforcement to deter them.
 - The roads need a better support system for the current traffic. There are potholes all throughout the city. Old Ranch Road is very bumpy and needs to be repaved, not patched. The addition of the red-light cameras causes people to speed through the intersections, thus causing accidents along with frustrated drivers. Road rage continues to increase as traffic congestion grows. People are frustrated by the amount of traffic, waiting for lights to change, dealing with accidents, etc.
 - The noise from Powers continues to get louder as time goes by. The drag racing is very prominent in the evenings. We were told "sound barriers" would be constructed along Powers when we moved into our home six years ago. We are still waiting.
 - Colorado Springs has water restrictions due to being in a drought. Why are we selling our water to other states when we have a "need" for the water in Colorado? The development will put an additional strain on our current water system. Having xeriscape yards, does not solve the water shortage.
 - The air quality in Colorado Springs has been good. I was surprised Colorado did not do annual car inspections to ensure Colorado maintained a good air quality level. Additional cars of those moving into the development will deteriorate the air quality.
 - The current Internet, TV, and telephone providers are limited. During COVID, the internet providers "slowed" our speed because so many people were working from home. The speeds have not been brought back to the pre-COVID speeds on a consistent basis. There are "dead spots" for wireless phones throughout the city.
- The housing market is "down" compared to a few years ago. There is still a lot of building going on that should accommodate new residents. Do the studies reflect the current building will not support new residents?
- There are several animals and plants native to this area. I read an article last year that mentioned endangered animals in the planned development area.
- Where is the entrance to the subdivision? The traffic on Old Ranch Road is horrible, especially at peak times of the day.

Thank you,

Charlotte Clark Kinsman

10645 Slumber Ridge Way

Internal Use

Wintz, Katelynn A

From: gene brooks <brooksey53@yahoo.com>
Sent: Wednesday, May 31, 2023 9:21 AM
To: Wintz, Katelynn A
Subject: Proposed rezoning for 60.2 acres to R-Flex Medium on behalf of City Parks Department

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Hello Ms. Wintz.

My name is Gene Brooks. My wife and I live in the Kettle Creek Neighborhood, close to the area proposed for rezoning. The purpose of this email is to inquire about subject rezoning request prior to submitting comments. The area in question is located in Northeast Colorado Springs adjacent to the Bison Ridge neighborhood. I have the following questions regarding the proposed rezoning.

1. What was the initial development plan for that area prior to the rezoning request? Was it single family residential, multi-family, business, etc.?
2. What is R-Flex medium?
3. How is the City Parks Department involved?

Thanks for your time, and I look forward to your response, The due date for our comments to you is June 7th.

Regards
Gene Brooks

540 250 7733

Wintz, Katelynn A

From: Jack <jdrivers200@gmail.com>
Sent: Tuesday, May 30, 2023 3:16 PM
To: Wintz, Katelynn A
Subject: RE: Zone-23-0014, MAPN-23-0005

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WE are opposed!

Why can't this be left alone and used as a park, the original promise. Must every square inch of open space in El Paso Cty. be occupied with a densely populated apartment complex that places more demand on our already depleted infrastructure, especially water.

Stop putting up this cheap dense housing.

Jack & Liz

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

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Tuesday, May 30, 2023 2:32 PM
To: Jack <jdrivers200@gmail.com>
Subject: RE: Zone-23-0014, MAPN-23-0005

Hi Jack

Thank you for reaching out!

Please note that no decisions have been made related to the applications you note. This notification is only for the first review of the proposed project. Decisions are made by City Council, with a stop at City Planning Commission as well, on the subject items and prior to any public hearings the item must meet the basic requirements of our City Code, which is the review stage we are currently working on.

We invite public comments throughout the review process. That comment deadline is acknowledged only so that interested residents may submit comments prior to the issuance of the first review letter back to the applicant so that they may read the concerns or opposition of the public and respond to the concerns.

The request is for a rezoning of the property from public park to R-flex medium, which is a residential zone district allowing for a housing density between 5-16 dwelling units per acre. The district allows for a variety of residential development including single-family residential, duplex, or multi-family development. In this context, multi-family includes townhomes, condominiums or triplexes, as well as the more traditional apartment style development.

Per our City Code, a rezoning request only requires an accompanying conceptual plan & statement of the proposed future uses. In this case, the land use plan (MAPN-23-0005) depicts residential development with primary access from existing Chapel Ridge Drive as well as plans for a stormwater detention facility, neighborhood greenspace/park space, and burying the overhead electrical lines.

Staff has numerous comments on the application and as stated above, no decisions on the request have been made yet as final decision making authority rests with the City Council.

If you have any questions or comments about the subject request, please submit those to me in writing.

I have also added you to the project listserv to ensure you are kept up to date as the project review continues.

Thank you!
Kate

From: Jack <jdrivers200@gmail.com>
Sent: Tuesday, May 30, 2023 2:04 PM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Zone-23-0014, MAPN-23-0005

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Katelynn, just received this notice with about one week before you make an official decision.

The map is virtually unintelligible, the Project Description provides, I guess, a description in legalese.

What is going to be built here? I'm sure the decision has already been made whether local citizens like it or not!

Jack

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

Wintz, Katelynn A

From: Jack <jdrivers200@gmail.com>
Sent: Tuesday, May 30, 2023 2:04 PM
To: Wintz, Katelynn A
Subject: Zone-23-0014, MAPN-23-0005

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Katelynn, just received this notice with about one week before you make an official decision.

The map is virtually unintelligible, the Project Description provides, I guess, a description in legalese.

What is going to be built here? I'm sure the decision has already been made whether local citizens like it or not!

Jack

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

Wintz, Katelynn A

From: Jim Plott <jimplott@gmail.com>
Sent: Sunday, May 28, 2023 3:56 PM
To: Wintz, Katelynn A
Subject: Reference File Numbers: ZONE-23-0014 and MAPN-23-0005

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Dear Ms. Wintz,

I am writing in response to the proposed rezoning of the open space north of Chapel Ridge Drive. I and all of the current residents of the Bison Ranch Subdivision with whom I have spoken are strongly opposed to this for several reasons. First, as it stands, there will be only one entry and one exit to the neighborhood to support potentially thousands of new residents. This will result in greatly increased traffic and wait times at the intersection with Old Ranch Road. Secondly, the existing infrastructure (public schools, grocery stores, etc.) will be strained by the addition of this amount of new residents. Finally, this area does not have an existing park. The closest city park to us is Venezia, at the corner of Briargate Parkway and Union Blvd and it is too far to benefit children and others in our and surrounding neighborhoods. I respectfully request that the area not be rezoned and the previous plans for a park/sports complex be reconsidered. Thank you for your consideration.

James Plott, Colonel, USAF (Ret)
10650 White Kettle Trail
Colorado Springs, CO 80908
Sent from my iPad

Wintz, Katelynn A

From: Roberto Verduzco <jverduzc@hotmail.com>
Sent: Saturday, May 27, 2023 9:26 PM
To: Wintz, Katelynn A
Subject: Zone-23-0014 MAPN-23-0005

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Hello,

In reference to the above file numbers, please explain why the city is proposing to change the zone from PK to R-Flex Medium.

We need more recreation areas near North Folk subdivision, where I live, no more construction.

I opposed this proposal.

Regards,
Juan R Verduzco

Wintz, Katelynn A

From: Laura Wright <lmcginn2@gmail.com>
Sent: Saturday, May 27, 2023 11:13 AM
To: Wintz, Katelynn A
Subject: Zone-23-0014 MAPN-23-0005

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Katelynn,

This zone would be a terrible idea! We already have so many traffic issues and noise issues from powers. Adding this development would be awful! Please I beg of you to not build this development!!

Wintz, Katelynn A

From: Jarrod A <jarrodashida@gmail.com>
Sent: Saturday, May 27, 2023 9:45 AM
To: Wintz, Katelynn A
Subject: Zone-23-0014 MAPN-23-0005

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Can you please send more details on this rezoning? It is very limited and seems a little suspect.

Having the City Parks department rezone a park zoned area to R-Flex seems like the city is doing the bidding for the developer in order to not cause a ruckus. Colorado Springs seems to have already been taken advantage of by developers in the way they create "open space" in their developments by using the outside buffer on busier roads as meeting their open space requirements. Pocket Parks, interior greenbelts and other thoughtful ways of creating a nice neighborhood seem to be forsaken for density.

What is the plan from the developer that will eventually take over this ground if it does in fact get changed to R-Flex Medium density?

As a developer myself, I think a thoughtful solution should be considered with a large requirement needing to be public park that has a good amount of amenities.

Thank you,
Jarrod Ashida
10653 Black Kettle Way

Wintz, Katelynn A

From: Megan Sanders <mryder29@yahoo.com>
Sent: Saturday, May 27, 2023 9:01 AM
To: Wintz, Katelynn A
Cc: Kyle Sanders
Subject: Zoning Change to Kettle Creek

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Hi Katelynn,

We saw the signs go up for the zoning change near Kettle Creek. I am wondering what happened to the proposal for a new trail system on that land that would preserve some of the city's fast dwindling open spaces and still respect the jumping mouse habitat in that area. (Link to article <https://www.cpr.org/2022/10/26/northeast-colorado-springs-tops-program-open-space/?fbclid=IwAR3y2Ptaw2RhIUOiEmuJ6Vg4w25SPz6Y5jnCVEN-5xB2MLTWwa9ikyu2PQM>)

As someone who was born and raised here I am concerned with all the building. I was so hopeful that the city would preserve this little corner and save a piece of what makes me love it here. I know growth comes with benefits but all the sprawl is making it feel less and less like the place I grew up. Is the trail system a lost cause? We moved to this part of the city because it was one of the last places that didn't feel so claustrophobic. Any information you can provide would be helpful.

Thanks,
Megan Sanders

Wintz, Katelynn A

From: tracy corl <tnmcorl@yahoo.com>
Sent: Friday, May 26, 2023 4:01 PM
To: Wintz, Katelynn A
Subject: Ovation Housing Developmeny

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Katelynn,

In reference to ZONE-23-0014 and MAPN-23-0005

As a resident of the Bison Ranch development, I would strongly object to this proposal. Currently, there is only one road in and out of that area. Adding another 300-960 housing units (based on 5-16 DU/acre) would significantly overstress the Chapel Ridge/Old Ranch intersection and create additional, undue stress on area infrastructure – schools, parks, grocery stores, etc.

