

Baxter, Tamara

From: Judith Oppenheim <jroppnomad@outlook.com>
Sent: Thursday, July 31, 2025 6:06 PM
To: Baxter, Tamara
Subject: Subject: Pine Creek Self Storage

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Ms. Baxter:

I have reviewed the plans for the proposed self storage facility off of Old Ranch Road. There is an abundance of self storage units in the Briargate area, with one very close to Powers and Briargate. We do not need another one, especially one so close to housing neighborhoods. It seems that the city planning commission is bound and determined to create commercial developments in or near community housing. We who live in Pine Creek already feel that there is concern for safe emergency exit from our neighborhoods in the event of wildfires, floods, or other emergencies requiring evacuation. We do not need to add to the traffic with a commercial development. There is likely to be traffic all night long and will greatly change the character of our quiet, peaceful neighborhoods.

I strongly urge you not to proceed with this project.

Sincerely,

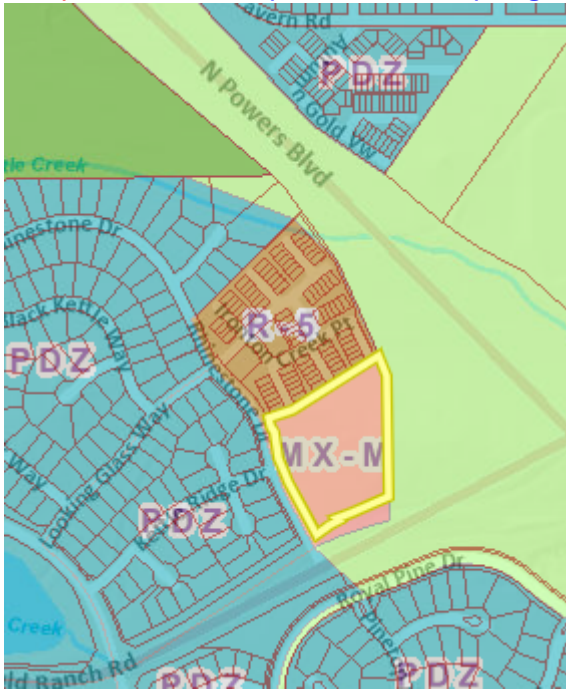
Judith R. Oppenheim
Clovercrest Drive
Sage Hill Greens

Baxter, Tamara

From: Baxter, Tamara
Sent: Wednesday, August 6, 2025 5:10 PM
To: Bob King
Subject: RE: Old Ranch Road Proposed mini-storage.
Attachments: Greencard_Accela steps.pdf

Mr. King,
My apologies for missing your email you sent over this last weekend.
I have provided responses below in red to your questions.

- Does the current zoning on the Old Ranch Road site allow use by right for a mini-storage facility? **The subject property is zoned MX-M (Mixed Use Medium). In accordance with the UDC Section 7.3.201, Use Table, Self-Storage is a permitted use. Please note that this project was reviewed under our old Chapter 7. The prior zoning of the property was PBC (Planned Business Center), and Miniwarehouse was also a permitted use (Section 7.3.203). You can view the retired Chapter 7 here: <https://coloradosprings.gov/project/retoolcos-zoning-ordinance-update>**



- Does the proposed project need re-zoning or a CUP to allow construction and operation? **The site does not need to be rezone. A development plan was approved for a self-storage facility as a use by right. The file number is DEPN-22-0021. I have attached some directions so you can view the approved documents. An appeal has been filed of the administrative decision, and the appeal will be heard by City Planning Commission on September 20th. This is a public meeting and a decision will be made.**
- There is a neighborhood meeting on August 12th. No decision will be made at this meeting. It's an information gathering meeting.**

Let me know if you have any additional questions.



Tamara Baxter
Planning Supervisor – North Planning Area Team
Planning Department
City of Colorado Springs
Main Office: (719) 385-5905
Direct: (719) 385-5621
Email: tamara.baxter@coloradosprings.gov

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From: Bob King <blkingemail@gmail.com>
Sent: Wednesday, August 6, 2025 4:49 PM
To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Subject: Re: Old Ranch Road Proposed mini-storage.

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Hi. Please see my below message of last Saturday. Thanks.

Bob King

On Sat, Aug 2, 2025, 11:12 AM Bob King <blkingemail@gmail.com> wrote:

Hi Tamara.

Does the current zoning on the Old Ranch Road site allow use by right for a mini-storage facility?

Does the proposed project need re-zoning or a CUP to allow construction and operation?

Thanks for letting me know.

Bob King

Baxter, Tamara

From: jack short <1jackshort@gmail.com>
Sent: Saturday, August 9, 2025 5:15 PM
To: Baxter, Tamara
Subject: Old Ranch Road Self Storage

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Tamara,

I own the unit at 10811 Tincup Creek and I am unable to attend the upcoming meeting but would like to express my concern over the proposed storage facility. I actually have co-ownership in 4 storage facilities in another state, so I am certainly not against them, as they serve a vital need for local communities.

