

Lange, Peter C

From: James Adams <jamesadams16@hotmail.com>
Sent: Friday, September 23, 2022 12:46 PM
To: Lange, Peter C
Subject: Regarding Storage Facility on Powers & Old Ranch

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

Hello Mr. Lange,

I am writing in regards to the proposed storage unit being built at the intersection of Powers & Old Ranch Road. Our family is against the building of this storage unit for a number of reasons:

- This storage building does not fit or belong in a residential neighborhood.
 - This will lead to an increase in commercial traffic in a residential area.
 - Increased danger and risks to school children walking and riding bikes to Mountain View Elementary, Challenger Middle School, and Pine Creek High School.
- There are already numerous storage facilities within 2 miles of this area.
 - Brand new Public Store just across Powers from the proposed site, making this project redundant and unnecessary.
 - New storage facility on Powers and Briargate
- Increase in crime and security
 - Per the Sentinel Colorado article from February 2, 2021, storage facilities had a 91% increase in theft comparing 2020 to 2019.
 - Surrounded by residential housing it should be expected that this project would lead to increases in possible B&E, theft, motor vehicle theft (and possibly worse crimes) should this unneeded facility be built.

Again, this is to express that we are NOT in favor of this project moving forward. Should have questions or need additional details from me please feel free to reply to this e-mail.

Thank you,

James Adams

3024 Kettle Ridge Drive

Colorado Springs, CO. 80908

Lange, Peter C

From: James Adams <jamesadams16@hotmail.com>
Sent: Friday, September 23, 2022 12:48 PM
To: Lange, Peter C
Subject: Re: Regarding Storage Facility on Powers & Old Ranch

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Sorry for another e-mail, but to clarify, the exact intersection of this proposed project is Old Ranch & Rhinestone. All notes and objections below are still to be noted with this update.

Thank you,
James Adams

From: James Adams
Sent: Friday, September 23, 2022 12:45 PM
To: peter.lange@coloradosprings.gov <peter.lange@coloradosprings.gov>
Subject: Regarding Storage Facility on Powers & Old Ranch

Hello Mr. Lange,

I am writing in regards to the proposed storage unit being built at the intersection of Powers & Old Ranch Road. Our family is against the building of this storage unit for a number of reasons:

- This storage building does not fit or belong in a residential neighborhood.
 - This will lead to an increase in commercial traffic in a residential area.
 - Increased danger and risks to school children walking and riding bikes to Mountain View Elementary, Challenger Middle School, and Pine Creek High School.
- There are already numerous storage facilities within 2 miles of this area.
 - Brand new Public Store just across Powers from the proposed site, making this project redundant and unnecessary.
 - New storage facility on Powers and Briargate
- Increase in crime and security
 - Per the Sentinel Colorado article from February 2, 2021, storage facilities had a 91% increase in theft comparing 2020 to 2019.
 - Surrounded by residential housing it should be expected that this project would lead to increases in possible B&E, theft, motor vehicle theft (and possibly worse crimes) should this unneeded facility be built.

Again, this is to express that we are NOT in favor of this project moving forward. Should have questions or need additional details from me please feel free to reply to this e-mail.

Thank you,
James Adams
3024 Kettle Ridge Drive
Colorado Springs, CO. 80908

Lange, Peter C

From: ADONA Linn <adonalinn@comcast.net>
Sent: Tuesday, September 27, 2022 6:45 PM
To: Lange, Peter C
Subject: Fwd: Neighborhood map
Attachments: IMG_1350.jpg

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This message is from Michael and Adona Linn, Kettle Creek/Bison Ridge Community where building a Self Storage facility is in the planning for this neighborhood.

Reference: DEPN-22-0021

I am sending this map image to show how difficult it already is for our neighborhood to escape in a disaster like a fire, due to the fact that we have only one two-way egress....at a new traffic light that only allows about 8 seconds for us to egress, in the first place. The other egress only allows residents to turn right and fight traffic coming down from the high school just over Powers to Voyager.

And, there are plans for development of homes or a Park in the indicated Grass Area of this map, that does not plan for another egress, adding to much more traffic in our neighborhood.

In a disaster, those who rent storage in this facility, would be striving to come in, against our egressing traffic to recue their belongings, which would add to the total risk.

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

Date: 09/27/2022 5:16 PM
Subject: Neighborhood map

Get [Outlook for iOS](#)

Lange, Peter C

From: Traci Ahner <traci.ahner@yahoo.com>
Sent: Wednesday, September 28, 2022 4:19 PM
To: Lange, Peter C
Subject: Proposed mini storage - Kettle Creek

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Hello Mr. Lange -

I wanted to submit my feelings regarding the proposed mini storage at the corner of Rhinestone and Old Ranch Rd.

This is a quiet neighborhood with a lot of school aged children. Putting a commercial storage building on the proposed lot would cause many issues. 1. The traffic and access in that area is already concerning. Traffic through the neighborhood would be increased as there is no other access point from westbound Old Ranch.
2. This is already a difficult traffic and safety situation with the Pine Creek and Challenger student traffic.
3. We were under the impression when we built on our lot that the area would eventually be built as a park or possibly additional townhomes to match the existing ones.
4. A storage warehouse would be an eyesore to the neighborhood as well as an enticing site for criminal activity.
5. I did not build in a residential area to have it become mixed with commercial/borderline industrial 6. The road conditions are already in very poor repair in that area and cannot withstand potential moving trucks and similar vehicles moving in and out.
7. With so many residential homes bordering it, there is great concern about noise and activity in off hours of the night and/or weekend as people go in and out.
8. There are already several storage facilities in nearby areas better suited to this.

I sincerely hope you will listen to the wishes of the community on this rather than grant permission based on \$.

Thank you for your consideration.

Traci Ahner
10625 Slumber Ridge Way
719-650-3545

Sent from Yahoo Mail on Android

<https://go.onelink.me/107872968?pid=InProduct&c=Global_Internal_YGrowth_AndroidEmailSig__AndroidUsers&af_wl=ym&af_sub1=Internal&af_sub2=Global_YGrowth&af_sub3=EmailSignature>

Lange, Peter C

From: Jeff Ahner <jeffahner@yahoo.com>
Sent: Wednesday, September 28, 2022 3:13 PM
To: Lange, Peter C
Subject: opposed to mini storage at Old Ranch rd

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Peter,

I wanted to voice my concerns about a mini storage business going near Old Ranch Road. I live at 10625 Slumber Ridge Way. The back of my house looks at the empty lot that is proposed for the storage units to be built.

I have many concerns. First, It will cause a huge amount of traffic going straight through our neighborhood. Cars coming from Voyager onto Old Ranch Rd can not turn left on Rhinestone to go directly to the storage unit. They will have to turn left onto Chapel Hills Rd and go right up our street. We have many pedestrians that walk that street. This will be very dangerous!

Second.. It will lower the property values to all houses that back to that property.

Third.. My house backs directly to the open lot that the storage is proposed to go. This will look very unsightly.

There is already a storage complex that is just on the other side of Powers. I was told there is some sort of code that says they can not be built within a certain distance from one another. Is this true?

Please do not allow this to be built at this location.

Thanks
Jeff Ahner

Lange, Peter C

From: Briana Colclazier <briana.ainsworth23@gmail.com>
Sent: Wednesday, September 21, 2022 5:42 PM
To: Lange, Peter C
Subject: Storage Unit Rhinestone & Old Ranch

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Hello Peter!

We just moved here in April and we are loving the area and how we are still close to the city but feel tucked away from everything. So as you can imagine I was very disappointed and sad to hear that you all were thinking of putting in a storage unit right next door. Having two little ones we loved the neighborhood as there wasn't much traffic but with the storage unit it would increase that. We moved to get away from all of that. I truly hope you take into consideration the concerns of putting a storage unit there. I've heard from other neighbors they were wanting to put in a park. Which of course we would LOVE to be able to walk to park! Thank you again!

Best,

Briana Ainsworth

Lange, Peter C

From: Harry Anderson <andersonharry2@gmail.com>
Sent: Tuesday, September 27, 2022 12:39 PM
To: Lange, Peter C
Subject: Storage facility on Old Ranch & Rhinestone

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I believe that this facility doesn't belong in this location. There are already 2 large facilities within sight of this space in what could be called a commercial area. We are strictly residential with all that goes along with that designation (children walking to school and playing in the neighborhood, people walking dogs and jogging)
I don't see the need for this facility and certainly oppose its proposed location.