I will also say that we chose to move into the Bison Ranch neighborhood because it was not a Cordera or Wolf Ranch that had tons of houses and limited access in or out. We specifically asked if there was a plan to add more neighborhoods in the area in question and were told that it was not zoned for it and protected space (pueblo mice). Unfortunately, now Colorado Springs is, again, caving to greedy developers in trying to turn our quiet area into the next master planned community.

The Planning Summary states that the project will help alleviate the “demand for residential communities throughout the city.” Based on today’s listings on Realtor.com, I see nearly 2400 listings for Colorado Springs. Observing the sheer volume of housing construction projects around the city indicates that there is even more availability than those listings indicate. Perhaps, Colorado Springs would be better served to improve existing neighborhoods throughout the city rather than take the easy route and just build new developments while other parts of the city deteriorate. At some point, somebody has to say no new developments. This is one of those times.

Bottom line, Colorado Springs doesn’t need yet another massive neighborhood when it has plenty of available housing already.

Please keep me informed of any public hearings on this project.

Respectfully

Michael Corl

Wintz, Katelynn A

From: Michael Corl <mcork@uccs.edu>
Sent: Friday, May 26, 2023 1:07 PM
To: Wintz, Katelynn A
Subject: Ovation Zone Change & LUP

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Katelynn,
Good afternoon.

Today, I received a postcard about a project titled Ovation Zone Change & LUP. Unfortunately, the postcard does not provide and details to what exactly is being proposed and the website cannot seem to locate the file numbers. As a result, can you please forward me the documents for the project so that I can review them.

ZONE-23-0014
MAPN-23-0005

I will say that I am a bit concerned that the process to get the project information has been so difficult. It does not appear that this is meant to be a transparent process but rather one that is being pushed through without the ability for appropriate review from interested public.

Respectfully
Michael Corl

Wintz, Katelynn A

From: dionnacrown <dionnacrown@att.net>
Sent: Friday, May 26, 2023 9:13 AM
To: Wintz, Katelynn A
Subject: R-Flex Medium rezoning request at Chapel Hills and Rhinestone

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Please don't do this here. Our roads are already in bad shape (see Old Ranch Road) and this would increase traffic in our community exponentially.

Thank you,

S.D. Crown

Sent from my Galaxy

Wintz, Katelynn A

From: Brian Livie <blivie78@gmail.com>
Sent: Thursday, May 25, 2023 9:15 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014

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Dear Ms. Wintz,

We are very concerned about this proposal to change the Ovation Zone from PK to Residential. We specifically purchased a townhome in Kettle Creek Subdivision on Tincup Creek Point with the knowledge that this parcel of land was going to be a park area. A park on that land would be ideal, and significantly benefit the current neighborhoods in that area.

Building a large residential area on that parcel will negatively impact the current Kettle Creek Subdivision in a significant way. Not only will vehicular traffic significantly increase in and out of Kettle Creek, but so will foot traffic. It is inevitable that school children in this new residential area will traverse through our neighborhood, and specifically down our street (Tincup Creek Point) as they walk to and from school, especially to and from Pine Creek High School. With this dramatic increase in juvenile foot traffic through Kettle Creek will come an increase in crime and vandalism, as well as increased probability of vehicle/pedestrian accidents as children make their way to school and current Kettle Creek residents back out of their garages and drive to work.

We oppose this land use change and would like to be kept informed on it's status. Regardless, if this proposal passes, we sincerely hope and pray that whomever develops this parcel will place significant open space between the current Kettle Creek development and put in place barriers on the edge of our neighborhood to prevent foot traffic from cutting through and down our street. Our cul-de-sac is currently very peaceful, quiet and safe and we would like it to stay that way.

Thank you for your time.

Sincerely,
Brian & Roberta Livie
Townes at Kettle Creek Homeowners
719-660-5259

Wintz, Katelynn A

From: William Janas <william.janas@yahoo.com>
Sent: Thursday, May 25, 2023 3:10 PM
To: Wintz, Katelynn A
Cc: Hurst, Cynthia
Subject: Ovation Zone Change & LUP

Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

I received a card in the mail today with information regarding rezoning for the Ovation Zone Change from the City Parks Department to R-Flex Medium.

I would appreciate any updates on public hearings regarding this issue.

Thank you for your time.

William Janas

Wintz, Katelynn A

From: Roger Goodale <orclmania53@gmail.com>
Sent: Thursday, May 25, 2023 2:24 PM
To: Wintz, Katelynn A
Subject: Planning and Community Development (ZONE-23-0014/MAPN-23-0005)

Follow Up Flag: Follow up
Flag Status: Completed

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Ma'am,

It appears the website outlined in your undated flyer doesn't provide any information on the subject projects when I conduct a search. Additionally; the flyer doesn't describe what is the purpose of what your department is doing. What is an Ovation Zone Change & LUP (not sure what this acronym means) and what is an R-Flex Medium? Flyer doesn't give me enough information to submit public comment.

Thank you,

Roger Goodale

From: Jim Blair <froggy@mate@gmail.com>
Sent: Tuesday, August 22, 2023 1:04 PM
To: Wintz, Katelynn A
Subject: 60 Acre Park Rezoning

Categories: email listserv

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I looked at the map of the city property you folks have referenced for the August 30 meeting. It's up in the Kettle Creek habitat area.

I've lived in the area for 15 years and if I recall this was the property the city received as a part of mitigation with a developer 7-8 years ago. Developer got land over in Voyager area and exchange city got this land which was supposed to be for a Sports Complex.

Question is which Developer is the city coordinating with the "Ovation" development?

Secondly, the City Council recently denied the Kettle Creek project adjacent to this open field "Park". Are we just repackaging on behalf of a developer?

Thought I would get some answers in advance of the August 30 meeting.

Thanks,
Jim

Sent from my iPhone

From: pamela orcutt <pamela.orcutt@yahoo.com>
Sent: Wednesday, August 30, 2023 8:12 PM
To: Wintz, Katelynn A
Subject: August 30th land zone meeting

Follow Up Flag: Follow up
Flag Status: Completed

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Good evening,

I attended the meeting tonight and have a couple comments and a question to present.

A gentleman asked about the promise of a park being created on the 60 acres in question back in 2016 and wanted to know why it was not done at that time. The woman from city parks/rec made a really goofy comment about it being determined at that time that there would be too much congestion and activity in that area. What???! But it is okay to build a development of approximately 400 homes there?!

I agree with the gentleman - I would like to see a park developed, not another residential development. I think we have an over abundance of them to date with a lot of vacancies. We need our open land!

From the comments made from the developer it sounds as if the city was the one to approach the developer. And the comment from city parks/rec about having to sell the property makes it sound like it is just a money making scheme for all parties involved in this transaction. There does not appear to be any concern for the current residents nor their preferences, nor for future residents and their safety.

Please advise how the collective 'we' can officially object to this development and actually be heard and accounted for?

Thank you for your time at the meeting tonight.

Pamela Orcutt

From: B1Dobbs <brookedobbins5@gmail.com>
Sent: Wednesday, August 30, 2023 10:09 PM
To: Wintz, Katelynn A
Cc: PineCreek VillageNeighbors
Subject: Comments on Ovation Development, North of Kettle Creek

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Katelynn,

I'm writing to comment on the Ovation Development discussed at tonight's neighborhood meeting. I live in the Pine Creek Neighborhood and live less than a mile away from this proposed development. With this development and others nearby, I'm primarily concerned about evacuation, wildlife, and public services in our community. I've seen no evidence that City Planning has done anything to balance the development in our area to ensure the ongoing projects don't compound the problems we already face.

1. Wildlife - Where are the environmental/wildlife studies? I've only seen one so far for the Briargate master plan and that was conducted in 2010. There has not been a new study to date that I have been able to find if you could point me in that direction. It seems La Platta isn't required to do one because some informal survey from 2018 claimed it was safe for development.

2. Evacuation - The last official evacuation model was also done in 2010. What is the maximum evacuation time allowed for a specific area when considering more development if there is a requirement like this at all? According to the FLEET model, it would take OVER 8 HOURS to evacuate Pine Creek in case of an emergency. Adding an additional 300 homes whose only exit would also be our nearest evacuation route will certainly increase our evacuation time. I believe 8 hours to be an unacceptable amount of time. If the fire department does not need to conduct this kind of modeling with new development, then it should be a criteria for city planning approval just like the traffic trip maximums for certain streets.

3. Public Services - While I have concerns about our emergency response times and public parks, I don't have as much information about those topics as I do about the D20 school district. You have stated multiple times that D20 has said 'we have capacity' when that's just not true. According to Don Smith, city planner contact for D20, the city planning process does not take capacity per school into consideration AT ALL and they can only request land and/or money according to the [UDC, 7.4.308 School Site Dedications](#). It is extremely misleading for you to say anything about a district's capacity when they are not able to comment on it. Obviously something about this process needs to change when we have many students at Pine Creek in portables outside of the school building, and City Planning is considering allowing more residences here. There needs to be a way for school districts to prevent developments until adequate space is available for more students. Right now there isn't.

I understand that you just follow the guidelines in place so I would appreciate a better response than explaining that's not the guidelines. If the guidelines are not serving our community, then they should be changed. How do we as citizens help change the processes we're suffering from and what can you do as part of City Planning to help make the processes better?

Thanks,
Brooke Dobbins

From: tammie forster <tamforster@yahoo.com>
Sent: Wednesday, August 30, 2023 2:57 PM
To: Wintz, Katelynn A
Cc: eriksenior@msn.com
Subject: Concern and opposition to rezoning, from park to dense housing, proposal north of Kettle Creek

Categories: email listserv

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Greetings,

My family and I reside in Bison Ranch neighborhood. Please accept this letter as opposition to rezoning the land on the northeast side of Chapel Ridge from park to medium density residential. (Zone 23-0014 & MAPN 23-0005)

We will be unable to make the meeting tonight at Library 21C but would still like offer the reasons for opposing this proposal. Though we will not be at tonight's meeting, I will be active in opposing this rezoning proposal.