However, as a storage facility owner, I know the need to keep a reasonable distance from residential properties is crucial to not creating a disturbance to the surrounding neighborhood, as noise is an unavoidable consequence in this business. This proposed storage facility is contiguous to my property and has no buffer zone for the 82 Townhomes that it abuts and noise will be an unavoidable detriment to these adjoining properties.

Although the noise concern is bad, worse yet is the lack of suitable access to the facility itself. All traffic coming from the west on Old Ranch Road is forced to access the facility by using a residential street (Kettle Ridge Drive). This fact alone would be enough to quash the application in every community I have ever been involved in. Moving trucks and vans cannot be funneled down a residential street to access an industrial concern.

I voice a vigorous NO to the planned facility for the above stated reasons.

John Short
1jackshort@gmail.com
805-509-7007

Baxter, Tamara

From: jack short <1jackshort@gmail.com>
Sent: Saturday, August 9, 2025 6:31 PM
To: Baxter, Tamara
Subject: Re: Old Ranch Road Self Storage

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Tamara,

Upon further thought of the access issue, virtually everyone who would use this facility would need to use Kettle Ridge Drive. Everyone coming to the facility needs to use Old Ranch Road. The vehicles coming from the west would as, noted before, have to access the facility by using the small residential street, Kettle Ridge Drive and upon exiting could access Old Ranch Road westerly by turning left out of the storage units and not have to use the residential street. The vehicles coming to the facility on Old Ranch Road from the east can enter the facility by using Rhinestone Drive and turning right into the facility before entering the neighborhood. Upon leaving, however, these vehicles would have to use Kettle Ridge Drive to access Old Ranch Road in an easterly direction. So, EVERY vehicle using the facility would need to use Kettle Ridge Drive either upon entering or upon exiting the facility. **Totally unacceptable.**

John Short
1jackshort@gmail.com
805-509-7007

On Sat, Aug 9, 2025 at 4:14 PM jack short <1jackshort@gmail.com> wrote:
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ever been involved in. Moving trucks and vans cannot be funneled down a residential street to access an industrial concern.

I voice a vigorous NO to the planned facility for the above stated reasons.

John Short

1jackshort@gmail.com

805-509-7007

Baxter, Tamara

From: Leslee Chebbab <lesleebarthle1185@gmail.com>
Sent: Monday, August 11, 2025 9:19 AM
To: Baxter, Tamara
Subject: Concerning publix storage development

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Good morning,

My husband and I are owners at 10833 Creede Creek Point in Colorado Springs. I am writing to you because we were informed of the possible development of a storage facility in a vacant lot next to our townhouse community. We are opposed to the development of this facility. It would decrease our property value of our home and surrounding homes. Also there is a storage facility right across highway 21. A better use of this land would be a more walkable shopping center with a coffee shop or breakfast place. Something that would better suit our needs as a community. We really love our community and don't want to see it ruined with another storage facility.

Thank you,
Leslee Chebbab

Baxter, Tamara

From: Tarik Chebbab <tarikchebbab@aol.com>
Sent: Monday, August 11, 2025 6:19 PM
To: Baxter, Tamara
Subject: Storage Facility construction near Kettle Creek

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Hello Tamara!

My name is Tarik Chebbab and i have a townhouse in the Towns at Kettle creek. I wanted to reach out to express my very strong disappointment after hearing the possible building of a Storage facility right at the entrance of our Neighborhood!

First and foremost, There is already a Public storage space right across Powers already. Why the need to add another one less than 1 mile away?

I believe that this will completely alter the environment of the entire area. When you look at a map, north and South of Old ranch road are composed of very large neighborhoods that really encompass the family living - not an industrial neighborhood. While i know that a park doesn't provide any revenue (but would be really ideal for that space), this entire area could benefit from a small strip mall with coffee shop, breakfast and diner restaurants or even a small convenience store that can be walking or biking distant from so many of those houses around it - and would be in line with our "Connect COS" efforts of making Colorado Springs a more walkable or bikeable city.

I would please urge the city to reconsider the use of that space and really take in consideration the living of so many residents around it. I know we can do better!

Thank you in advance,

Tarik Chebbab

Baxter, Tamara

From: Alexandra Helms <alexandra.b.helms@gmail.com>
Sent: Monday, August 11, 2025 8:27 PM
To: Baxter, Tamara
Subject: Old Ranch Road Self Storage DEPN-22-0021

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Hello Ms. Baxter,

I am writing regarding the proposed self storage development project on Old Ranch Road. Unfortunately I am unable to attend the neighborhood meeting.

For many reasons, I find the proposal of a self storage development in this location fairly ridiculous. The primary reason is that right across Powers Blvd, there is a Public Storage facility 1.3 miles from my address. 2.4 miles in the opposite direction on Old Ranch Road is Red Rocks Self Storage. I have noticed that Colorado Springs absolutely can't stop itself from selling valuable land to self storage developers, often ruining homeowners' mountain views and eliminating the possibility for other, more interesting development that might actually benefit a neighborhood.