Thank you for hearing my concerns
Harry

Lange, Peter C

From: Angela Micheletti <angela_micheletti@yahoo.com>
Sent: Wednesday, September 28, 2022 2:46 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Peter,

I understand there could possibly be a storage facility built near my home (Old Ranch and Rhinestone area) I am strongly against this being built in that location. We are a small, pocket community and this would increase traffic on residential streets where many of our children play. Not to mention the fact that a storage facility does not belong this close to homes let alone residential areas in general. Besides that there are already 2 storage companies within 2 miles of this location - one literally just up the road at Old Ranch east of Powers. I am so uncomfortable with the prospect of this proposed storage unit seeing that it will cause safety issues near my home and children, not to mention it will likely increase crime in our area. Please consider denying this request. Too many children will need to walk right past in order to get to and from school. Please help keep our community safe and do not entertain this project. Thank you for your consideration.

Angela Anderson
719-510-6245
Bison Ranch Resident

Lange, Peter C

From: Heidi Arbury <harbteaches@gmail.com>
Sent: Monday, September 26, 2022 7:36 PM
To: Lange, Peter C
Subject: Please no mini-storage at Old Ranch and Rhinestone

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Dear Sir:

We strongly urge that a different project be considered; perhaps a park would provide positive benefits for our community. A mini storage unit of this type will not add to our community but rather detract.

Respectfully,

Heidi Arbury
17895 Walden Way
Resident since 1991

Sent from Heidi's iPad

Lange, Peter C

From: Allen Arnold <allen@wildatheart.org>
Sent: Wednesday, September 21, 2022 4:35 PM
To: Lange, Peter C
Subject: Old Ranch Self Storage - Request To Stay Informed

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Hi Peter -

I appreciate your time in our conversation this morning about the proposed self-storage unit off Old Ranch Road.

This is my request that you keep me informed about this project so please keep me posted of every new development...hopefully until it goes away.

Thanks!

Allen Arnold

Executive Producer of Content

www.WildAtHeart.org



On Mon, Sep 19, 2022 at 12:08 PM Allen Arnold <allen@wildatheart.org> wrote:

Hi Peter -

As a homeowner in the vicinity of the land being considered for a Self Storage facility, I oppose this proposed use of the land.

No one voted for it. It will be an eyesore. It will decrease homeowner's property value (whose taxes support the Planning & Community Development Department).

My understanding was this land was zoned for a park. Who voted to change use for the land? And how does that happen without community involvement?

There is huge opposition to the current proposed use. When is the in-person meeting to vote it down? The community will be there.

Thank you.

Allen Arnold

Lange, Peter C

From: Jarrod A <jarrodashida@gmail.com>
Sent: Wednesday, September 21, 2022 5:05 PM
To: Lange, Peter C
Subject: Kettle Creek Storage

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Good afternoon,

If you have time, can you send me the plat for Kettle Creek?

I was told the storage site was supposed to be a park, but i also realize that rumors start.

i'm not sure whether i am for or against it, but want to make sure i have all the appropriate information. I am pretty sure our neighborhood shot down a sports complex and park already because of traffic, so i think we are the NIMBY sort.

Thank you,
Jarrod Ashida

Lange, Peter C

From: Vicky Baab <vicky.ghidesigns@yahoo.com>
Sent: Wednesday, September 28, 2022 5:06 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Mr. Lange,

My husband and I are very concerned about the proposed storage facility in our neighborhood. We can hardly get through to our house now on Rhinestone due to all the cars that park on the street from the townhome condominiums. The increased traffic in and out of our neighborhood will not be tolerable. We have children walking to the school bus and high school kids walking by that proposed facility daily. It does not belong in a residential neighborhood. There is a facility now just across Powers from us now, and it is an eye sore to the whole community including Pine Creek. There is no exit on Rhinestone to get to Powers. So that means they will all be driving down on street to exit at Chapel Hills. Not an option for our Neighborhood!

Thank you!

Wayne and Vicky Baab

10695 Rhinestone Dr.

Sent from my iPad

Lange, Peter C

From: Kenneth Babbitt <kenbabbitt@hotmail.com>
Sent: Sunday, September 25, 2022 3:02 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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

Dear Mr. Lange

I'm writing to express my opposition to the proposed building of a storage facility. My reasons include:

1. Increased traffic on residential roads endangering children who play in the street
2. Does not fit or belong in a residential area
3. Too many storage facilities already near-by
4. Impact to crime and security
5. Reduced property values, which also will result in less tax revenue for the city.

A better fit would be additional single-family homes, professional businesses like a dental office, etc. Something more upscale to fit in with the neighborhood.

Sincerely

Ken Babbitt
719-660-7375

September 28, 2022

Colorado Springs Planning Dept.
Attn: Peter Lange
20 S. Nevada Ave.
Colorado Springs, CO 80903

Re: DEPN-22-0021 Proposed storage unit facility by Old Ranch Road & Rhinestone Dr.

Dear Mr. Lange,

I just became aware of a proposed storage unit facility in the Kettle Creek/Bison Ranch area. I am vehemently opposed to having this facility in our neighborhood. It is inconsistent with the residential neighborhoods and will increase traffic, noise, crime, and light pollution in the area. The cumulative effect of the additional lights from this facility will be far more than if residences or homes were constructed there.

I am perplexed as to why there was no written description about the proposed facility; such as operating hours and no discussion of how this would impact the area. I could not find a traffic study, which is unusual. Old Ranch Rd is a heavily used route with 3 schools and is a major connector road to Voyager Pkwy. The road is already in very poor condition and adding heavy truck traffic will only make the situation worse.

Another concern is children who walk to and from Pine Creek High School. The additional truck traffic in and out of the facility are not able to maneuver or stop as quickly as cars and light trucks. Those who use such facilities are not familiar with the area, which can lead to safety concerns. Quite a few children walk by this area and having a commercial facility with truck traffic during the day and evening is a safety concern. Having worked in public law enforcement, I know that storage units do attract criminal elements and being so close to residential areas, this is not conducive to the environment I expect to have in the area.

Upon reviewing the plans, the proposed detention pond area is grossly inadequate to accommodate some of the thunderstorms the area has witnessed the past few years. The acreage of impermeable surface is significant enough to overwhelm the proposed detention ponds as currently designed. The streets in the surrounding area have become little rivers due to the heavy rainfall as the existing drainage system became overwhelmed with the amount of water being dumped on in short periods of time. This facility will add to the problem.

Has the property owner submitted a feasibility study for this facility? There are two existing storage unit facilities in the area and curious as to why a third one is needed. I used the Public Storage facility at 3601 Blue Horizon View Drive two years ago and it was only 1/3 utilized. There was far more housing construction going on at that time than now. There is also another storage unit facility called CubeSmart Self Storage by Target.

The City has a fiduciary responsibility to its citizens that any proposed project being considered takes into account the financial feasibility, the current layout of the surrounding community, safety considerations, and other impacts that may negatively affect the neighborhoods. If that rings true, then the City should reject this proposed project. Thank you for taking the time to read my letter.

Sincerely,



Stephen Bacon
10954 Rhinestone Dr.
Colorado Springs, CO 80908

Lange, Peter C

From: Glen Baker <gabaker22@gmail.com>
Sent: Wednesday, September 28, 2022 2:18 PM
To: Lange, Peter C
Subject: DEPN-22-0021 Oppose Storage Facility Old Ranch and Rinestone

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With the recent events of violence in Colorado Springs THE Storage Facility will increase traffic in the area and place kids at risk of violent acts walking to and from school. Storage Facilities do not fit or belong in a residential neighborhood. We already have two facilities within a two and five minute drive. Public Storage (just east of Powers) and Cubesmart Self Storage (near in Target). As you know this will impact crime and Security in our area. I will be watching for your decision.

My family and I are permanent residents of Colorado Springs. We are not in the armed forces.

