



project Kettle Creek Addition No.1

From Diana De Haven <djdehaven@gmail.com>
Date Tue 9/2/2025 6:49 PM
To Sullivan, Chris <Chris.Sullivan@coloradosprings.gov>

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My comments at this time are as follows: I find it difficult to make a judgement because the increase of population is very unspecific.

Is it proposed to have 5 dwellings per acre, meaning 19 acres would add approximately 95 new homes? Or the upper limit of dwellings at 16 per acre meaning 304 new homes for the total acreage?

Perhaps the intention is to have a variety of housing with an unidentified number of units. We don't know what the developer has in mind unless it is stated more clearly.

Please keep my data on your contact list so I can receive updated information.

Thank you.

Diana De Haven
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10515 Kettle Creek Rd

From Steve Luna <steveluna@gmail.com>

Date Mon 9/15/2025 6:47 AM

To Sullivan, Chris <Chris.Sullivan@coloradosprings.gov>

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Hi Mr. Sullivan,

Could you please add me to the mailing list for 10515 Kettle Creek RD? I believe the record numbers are LUPL-25-0014, ZONE-0025-0028, and ANEX-25-0002. Will there be a neighborhood meeting and planning commission meeting for this project?

Thanks,
Steve



PDZ Development Plan at Kettle Creek

From Jay Sharkey <jsharkey17@gmail.com>
Date Thu 11/6/2025 2:13 PM
To Chris Sullivan <Chris.Sullivan@coloradosprings.gov>

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Hello Chris,

I am greatly concerned about the increased traffic flow from your Kettle Creek Project. If you are unaware of the increased flow of cars, semi trucks, and construction equipment that currently uses Old Ranch Road, then you first should survey the current traffic flow between Powers Blvd. and Voyager Parkway. The flow of traffic has increased over the past few years due to home construction east of Powers Blvd. known as Cordera. Given 123 lots with 6.19 dwellings per acre/lots, you will increase the flow of traffic by 246 to 369 cars per day. There is only one exit currently available by using Kettle Creek Road. If you have looked into Old Ranch Road, you will find that it is a single lane in both directions. It has a heavy flow of traffic both in the morning and evening. It has become a shortcut to avoid Interquest Parkway. High density housing does not fit in the current residential area. A High density residential unit has already been established off both Voyager and Interquest Parkways. The addition of Kettle Creek seems to be excessive.

Jay Sharkey



Kettle Creek Filing No. 1 comments

From DJ Dee <djd1776@hotmail.com>

Date Mon 11/17/2025 11:29 PM

To Chris Sullivan <Chris.Sullivan@coloradosprings.gov>

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I have tried to view the subject proposed development on Development Tracker. All I could see was an outline of the property with what looks to be the two old homes represented by two rectangles.

It's possible that I'm using the wrong program, or I don't know how to use it. I haven't been able to see what is proposed to be built at 2060 Old Ranch Road. Note that the address location your staff stated is incorrectly represented as 10515 which is the street number on Kettle Creek Road, not Old Ranch.

I'm unsure exactly how many living units are proposed. Also there is no info on how tall these units might be.

Without this detail, I find it difficult to comment. I'm sorry that I didn't write sooner as I might have been able to get some helpful feedback.

The one comment I can provide is that there will obviously be a large increase in traffic through the area. Old Ranch Road already suffers from a great deal of extra vehicles added over the years. The extra traffic is our most important objection.

Thanks for the opportunity to comment. If this proposal is discussed at a meeting open to the internet, I'd like to know when it will be available to view.

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Deny project Kettle Creek Filing No. 1!

From Aubrey Beutler <aubrey.beutler@gmail.com>
Date Tue 11/18/2025 5:24 PM
To Chris Sullivan <Chris.Sullivan@coloradosprings.gov>

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Mr. Sullivan,

I am writing to you regarding the proposed development off of Old Ranch Road, Kettle Creek Filing No. 1. PDZ Development Plan. My home is off of Old Ranch Road and Otero Ave., and I drive past the proposed site every day. From personal experience, I can say that Old Ranch Road was never intended or designed to have so much traffic using it. Getting out of our neighborhood from Otero Ave. onto Old Ranch Road is extremely dangerous, particularly because of the obstructed view from the slope of Old Ranch Road and the amount of traffic that is currently using the road. There is already another development of town homes going in right next to the proposed project in question, which is only going to exacerbate the problem (the construction traffic alone from this project is dangerous to all those driving down old ranch because you can't see it coming over the hill until it's almost too late). Adding an additional 123 residential lots to the same area is going to make traffic completely overwhelming for the 2 lane road.

The other safety factor that needs to be considered is there are currently many students from Challenger Middle School and Pine Creek High School (and other pedestrians) who walk along Old Ranch Road to reach the neighborhood off Otero and the houses further down Old Ranch Rd throughout the day. There is only a sidewalk to bridge over Kettle Creek (where city land turns into county land), and then people just walk on the sides of the very narrow 2 lane road. With the added residents in the town homes being constructed I'm sure that this foot traffic will only increase. If you add even more housing units down the road with no sidewalk the safety risk increases exponentially. This is a major risk for those students who have to walk home and the community residents.

This is the point where we need to stop putting further development ahead of the safety of our community! This area of county land was never intended for high density residential construction, and turning it into that is a major detriment to this beautiful area as well as a huge safety problem. Please stop this development from going forward.

Regards,
Aubrey Beutler



Kettle Creek Addition No. 1

From Carl Bobb <cabobbjr@gmail.com>

Date Wed 3/25/2026 4:03 PM

To Chris Sullivan <Chris.Sullivan@coloradosprings.gov>

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Chris,

I'm grateful for people like you who make things happen in our wonderful home of Colorado Springs.

The Kettle Creek Addition No. 1 looks like a great use of that space. My only concern is traffic control on Old Ranch Road. Each morning, I'm already being pushed daily at 6:30 am by traffic behind me, and I find myself exceeding the speed limit as well. Speeds of other vehicle at times reach 50–60 mph. I believe adding two stoplights or stop signs on Old Ranch—one at Monmouth and another at Otero—seem necessary.

My personal preference would be to install speed cameras (as is done in Switzerland, my second home) so everyone starts getting fines they deserve. That is much safer and accurate than traffic officers.

Best wishes, and thank you for your service on behalf of the citizens of Colorado Springs.

Carl

Charles Bobb
10140 Quail Creek Lane
80920