I read in the notice for the neighborhood meeting that the lot in question is zoned Mixed-Use Medium. My understanding is that this type of zoning is meant to increase walkability and property values in a neighborhood. This proposed self storage unit will do neither, particularly when surrounded by higher-end homes. I think most of my neighbors would agree with me and prefer retail in that space, something that we would actually want to walk to and that would be safe for our children to walk to.

Finally, self storage developments are ugly, a waste of energy and space, and for some reason already prolific in this city. You simply can't look out your window or drive down the road without seeing self storage. I think it is an absolute shame that we are allowing them to take over the landscape in such a beautiful location as we are lucky enough to live in.

In summary, I think it would be a mistake to allow this particular development project to move forward and I hope you take these points into consideration.

Thank you.

--

Alexandra Helms
(C) 605.391.2420

Baxter, Tamara

From: Jarrod Ashida <jarrodashida@gmail.com>
Sent: Wednesday, August 13, 2025 7:28 AM
To: Baxter, Tamara
Subject: Storage facility rhinestone and old ranch

[You don't often get email from jarrodashida@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Tamara,

I wasn't able to attend the meeting last night due to a scheduled event, but wanted to let you know my opinion.

I don't believe "everyone" is against the storage facility as some people indicate. Not sure if the pro people showed last night.

I am for the storage units and the people I have spoken with are in favor as well. I can see no better option than a low traffic count storage spot for people to put their belongings and then rarely re-enter.

If this gets rejected, I fear many other items could be installed that would be far worse and I really don't think we are thinking of this.

It is already zoned as medium commercial or whatever the term is, so I think the developer should be free to go. I doubt our neighborhoods would want to take a special assessment and purchase the area for their desired use(if we could agree).

Thank you
Jarrod Ashida

Baxter, Tamara

From: Kim J. Doty <kim.j.doty@gmail.com>
Sent: Tuesday, August 12, 2025 4:33 PM
To: Baxter, Tamara
Subject: Old Ranch Road Self Storage

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I don't have a lot of time to get these to you by deadline, I assume in 30 mins.

I live in a south facing unit of Townes at Kettle Creek, my entire main floor is windows facing the new storage unit.

Traffic??? there is not room to put an entrance on Old Ranch, so I assume the city will add an unprotected left hand turn lane on Old Ranch East bound? You surely cannot route commercial traffic through residential - right?

HEIGHT???? How high in comparison to the existing Townes at Kettle Creek boundary wall will the buildings be?

Drainage? How will the 2 retention ponds in the acreage now be replaced?

Thanks, I do want to go on the record that we were told 2 years ago BY THE CITY that the neighborhoods would have a meeting BEFORE this wasw approved. I'm now hearing it's too late to stop anything the city just ignored hte residents? THIS WILL BETHE ONLY COMMERICAL lot from Powers to the kettle creek bridge in a HIGH END neighborhood. How dare the zoning commission continue to ignore the citizens of this city.

Kim

Baxter, Tamara

From: Shafer, Ethan P
Sent: Wednesday, July 30, 2025 11:34 AM
To: Baxter, Tamara
Subject: GoGov Comment #2026 for DEPN-22-0021
Attachments: COS+Storage+Unit+Map.pdf

Hi Tamara,

Here is the public comment we received for your project via GoGov and the attached map that they reference:

From: Stephanie Meany

Note:

I am writing as a concerned neighbor and resident of Bison Ranch regarding the proposed development of a storage facility on the parcel of land directly outside our neighborhood. While I understand the city's desire to utilize available land for development, I strongly urge the committee to reconsider the approval of this project.

To begin with, there are already nine storage unit facilities within an approximate five-mile radius of the new site (see attached map). The market is saturated, and the construction of another facility in such close proximity not only seems unnecessary but also raises concerns about its long-term viability and impact.

Beyond redundancy, storage units are often associated with increased crime rates. These facilities are typically unoccupied for long stretches of time, and unfortunately, they can attract unwanted activity, especially during off-hours. Placing a storage facility so close to a family-oriented neighborhood puts residents at unnecessary risk.

Additionally, this proposed location is along the route that many school-aged children walk daily. Asking our students to pass by a large, industrial-style facility instead of a more community-centered space is concerning. Their safety, both perceived and real, should be a top priority when considering what kind of developments we place in their environment.

Property value is another significant concern. The presence of storage units has been shown in numerous studies to lower the value of surrounding homes, making this proposal not only a safety issue but an economic one for the many families who have invested in making this area their home.

Instead of a storage unit, I respectfully urge the committee to consider developments that would add value and vibrancy to the neighborhood—such as a small park, green space, or a plaza with walkable restaurants and local shops. These types of amenities encourage community interaction, promote safety, increase home values, and support local businesses.

Thank you for your attention to this matter and for considering the voices of residents who care deeply about the future of their neighborhood. I hope the committee will prioritize thoughtful, community-enhancing development over short-term utility. This is not the correct forum to discuss this concern please let me know who I can contact to express my concerns.