Sincerely,

Glen Baker
2998 Wild Cherry Lane
Colorado Springs, CO. 80920

Lange, Peter C

From: Thomas W. Ballard <twballard@gmail.com>
Sent: Tuesday, September 20, 2022 12:50 PM
To: Lange, Peter C
Subject: Old Ranch Road Self Storage

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REF: File Number DEPN-22-0021

Dear Mr. Lange:

I am writing to express my opposition to this project. This would place ugly commercial storage buildings in the middle of a quiet residential neighborhood. The townhomes across the street and the single family homes nearby are attractive and appealing. The appeal of the neighborhood would be destroyed by this commercial project. Imagine having storage units to gaze at from your living room window! Property values would take a major hit if this project proceeds. There is already a large storage facility off of Old Ranch Road on the east side of Powers. Fortunately it is not surrounded by homes. How many storage facilities do we need, anyway? Storage units belong outside of residential neighborhoods, not in the middle of them or immediately across the street.

The Old Ranch Road Self Storage project proposes to blight the neighborhood and the entire North Powers area, and it should be rejected!

Thomas W. Ballard
Executive General Manager (and local resident)
Pikes Peak Investors, LLC

Lange, Peter C

From: ksbaltz@gmail.com
Sent: Sunday, September 25, 2022 4:10 PM
To: Lange, Peter C
Subject: Mini-Storage on Rhinestone

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This is a residential neighborhood with only two streets coming in we don't need a mini storage here causing more headaches for the people who are already living here



Sent from my iPhone

Lange, Peter C

From: Ragaie Barsoum <ragaie.barsoum@icloud.com>
Sent: Monday, September 26, 2022 9:31 AM
To: Lange, Peter C
Subject: Self storage construction

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Dear Mr. Lange

We are residents at 10644 Slumber ridge way Colorado Springs, CO 80908 We are objecting the construction of self storage facility on the corner of Old ranch road and Rhinestone for the following reasons:

1. Increased traffic on our residential roads 2. Does not fit or belong in a residential area 3. Already two storage facilities within 2 miles and a 5-minute drive a. Public Storage (just east of Powers) b. CubeSmart Self Storage (near Target) 4. Impacts to crime and security 5. Along a main walking route a. Kids walk past to and from school b. Residents walk past because of the lack of walking paths in the neighborhood Please consider the effect of that on a community has a number of elderly people who like to live in a quite and safe area.

Best regards

Ragaie Barsoum , Samia Barsoum

Lange, Peter C

From: Meghan B <meghanb85@yahoo.com>
Sent: Monday, September 26, 2022 5:36 PM
To: Lange, Peter C
Subject: Objection to Proposed Storage Facility on Old Ranch Rd and Rhinestone

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Mr. Lange,

I'm writing to voice my concerns over the plans of constructing a storage facility on the corner of Old Ranch Rd and Rhinestone. I live in the adjacent neighborhood, and I find this proposal worrisome for multiple reasons. My biggest concerns are increased traffic and safety. 24 hour storage facilities have people going in and out of them at all hours and often bring increased levels of crime. Increased vehicle traffic in this area is also a concern as it is already busy at certain times of the day. There are already other storage facilities in the close vicinity that people can use without building this new facility.

As a concerned resident, please take into consideration the feedback from all of us who actually live in this area, and who 100% oppose this project.

Very Respectfully,

Meghan J. Bastian
Lt Col, USAF Retired

Lange, Peter C

From: aimee foster <aimeefoster7@yahoo.com>
Sent: Monday, September 26, 2022 6:48 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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 City Planner;

My family and I are homeowners on Black Elk Way in Kettle Creek. We are very concerned about the proposed storage facility and are adamantly opposed to it.

A storage facility does not belong in our neighborhood with many small children, and furthermore, along the foot path of students going to and from Pine Creek High School and Encompass Heights Elementary School. We often ride the sidewalks to the parks near Pine Creek as we are limited in the availability of recreational paths. There are already 2 storage facilities within 2 miles of this address. We are concerned about the increase in commercial traffic in our RESIDENTIAL neighborhood.

Please stop this unnecessary storage facility from being built in our neighborhood.

Warm Regards,

Dr. Aimee Battaglia and family

Lange, Peter C

From: Marie Burley <Inburley@me.com>
Sent: Sunday, September 25, 2022 3:57 PM
To: Lange, Peter C
Subject: storage units

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Dear Mr. Lange,

Please do not allow the storage facility **DEPN-22-0021** to be constructed. This is primarily a residential area and will be negatively affected in the following ways:

Traffic increase in an already high traffic area.

There are two storage facilities within a 5 minute drive, one just across Powers.

Safety concern: Pedestrians must use the walk that would be directly next to it and this especially impacts the students going to Pine Creek High School.

It will lower all of the surrounding property values.

Sincerely,
Marie and Boyce Burley

Lange, Peter C

From: John Bauer <john@johnpbauer.com>
Sent: Tuesday, September 27, 2022 12:24 AM
To: Lange, Peter C
Subject: Storage Facility - Kettle Creek/Bison Ridge

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Mr. Lange,

I have resided at 3175 Summer Rain Trail since September of 2005. When I first moved in, there was a plan to include a park in our neighborhood. Then, when townhomes were built in our neighborhood, we were told that the number of townhomes were going to half of what was eventually built.

Building a self-storage facility in our neighborhood is a terrible idea. It will negatively impact our neighborhood and its children. Children will have to walk past this facility to and from school and studies have shown that self-storage facilities themselves invite a criminal element because of the nature of their business.

A self-storage facility does not belong in a residential area. During all seasons, our neighborhood is filled with children – children who will now be placed at risk due to the possibility of the criminal element the self-storage will inevitably bring. I will not stand idly by while our neighborhood is ruined by the building of a self-storage facility, especially since two other self-storage units are located within 2 miles of our neighborhood.

Thank you.

John Bauer

Lange, Peter C

From: bergenheatherh2019@gmail.com
Sent: Wednesday, September 21, 2022 2:40 PM
To: Lange, Peter C
Subject: Proposed storage facility on Old Ranch



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I would think there would be much better more neighborhood appropriate uses for this space. There is a storage facility right down the road. Also, this area would better serve the community as a park or play area. So in addition to my opposition to this area being used as a storage warehouse. Do you have any recommendations as to next steps needed to make this a recreational common area for the neighborhood?

Heather Bergen

360-770-5370

Lange, Peter C

From: Ellie Bishop <evesday@hotmail.com>
Sent: Saturday, September 24, 2022 7:37 PM
To: Lange, Peter C
Subject: Storage Facility

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Hi Peter,

I just got notified that there are intentions to build a storage facility in my neighborhood, Kettle Creek off Chapel Ridge Rd on the corner of Rhinestone and Old Ranch Rd. I am not sure why another storage facility is needed when there are two other storage facilities within 2 miles of this location, in fact, there is one right across the street on Powers and Old Ranch Rd. In addition to this, it will increase traffic, increase crime, and be a safety concern for our kids who walk to and from school along this road. I would like to let my voice be heard that my family and many others in this neighborhood are completely against this idea. We live in a beautiful neighborhood, please protect us and our children and allow our area to continue to be a beautiful, sought after, safe neighborhood.

Thank you for your time and consideration.

Ellie Bishop
Kettle Creek Owner

Lange, Peter C

From: gene brooks <brooksey53@yahoo.com>
Sent: Tuesday, September 27, 2022 2:40 PM
To: Lange, Peter C
Subject: Comments regarding development proposal for Self-Storage facility on Old Ranch Road

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Hello Mr. Lange,

Thank you for taking the time to speak to me this morning regarding subject proposal. As you may have derived from our conversation, I have mixed feelings about a self-storage facility being located near our neighborhood. Upon learning about this proposal, my initial reaction was to strongly oppose it. However, I realize that the area upon which it will be located is zoned for commercial purposes, therefore one can reasonably assume that some sort of business enterprise will occupy the area within the foreseeable future. So, for potential benefit of our neighborhood, I believe it is a matter of the most (or least) desirable alternative. While a commercial enterprise like a storage facility may not necessarily be desired by our neighborhood, it is my personal opinion that it would be better than a convenience store or gas station, or retail stores, for example.

Accordingly, I would prefer an alternative that would most likely result in minimum impact to our neighborhood, especially regarding increased traffic.