Below are major reasons for opposing rezoning.

- There is only one entry point to the proposed housing development. The significant increase in traffic will pose:
 - Dangerous barrier and hazard to any evacuation that may be needed
 - The current road construction project on Chapel Ridge and Old Ranch has very recently demonstrated inability to efficiently manage the traffic that currently exists in this area should there be any unusual circumstance such as evacuation. Lives could be lost with significant additional permanent 24/7 traffic
 - Greatly increased risks to pedestrians in the area including students of all ages walking to their schools
 - Slower times for police and fire to reach the area in case of an emergency in the proposed and older surrounding neighborhoods due to additional traffic congestion on Chapel Ridge and Old Ranch

A bridge to Interquest would be a necessity and should be mandated for any housing development. Though a bridge may help, Interquest, also, is becoming too congested with the recent build up on the east side of it.

- School Overcrowding is a continuing concern for this area and would be exacerbated by building a new development
 - Pine Creek for instance, is bursting at the seams and has added more portables
 - Passing periods between classes present unsafe congested situations in the Pine Creek corridors

- Students cannot easily access meals in the cafeteria in a reasonable amount of time due to the crowds
 - Entering and exiting the PCHS parking lot is already very congested and takes over half an hour on most days each way
 - Evacuation of the Pine Creek parking lot would be even more difficult and unsafe if ever needed
 - Class sizes are already around 30 students per class as it is which is not a conducive learning environment
 - Teachers must already share classrooms and adding significant amounts of students will continue to create more space issues
- We, and many others, bought a house in the area as the plot proposed for rezoning was designated as Park Space. Changing to medium density residential significantly changes the intended use of the area and a reason for purchasing houses in these neighborhoods.
- We understand the city will incur costs to help the developer of the proposed housing to bury power lines
- The proposed zoning change is in conflict with the Master Plan

Past planning in this city did not factor in for the amount of growth we have sustained. Many places in the city where multi-family housing is proposed, and indeed built, are landlocked and not appropriate for medium and high-capacity amounts. The city should not compound the problem and create unsafe environments by continuing to allow development of land not suited for higher density because high density development in unplanned for space, offers more traffic congestion, potentially dangerous traffic and evacuation situations, and a reduced quality of life.

It is also a large concern that there is woefully inadequate public park space and sport facilities in Colorado Springs, especially on the North end of the city:

- There are no public parks or open spaces that residents in this area can simply walk to
 - This by itself creates more traffic and pollution to get to recreational space
 - Families with small children utilize the nearby elementary schools for playgrounds which is not an option when school is in session
 - As a several year volunteer youth baseball and softball coach, the lack ball fields for games and practice on this end of the city, is disheartening. I am sure volunteers in other sports can point to a shortage of fields and facilities in this area of town as well. Volumes are written on the positive impact of sports and play for youth highlighting the necessity for more parks
 - Traffic for a large park or a sport complex would not be permanent or congested daily (as a medium density residential area would be) and therefore not as dangerous or concerning as permanent housing traffic would be under the proposal

- A large park could simply be closed in the event of an emergency or evacuation whereas a medium density development could not be closed off

The city should certainly not rezone park space for anything other than parks, open space, and sport parks.

Sincerely,
Tammie Forster

From: Karen Knowles <karen.knowles@asd20.org>
Sent: Tuesday, August 29, 2023 7:13 PM
To: Wintz, Katelynn A
Cc: Karen Knowles
Subject: Fw: ZONE -23-0014 MAPN-23-0006 KETTLECREEK

Categories: email listserv

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From: Karen Knowles
Sent: Tuesday August 29, 2023 7:07 PM
To: Katekynn.Wintz@Coloradosprings.gov <Katekynn.Wintz@Coloradosprings.gov>
Cc: Karen Knowles <karen.knowles@asd20.org>
Subject: ZONE -23-0014 MAPN-23-0006 KETTLECREEK

To whom it may concern:

We are very disappointed as owners with this greedy suggestion of making new homes in this area. We moved here 18 years ago, and the area designated above was donated to our city to become a park. Not a sports complex, not a housing development, but a park! The man that donated it to the city, specifically requested this and his wishes are being totally ignored and disrespected.

It is so very unfair that our city is trying to rezone that area for new homes.

We need a park in our area, there are no walking paths in our neighborhood and nowhere for our children to play. Our little ones are forced to ride their bikes in the street or on the sidewalk. We have to walk in the neighborhood instead of a nice hike in our beautiful area behind our homes.

Another important factor that I would like to bring up is Pine Creek High School.

I work there on a daily basis. There is no more room for more students. They have already had to add bungalows to the back of the buildings and our students have to go outside in the weather to get to their classes. The hallways are crowded with students, and we can hardly get from one classroom to another on time. The traffic is already horrific, going into the school and leaving. With more homes built in our area, there will be teenagers that will flow into our school, and we are already overcrowded. Has anyone thought about the overcrowding of Pine Creek High School? Please feel free to contact me for proof on any of these statements.

Please do the right thing, do not disrespect the gentleman's wishes and put housing where he wanted a park.

Thank you for your time and consideration. The first email had the wrong date.

Sincerely,

Karen Knowles

Communications Access Facilitator

Pine Creek High School

719-234-2600

Rejoice

Confidentiality Statement: This email message contains information from Academy District 20. The information contained in this email may be confidential and is intended only for the use of the recipient named above. If you are not the intended recipient, please delete the original message without disclosing, distributing or copying. Under the Colorado Open Records Act (CORA), all messages on this district owned e-mail account may be subject to public disclosure.

From: Dave Wright <wrightdb@pacbell.net>
Sent: Sunday, September 17, 2023 12:06 PM
To: Wintz, Katelynn A
Subject: Kettle Creek Property

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 Katelynn,

I'm not familiar with reading development maps, but the latest map basically looks the same as the one before it as far as density. Still no mention of a non-negotiable sizable park, possibly as a buffer between existing homes and the new development. And still the traffic congestion on Chapel Ridge with no alternative road to ease said congestion and for fire safety.

Perhaps a new study should be done on the Preble Mouse.

What would be the financial benefit for the city if the housing project was to go in versus the park that was originally planned and that we looked forward to?

Hopeful for an agreeable solution.

Sincerely,

Becky and David Wright

From: Hilary Dussing <hgdussing@gmail.com>
Sent: Saturday, December 2, 2023 6:07 PM
To: Wintz, Katelynn A
Cc: jjn4970@yahoo.com
Subject: No to Kettle Creek development!

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Katelynn,

The city is currently proposing a zone update that will change 60 acres of Kettle Creek Open Space from a Park designation to Flex Low Density Housing. The most recent plan would be 360 single family units in the 60 acre plot of land on the north side of Chapel Ridge Drive (6 dwellings per acre). In early June our neighborhood came together and sent over *100 emails to the city and gathered 250 signatures* opposing this proposal. The developers made some changes to the proposal and delayed moving forward due to this overwhelming response. On Wednesday, August 30th from 5:30 to 7 pm at Library 21C there was a town hall for our neighborhood discussing the topic.

- The current plan shows 360 units with only one entry point, this is a serious concern for:
 - Increased traffic
 - Fire safety
 - Fire rescue services ability to access the area
 - Ability for residents to exit the area
- Property value of existing houses
 - Many residents bought their houses based on the park designation
 - 360 units being sold for significantly less than the current homes value
- Schools are also over capacity
 - This combined with the other Pine Creek proposed low income housing will add an estimated 480 students to neighborhood schools
 - At back to school night for Pine Creek this week we learned:
 - Most class sizes are close to 30 students
 - Each teacher is now sharing a classroom with other teachers
 - They have added 6 portables to make up for lack of classroom size
 - There are similar concerns and capacity issues at Mountain View Elementary school
- In order to complete this project the city will need to bury the power lines. Per discussions with city utilities this will cost \$2M per mile. While the developer is responsible for taking this on, there is a current agreement that the city will cover half the costs for developers choosing to bury power lines.
- This land was originally protected due to the Preble Mouse population in the area. Prior to this land change was proposed and updated study we completed and conveniently the Preble Mouse have all moved a couple acres over allowing this proposal to take place.

- Making this change ignores the need for additional parks and sports complexes in Northern Colorado Springs. Colorado Springs is way behind most cities (Denver, Omaha, Topeka, Wichita, Orlando to name a few regarding parks and sports complexes to accommodate their population). Our city relies on local high schools to support youth sports.
- This change is not considered a change to the city's or briargate's master plan. We are not sure how this is possible.

I urge you and your colleagues in City Planning to REJECT this new development request.

Respectively,
Hilary Dussing
10423 Kelowna Vw

From: Judy Bilyeu <jbilyeu5446@gmail.com>
Sent: Thursday, December 7, 2023 11:52 AM
To: Wintz, Katelynn A
Subject: Old ranch road

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An unequivocal no to this proposed zoning change. Leave it as it is, zoned for a park. No need to change it. No need at all. And yup, I vote.
Sent from my iPad

From: Adriane Nau <adriane_caruana@yahoo.com>
Sent: Wednesday, August 23, 2023 11:51 AM
To: Wintz, Katelynn A
Subject: Ovation Neighborhood Meeting

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,

I am emailing regarding the neighborhood meeting set for August 30th to discuss the rezone from Park property to Residential. Can you please tell me who will be at the meeting? What will the format of the meeting be? Is there an agenda?

Also, can you please explain why switching from a Park (PK) designation to Residential is not considered a Master Plan amendment?

Thank you,
Adriane Nau

From: Michael Corl <mcork@uccs.edu>
Sent: Thursday, August 31, 2023 10:25 AM
To: Wintz, Katelynn A
Subject: Ovation Project

Follow Up Flag: Follow up
Flag Status: Completed

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Katelynn,

Thank you for hosting the community forum last night. It was very eye opening to hear about the history of the land, the project plan and of course the feedback from the community.

I was very disappointed that the ASD20 Superintendent's Office did not provide any substantial comments about the impact of this project and those of Victory Ridge and Interquest Ridge (?) on our already overcrowded schools. All three of these projects will send children to Mountain View, Challenger and Pine Creek which will add to an already problematic situation.