Stephanie Meany
Stephanie.meany@gmail.com
303-921-2427

2792 Elk Stone Ct

Best,

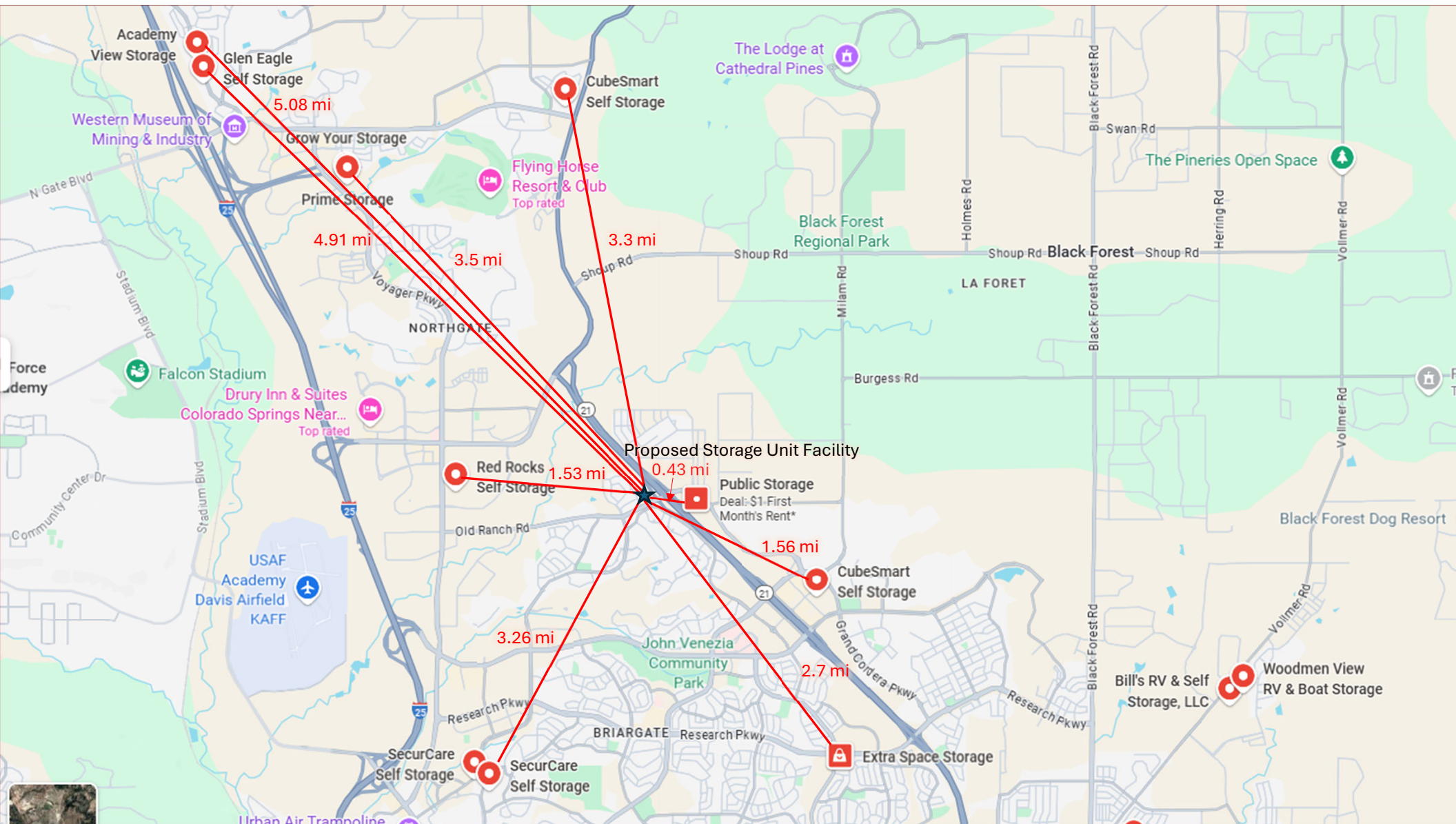


Ethan Shafer (they/he)
Urban Planner II
Urban Planning Division
City Planning Department
City of Colorado Springs
30 S Nevada Ave, STE 701
Office: (719) 385-5397
Email: ethan.shafer@coloradosprings.gov
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Baxter, Tamara

From: James <hotsauceinla@gmail.com>
Sent: Wednesday, July 9, 2025 2:54 PM
To: Baxter, Tamara
Subject: Re: DEPN-22-0021_Old Ranch Road Storage DP

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Talk about the best gummint money can buy.

This third world-style farce will no doubt be appealed - though I'm sure there's little if any reason to be hopeful.

That said - thank you for letting us know, Ms. Baxter.

All the Best.

On Wed, Jul 9, 2025 at 1:32 PM Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

To interested residents:

You are receiving this email because you have previously provided comments in opposition of the Old Ranch Road Storage project located on the northeast corner of Rhinestone Dr and Old Ranch Road (TSN 6222300007).

This email is to notify you that the City staff has administratively approved the requested for a self-storage facility project and ancillary site improvements.

The city file number is DEPN-21-0021. I have attached some steps to view the approval letter and stamped development plan.

The administrative approval decision is dated today: July 9, 2025.