Thank you
Gene Brooks
(540) 250-7733

Lange, Peter C

From: gene brooks <brooksey53@yahoo.com>
Sent: Tuesday, September 20, 2022 7:15 PM
To: Scott Grassinger
Cc: Lange, Peter C; Walt Schierioth
Subject: Re: Development Proposal for Old Ranch Road Self Storage

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Thanks Scott

[Sent from Yahoo Mail on Android](#)

On Tue, Sep 20, 2022 at 11:28 AM, Scott Grassinger
<sgrassinger@gmail.com> wrote:

Hi Gene,

Thank you for sending an email to the city about this matter. I sent an email last night. The HOA is looking into getting a petition signed and submitted; stay tuned.

-Scott

On Tue, Sep 20, 2022 at 8:40 AM gene brooks <brooksey53@yahoo.com> wrote:

Hello Mr. Lange,

My name is Gene Brooks and I live at 3096 Kettle Ridge Drive, just off Old Ranch Road in Northeast Colorado Springs. Yesterday I received your letter containing information regarding subject development proposal. Your letter requested comments be provided by September 28th. Before providing comments, I would like clarification regarding the following:

1. The letter describes proposed development as a "mini-warehouse" storage facility comprised of 8 buildings.

Question: How many self-storage units will each building contain, and what is the total number of self-storage units? What construction materials will be used, metal siding, wood or other material?

2. On which street(s) will the traffic entry and exit points be located?

3. When will the anticipated project start and the estimated completion date?

Thank you
Gene Brooks

(540)250-7733

Lange, Peter C

From: gene brooks <brooksey53@yahoo.com>
Sent: Tuesday, September 20, 2022 8:39 AM
To: Lange, Peter C
Cc: Walt Schierioth; Scott Grassinger
Subject: Development Proposal for Old Ranch Road Self Storage

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Hello Mr. Lange,

My name is Gene Brooks and I live at 3096 Kettle Ridge Drive, just off Old Ranch Road in Northeast Colorado Springs. Yesterday I received your letter containing information regarding subject development proposal. Your letter requested comments be provided by September 28th. Before providing comments, I would like clarification regarding the following:

1. The letter describes proposed development as a "mini-warehouse" storage facility comprised of 8 buildings.

Question: How many self-storage units will each building contain, and what is the total number of self-storage units? What construction materials will be used, metal siding, wood or other material?

2. On which street(s) will the traffic entry and exit points be located?

3. When will the anticipated project start and the estimated completion date?

Thank you
Gene Brooks

(540)250-7733

Lange, Peter C

From: Adrienne Bryce <adriennebryce1@gmail.com>
Sent: Wednesday, September 28, 2022 5:34 PM
To: Lange, Peter C
Subject: RE: Proposed Storage Facility in Kettle Creek

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Dear Mr. Lange,

I am writing in regards to the mini warehouse storage facility proposed for the corner of Rhinestone Drive and Old Ranch Road. I'm sure you have received an abundance of email regarding this so I will keep this short. I have a few concerns:

1. Appearance – placing a mini-storage facility adjacent to the Kettle Creek neighborhood will ruin the neighborhood aesthetic and likely bring down property values.
2. Traffic – There is no left turn from Old Ranch Road on to Rhinestone. This means that in order to access the storage facility when headed east, traffic will need to make a left on Chapel Ridge, into the neighborhood, and then turn right on to Rhinestone and continue through the neighborhood. This will increase the amount of not just automobile traffic but also Truck and U-Haul traffic. This will add to unnecessary noise. More importantly, there are children that play in the neighborhood and ride their bikes and skateboards. Increasing traffic through the neighborhood could unnecessarily increase the danger to those children who are often in the street. There also tends to be a lack of concern for safety on the part of those who do not live in the neighborhood that could lead to a disregard for speed limits.
3. Safety – Storage unit crime has been on the rise in our state. Theft and vandalism are an unfortunate fact of life for a self-storage owner/operator. The Gazette even published an article about storage units harboring the homeless. I know this is illegal but it does happen. Self-Storage units have also been used as meth labs in some cases. There is a good article that was published this year about The Dark Side of the Self-Storage Industry: Meth Labs, Poverty, and Homelessness.

Last, there are already several storage facilities very near to the proposed location. I'm not sure we need another storage facility in the Kettle Creek area.

I hope you will take the time to consider the above. Kettle Creek is an intimate and quiet neighborhood. Please don't allow that to change.

Best Regards,

Adrienne Bryce

Lange, Peter C

From: Tyler Cairo <tylercairo@gmail.com>
Sent: Tuesday, September 27, 2022 7:11 PM
To: Lange, Peter C
Subject: Reference DEPN-22-0021

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Hi, Peter

I am a young father of one and I live in the Townes at Kettle Creek. I am writing you today to address concerns over the proposed storage unit going in the corner lot. There are a few concerns I would like to address and I hope you take the time to listen,

First, there would be an increase in traffic and having a young child with cars already going fast, there is no need for a business which will draw more cars to the area.

Secondly, there are already two storage locations nearby and a third in a built up residential area that does not bode well for the neighborhood.

Thirdly, there is a chance for increased crime rates which no one wants to have to worry about in a neighborhood where our kids grow up and expect to feel safe in. I am sure you would feel the same for your family.

Lastly, kids walk to and from school alongside the sidewalks where the proposed building will be and having this building will make it less safe to do so.

Thank you for your time and thoughtful consideration and I hope this project will be rescinded and something else will take its place that will benefit our community differently.

Best,
Tyler

Lange, Peter C

From: Joel Carlson <joelcarlson11@gmail.com>
Sent: Monday, September 26, 2022 1:55 PM
To: Lange, Peter C
Cc: Joel Carlson; Roxie Carlson
Subject: No mini storage warehouse at the corner of Old Ranch Road and Rhinestone Drive

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Mr. Peter Lange
Current Planner II at City of Colorado Springs

Dear Peter,

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 mini warehouse 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.

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

Lange, Peter C

From: Meghann Chastain <meghann830@yahoo.com>
Sent: Monday, September 26, 2022 12:11 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Good afternoon Mr. Lange,

I am emailing you in regards to the proposed Storage Facility being built off of Old Ranch and Rhinestone. I am opposed to this project for the following reasons:

- Increased traffic on the residential roads
- It just not fit in a the residential area
- There are 2 storage facilities located within 2 miles/5 minute drive in the area (Public Storage - East of Powers & CubeSmart Self Storage - near Target)
- Impacts of crime and security in the residential area
- it is along a main walking route (Kids walk past to and from school & residents walk past because of the lack of walking paths in the neighborhood)

Would you please take into consideration the reasons I outlined in this email before moving forward with this project?
Thank you for your time.

Meghann Chastain

Resident in Kettle Creek

Lange, Peter C

From: Charlotte Clark <charlotte.clark60@yahoo.com>
Sent: Thursday, September 22, 2022 5:49 PM
To: Lange, Peter C
Subject: Fw: Land Development Project

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Hello,

We were very concerned when we received this email. There are several reasons why we are opposed to having this storage unit developed in our neighborhood.

1. There are 2 storage units within 2 miles of our neighborhood.
2. We are concerned about the potential for crime.
3. This will create additional traffic through our neighborhood. The traffic that comes through our neighborhood has increased considerably since the homes were developed behind Bison Ridge.
4. The traffic will increase the noise we are already experiencing from Powers.
5. The additional traffic going into / out of the storage unit will be a concern for the children walking to Pine Creek High School.
6. Our backyard / back deck backs up to the open field. The additional light for the storage unit will come into our bedrooms and interfere with our sleep.

What research / studies were done to support the building of the storage facility?

Please take our concerns into consideration and reject the building of the storage unit.

Thank you,
Charlotte Kinsman

----- Forwarded Message -----

From: donotreply@cincsystems.net <donotreply@cincsystems.net>
To: James K. Kinsman <charlotte.clark60@yahoo.com>
Sent: Monday, September 19, 2022 at 10:55:56 AM MDT
Subject: Land Development Project

Dear Homeowners,

The city of Colorado Springs is planning to develop an storage facility off Old Ranch Road and Rhinestone Drive. for any updates on the project please follow the attached link, [City of Colorado Springs Permits, Licenses, and Records \(accela.com\)](https://www.accela.com/CityofColoradoSprings/PermitsLicensesandRecords)

Bison Ridge- Community Manager

Lange, Peter C

From: Bill Coffenberry <bccubed24@msn.com>
Sent: Wednesday, September 21, 2022 5:21 PM
To: Lange, Peter C
Cc: tcoffenberry@outlook.com
Subject: Proposed Mini-Storage at Old Ranch Road and Rhinestone Dr. (File Number DEPN-22-0021)

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Mr. Lange,

My wife Theresa and I are residents in the Bison Ridge at Kettle Creek neighborhood where the subject mini-storage unit would be built. For years we were both under the impression that the City of Colorado Springs Planning & Community Development Department were proposing a park for that location.