I did have a few other questions from last night that I wanted to put on record.

1. Why hasn't a park been built in the 20 years since planning first began and the park was named? It seems to be a disservice to tax payers to have had \$2.2 million tied up in a project that never moved forward.
2. If the original problem was a lack of a sports complex on north end of town, what is next step to solve that long standing problem? Why did we sell land without having new land designated for sports complex figured out? Seems to be out of line with original intent of land purchase and various resolutions that were passed.
3. Will the \$6.15 millions dollars from the land sale be earmarked for a future sports complex in the northern part of Colorado Springs? What is the city's plan for that money?
4. I feel that some other studies are needed from a city planning perspective.
 - a. As all of these developments continue to move forward, where will these residents shop for groceries. The existing grocery stores have already absorbed Cordera and Wolf Ranch expansions. Now we are looking at more and more housing without adding stores for them to do their shopping.
 - b. The point about the noise on Powers is a very good one. Based on the current noise levels, is it even appropriate to put houses in that area. I live a ways away and the noise can be a nuisance. I can't imagine how bad it is right up against powers. Perhaps beyond safe limits.
5. Bison Ranch development has had some issues with poor road and sidewalk construction within the neighborhood. A number of sink holes have developed and have had to be repaired. I also notice that Kettle Ridge has some road sinkage around the man holes in the road that are extremely dangerous and in desperate need of repair. What is the city going to do to ensure the site development of new neighborhood is performed in a quality manner that will not have similar problems arise soon after it is completed?

Again, thank you for your time and attention to this matter.

Respectfully
Michael Corl

From: Dave Wright <wrightdb@pacbell.net>
Sent: Thursday, August 24, 2023 11:26 AM
To: Wintz, Katelynn A
Subject: Ovation Zone Change Meeting

Categories: email listserv

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Hi Katelyn,

Could you please bring with you the park planner and road planner or the information from both to our meeting August 30th?

Curious to the cost of the parcel, how much to put in a park, and how much to put in a road from another road other than Chapel Ridge.

I will call you with the same information to assure you will have the information when you come to the meeting.

Sincerely,

Becky Wright
Phone: 510/329-7065
10584 Black Elk Way

From: Wintz, Katelynn A
Sent: Thursday, August 24, 2023 3:57 PM
To: Wintz, Katelynn A
Subject: Ovation Zone Change and Land Use Plan - ZONE-23-0014 & MAPN-23-0005
Attachments: [Ovation Zone Change Neighborhood Meeting-Postcard.pdf](#)

Hello –

You are receiving this email because you have expressed interest in the Ovation Zone Change and Land Use Plan proposing to rezone 60-acres northeast of the end of Chapel Ridge Drive from park to residential.

There will be a neighborhood meeting hosted by the applicants at Library 21C, 1175 Chapel Hills Drive, **on Wednesday August 30th**. While this is an applicant-led meeting, the City Planning staff will be attending the meeting to discuss the City review process and take notes throughout the meeting.

Revised plans from the initial notification have been received and may be viewed [here](#) by searching ZONE-23-0014 for the zone change area or MAPN-23-0005 for the land use plan illustrating the proposed density & housing types proposed for future development.

Thank you and I look forward to seeing you at the neighborhood meeting.
Kate



Katelynn Wintz, AICP (she/her)
Planning Supervisor
Long Range Planning Division
City of Colorado Springs
Office: (719) 385-5192
Email: katelynn.wintz@coloradosprings.gov
[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)
[Look at Applications Online \(LDRS\)](#)
[Pre-Application Meeting Request](#)

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

From: Vicky Baab <vicky.ghidesigns@yahoo.com>
Sent: Wednesday, August 30, 2023 10:48 AM
To: Wintz, Katelynn A
Subject: Ovation change

Categories: email listserv

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!

Katelynn,

I have left phone messages for you in the past and have never had a return call.

My husband and I live on Rhinestone dr. And back up to the proposed park area between Old Ranch road and Interquest. When we bought our home we were told the land had been donated for a park! We have listened to many opinions on this property and feel a park is sorely needed in this area. We are happy to Ok a park, but not another low density housing development! The traffic getting out of our street cannot handle any more homes! The homes that are being build now are jammed into a small area which will cause a horrible traffic problem on Capel ridge dr.

I'm sick about what is happening to all the open space in Colorado Springs! There is no where for the wild life to roam anymore. Please know we strongly oppose this change from a park to homes!

Wayne and Vicky Baab

Sent from my iPad

From: Adriane Nau <adriane_caruana@yahoo.com>
Sent: Wednesday, September 6, 2023 2:36 PM
To: Wintz, Katelynn A
Cc: Helms, Randy; Haley, Britt I
Subject: Ovation

Categories: email listserv

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Hello,

I have several questions, many that came about after the INDY's recent article on the proposed Ovation development. https://www.csindy.com/news/crowd-shows-up-to-learn-about-sale-of-cos-parkland/article_d3250b22-4847-11ee-81ee-13b024aee696.html.

First, the land donation is set to close tomorrow, September 7th. Pan Zubeck makes it seem as if this was mentioned at the meeting on August 30th. If it was, it must have been quickly brushed over because I certainly didn't hear it (and neither did several others who I've spoken with). Since this is so intertwined with the controversial sale of the 60 acres to La Plata, why is this just a consent issue? Also, I do not see it on the planning commission agenda for tomorrow- am I missing it somewhere? It seems as if the City is getting everything aligned in their favor to make the sale of the 60 acres to La Plata inevitable.

Second, it was mentioned in the meeting on August 30th that the 60 acres were originally owned by La Plata but then sold back to the City of Colorado Springs in 2013. Why doesn't this sale appear on the assessor's website?

Finally, again in the INDY's article, Zubeck mentions in a caption that the area in green was going to be retained by the parks department, but La Plata would like to acquire it as well. I have asked this question multiple times via email and have yet to receive a response- here it is again from an email back in March:

"Why is La Plata being given the opportunity to purchase the 13 acres at the southern boundary of the Larry Ochs property in the future (these are the 13 acres directly behind our home, so what happens with them are of extreme importance to us and our neighbors)? Why can't these 13 acres just stay as designated open space connected to the other donated land? Seems strange. If/when they have the chance to purchase those 13 acres, will that need to go to a vote again? Will the information be posted so that we, as residents, can share our thoughts and concerns?"

What happened with these 13 acres?



These are just a few of the questions I currently have regarding the Ovation project. I would appreciate a prompt response.

Thank you,

Adriane Nau

From: tpskrdlant@gmail.com
Sent: Friday, August 25, 2023 10:52 AM
To: Wintz, Katelynn A
Subject: Proposed rezoning in Kettle Creek ZONE-23-0014

Categories: email listserv

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Good morning. We are writing to oppose the development of the rezoning of the area along Powers and Old Ranch Road. An addition of that many homes will cause a huge problem for egress from the community in case of an emergency situation. This area already has egress issues, as has been evidenced by the current paving along Old Ranch Road and Chapel Hills. This area has been a goat rope the last several weeks with these operations. Definitely poor planning with school starting and starting this project at this time. A local news station was out a few days ago doing a story on how horrible the intersection is at this time. How will it be when we have so many more residents trying to get out! The current traffic pattern with regard to stop lights is also an issue. Not sure if a traffic engineer has even been out to witness the issues. The neighborhood is concerned about safety issues in an emergency situation. As the saying goes, it isn't an issue...until it is! I'm sure you as residents in your communities wouldn't want to be stuck in a situation such as this would create in trying to get out of your neighborhood.

This area has been zoned a park for forever! The City of CS is in need of parks, not more houses, apartments or condos! The surrounding areas are already bursting with homes. The Northfork Area already took away land where antelope used to roam and was allowed to build homes. Now you want to take away this little sliver in the Kettle Creek area for more homes. Whatever happened to some open space!

Schools in this area are already over capacity and this development would only add to this situation. Our children and grandchildren deserve better than that!

We ask that you and the planning commission reject this proposal. Thank you for your time.

Patricia & Todd Skrdlant

tpskrdlant@gmail.com

From: Jack <jdrivers200@gmail.com>
Sent: Wednesday, November 1, 2023 11:13 AM
To: Wintz, Katelynn A
Cc: Liz; Jamie Nau
Subject: RE: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

Importance: High

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Katelynn, thanks for the update. Just yesterday we were wondering about the status of this intrusion by another greedy developer.

FOR THE RECORD, ELIZABETH AND I ARE VERY MUCH OPPOSED TO ANY DEVELOPMENT ON THIS LAND!

IT'S SUPPOSED TO BE FOR A PARK, NOT MORE FLIMSY APARTMENT COMPLEXES FOR THOSE WHO HAVE NO VESTED INTEREST IN THE COMMUNITY.

THEN THERE IS THE SAFETY ISSUE, ONLY ONE WAY IN/OUT, OUR COMMUNITY AS WELL AS THOSE TRAPPED IN THIS PROPOSED DEVELOPMENT WOULD BE AT VERY HIGH RISK!

NO DEVELOPMENT PERIOD !

Jack

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

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, November 1, 2023 9:30 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

Hi all –

Thank you for your continued interest in the Ovation Zone Change and Land Use Applications.

The developer and applicant have resubmitted. The revised documents are under review, comments are expected back from the agency reviewers on **November 16, 2023**.

The applications are public hearing items and no public hearing dates have been identified at this time while staff continues to review the proposed plans for consistency with the City's Unified Development Code (UDC).

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

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

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

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

Kate



Katelynn Wintz, AICP (she/her)
Planning Supervisor

Long Range Planning Division

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

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Links:

[Planning & Community Development Home](#)

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

[Pre-Application Meeting Request](#)

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From: Jack <jdrivers200@gmail.com>
Sent: Wednesday, November 1, 2023 11:50 AM
To: Wintz, Katelynn A
Cc: Liz; Jamie Nau
Subject: RE: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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Kate, thanks for the update. Probably my fault that I missed an email, didn't realize the apartments were out.