This administrative decision begins the timeframe for appeal under City Code UDC Section 7.5.415.

The deadline for submittal of an appeal request will be **5 pm on Monday, July 21, 2025**.

You can find the application for an appeal here: <https://coloradosprings.gov/application-checklists>

Let me know if you have any questions.



Tamara Baxter

Planning Supervisor – North Planning Area Team

Planning Department

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

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Baxter, Tamara

From: Terra Sumstine <terra@terratrans.com>
Sent: Wednesday, July 9, 2025 3:19 PM
To: Baxter, Tamara
Cc: Julie C. Price; Chris Sumstine
Subject: Re: DEPN-22-0021_Old Ranch Road Storage DP

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Hello Ms. Baxter,

Thank you for your email. I do have a couple of questions for you, if you don't mind. I had a quick look at the links below as well as the attachments. This storage project first came up in 2022 I believe, and at that time, we were able to file an appeal/protest with your office. It now appears that we must file paperwork with a \$176 fee. Is that correct?

I will work with my neighbors to round up all the evidence we submitted last time, and we will appeal through the process. None of the evidence/support we provided years ago has changed, and our concerns have not been addressed, so I am confused as to why this project suddenly received administrative approval now after being withdrawn 3 years ago. Does this mean if we defeat this project now, it could potentially come up again in another 3 years? Any insights/clarity you can provide about this would be most helpful.

Sincerely,

Terra Sumstine

On Wednesday, July 9, 2025 at 01:32:27 PM MDT, Baxter, Tamara <tamara.baxter@coloradosprings.gov> wrote:

To interested residents:

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Let me know if you have any questions.



Tamara Baxter

Planning Supervisor – North Planning Area Team

Planning Department

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

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Baxter, Tamara

From: Allen Arnold <allen@wildatheart.org>
Sent: Wednesday, July 9, 2025 4:19 PM
To: Baxter, Tamara
Subject: Re: DEPN-22-0021_Old Ranch Road Storage DP

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Hi Tamara,

Is there a public gathering to discuss this project? If not, is the best way to voice opposition through the appeal email? Or is there no point in that if it's a "done deal"?

Thanks for keeping us updated. I appreciate it.

Allen Arnold

Executive Producer of Content

www.WildAtHeart.org



On Wed, Jul 9, 2025 at 1:32 PM Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

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Tamara Baxter

Planning Supervisor – North Planning Area Team

Planning Department

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

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Baxter, Tamara

From: Will Gregorian <willgregorian@gmail.com>
Sent: Friday, July 11, 2025 10:49 AM
To: Baxter, Tamara
Subject: Re: DEPN-22-0021_Old Ranch Road Storage DP

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!

I understand you're doing your job, please feel free to forward this to your superiors or administrators who came up with the appeal process.

Whoever designed this opaque appeal process imposes an administrative burden on the average homeowner, and I can only imagine this is meant to create an unnecessary barrier, reducing the volume in hopes that folks will give up and back down when the administrative burden becomes too high, even if their concerns have merit. We're asked to act like a land use attorney with only a 10-day window, a confusing website, and minimal guidance. It's legalistic, tedious, and designed to favor developers who know how to play the game.

- It's hard to find the actual documents unless you know the exact record number and use a clunky portal (Accela).
- Appeal instructions aren't linked in the approval notification.
- There's no easy way to organize neighbors or get notice unless you're already on the city's radar.
- You have to act fast, and you're responsible for understanding the whole process.

Thanks.

On Wed, Jul 9, 2025 at 3:13 PM Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Mr. Gregorian,

The only link provided below was for checklist for an appeal.

The attachment I had provided and reattached provides you steps to view the approved documents.

Please use this link to do so. <https://aca-prod.accela.com/COSPRINGS/Default.aspx>

Hope this helps.

Let me know if you have any additional questions.



Tamara Baxter

Planning Supervisor – North Planning Area Team

Planning Department

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

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From: Will Gregorian <willgregorian@gmail.com>

Sent: Wednesday, July 9, 2025 2:20 PM

To: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>

Subject: Re: DEPN-22-0021_Old Ranch Road Storage DP

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Hi Tamara,

The instructions are unclear; neither of those codes on any of the mentioned websites (before or after 2022) produces results I can review. I consider myself a savvy technologist, yet I can't figure it out. Could you guide me through accessing the relevant file so I can file an appeal? Perhaps a direct link?

On Wed, Jul 9, 2025 at 1:32 PM Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

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Tamara Baxter

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Baxter, Tamara

From: Julie C. Price <julie.c.price@comcast.net>
Sent: Friday, July 11, 2025 6:07 PM
To: Baxter, Tamara
Cc: Terra Sumstine
Subject: Meeting To Discuss

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Tamera-

I would like to schedule a meeting with you to discuss all that has transpired. There are so many egregious things that transpired here - leaving the community out of the loop - after being told we would have responses provided and a community meeting provided by the developer.

It is clear in seeing the file there has been work going on for YEARS - and none of us were informed. While I understand Peter Lange is gone, whoever replaced him and then whoever replaced that person, should have continued dialogue with the community and kept us in the know that this was moving forward with no regard to the community.