With the influx of younger families now in the neighborhood, a park would be a welcomed project. A storage warehouse in a single family housing area does not illicit the same thoughts. We are opposed to the proposed project of a mini warehouse storage facility.

V/r,

Bill and Theresa Coffenberry
10702 Black Kettle Way

Sent from [Mail](#) for Windows

Lange, Peter C

From: Jodi <thecoffeyhouse5@centurylink.net>
Sent: Wednesday, September 28, 2022 3:27 PM
Cc: Lange, Peter C
Subject: Opposing Storage Facility at Rhinestone/Old Ranch Road

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Dear Sir,

Another storage facility within 2 miles of me is absolutely ridiculous! After 12 years of living in the same home, I had to place curtains on my upstairs windows due to the glaring sign of Public Storage.
Such a disappoint to the neighborhood. Please Stop.

Jodi Coffey
3465 Limber Pine Ct.
Colorado, Springs, CO
80920

Lange, Peter C

From: Staci Combes <staci.combes@gmail.com>
Sent: Monday, September 26, 2022 7:25 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Good evening Peter,

I hope you are well. I am following up on a sign posted at Rhinestone Drive and Old Ranch regarding a proposed mini-storage.

I live down Rhinestone Drive, and my 15 year old daughter uses Rhinestone to walk to and from Pine Creek High School.

I am more than concerned regarding the proposed mini-storage, and would like to share my immediate objection to this proposal for a number of reasons, including:

1. This intersection is heavily traveled by children going to and from school. This includes my daughter. Given the notoriety that mini-storage has regarding increased crime, how can you ensure our children will be safe, everyday, twice a day? A simple Google search for mini-storages in the news has me stunned and nervous. Please advise.
2. I'm not savvy on this topic, but I can't imagine that this will benefit home values in anyway much less benefit the city. In fact, I would argue that this will decrease property values and provide negligible benefit to the city. What tax and property benefits does this bring? How are we ensured that our property values will not decline with this proposed addition? I know I would not want to buy here again if a mini-storage is on my block. In fact, I am inclined to sell if the mini-storage is approved.
3. While mini-storage along the east side of powers is broken up by roads, other businesses, and multifamily, this proposal is in a residential neighborhood without any other businesses, mixed use or commercial use adjacent to the proposed location. Looking at the mini-storage in Flying Horse for something even remotely close to this proposal, it is clearly along a strip of commercial property that is separated by a road and park prior to entering a residential community. This proposed mini-storage is completely out of place. I would like to see where else a mini-storage has been allowed to be independent of any other commercial mix and immediately adjacent to residential homes that is also within reasonable proximity to this area. Then, I would like to see what the crime rates are and what those home values are.
4. What will this mini-storage be allowed to store and how will our residential street maintenance keep up with the added traffic from semi's, moving trucks, large trucks and other loads? Is Rhinestone Drive designed to take on those daily weight limits or wide enough to allow safe passage both directions while cars are parked on the street for semi's, moving trucks and other loads? Who has to pay for the ongoing maintenance of Rhinestone Drive especially as it transitions into an HOA maintained community? Since Rhinestone and Church Ranch is a right turn only, those trucks and trailers will be coming all the way down Rhinestone, through our HOA community, to avoid the right turn only in order to get to the stop light. I would have NEVER bought a house on a street with ongoing semi and large vehicle traffic. Why would this even be considered?

Truly, I would rather see that corner be the dirt field that it is than to have it turn into a mini-storage. Please consider your own children and own neighborhood and consider if you would want something like that up your block and coming down your street in front of your house. I wouldn't want it for anyone.

A mini-storage does not belong with residential homes. Please ensure that this mini-storage is declined for this location, but promoted in locations where it will fit into other surrounding commercial and business mixes.

Thank you,

Staci Combes
10744 Rhinestone Drive

Lange, Peter C

From: Michael Corl <mcorl@uccs.edu>
Sent: Sunday, September 25, 2022 6:01 PM
To: Lange, Peter C
Subject: Storage Facility At Old Ranch and Rhinestone

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Mr. Lange,

Recently, I was taking a walk with my wife and dog and noticed a sign regarding the possible construction of a storage facility at the corner of Old Ranch and Rhinestone. I immediately thought what a terrible idea it would be to put a storage facility at that location. First, there is already a storage facility within 0.5 miles on the other side of Powers and a few others within a couple of miles. Why would we need another so close to existing units. Is the demand for storage facilities so great that we need yet another one here in Colorado Springs? Second, it seemed very odd that anybody would consider putting a storage facility between residential and public park (PK) zoning areas. In reviewing the zoning maps I couldn't help but think that that PBC zoned area was very much out of place given the proximity to residential areas. Based on some quick internet searches, I came across a number of articles which identified storage facilities as attracting the criminal element. One article even contained the following quote.

"Self-storage facilities have long attracted a criminal element—and it isn't just theft. Vandalism, assaults, drug-related incidents and even homicides have occurred. " (<https://www.insideselfstorage.com/crime/putting-cap-crime-modern-prevention-strategies-self-storage-operators>)

It seems to me that it would be very poor judgement to put a high crime establishment right next to residential areas where lighting is extremely limited. Obviously, lighting could be installed but would no doubt be a nuisance to the many houses and townhouses in that area. I would also point out that a number of neighborhood children in that area regularly walk right past that plot of land in order to go to and from school. Potential crime and access to children – a terrible combination. The last point I would make is that of traffic flow. In order to get to the plot of land for a vehicle travelling east on Old Ranch, they would either have to make a U-turn at Powers or turn left at Chapel Ridge at then right on Kettle Ridge and go through the neighborhood to get to the potential location for the storage facility. The U-turn is challenging because there seems to already be a high number of accidents at Old Ranch and Powers. Multiple daily transits through the neighborhood on Chapel Ridge by U-hauls, pickup trucks and other large vehicles would be a terrible scenario for any neighborhood and be incredibly dangerous for children who live there.

Based on the arguments spelled out above, I hope that you realize that the PBC zoning at Old Ranch and Rhinestone is a terrible idea at face value. When you consider the potential crime, significantly increased travel through the Kettle Ridge neighborhood, and the proximity to a number of other storage units, it is obvious that this is a terrible idea and should not be considered any further. At the very least, please consider how you would feel about having such issues in your neighborhood. I suspect that you would never be for such a nuisance in your back yard.

Respectfully

Dr. Michael Corl, Captain, USCG (ret)
Associate Dean
College of Engineering and Applied Science
University of Colorado Colorado Springs

Lange, Peter C

From: Russell Culpepper <russell.culpepper@gmail.com>
Sent: Wednesday, September 28, 2022 2:09 PM
To: Lange, Peter C
Subject: Oppose Development Plan to construct a mini warehouse storage facility (Rhinestone and Old Ranch)

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Hi - I am writing to encourage you to oppose the proposed development plan to construct a mini warehouse storage facility at Rhinestone Dr. and Old Ranch Rd.

This area would be significantly better served by more residential-friendly projects (a park, additional residential units, even retail/restaurants or something like that).

Having another storage facility will simply increase large-vehicle traffic, which is dangerous considering this would be in the walking route for school kids. Besides that, the entrance from Old Ranch would only be accessible for west-bound traffic, which may cause traffic pattern changes (U-Turns by the high school, cutting through the residential neighborhood, etc) that will increase the risk of traffic accidents. This would also make it less desirable for potential customers of the facility, since it's not very convenient to get to. Storage facilities like this are much better when further separated from a neighborhood like the facilities near Cordera and Wolf Ranch. The corner of Rhinestone and Old Ranch is simply a bad place for it.