The only development acceptable to us is a park for local homeowners kids, ya know, slides, swings teeter totter, walking trail, etc.

Jack

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

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, November 1, 2023 11:31 AM
To: Jack <jdrivers200@gmail.com>
Cc: Liz <eriv61827@gmail.com>; Jamie Nau <jjn4970@yahoo.com>
Subject: RE: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

Hi Jack –

Thank you for your comments.

I did want to mention that with the requested rezoning to R-Flex low, no apartments are permitted to be constructed in the proposed development. R-Flex Low permits only single-family residential, which includes detached and attached residential units.

I do, however, understand and acknowledge your position that you believe there are safety concerns and you are not in favor of any development at the proposed location.

Thank you for your continued interest and participation in the review of this application.

Kate

From: Jack <jdrivers200@gmail.com>
Sent: Wednesday, November 1, 2023 11:13 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Cc: Liz <eriv61827@gmail.com>; Jamie Nau <jjn4970@yahoo.com>
Subject: RE: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005
Importance: High

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NO DEVELOPMENT PERIOD !

Jack

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

From: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Sent: Wednesday, November 1, 2023 9:30 AM
To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>
Subject: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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

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



Katelynn Wintz, AICP (she/her)
Planning Supervisor
Long Range Planning Division
City of Colorado Springs
Office: (719) 385-5192
Email: katelynn.wintz@coloradosprings.gov
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From: scott.johnson.md@gmail.com
Sent: Tuesday, December 5, 2023 5:56 PM
To: Wintz, Katelynn A
Subject: RE: Project Updates - Ovation ZONE-23-0014, MAPN-23-0005 - Upcoming Public Hearing

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I'm to go back and try and find it but we do have pictures of a gigantic mouse eating our delphiniums at night. Could that be the Preble's meadow mouse? I had no idea we possibly had a threatened species in our backyard until I looked up the pictures of this critter after reading the information on the site. We caught images of it on our backyard trailcam along with the bobcat that would enter our neighborhood through out backyard.

Scott Johnson
Owner, 10705 Rhinestone Dr, Colorado Springs, CO 80908.

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

Hello all –

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

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

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

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

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

Best,

Katelynn Wintz, AICP (she/her)

Planning Supervisor

Long Range Planning Division

Planning + Neighborhood Services

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

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

[Pre-Application Meeting Request](#)

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From: Allen Arnold <allen@wildatheart.org>
Sent: Wednesday, November 1, 2023 11:07 AM
To: Wintz, Katelynn A
Subject: Re: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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Hi Katelynn,

When I go to the site and use the code, I'm not seeing any new project information. Looks like the attachments are from months ago.

Can you attach the new file or info here in this email?

Allen Arnold

Executive Producer of Content

www.WildAtHeart.org



On Wed, Nov 1, 2023 at 9:30 AM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the Ovation Zone Change and Land Use Applications.

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Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor

Long Range Planning Division

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

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[Pre-Application Meeting Request](#)

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From: Carol Braker <carolbraker@yahoo.com>
Sent: Friday, December 1, 2023 1:53 PM
To: Wintz, Katelynn A
Subject: road access for Project Ovation - Zone -23-0014 MAPN-23-005

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Hi Katelynn,

I have emailed you previously about this issue but want to be sure it is addressed in the City Planning Commission public hearing on Dec. 13.

It still looks as though there is only the existing access road - Chapel Ridge Dr - for all the prospective homes in Ovation as well as Kettle Creek - existing homes on Rhinestone Dr and Looking Glass Way. For safety sake in the event of a fire or other emergency evacuation a second egress onto the Old Ranch or Powers is vital. Is one being planned?

Carol Braker
719-930-6138

From: William Janas <william.janas@yahoo.com>
Sent: Wednesday, November 1, 2023 9:55 AM
To: Wintz, Katelynn A
Subject: Re: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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I am not able to locate the revised project information from the link you posted. Is there another link you could share?

Thank you,
William Janas

On Wednesday, November 1, 2023 at 09:30:07 AM MDT, Wintz, Katelynn A <katelynn.wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the Ovation Zone Change and Land Use Applications.

The developer and applicant have resubmitted. The revised documents are under review, comments are expected back from the agency reviewers on **November 16, 2023**.

The applications are public hearing items and no public hearing dates have been identified at this time while staff continues to review the proposed plans for consistency with the City's Unified Development Code (UDC).

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

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

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

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

Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor

Long Range Planning Division

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)

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

[Pre-Application Meeting Request](#)

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

From: Owen Rooney <orooney@sbcglobal.net>
Sent: Friday, October 6, 2023 2:01 PM
To: Wintz, Katelynn A
Cc: Jamie Nau
Subject: Re: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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Ms. Wintz:

Add mine to the growing list of opponents to the Ovation proposal.

- Chapel Ridge Drv. is not equipped to handle to influx of approx. 350 townhomes. As you know, this is a two lane road (one lane in each direction) and cannot handle the added traffic the Ovation development would bring, even with the change from medium to low density. One lane in and one lane out is a recipe for disaster; not just on a day-to-day basis, but especially if there is a natural disaster such as a wildfire. If there is a wildfire, there will be another Maui.
- The area is zoned as a park and it should remain as such.
- IF it is rezoned, additional ingress/egress is needed via Powers and Interquest and/or Voyager. Only one road in and out is woefully insufficient.
- It defies logic that one two lane road could handle upwards of 6,000 cars per day which equates to an increase of several thousand cars per day.
- At the townhall meeting several weeks ago, you (or one of your colleagues) announced that District 20 did not oppose the Ovation development. Your Sept. 14 email indicates the opposite, namely that you do not yet have a formal response from the District.

Thank you.

On Thursday, September 14, 2023 at 03:09:16 PM MDT, Wintz, Katelynn A <katelynn.wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the Ovation Zone Change and Land Use Applications.

The developer and applicant have resubmitted. The revised documents are under review, comments are expected back from the agency reviewers on **September 28, 2023**.

The applications are public hearing items and no public hearing dates have been identified at this time while staff continues to review the proposed plans for consistency with the City's Unified Development Code (UDC).

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

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

Please note – after a preliminary review, it appears that the developer has formally requested the proposed zoning be changed from “R-Flex Medium” to “**R-Flex Low**”. The primary differences between these zone districts is the permitted densities of any future development. R-Flex Low allows for a **maximum of 6 dwellings per acre.**

This is a general reduction from the initial ask of “R-Flex Medium” which allowed between 5 dwellings and 16 dwellings per acre. This request is a slight modification from the 2nd version of the plan which noted a maximum density of 8.3 dwellings per acre.

Many of you continue to raise concerns about coordination with School District 20, while I have not been able to provide a formal response to these concerns to date, I continue to coordinate with the leadership at the District. I anticipate receiving a formal answer from their leadership throughout this round of review on the application.

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

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

Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor

Long Range Planning Division

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

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

From: Ryan Engel <ryan.engel.business@gmail.com>
Sent: Friday, September 15, 2023 3:56 PM
To: Wintz, Katelynn A
Subject: Re: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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Hi Kate, Thanks for the update!

I still really hope the city changes the zoning back to parks and recreation. I have seen so many homes go up the last few years and no public parks or green space! The housing market slowed way down and I just think now is the time to add some parks and green space. If there is anything I can do to help in the process, please let me know! Thank you again!

Respectfully,

Ryan

Ryan Engel
360-775-0007

On Thu, Sep 14, 2023 at 3:09 PM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the Ovation Zone Change and Land Use Applications.

The developer and applicant have resubmitted. The revised documents are under review, comments are expected back from the agency reviewers on **September 28, 2023**.

The applications are public hearing items and no public hearing dates have been identified at this time while staff continues to review the proposed plans for consistency with the City's Unified Development Code (UDC).

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

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

Please note – after a preliminary review, it appears that the developer has formally requested the proposed zoning be changed from “R-Flex Medium” to **“R-Flex Low”**. The primary differences between

these zone districts is the permitted densities of any future development. R-Flex Low allows for a **maximum of 6 dwellings per acre.**

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Many of you continue to raise concerns about coordination with School District 20, while I have not been able to provide a formal response to these concerns to date, I continue to coordinate with the leadership at the District. I anticipate receiving a formal answer from their leadership throughout this round of review on the application.

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Kate



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Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

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

From: Ann-Noel Spencer <bisonranchhoa@gmail.com>
Sent: Friday, September 15, 2023 7:48 AM
To: Wintz, Katelynn A
Cc: Mandi Andrews; Johnny Ward; SLARSEN401@gmail.com; Deanna Sicurella; Katherine Ward; khyskell@gmail.com; Scott Hyskell; Shana Singh; TNMCORL@yahoo.com; Ted Dibble; Ryan Engel; Jamie Nau; William Janas
Subject: Re: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005
Attachments: [image001.png](#)

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Thanks for the update, Katelynn! While I am definitely concerned about the school district and overcrowding, I am most especially concerned about fire safety given the lack of additional egress/ingress routes (only one egress in an emergency such as a wildfire, could prove quite dangerous if not fatal - especially given the proximity to Black Forest where fires are common). Have you been able to find anything out regarding HB 23-1075 that I brought to the panel's attention last week? Also, understanding that there are no public hearings scheduled at this time, are you still encouraging homeowners to email/call individually so that you can document our concerns or are we passed that point in the process? Please advise.

Thanks!

Ann-Noel Spencer
10639 White Kettle Trail

On Thu, Sep 14, 2023, 3:09 PM Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

Thank you for your continued interest in the Ovation Zone Change and Land Use Applications.

The developer and applicant have resubmitted. The revised documents are under review, comments are expected back from the agency reviewers on **September 28, 2023**.

The applications are public hearing items and no public hearing dates have been identified at this time while staff continues to review the proposed plans for consistency with the City's Unified Development Code (UDC).

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

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

Please note – after a preliminary review, it appears that the developer has formally requested the proposed zoning be changed from “R-Flex Medium” to “**R-Flex Low**”. The primary differences between these zone districts is the permitted densities of any future development. R-Flex Low allows for a **maximum of 6 dwellings per acre**.