Has this land been purchased? Back in 2022, the land had NOT been purchased. As with applications down off Old Ranch - the City protected the developer there because the land has been purchased (as residential and the City help rezone AFTER the purchase).

What the City has done to the over 120+ concerned community members is DISGRACEFUL!!!!

Please let me know when I may have an in-person meeting with you PRIOR to when we have to submit a PAID APPEAL - which is also a disgrace?

Thank you in advance!!! I look forward to your response - as you have not responded to any of my prior correspondence.

VR-
Julie Price

Sent from my iPhone

Baxter, Tamara

From: Joel Carlson <joelcarlson11@gmail.com>
Sent: Monday, July 14, 2025 9:31 AM
To: Baxter, Tamara
Cc: Joel Carlson
Subject: Re: DEPN-22-0021_Old Ranch Road Storage DP

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Tamara Baxter

Planning Supervisor - North Planning Area Team

Planning Department

Dear Tamara,

We are writing this email to let you know in your current position, that as owners and residents of the Townes at Kettle Creek, we strongly disagree with the proposed plan to build a storage facility on the corner of Old Ranch Road and Rhinestone Drive. This is an all residential - family area that would, if anything, benefit from a residential park - on the west side of Powers Blvd - and not a public storage business on this land. We strongly believe that would change the community environment in detrimental ways. In addition, within 3 min of our residential area, on the east side of Powers Blvd, there is a large public storage building on Blue Horizon View – which was built in a planned business area that is next to 7-Eleven.

With reference to the city file number DEPN-22-0021_Old Ranch Road Storage DP, we strongly request that you do not plan to go forward to build a public storage at the corner of Old Ranch Road and Rhinestone Drive.

Very Respectfully,

Joel and Roxanna Carlson

10834 Creede Creek Point

Colorado Springs, CO 80908

...

On Wed, Jul 9, 2025 at 1:32 PM Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

To interested residents:

You are receiving this email because you have previously provided comments in opposition of the Old Ranch Road Storage project located on the northeast corner of Rhinestone Dr and Old Ranch Road (TSN 6222300007).

This email is to notify you that the City staff has administratively approved the requested for a self-storage facility project and ancillary site improvements.

The city file number is DEPN-21-0021. I have attached some steps to view the approval letter and stamped development plan.

The administrative approval decision is dated today: July 9, 2025.

This administrative decision begins the timeframe for appeal under City Code UDC Section 7.5.415.

The deadline for submittal of an appeal request will be **5 pm on Monday, July 21, 2025**.

You can find the application for an appeal here: <https://coloradosprings.gov/application-checklists>

Let me know if you have any questions.



Tamara Baxter

Planning Supervisor – North Planning Area Team

Planning Department

City of Colorado Springs

Main Office: (719) 385-5905

Direct: (719) 385-5621

Email: tamara.baxter@coloradosprings.gov

Links:

[Planning and Neighborhood Services](#)

[Look at Applications Online \(LDRS\)](#) [before August 8, 2022]

[Look at Applications Online](#) [after August 8, 2022] | [ACA Guide](#)

[Pre-Application Meeting Request](#)

[Application & Checklists](#)

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

Baxter, Tamara

From: Ken Baltz <ksbaltz@gmail.com>
Sent: Monday, July 14, 2025 10:54 AM
To: Baxter, Tamara
Subject: Fwd: Cushman & Wakefield Destroy Neighborhoods
Attachments: IMG_3352.jpeg; IMG_3353.jpeg; IMG_3354.jpeg; IMG_3355.jpeg

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tamara.baxter@coloradosprings.gov

"Tempus Fugit, Memento Mori"

Kenneth Baltz
Knights of Columbus, Council 12335
President, State of Colorado
Knights on Bikes

----- Forwarded message -----

From: Ken Baltz <ksbaltz@gmail.com>
Date: Mon, Jul 14, 2025 at 10:34 AM
Subject: Cushman & Wakefield Destroy Neighborhoods
To: <yemi.mobolade@coloradosprings.gov>, <planningdept@coloradosprings.gov>, <solange.baqueromeza@coloradosprings.gov>

Cushman & Wakefield are excited by this. Because this stain of a building they are planning is not going into their neighborhood. It's not their kids in this family friendly neighborhood that will be affected by it. It's not their home values that will be affected by. It's not the community they live in that will be one less desirable. I'm fully disgusted that the city planning team signed off on this even though our community fought against this a few years back (2022). Absolutely disgusted. "Cushman and Wakefield is excited to present the Old Ranch Road Storage Site, a prime 501-unit self-storage development opportunity in Northeast Colorado Springs. This shovel-ready property offers excellent visibility from Powers Boulevard and Old Ranch Road, along with a fully approved development plan. Located in one of the city's most desirable and rapidly growing areas, this site faces limited competition in the immediate submarket. For more information, please contact our team today."

This is our neighborhood, we are a community of single family homes and townhomes. We DO NOT NEED a storage facility !! It should be built next to the apartment complexes ! NOT Single Family Homes that all have two or three car garages... Not to mention the fact that there is a Storage Facility in close proximity already.. This will clog our streets ! and REDUCE the VALUES of our homes...

