

July 22, 2025

Austin Cooper, Senior Planner
Land Use Review Division
City Administration Building
30 S. Nevada Avenue, Suite 705
Colorado Springs, CO 80903

**RE: Initial Review Comments – Request for Zone Change and Final Plat for Mountain States
Subdivision Filing No. 2**

File No.: ZONE-26-0016 and SUBD-25-0065

Dear Mr. Cooper:

Thank you for forwarding the public comments received during the initial review of Mountain States Subdivision Filing No. 2 Rezone and Final Plat. We have given consideration to these comments and would like to supply more details to address some of the concerns and misconceptions about the proposed project. We would be grateful if you could send this letter to the individuals who commented on the application. These public comments focus on the following concerns:

Land Use

Commenters suggested the property should only be developed for single-family or park use due to concerns about traffic and existing empty buildings in the area. Some commenters indicated that the property is inappropriate for development due to a dog park, kennels, and unhoused in the area. s expressed concern that the Project Statement misstated adjacent land uses, because it says to the north is industrial land, not residential.

The property is in a mixed-use area and is of adequate size to accommodate new development. The property cannot be developed without a Development Plan, which requires compatibility of use with surrounding properties and review of traffic implications, building and site design, access, etc. All anticipated impacts to traffic and the surrounding area and properties will be considered in conjunction with the development plan.

Traffic and Road Capacity

There were a number of comments related to traffic and the existing streets' ability to handle additional traffic. A Traffic Study will be required in conjunction with a development plan for the site, if City Engineering determines the need. Because the specific use for the property has not yet been determined, it is not appropriate to conduct a traffic study at this time. A traffic study will determine the amount of

additional traffic the site will generate and the impact of that traffic on current and future traffic in the area, including analysis of intersections, queue capacity, and turning movements. The study will also make recommendations regarding any improvements that will retain or improve street capacity, turning movements, queue capacity, intersection level of service and the like. The developer will be required to make or contribute to any required improvements.

E. Woodmen Road is classified as Principal Arterial and Dublin Boulevard and N Nevada Avenue are classified as Minor Arterial. Arterial streets are high-volume roadways that deliver motorized traffic between urban centers and connect local streets to highways. They are often classified as major or minor arterial streets depending on their capacity and particular functions. These roadways are designed to move and handle large volumes of traffic. Vincent Drive is classified as a Collector. Collector streets are designed to serve the local needs of the neighborhood and to provide direct access to non-residential, abutting properties. All traffic carried by collector streets should have an origin or a destination within the neighborhood.

Noise

One commenter expressed concern about noise from accidents on I-25. Properties located near a freeway will experience freeway related noise, which should be anticipated and considered by potential developers of the site.

Please let me know if there is any additional information we can provide to alleviate the neighbors' concerns about this project. We are confident the rezoning and creation of an additional development lot will be compatible with the area and have a positive impact on the community.

Regards,



Kimberly Johnson, AICP
Project Manager

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