Thanks,

Russell Culpepper
719 459 4371

Lange, Peter C

From: Dianna Dalton-Daily <dianna@dailyhomesales.com>
Sent: Friday, September 23, 2022 8:15 AM
To: Lange, Peter C
Cc: Dianna Daily
Subject: NO to the storage facility

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Good Morning Mr. Lange,

I'm a resident of the Pine Creek area near Old Ranch Road. I feel it would be a huge detriment to the neighborhood and home values to build a storage facility in a beautiful neighborhood such as Kettle Creek and Pine Creek. This is not something any of the neighbors or community want to see happen. There are an abundance of storage facility options throughout the city and close to this neighborhood! There is a huge facility right off of Powers between Old Ranch Road and Union.

Please let us know, as citizens, what are options are to fight this.

Thank you for your time and consideration.

Thank You!
Dianna Dalton-Daily

Sent from my iPhone

Lange, Peter C

From: Dianna Dalton-Daily <dianna@dailyhomesales.com>
Sent: Friday, September 23, 2022 8:15 AM
To: Lange, Peter C
Cc: Dianna Daily
Subject: NO to the storage facility

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!

Good Morning Mr. Lange,

I'm a resident of the Pine Creek area near Old Ranch Road. I feel it would be a huge detriment to the neighborhood and home values to build a storage facility in a beautiful neighborhood such as Kettle Creek and Pine Creek. This is not something any of the neighbors or community want to see happen. There are an abundance of storage facility options throughout the city and close to this neighborhood! There is a huge facility right off of Powers between Old Ranch Road and Union.

Please let us know, as citizens, what are options are to fight this.

Thank you for your time and consideration.

Thank You!
Dianna Dalton-Daily

Sent from my iPhone

Lange, Peter C

From: Dawn Smith <smithdvdg@gmail.com>
Sent: Wednesday, September 28, 2022 1:25 PM
To: Lange, Peter C
Subject: Proposed storage facility in Kettle Creek

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Hello Peter,

We wanted to reach out to you to express our feelings about the proposed storage facility in Kettle Creek. We have lived in this neighborhood for 14 years and love the people and area. It is quiet, safe and a low traffic area. This storage facility threatens to make our neighborhood the complete opposite. We will have more traffic on our roads and lights on all night that will cause light bleed. It also will clearly affect the safety we now have with random people coming in and out of at all hours. We are very worried about the crime this will inevitably bring to our safe neighborhood. We do not feel a storage facility is at all appropriate in a residential area. In addition, there is already a huge storage facility across the street on Powers. It makes no sense to have another one so close. This will definitely impact our home values as well. Please consider all these things when planning for this area. We have a lovely neighborhood and we would like to keep it that way.

Sincerely,
Damon and Dawn Smith
10613 Black Kettle Way
Colorado Springs, CO 80908
410-627-1486

Sent from my iPhone

Lange, Peter C

From: Alan Davison <AlanD29@msn.com>
Sent: Thursday, September 22, 2022 10:50 AM
To: Lange, Peter C
Subject: Development Proposal File Number DEPN-22-0021

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Peter,

I am writing about a notice that I received in the mail regarding Development Proposal Old Ranch Road Self Storage, File Number DEPN-22-0021. As a homeowner in the immediate area I have some major concerns about this proposal.

My first concern is that the proposed storage facility is right in the middle of a large completely residential area. It is immediately surrounded on 3 sides by residences.

My second and greater concern is with access to the facility. Since Old Ranch Road does not allow access to Rhinestone Drive from the west, traffic trying to enter the facility from the west will be forced to use one of the methods below.

- 1) Turn north onto Chapel Ridge Drive at the light and then proceed to the facility on residential streets, Kettle Ridge Drive or Looking Glass Way. These streets are not really appropriate for large vehicle traffic as would be expected to a storage facility. Many homes on these streets have children whose parents were attracted to the neighborhood due to its close proximity to schools (Mountain View Elementary School, Challenger Middle School and Pine Creek High School). Many of these children walk to school and play outside their homes, and large vehicles on these streets would be a danger to them.
- 2) Make a u-turn at one of the lights on Old Ranch Road at the intersection of North Powers Blvd. This intersection has historically been very dangerous. This intersection has a lot of accidents due to traffic from Pine Creek High School and increased traffic due to the residential developments around it. Adding large vehicles attempting to make u-turns at these intersections will just increase the number, frequency and severity of accidents.

Thanks for letting me express my concerns and I hope they are taken into account. There is a large area of commercial land on the east side of Powers Blvd, south of Old Ranch Road that seems much more appropriate for this type of development.

Alan Davison
3336 Ironton Creek Point
Colorado Springs, CO 80908
AlanD29@msn.com

Lange, Peter C

From: Russell Devino <devo.rmcc@yahoo.com>
Sent: Wednesday, September 28, 2022 12:35 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Good morning Mr. Lange,

We are writing you in regards the planned build of storage facility at Kettle Cree/Bison Ridge neighborhood. We lived in this neighborhood for 3 years now and are seeing the surrounding area changing almost daily. Not only has traffic on Powers Blvd increased exponentially but also due to new housing developments, traffic in the neighborhood itself increased. All new construction has been residential as this area is a residential area, built around parks, golf course and schools. Why putting a commercial self storage facility in this neighborhood?

Looking at all the development around us, including two storage facilities east of Powers Blvd within 2 miles of our neighborhood and several off of Voyager Blvd, we do not see the need for more such facilities. If the demand on such facilities exist, there are better suited commercial lots in the area that could accommodate traffic better. A commercial building like this would also impact the residential look of the neighborhood.

Not only do we not see the need for such a facility, we are also asking you to look at the safety impact it might have to pedestrian, especially the school children walking to Pine Creek High School. A storage facility might attract crime and more traffic to an already very busy area.

We urge you to reconsider the built of a storage facility at this location due to it being a residential community, the impact on the safety and already excessive traffic in the area.

Sincerely,

Russell and Martina Devino

Sent from [Mail](#) for Windows

Lange, Peter C

From: Lisa Dias <lisa.dias500@gmail.com>
Sent: Wednesday, September 28, 2022 6:59 PM
To: Lange, Peter C
Subject: Public storage

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I received a letter regarding the project plan to construct a storage facility on the corner of Old Ranch and Rhinestone. I live in the townhomes adjacent to that corner. I am against building this storage facility in my neighborhood.

This area should remain a residential area. The proposed project would increase traffic on the residential road and could increase crime and affect our safety. The corner for the storage unit is the only direct route for kids to walk to and from school and would create traffic causing an unsafe route for the high school kids. In addition, there are already 2 storage facilities within 2 miles from the corner of Powers and Rhinestone.

Please do not build another storage unit on that corner and keep a residential area safe and secure.

Respectfully,
Lisa Dias
Silverton Creek Point

Lange, Peter C

From: Dave and Kim Dillon <dbdkjd1@msn.com>
Sent: Tuesday, September 27, 2022 11:24 AM
To: Lange, Peter C
Subject: Mini storage unit

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Please note our disapproval of a mini storage unit going in on Old Ranch & Rhinestone Dr. It would detract from our neighborhood.

Thanks!

Kim & Dave Dillon
719-963-7999

"Wherever you are, be ALL there."
~Jim Elliott

Lange, Peter C

From: Kim J. Doty <kim.j.doty@gmail.com>
Sent: Monday, September 26, 2022 9:20 AM
To: Lange, Peter C
Subject: Proposed development on Old Ranch/Rhinestone DEPN-22-0021

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Hi Mr. Lange,

I live in the Townes at Kettle Creek. I purchased my home in 2013, and am against the South Wall of the complex so a direct next door neighbor to the proposed storage facility. I disagree with this for several reasons, so let me summarize.