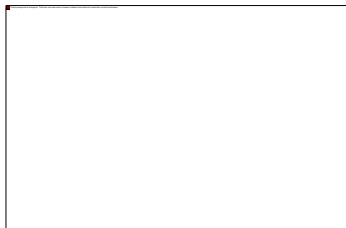
This is a general reduction from the initial ask of “R-Flex Medium” which allowed between 5 dwellings and 16 dwellings per acre. This request is a slight modification from the 2nd version of the plan which noted a maximum density of 8.3 dwellings per acre.

Many of you continue to raise concerns about coordination with School District 20, while I have not been able to provide a formal response to these concerns to date, I continue to coordinate with the leadership at the District. I anticipate receiving a formal answer from their leadership throughout this round of review on the application.

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

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

Kate



Katelynn Wintz, AICP (she/her)

Planning Supervisor

Long Range Planning Division

City of Colorado Springs

Office: (719) 385-5192

Email: katelynn.wintz@coloradosprings.gov

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

From: Jim Blair <froggy@mate@gmail.com>
Sent: Thursday, September 14, 2023 8:20 PM
To: Wintz, Katelynn A
Subject: Re: Project Updates - Ovation - ZONE-23-0014, MAPN-23-0005

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Thanks Katelynn.

Please clarify and define "dwellings" Does it mean individual houses, condos, apartments, etc?

My personal opinion:

I think it is important that both the Developer and City be totally transparent and upfront with the respective INTENT and an indication as to exactly they want to build on the property.

After your attendance at several city/developer sponsored meetings in the Pine Creek/Kettle Creek areas I think you and your associates have a better understanding as to the needed full transparency, full disclosure, total community involvement at the earliest phase of the planning process.

Such a process should encompass the initial Conceptualization phase by Developers, the City Community Planning, & other organizations like the Planning Commission; Recreation & Parks, TOPS, etc and not at a later stage of the process.

This approach has been coined the term, Community Based Planning.

From my perspective and one that is a positive, there is a major tectonic shift that has begun at the local level. Neighborhoods are getting organized and are going to challenge not only Developers but the City Administrative State in the area of affordable housing and all aspects of Land Use in mature neighborhoods like our communities in North Colorado Springs.

Having said this I think it is important that both neighborhoods, Developers, and City staff all sit at the same table and collectively resolve issues at the earliest part of the process.

At the neighborhood level it is incumbent that we not just provide constructive criticism but that we also have a direct responsibility to provide solutions.

In closing, let me say I appreciate your follow up and communications regarding this matter. There remain a large number of unresolved issues that hopefully can be resolved.

Sincerely,

Jim

Sent from my iPhone

On Sep 14, 2023, at 3:09 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

Hi all –

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The developer and applicant have resubmitted. The revised documents are under review, comments are expected back from the agency reviewers on **September 28, 2023**.

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To look up the revised project information please use [this link](#)
The file numbers are ZONE-23-0014 and MAPN-23-0005

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



Katelynn Wintz, AICP (she/her)
Planning Supervisor
Long Range Planning Division
City of Colorado Springs
Office: (719) 385-5192
Email: katelynn.wintz@coloradosprings.gov
[Why Pronouns?](#)

Links:

[Planning & Community Development Home](#)
[Look at Applications Online \(LDRS\)](#)
[Pre-Application Meeting Request](#)

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

From: Chad Godlewski <godlewskic@googlemail.com>
Sent: Thursday, July 27, 2023 7:59 AM
To: Wintz, Katelynn A
Subject: Re: Proposed rezoning concerns near Bison Ranch

Categories: email listserv

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Ms Wintz,

I wanted to follow up on our previous discussion about the proposed rezoning of the park near Bison Ranch. I wanted to ask what the name of the project was? I also wanted to inquire about how many entrances and exits there will be to the new development? My understanding is Chapel Ridge Dr will be the only entry and exit and this elevates concerns for public safety in the event of a wildfire scenario. I believe this is a concern in and of itself but is further exacerbated when you consider the fact that the Bison Ranch development to the West of Chapel Ridge Dr must also use Chapel Ridge Dr as its only exit. I was wondering if you could advise on what mitigating factors are being considered to ensure appropriate egress from residents in the event of a wildfire?

Also, have any dates been set for public hearings? I want to ensure I'm in attendance to voice concerns over increased traffic flow and safety concerns in the event of a wildfire scenario.

Best,
Chad Godlewski

> On Jun 6, 2023, at 4:08 PM, Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov> wrote:

>

> Thank you for your comments -

> I have included your statements as part of the public comments for this submittal and placed your email on the listserv for this application. I commit to following up with the individuals on the listserv throughout the project review and public hearings for this application.

> Thank you

> Kate

>

> -----Original Message-----

> From: Chad Godlewski <godlewskic@googlemail.com>

> Sent: Monday, June 5, 2023 9:08 PM

> To: Wintz, Katelynn A <Katelynn.Wintz@coloradosprings.gov>

> Subject: Proposed rezoning concerns near Bison Ranch

>

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>

>

> Ms. Wintz

>

> I am emailing to express my concern with the proposed rezoning of the park near Bison Ridge to Residential (R-Flex Medium) housing. I purchased in this neighborhood three years ago when it was being developed due to the secluded nature of the neighborhood and because the current open space was going to contain a community park. I served in the military for 23 years and for 11 of those years I resided overseas and one thing I noticed about communities in Germany, Italy, and Bahrain were community parks and open spaces. Their communities are not like the U.S. with over commercialization and or just housing areas. They always have parks for community children, pets, and people to spend time outside. As such, upon my return to the U.S. in 2019 I searched for a new neighborhood that would be near an open space or park in the vicinity for utilization during my free time. Therefore, rezoning the open space park to densely populated apartments partially voids why myself and many others purchased in this area. Not to mention, North Colorado Springs does not have many parks or community areas in and around the various neighborhoods and preserving the original zoning and providing a community park would be beneficial to local and near by residents. My concern is also with the significant increase in traffic that will occur if apartments are built off Chapel Ridge Dr. This road provides one way in and one way out of Bison Ridge and the Kettle Creek neighborhoods which comprise about 100 single family homes. This road would become the only way in or out for the apartments and adding 60 acres of apartments with the potential for 5-16 units per building could result in anywhere from 300-900 apartments. That is a minimum of 300 additional cars traveling on Chapel Ridge Dr out and in each day but likely significantly more than that as many apartments will have two adult drivers and as previously stated there could be up to 900 units. In a worse car scenario of 900 units and two adult drivers you would have 1800 cars leaving and returning everyday, if not more than that to conduct errands and or activities. Currently there are 100 units with 2-3 drivers per household which is only 200-300 cars going in and out daily. The increased road traffic coupled with school traffic for Pine Creek high school and the near by middle school would make the intersection of Chapel Ridge Dr and Old Ranch road gridlock and a nightmare to exit these neighborhoods. Lastly, this area is one of the nicer neighborhoods in Colorado Springs with strong home values. Adding apartments not only changes the character of the neighborhood but it will also result in decreased or depressed home values.

>

> I respectfully request that the proposed rezoning effort be discontinued and the original plan and zoning remain in tact. Thank you for your consideration and I hope the city will make good on its original plans that were influential in decisions made by current residents to build their homes in this area.

>

> Regards,

> Chadwick A Godlewski

From: mail2srv@aol.com
Sent: Tuesday, August 29, 2023 12:15 PM
To: Wintz, Katelynn A
Subject: Rezone of 60-acre parcel to residential

Categories: email listserv

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I am writing to oppose the rezoning the 60-acre park property to residential.

It should stay park property. City Planning is negligent with required impact studies. If developed, it will further burden D20 schools, create more traffic, have a negative impact on wildlife, and constrain evacuation routes for Black Forest, Pine Creek, and Briargate. It is high-time City Planning start working for the residents of Colorado Springs rather than developers - such corruption.

Sandra Vicksta
8475 contrails Dr
Colorado Springs, CO

From: Ted Dibble <tadibble@gmail.com>
Sent: Wednesday, August 30, 2023 3:21 PM
To: Wintz, Katelynn A
Subject: Rezoning Record Numbers Zone-23-0014 & MAPN-23-0005

Categories: email listserv

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Hi!

I am not in favor of Rezoning Record Numbers Zone-23-0014 & MAPN-23-0005. The property is located near Old Ranch and Chapel Ridge. The land would be best suited as planned for Trails and Open Space. The Far North side is expanding rapidly and leaving some areas "wild" would be a great addition.

Plenty of developments nearby provide a range of housing options from apartments near Federal Dr & Interquest to the wide range of home sizes in Wolf Ranch & Cordera.

For the record, I live at 2768 Elk Stone Ct, Colorado Springs, CO 80908.

Cheers,
Ted Dibble
719-629-8287

From: Michael Wilhelm <drwilhelm@pikespeakent.com>
Sent: Wednesday, December 6, 2023 7:51 PM
To: Wintz, Katelynn A
Cc: jjn4970@yahoo.com
Subject: Rezoning petition Kettle Creek

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!

To Whom It May Concern:

As I will not be able to attend the meeting on December 13th, I am writing to express my deep opposition to the proposed rezoning from PK (Public Park) to R-Flex Low (Residential) consisting of 60.28 acres in the Kettle Creek area. I am a resident of Kettle Creek, living on Black Elk Way.

The area was zoned as a park. It should remain as such. There were many reasons we opposed the Larry Ochs Sports Complex. As the name implied, it was not a park. At the meetings they talked about teams coming in on buses from Texas to play tournaments. It was outrageous to think of placing such a facility in the middle of a neighborhood with only one way in and out. It is appalling to think of putting more homes in that same area with no safe egress.

If anyone thinks this makes any sense, then they should go to Pine Creek High School on a weekday between 7:20 and 7:45 AM. This is an excellent example of what poor planning can accomplish. The absolute lack of safety is staggering. The traffic is comical. The poor residents of North Fork are held hostage each morning trying to escape their neighborhood through the one and only egress that is available to them.

One morning, as I was dropping off my daughter at Pine Creek High School, there was a roll-over accident on Old Ranch blocking the exit from North Fork. There was no way in or out of their development. The same has happened to Kettle Creek when there are accidents on Old Ranch. The police literally block off the entire neighborhood.