"This is disgraceful and disgusting!!!! The community was told - after over 120 comments submitted during the comment period in September 2022, that we would get responses to our comments/complaints AND there would be a community meeting hosted by the applicant. Neither

things ever happened. Last interaction ANYONE in our community had was March 2023 - again that we would have a community meeting hosted by an applicant. NOTHING!!!! Yet the City allowed this all to move ahead with nothing communicated to the community until they approved this on 9 July!!! If they had our emails to notify us of the approvals - why was the community meeting never held and why was all this done on the downlow??? DISGUSTING!!!!"

We Don't want your Storage Facility in our Neighborhood !!

"Tempus Fugit, Memento Mori"

Kenneth Baltz
Knights of Columbus, Council 12335
President, State of Colorado
Knights on Bikes

Baxter, Tamara

From: Julie C. Price <julie.c.price@comcast.net>
Sent: Thursday, July 10, 2025 2:00 AM
To: Baxter, Tamara; Chris Sumstine; Terra Sumstine
Subject: Fwd: Proposed Storage Facility - Rhinestone and Old Ranch

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Ms Baxter-

Here was the letter I sent. There were many like this. We had a lot of questions. We were told there would be something to get questions answered. We had one neighbor who went down and talked with Peter Lange in person. I'm looking for that info.

Is there a file with all our letters? How could this be administratively approved without any consideration. There seems to be a flaw in the system here.

Sent from my iPad

Begin forwarded message:

From: julie.c.price@comcast.net
Date: September 21, 2022 at 9:28:58 AM MDT
To: peter.lange@coloradosprings.gov
Subject: Proposed Storage Facility - Rhinestone and Old Ranch

RE: File Number DEPN-22-0021

Mr. Lange-

I am writing you in reference to the proposed Old Ranch Road Self Storage, file reference number above. As I understand it, this is to be a mini warehouse storage facility with an on-site office and managers residence. There are eight (8) buildings proposed for self-storage use, with five (5) on-site parking spaces. To be clear – my family is opposed to this proposed effort.

I noticed the signage posted on Friday, 16 Sep 2022, and left a message at the number provided at 1736 hours the same day. As of this email, I have not heard anything back from you or your office regarding my message, nor has any action been taken regarding the content of my message. This message was specifically related to the placement of the sign notifying this proposed planning action. The sign is placed in the southwest corner of the lot, facing the southwest direction. Old Ranch Road runs east-west, with a median separating the two lanes. The lane most close to this lot and to the sign travels in from east to west. It is nearly impossible to see the content of the sign while driving west on Old Ranch road as the sign is facing the same direction. It is nearly impossible to see the content of the sign while driving east on Old Ranch road as the print on the sign is too small to read while traveling at the proposed speed heading

east. There is no turn lane from the eastbound side of Old Ranch to turn onto Rhinestone, so there is not opportunity to see the sign in that capacity. The only way to really see the sign and its contents is if you are turning right from westbound Old Ranch onto Rhinestone – and it is only if you are specifically looking for it. Potentially people walking in this area might see it. The point I am making is that the posting of this sign, while it meets the intent of the requirements for notification, was done in such a way that it is not really visible nor apparent that there is something going on with this specific parcel of land. I would hope the placement for minimal viewing was not by intent, but rather unfamiliarity with the area. Please see attached photos: Sign – Close Up.jpg and Sign – Street Perspective.jpg.

Based on the zone page provided via GoCOS, it is clear this lot of land is commercially zoned. It would be helpful to know then this zoning was approved. I was told at one point there was consideration for other homes to be built there (presume residentially zoned at one time), but the land was not desirable for developing. One of my neighbors mentioned that when their family moved here four (4) years ago, they looked to see what that lot was zoned and it was commercial. I have lived in my home since 5 May 2017 and if the zoning was changed in that time, I never received any notification that the change was under consideration. I mention all of this because in an area that is fully residential, there are single family homes/townhomes to the north, to the west, and to the south (across Old Ranch) of this lot, to have a single commercially zoned lot of land placed right in the center seems out of scope for the community and incredibly poor community development and planning. I also mention this because it seems as though there is plenty of commercial land along Powers and along Voyager, developers are buying up residential land (while still zoned residential) with the intent to get the land rezoned AFTER the purchase and use the land for commercial purposes. There were two large homes with land at the far west end of Old Ranch that the developer for a rehabilitation facility purchased – knowing residentially zoned at time of purchase – then sought rezoning and was eventually granted this rezoning despite the large amount of community concerns and complaints. Additionally, between the current proposed lot and the end of Old Ranch, there was another residentially zoned area (had a trailer and garage, the trailer removed and the garage turned into some other dwelling) that has subsequently been rezoned and there was a sign up for commercial land sale for a very short time, and there is now a developer sign there. This is the second residentially zoned lot along this portion of Old Ranch for which the intent to purchase and develop commercially was allowed to happen. It is not clear why the City is allowing this to happen – diminishing the residential land in favor of the commercial developer – when there is plenty of commercial land elsewhere. It gives the appearance that the City does not care about the community and its residents, but rather the commercial developers who want to infiltrate residential areas for their own personal gain, despite what the residents think or what it is doing to the residential community.