- 1 - no commercial businesses on Old Ranch from Powers to the Kettle Creek bridge, why change that when these are expensive homes you will be decreasing the value on?
- 2 - Lights - this is a residential area and both Rhinestone and Townes have numerous homes looking onto this lot.
- 3 - Other storage facilities available nearby in planned commercial areas, as appropriate.
- 4 - Traffic, lots of people walk on Rhinestone including high schoolers - ESPECIALLY since D20 instituted walking zones and all of the homes in Kettle Creek, Bison Ridge, most of the North side of Old Ranch - are in that walking zone and most Pine Creek kids walk along Rhinestone and ALL walk along Old Ranch.
- 5 - Aesthetics - will these be designed more attractively than all the others built in recent years within the past 10 years within 5 miles of here? They are ugly for the most part and certainly don't match this upscale neighborhood.
- 6 - What happened to the park idea? There are no playgrounds/parks within a mile of here - and they all require crossing Old Ranch. While that is somewhat safer now with the light at Chapel Hills, Old Ranch continues to be too fast and too heavily trafficked for Elementary aged kids to cross

alone. I know there is supposed to be a new sports complex over by 83/Interquest eventually, but it's never mentioned that there will be a playground or park for walking or anything but 'sports complex'. And it's probably more than 2 miles unless they're building a pedestrian trail and bridge.

7 - Access - how will people exit? You can't turn left onto Old Ranch from Rhinestone, so those that need to get back to Powers will likely traverse the neighborhood.

I am strongly opposed to this lot being any kind of commercial enterprise, but if the zoning board moves forward, my next concerns are that it not lower my property value (nearly impossible with commercial property 10 feet away) and light up my house or ruin my southern exposure with a tall building.

Although many think this complex is all renters, the majority of the larger end units are owned by the occupants and they will be the most heavily affected.

Thank you for your time and attention,
Kim JS Doty

10606 Ouray Creek Pt
Colorado Springs, CO 80908

Lange, Peter C

From: Hilary Dussing <hgdussing@gmail.com>
Sent: Wednesday, September 21, 2022 12:03 PM
To: Lange, Peter C
Subject: Storage unit Kettle Creek

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Mr Lange

I understand that yet another storage unit is being planned in this neighbourhood. Having been a resident in the area for several years, I highly object to this.

Traffic is already an issue in this area (only one outlet for several hundred residents), and this real estate project will only compound that problem.

Additionally this residential neighbourhood doesn't want to be commercial, it is a place of residence, not commerce.

Please note my objection or advise who/where I can officially lodge my disapproval of this.

Thank you

Hilary Dussing

10423 Kelowna View

Sent from my iPhone

Lange, Peter C

From: Marianne Elep-Turner <melep@s1l.com>
Sent: Friday, September 23, 2022 12:24 PM
To: Lange, Peter C
Cc: hernandez_rl@comcast.net
Subject: File #DEPN-22-0021 Development Plan to construct mini warehouse storage facility (Old Ranch Rd. & Rhinestone)

Importance: High

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Hello,

My name is Marianne & I live in the Bison/Kettle Ridge neighborhood, I own 10665 Slumber Ridge Way CS CO 80908. I'm writing you regarding the Development Plan to construct a mini warehouse storage facility off Old Ranch Rd. & Rhinestone, file #DEPN-22-0021. My family and I fully OPPOSE this request due to the following reasons:

1. Increased traffic on our residential roads.
2. This site is located along a main walking route. Kids/Families walk past to and from school & residents walk past due to the lack of walking paths within this neighborhood.
3. Another storage facility does not belong or simply fit nor belong in a residential area/community.
4. There are 2 other storage facilities within 2 miles from this subject area, Public Storage (east of Powers prior to Old Ranch Rd.) and CubeSmart Self Storage (near Target off Union). Both are less than a 5-minute drive from this neighborhood.
5. Storage facilities are known to have impact on increased crime and security near its site.
6. Loitering
7. Attracts homeless people
8. Property values may decline.
9. Bad location for ANY type of commercial property, neighborhood needs to remain a neighborhood.
10. Residents were promised a neighborhood community park

Many of my neighbors feel the same way and they too will be reaching out soon with their own concerns. I hope this email is considered while making your final decision. In the end, the homeowners within this community will be the ones negatively impacted. In my opinion a small park would be perfect for this location. Having a young family of my own, I know this will be a benefit for most including future residents. Thank you.



MARIANNE ELEP-TURNER

Loan Officer | NMLS #231308

office: (719) 294-6866 **cell:** (719) 651-6757

email: melep@s1l.com

5675 DTC Blvd., Suite 250
Greenwood Village | CO | 80111
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.....
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.....

Lange, Peter C

From: Eric Enger <naturespaintbrush@yahoo.com>
Sent: Wednesday, September 28, 2022 2:48 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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My wife and I are against having yet another storage facility in our neighborhood.

This one planned for Old Ranch Road.

We already have 2 Storage facilities in our area, which are about 2 miles away, and those facilities still have open storage rooms.

There's too much traffic already on Old Ranch Road, in fact so much traffic, I believe Old Ranch Road is one of the worst roads in the area, needs new black top. This road was not built to handle this much traffic.

We have many school children that either walk to school or bike to school, with no sidewalks in the area planned for this storage facility, creates a danger for the school children. With 4 schools located so near to Old Ranch Road, there's normally a line of school busses in the morning and in the afternoon, which makes driving

Slower and creates more hazards, adding more traffic to Old Ranch Road.

Why build a Storage Facility in a residential area?

There's a drug rehab center being built on Old Ranch Road, again that too is adding more traffic.

We are totally against having this Storage Facility built on Old Ranch Road, I'm hoping that the city planners will disapprove this plan.

I thank you for your time.

Eric Enger

2928 Wild Cherry Lane

Colorado Springs CO 80929

7192901039

[Sent from Yahoo Mail on Android](#)

Lange, Peter C

From: docfreder@gmail.com
Sent: Wednesday, September 21, 2022 5:21 PM
To: Lange, Peter C
Subject: Old Ranch Self Storage

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Mr. Lange,

I urge the city to reconsider the proposed self storage facility on Old Ranch Road and Rhinestone. This area is surrounded by quiet neighborhoods and the addition of this storage facility would be an absolute blight.

Thank you,
Dr. Anna Frederick
Pine Creek

Sent from my iPhone

Lange, Peter C

From: Tony Fiedler <motonyf@gmail.com>
Sent: Thursday, September 22, 2022 4:11 PM
To: Lange, Peter C
Subject: Notification of potential development Development Proposal : Old Ranch Road and Rhinestone Self Storage

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TO : City Planning and Community Development Colorado Springs, CO
RE: Notification of potential development
Development Proposal : Old Ranch Road and Rhinestone Self Storage

File Number: DEPN-22-0021
City Planner : Peter Lange

I am a resident in the Kettle Creek / Bison Ridge neighborhood and community.
This proposal for a storage facility will not be a positive benefit for our community . I am concerned that this commercial development so close to this residential neighborhood Will impact in a negative way, for the following reasons:

- 1) Increased traffic on our residential roads
- 2) Does not fit or belong in a residential area
- 3) Already two storage facilities within 2 miles and a 5 minute drive
 - a. Public Storage (just east of Powers)
 - b. CubeSmart Self Storage (near Target on Powers)
- 4) Impacts to crime and security
- 5) Along a main walking route
 - a. Kids walk past to and from school
 - b. Residents walk past because of the lack of walking paths and / or park in the Kettle Creek neighborhood

Please seriously consider the negative impact to residents in our Kettle Creek / Bison ridge community of this proposal.
We would greatly appreciate the support of our City Planning and Community Development in keeping our neighborhood
a safe place and keep our home values consistent for all current home owners.

Regards,

Tony Fiedler

Bison Ridge / Kettle Creek Drive resident

Lange, Peter C

From: Luz Figueroa <figueroaluz023@gmail.com>
Sent: Wednesday, September 28, 2022 2:46 PM
To: Lange, Peter C
Subject: Storage Facility on Old Ranch Road and Rhinestone

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NO storage facility at the address mentioned above. We are against building the storage facility in our neighborhood. These are some of the reasons we opposed to this:

- * Does not belong in a residential area
- * Increased the traffic in our residential roads
- * Already two storage within two miles and 5 miles ratio:
 - Public Storage (just east of Powers)
 - CubeSmart Self Storage (near Target)
- * Impact to crime and security
- * Along a main walking route
 - Kids walk past to and from school
 - Residents walk past because of the lack of walking past in the neighborhood

Thank you for your attention to this matter.

v/r
Francisco/Luz Figueroa
3132 Kettle Ridge Dr
Co Springs, CO80908

Lange, Peter C

From: mark@finzel.net
Sent: Wednesday, September 28, 2022 1:55 PM
To: Lange, Peter C
Subject: Feedback on DEPN-22-0021

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Hi,

I'm writing to express my opposition to the storage facility construction on the corner of Old Ranch and Rhinestone. I'm surprised there is another one of these in the plans, when there is already a storage facility that you can probably see from that Old Ranch & Rhinestone intersection (the Public Storage right on Old Ranch and Powers). There's another one near the Target by Briargate & Powers.