Sadly, my own daughter was hit by a driver who was not paying attention as she was turning left. Imagine the terror I experienced coming upon the accident scene, seeing my daughter laying still being tended to by Paramedics before being taken to the trauma center (where I work). The police officer at the scene noted that he comes to Old Ranch once a week for similar accidents. This is obscene. I have never seen more

roll over accidents in my life than I have seen on Old Ranch Road. It is unbelievably unsafe. The idea of putting more traffic in this area shows a complete disregard for the people who live here as well as any potential future inhabitants.

We have two children who have graduated from Pine Creek High School, and two who are current students. We have more following. The High School has changed dramatically since our oldest son graduated. It is now overcrowded. The selling power of district 20 school is slowly being eroded by stuffing more and more children into these facilities. Again, I invite anyone to just go to the High School and observe for themselves. If you want to be there when classes start, you'll have to leave early because the traffic is a nightmare. If you want to go to my daughter's first period class on a Green Day, good luck finding the portable where she has class. They had to add a portable because the school is already overcrowded. When schools become overcrowded, good teachers leave. The quality of Pine Creek is already suffering. How silly would it be for us to choose our next child into a school that's miles away when they live half a mile from Pine Creek. This is simple math and adding more houses to this area doesn't add up.

As a physician, I can tell you that I spend a lot of my time counseling patients to spend more time outside exercising. There is a need for more outdoor spaces on the north side of Colorado Springs. There is a need for more parks. We need spaces where people can exercise, not more homes. Our trail system pales in comparison to the trail system in the Denver metro area. Let's build more parks and trails. Parks which add value. Trails which add value. This is what the people want and what the people need. When I went to the planning meeting for the Sports Complex many years ago, the parks director thought there was an existing trail in Kettle Creek connecting to the Santa Fe Trail. Let's make that trail a reality. Why not focus on the projects that people want, that would be good for their health, instead of trying to make money for a developer on a project that none of the residents want?

In conclusion, I want to reaffirm my opposition to this proposed rezoning effort. We were promised a park. I served 23 years in the military because I made a promise. I made a promise as a professional to care for my patients. Promises matter. Britt Haley promised that if the people opposed the current plan, that we would go back to the drawing board. It's time to go back to the drawing board.

If you have any questions, feel free to contact me by email or on my cell phone.

Thank you for your time,

Michael J. Wilhelm, MD FACS FAAOA

C: 719-648-2326

E: drwilhelm@pikespeakent.com

From: Jarrod Ashida <jarrodashida@gmail.com>
Sent: Thursday, August 31, 2023 7:45 AM
To: Wintz, Katelynn A
Subject: Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

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I think city staff should really consider delaying rezoning the park property to any form of residential.

The parks person last night was trying to shame everyone in trying to agreeing to the rezoning and stating she is contractually obligated to rezone. She also acted like the 352 acres of mouse land could be used for public, and by the barbed wire fence precedent, I don't think it is the case.

The contract would go away with no repercussions if city staff did not recommend rezoning to planning commission.

There are still thoughtful ways this site could be developed, but with one point of egress and ingress is a large issue. Though fire department apparently approved it, it does go against the written code that a development over 40 units should have two points of ingress or egress. Even if sprinklers are added to get approval from them, I do not think it is wise, prudent or a good precedent.

The developers kept stating it could be 16 du/acre, but from all my reading, at most it was 8.3. They were really trying to manipulate us and their offerings were not thoughtful. A large buffer park between the neighborhoods in the range from 10-20 acres could have been accomplished with a reduction in sales price and a partnership with parks.

After hearing the parks person last night, I really disagree with the rezoning because of the lack of transparency and thoughtfulness of the project.

I think staffs recommendation should be to not rezone and offer some transparency in the process or have the parks department put together another plan to create a park or sports complex. They have no other land to do so, and they stated they desired that. I think it is a great place for a complex or park, especially with the egress constraints.

Thanks,
Jarrod Ashida

From: Alan Andrews <alanandrews1138@gmail.com>
Sent: Thursday, September 14, 2023 3:55 PM
To: Wintz, Katelynn A
Subject: Safety Concerns

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Going through the records from previous development plans and speaking to people involved in previous plans has uncovered the truth that there was a proposed plan for a bridge that would connect our neighborhood to Interquest on the North and that plan was abandoned due to budgetary concerns (it was proposed to cost \$12 million dollars, according to my source). I find it reprehensible that you all had the community meeting and failed to respond to the MANY questions and MANY concerns about the absolute disregard for safety in the face of an emergency (like a fire) or even something as simple as a standard traffic accident when there is only a single entry and exit from the entire development area. It is unsafe and we will not condone being lied to about a "lack of options" when in reality there is a very real option being ignored and unspoken for the sake of the money it would cost. I am a business owner and I understand needing to make a profit, but not at the cost of public safety and lack of integrity. This should have been the FIRST THING MENTIONED in answer to ALL THE CONCERNS THAT EXISTED AND STILL EXIST regarding the lack of ingress/egress from the community that you want to stuff with more people.

[Answer to the question of need (just like North Fork) for additional ingress/egress]:

"The only way to create an additional entry/exit from the neighborhood is to build a bridge that connects to Interquest. Unfortunately, the developer does not want that bridge to cut into their profits so we are willing to accept the risk that if there is a forest fire in this area, not all of you will be able to evacuate, but don't worry this is just the "fire" version of not having enough lifeboats on the Titanic. May the odds be ever in your favor!"

Build the bridge and everyone will be for it. Please tell La Plata that this really undercuts their credibility when the majority of us gave them the benefit of the doubt at that meeting.

We will continue to fight for our right to have a safe community with safe infrastructure especially in the case of a fire, which is neither rare nor benign in Colorado. We have fires often and people always die. Most often, people die because they couldn't get out of the fire zone fast enough. That is why we will not roll over on this issue. Ever.

Sincerely,

Dr. Alan Andrews
2805 Elk Stone Ct.
Colorado Springs, CO 80908
720-470-2705

From: Jim DeKorne <jdk@dekorne.org>
Sent: Tuesday, August 29, 2023 10:30 PM
To: Wintz, Katelynn A
Subject: Vote No - Proposed Ovation Zoning Change ZONE-23-0014; MAPN-23-0005

Categories: email listserv

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Hello Ms Wintz,

I am writing today to urge you and the City Planning Commission to deny the change in zoning of the 60 acre parcel west of N Powers Blvd and north of Old Ranch Rd (ZONE-23-0014; MAPN-23-0005) from Public Park (PK) to Residential.

I urge you to deny this request for reasons of safety and community livability.

Safety - while our recent rains have given us a temporary and very welcome reprieve from high fire danger, the lessons we can learn from the catastrophic fires of only a few years ago in Black Forest and elsewhere in the area require us all to be thoughtful and strategic in residential placement and also emergency access. The North Fork neighborhood in which I live has been fighting for some time for additional emergency egress from the neighborhood. Even though this proposed residential area is across Powers Blvd from our neighborhood, there would no doubt be evacuation traffic from that new neighborhood onto Old Ranch Rd and interquest Pkwy/CO83 in the event of an emergency -- with Old Ranch Rd already clogged now servicing North Fork, Black Forest, portions of Cordera, and Pine Creek. Do not aggravate the already poor safety situation in the area by putting even more people in harm's way.

Community Livability - Colorado Springs is a beautiful city in which to live. I choose to live here partly for that reason -- a sentiment shared by nearly everyone else I know. It does not surprise me that many others see the same value in living here and also want to move here. Growth in Colorado Springs is inevitable. But ruining the city in response to that growth is not only not inevitable, it is preventable. The process to do that is through intelligent planning -- precisely the mandate that I and other citizens expect from the local government we put in place. Taking a beautiful strip of land along Kettle Creek that was planned for a public park and simply ignoring that plan and allowing more housing to be built on the site -- for which there are literally dozens if not hundreds of available tracts that would serve such a purpose equally well -- would be a complete failure of the Planning Commission to carry out its mandate.

Don't sacrifice one of Colorado Springs wonderful areas of natural beauty -- trees, rocks, a canyon, a creek -- into just another housing development. Instead, plan future development in that area as it was intended, to be accessible and enjoyed by all Colorado Springs residents.

Thank you.

Jim DeKorne

From: Tom Harder <thardert2@gmail.com>
Sent: Friday, December 1, 2023 4:28 PM
To: Wintz, Katelynn A
Subject: What does R-Flex Low mean?

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Ms. Wintz,

I lost a previous email you sent me. My bad.

Can you please tell me what the zoning R-Flex Low means. My thought it is residential. I am wondering the density per acre. If it is slated for apts, townhomes, single family, etc.

I would be in favor of the rezoning if the density remained similar to what it is adjacent to. My wife and I have a large lot (almost a half acre). If the new project had a plan for 4 or 5 units per acre or less I would be okay with the rezoning. If the idea is to put a large number of units on this plot I think the road in and out (Chapel Ridge) is not going to be sufficient.

Thank you for your time.