The City needs to consider the fact that within the lot at Old Ranch and Rhinestone, there are two other large sized self-storage facilities. There is one near the Target which is 1.75 miles from the proposed new self-storage facility and another by Pine Creek High School which 0.5 miles from the proposed new self-storage facility. I drove these this morning to get an accurate mileage for the purposes of this email. Please see attached photos: Storage Facility – 1_75 Miles Away.jpg and Storage Facility – 0_5 Miles Away.jpg.

The notion of another self-storage storage facility in the middle of the residential area is very concerning on several different levels – especially due to the fact of all the children in this area:

1. Traffic: At this time, there are only two roads that would service access to a self-storage facility at this location off Old Ranch – Rhinestone and Chapel Ridge. As I mentioned earlier, there is only a means to turn right onto Rhinestone heading westbound on Old Ranch. There is no means of access to Rhinestone from eastbound Old Ranch. This then limits the access to this proposed self-storage facility further. Chapel Ridge can be accessed from both lanes of Old Ranch, but to get to the proposed self-storage facility, the users of this facility would have to drive through the residential neighborhood using Kettle Ridge, Looking Glass, or even Rhinestone where it intersects Chapel Ridge to get to this proposed self-storage facility. The additional traffic along these neighborhood streets, where there are often children, would be increased, not to mention the noise produced from various types of vehicles to include large trucks.
2. Neighborhood Aesthetics: With the proposed self-storage facility, there would likely be significant exterior lighting in an effort to provide security to the facility and the contents of the storage unit. For the neighbors in close proximity, and those traveling through the neighborhood, this diminishes the look, feel, and essence of a family community and residential neighborhood. This is the antithesis of what I have heard from the Mayor and City Council (yes, I do watch these meetings from time to time) regarding providing great communities for families and the people of Colorado Springs.
3. Commercial Parking Along the Street: With this proposed self-storage facility, there will likely be an increase of commercial vehicles being parked along that stretch of road outlining the lot. We have already started to see this happening. There is a commercial truck that has a Target trailer that will often park there. It is often there weekly and there for multiple days. I have reported this several times in the GoCOS app. A Community Service Officer has responded via email to me regarding the complaints telling me that this lot is commercially zoned, thus this semi-truck and trailer are allowed to be parked there. The inhabitant of the truck is allowed to sleep there and the vehicle can be loaded or unloaded. I have talked to Target personally and was told they offer a place for drivers to park in their lot and there are lights and cameras for security. There is no need for semi-trucks and trailers to be parked in a residential community, despite one lot being zoned commercially. We do not want our neighborhood to become a truck stop, because it is nearly certain that if other drivers hear this is a nice and quiet place to park once your ten (10) hours drive time is met, they may determine this is a great place for them to stop overnight or longer as well. Additionally, with a fully loaded trailer, there is more potential for crime and break in. The trailers are only “locked” with a zip tie with a serial number. This is easy access for crime to be brought to our neighborhood. The point is, the self-storage facility brings its own issues related to crime, but the fact that that street is open for commercial parking – to include moving truck and other, there are additional issues related to crime that will be introduced and remain in a community that has single family homes and townhomes surrounding it.
4. Crime: By having this proposed self-storage facility in the center of a residential area, there is likely to be increased crime. Break-ins occur frequently at these types of facilities as I have heard. It would be helpful to understand the metrics on crime in the areas of self-storage facilities – and the impacts on the surrounding residential areas.

5. Manager Residing On-Site: While this may seem to a security feature to this facility, it could be a security and safety concern for the residents in the community. As a commercial facility, it is not clear that having a residence on-site is something that is allowable by the current zoning – please confirm. Additionally, this would imply that the users of the self-storage facility will have some type of access to the facility during all hours if there is someone on-site at all times – to include the middle of the night. For the homes that outline this proposed self-storage facility, this could present an impact due to noise and traffic at all hours of the night.

As you can see, I have thought long and hard about the ramifications this proposed self-storage facility will have on my neighborhood, my neighbors and their families, and my family. There are many other things that can be done with this lot – to include leave as is or develop a park for the local community or rezone to residential. Approving this proposed self-storage facility will bring no value to this community, but will more likely diminish or harm the community.

I will continue to oppose this proposed effort. It will not only have impacts to our living conditions, but also our property values. I have and will continue to spread this proposed effort to my neighbors and those in the surrounding communities. I sincerely hope that my message, along with my neighbors and others in this area, is strongly considered before any approval for this effort is made. If Colorado Springs and its leadership truly does care about the members of Colorado Springs and its communities where these members reside, they will stop trying to cater to commercial developers, with no regard to the communities in which families live and grow.

If there is a meeting or public hearing in which the community is allowed to come and speak, I would welcome and appreciate this opportunity.

Thank you for your time, attention, and consideration.

Very Respectfully-
Julie C. Price