Tom and Gretchen Harder

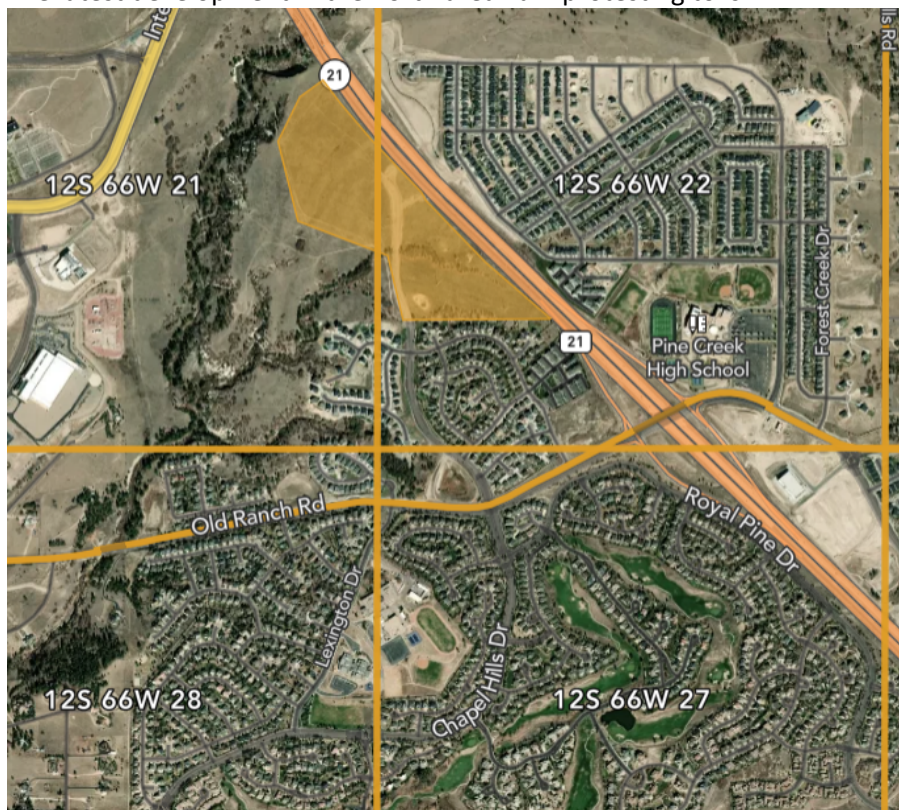
From: Hilary Dussing <hgdussing@gmail.com>
Sent: Tuesday, August 29, 2023 9:09 PM
To: Wintz, Katelynn A
Subject: Yet another development in North Pine Creek area

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Dear Katelynn,

My name is Hilary Dussing, and I live at 10423 Kelowna Vw, 80908.

The latest development in the north area I am protesting to is:



Yet again, the City of Colorado Springs is looking to build additional communities in areas of:

- 1) No evacuation routes in case of fire. Only one route for this entire house plan? It has been noted several times, PLEASE pay attention to this very large concern.
- 2) Safety concerns: This new neighbourhood has no local fire department, no local spaces for children to play and is located at the intersection of major roadways (Powers, Hwy 83). The speed that drivers use in this area is knowingly excessive, so it's a horrible place to put in many new homes.
- 3) Wildlife: Haven't we already killed enough of our indigenous species?
- 4) Water: I am a geologist, and know the water issues facing this county. They are dire, and in consideration of all the county, please concentrate more housing in already annexed and zoned areas for CSU water supplies.

Please, please have the developers build their homes in already approved urban areas.

I am totally against this development,

Regards,

Hilary Dussing

10423 Kelowna Vw 80908

From: MARY GRONBERG <gronzos@msn.com>
Sent: Wednesday, August 30, 2023 1:20 AM
To: Wintz, Katelynn A
Subject: ZONE 23-0014

Categories: email listserv

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Good day,

I do hope this does not land in your junk file or the 'I can't take another email from those residents in Pine Creek pile.' I live in the poor end of Pink Creek. I have been following along with the discussions. This is my first email. We have a saying in medicine—Do the MOST GOOD FOR THE Greatest number of people--- because in 10 years, that is what matters. The facts have presented themselves from both sides. I think your job as a city employee is similar to healthcare. Do the GREATEST GOOD FOR THE GREATEST NUMBER OF PEOPLE.

Kindly,
Mary Gronberg
10298 Peach Blossom Trail
719-459-3887

From: Owen Rooney <orooney@sbcglobal.net>
Sent: Tuesday, August 22, 2023 1:19 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014 & MAPN-23-005

Categories: email listserv

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Dear Ms. Wintz:

It has come to my attention, as a homeowner of Bison Ranch, that there is proposal to rezone this parcel from a park to "residential".

I have checked the LRDS website and was unable to find much information on this project.

What is exactly contemplated by "residential?" That could range from a trailer park to high rise condos to multi-million dollar homes.

And what of the infrastructure to support all of these proposed residents, ranging from traffic, road access and schools to name a few?

I'd appreciate receiving any additional information that is available.

Thank you

From: sarah arnold <sarahhaberarnold@hotmail.com>
Sent: Wednesday, August 30, 2023 2:25 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014

Categories: email listserv

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My greatest concerns are how these issues are being evaluated and addressed:

-The traffic increase in traffic through Pine Manor Road would be a safety concern to children. This road goes alongside our neighborhood park and is the location of several school bus stops that go along a blind hill. There is already a problem of cars driving through this area too fast and an increase in traffic would not benefit safety. An additional stop sign, along with more obvious crosswalks would need to be considered from the start.

-The exit route from the complex would be into one round about- slow moving. This is a concern for the number of cars that would be residing and trying to exit in emergency.

-The current schools in this area are crowded. Particularly Pine Creek High School is at capacity and no longer taking additional students that would normally be able to 'Choice' in. There is also no cafeteria and limited school lunch options available.

- Our neighborhood backs up to a nature habitat full of wildlife. Adding a four story high rise against this would be disappointing to the beauty of the area and disturb many species of animals and plants.

Thank you for taking the time to read these concerns.

Sarah Arnold

From: jwsmith90 <jwsmith@gmail.com>
Sent: Tuesday, August 29, 2023 8:34 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014

Categories: email listserv

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Hello,

I'm a Colorado Springs resident and I live in the Pine Creek neighborhood.

I've seen a lot of posts and goings on regarding this proposed apartment complex, on the tract bordered by Interquest/Union/Royal Pine.

I take my dog to the vet clinic located at the border of the tract, and am generally familiar with the area there.

My daughter, who goes to Mountain View Elementary, has a best friend that lives in nearby apartments north of New Life Church at the NE corner of Voyager/New Life. The apartments there are 3 levels tall. The tract is very crowded, with minimal parking available. There are 200 units there.

I've read that the proposed development had a waiver applied to allow for both reduced parking requirements as well as an increase to 4 levels of living space in the structure. These are very concerning facts.

While I'm hopeful that ideas will continue to advance that will solve our cities' housing issues, I do not think that this is one of them. One use case for that land that I think would tie in well would be a mixed-use office/residential space, as there are already some established professional services businesses nearby and the location would certainly serve a modest amount of units.

Thank you,

Very Respectfully,

Jason Smith

From: Al Weber <alfred_weber@yahoo.com>
Sent: Friday, September 1, 2023 4:55 PM
To: Wintz, Katelynn A
Subject: ZONE-23-0014

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Katelynn Wintz:

I am writing to express concerns about the proposed rezoning of 60 acres of park land that would allow new development of up to 960 single family homes and/or apartments near Chapel Ridge and Old Ranch. I strongly oppose this proposed development due to the significant increase it will create in evacuation times (a 30% increase using the FLEET evacuation model) out of the nearby homes in the Pine Creek area. With what has been shown during the recent devastating losses of well over 100 lives in Maui due to road congestion in the fire evacuation areas, it is imperative that this planned development be stopped. This developments close proximity to the Black Forest which suffered loss of hundreds of homes in 2013 creates an even stronger reason to stop this new development. The ready availability of fuels from that area could very easily spread another wildfire to the Pine Creek area and neighboring areas creating severe evacuation problems. As you know, the high winds and dry conditions in our area make it difficult to stop the spread of fires and this area bordered the pre-evacuation zones during the 2013 wildfires.

Additional concerns involve the overcrowding that already exists in the neighborhood schools. The addition of 960 homes/units will severely impact the quality of education that can be provided to local students, especially when you factor in the shortage of teachers.

Please reconsider developing this large number of homes in this region.

Thank you,

Alfred Weber

From: Carol Braker <carolbraker@yahoo.com>
Sent: Wednesday, August 30, 2023 8:37 AM
To: Wintz, Katelynn A
Subject: Zone Change project Powers and Interquest

Categories: email listserv

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Hello,

I'd like to provide feedback for the zone change proposal west of Powers Blvd between Interquest Pkwy and Old Ranch Road. (zone -23-0014)

I understand that it is a logical place to to build more housing. I am hoping that the housing is townhouses or some moderately priced housing between apartments and large single-family homes.

However my main concern is the road access with additional housing. Right now there is construction on old Ranch Road and we are having terrible traffic issues. In an emergency right now it would be very difficult for everyone to exit the homes that are already built. We will need additional exits and entrances for further housing.

It would also be nice to have bike lanes connecting any new housing with both Old Ranch and Powers so that people can get to Interquest without using cars.

Thank you,

Carol Braker
719-930-6148
3089 Ironton Creek Pt.

[Sent from Yahoo Mail for iPhone](#)

From: scott.johnson.md@gmail.com
Sent: Thursday, August 31, 2023 5:06 PM
To: Wintz, Katelynn A
Subject: proposed developement

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!

This email is directed to Colorado Springs City Planner Katelynn Wintz regarding a development proposal, File #s ZONE-23-0014 and MAPN-23-0005.

We are home owners at 10705 Rhinestone Dr in the Bison Creek development in Colorado Springs. We were just made aware of a planned development occurring behind our property in a triangular open space West of Powers between Voyager Pkwy and Old Ranch Rd.

Our understanding is that this land was gifted to the city for the purpose of building parks. Sadly we have not a single park within walking distance of our neighborhood.

The proposed project of building more “low density housing units” does not fit with this single family home based neighborhood and will have a major negative impact on our community and property values. There are already hundreds of low density housing units being built within a few miles of this space along Voyager and Interquest. The schools in this area, once the crown jewel of the state are overburdened with no means of compensating for the residents of these new developments. Furthermore the loss of natural space and native trees will have a major negative impact on our environment without anything replacing them other than condos and more vehicles. Finally, the increased traffic to access this new development will push more traffic through our neighborhood along Rhinestone Dr making our roads less safe for our children as they walk to and from school and across an already over burdened Old Ranch Road along rhinestone. ASD20 school district no long provides buses to our neighborhoods so children are walking along these busy roads and crossing busy intersections daily.

Development is eventual, I understand this. But smart development that does not devalue in place homes and overburden neighborhood schools is essential. Build a park as was intended and as is sorely needed.

One final thing, we have a question regarding the large electrical transmission lines over this area. These can cost millions of dollars per mile to bury. Is this cost being paid by the developer or by the city/state (ie me)?

Scott E Johnson, M.D. & Alisa K Johnson, M.D. Property owners.

Scott.Johnson.MD@GMail.com