I live on the corner of Old Ranch and Chapel Hills (2958 Wild Cherry Lane), and we've already experienced substantial traffic increases on Old Ranch since we moved to this house in 2012. I'm concerned about even more traffic increases with this storage facility. It doesn't seem to fit on this street which is all entirely residential spaces.

Also, I know from experience in the mornings/afternoons that many kids walk and bike up that road, and I'm worried about how this new business will affect their paths to school.

Thank you for your consideration.

Mark Finzel
719-661-9442

Lange, Peter C

From: Jane Folkerts <mjfolkerts@comcast.net>
Sent: Wednesday, September 28, 2022 8:10 AM
To: Lange, Peter C
Subject: No storage units

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Peter Lange,

I just read about the proposed storage units being possibly built at old ranch /powers / rhinestone area. This is our back yard and we absolutely do NOT want this for our pine creek neighborhood. They already have storage units all over on the east side of powers and there is no need to ruin our neighborhood with that view. Thought this area was going to be a park?

Signed a concerned neighbor...

Thanks you,

Mike and Jane Folkerts

Sent from my iPhone

Lange, Peter C

From: tammie forster <tamforster@yahoo.com>
Sent: Wednesday, September 28, 2022 4:55 PM
To: Lange, Peter C
Cc: eriksenior@msn.com
Subject: Please No Storage at Old Ranch and Rhinestone

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Dear Mr. Lange,

I am writing to express my disappointment at the proposed storage facility at the intersection of Old Ranch and Rhinestone. (Reference: DEPN-22-0021) I am against building this potential storage facility.

We have plenty of storage facilities in this city and two are already very close to this proposed one:

- Public Storage just east of Powers and Old Ranch
- Cube Smart near Target

This intersection is in purely a residential area.

There are several safety concerns with this proposed facility:

- Students walking to and from school
- Residents, including children use these sidewalks for walking and running as there are no walking paths in this area
- Potentially adding this facility to the traffic congestion issues already present on Old Ranch before school, after school, and "rush hour" will likely lead to more accidents that will also involve pedestrians, and bicycles, especially children
- Concerns about crime and security to residents in the adjacent neighborhoods as well as to those who use the sidewalk to get to school
- The safety concerns of traffic and potential crime on the north end of Rhinestone through the Kettle Creek neighborhood and on Chapel Ridge (and possibly into Bison Ranch) extend past the intersection of Old Ranch and Rhinestone
- Additional wear and tear on already poorly maintained roads in this area

If this city cares at all about its children and residents in this area, they will reconsider what goes in this space.

Thank you for your consideration.

Sincerely,
Tammie Forster

Lange, Peter C

From: Emily Garlock <emilygarlock77@gmail.com>
Sent: Wednesday, September 21, 2022 3:39 PM
To: Lange, Peter C
Subject: Proposed storage unit on Old Ranch and Powers

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Good Afternoon, Mr. Lange,

Thank you for taking the time to read my email. I wanted to express my concerns regarding the plans to build a mini storage unit on Rhinestone and Old Ranch, basically right in a residential area. I live on Rhinestone Drive. The area where the storage unit would be built is currently right at the entrance of the Bison Ridge neighborhood. I do not want to see a commercial business in the neighborhood. We already have 2 other storage built within a few miles of the proposed location. Do we need another one? Also, we have many children that walk to Pine Creek High School, Challenger Middle School, and Mountain View Elementary via Old Ranch Road and would walk right by the storage unit facility. How would the traffic flow in and out of the storage unit be addressed? The road is already very busy, and it took 5 years to get a light at the other end of our neighborhood.

Please reconsider this proposal. Not only is a storage unit not necessary, but the idea of commercial building on that small lot in our neighborhood is not appropriate. With all of the development going on around the area, wouldn't it be nice to have an open space preserved?

I appreciate your invitation to express our thoughts on this project.

Sincerely

Emily Garlock

Lange, Peter C

From: Kristina Gatlin <kristina.gatlin25@gmail.com>
Sent: Wednesday, September 28, 2022 1:57 PM
To: Lange, Peter C
Subject: No Storage Unit on Old Ranch Rd

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Hello Mr. Lange,

My name is Kristina and I am writing to you to let you know my concerns of building a storage unit in my neighborhood. The reference is DEPN-22-0021. I do not want to have another storage unit built near my neighborhood as it does not fit or belong in our very residential area and would increase traffic. This is a concern because we have many kids in our neighborhood and the bus picks up the children right near the lot of land being discussed. This is a concern as many more people will be driving and walking around which makes me feel uncomfortable for their safety. There are also already TWO storage facilities within 2 miles and less than a 5-min drive. Therefore another storage unit is unnecessary. Please take my concerns into consideration as decisions are made on this issue. Have a great day.

- Kristina Gatlin

Lange, Peter C

From: Dr Gloria Gerstner <synergy.gerstner@gmail.com>
Sent: Wednesday, September 28, 2022 2:00 PM
To: Lange, Peter C
Subject: Storage sheds in our neighborhood

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I would like to let you know that we do not want a storage unit facility built at Old Ranch Rd and Rhinestone.

We already have 2 in our area.

It will increase traffic flow on a main route.

It is an eyesore.

It can impact crime and traffic in our area especially for kids and walkers.

Thank you

Dr G Gerstner

Lange, Peter C

From: James <hotsauceinla@gmail.com>
Sent: Thursday, September 22, 2022 4:45 PM
To: Lange, Peter C
Subject: Old Ranch Road Self-Storage - File N° DEPN-22-0021

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Dear Mr. Lange:

I'm writing in opposition to the proposed self-storage facility on Old Ranch Rd. and Rhinestone St. (File N° DEPN-22-0021).

As you know, this is a highly residential area - and if approved, this eyesore would not only add round-the-clock noise and lighting nuisances; but is likely to have a negative impact on surrounding home values.

This would affect the three Kettle Creek neighborhoods north of Old Ranch, as well as the Reverie and Pinetop sections of the Pine Creek subdivision just south of Old Ranch - and possibly others.

If anything, these neighborhoods need a park. There are hundreds of family households between them, and no parks in the immediate area.

Please stand in opposition to this proposal - which is, moreover, redundant, given the large Public Storage facility recently opened across the way on Blue Horizon and Powers.

Have a great weekend, sir, and All the Best.

Beatrice Girard and Leonard Oremont
10633 Silverton Creek
Colorado Springs, CO 80908

Lange, Peter C

From: Chad Godlewski <godlewskic@googlemail.com>
Sent: Wednesday, September 28, 2022 7:18 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Peter,

I wanted to email and encourage you and the city to not approve the building of a storage facility on the corner of Old Ranch and Rhinestone. There are several reasons why this is not a good idea.

1) This is a residential neighborhood and to place a storage facility in the middle of it diminishes the character of the neighborhood but also changes the area dynamics. Currently, this area is utilized by the families and their kids that live in this area. Kids walk by the proposed lot daily to and from school and families ride bikes and play in and around the streets and lot.

2) There are literally two storage facilities within 2 miles of this location. Have you ever seen an intersection that has the same gas station on either side of the street (Kum and Go on Interquest and Voyager). This is a major reason why Colorado Springs is losing its character because every where you look the city is commercializing every free plot of land and doing it with almost the same business. I recommend letting people drive 5 minutes to one of the two currently existing facilities in the area. Additionally, if two major storage facilities in the area aren't enough to serve the community then maybe we as a community need to stop hoarding stuff. I say this because I lived in Europe for 13 years and the Europeans never understood why we had so much stuff that we actually rented and paid for a place to keep it.

3) Increased traffic. I live in Bison Ranch and in order for my son to drive to his school less than 1 mile away he has to go through 5 traffic lights. This is crazy. It is so painful to drive around this town because there are stop lights everywhere and too much traffic. This is due to the traffic density in the area around Powers road and Old Ranch. Adding another commercial storage facility will increase the already saturated traffic situation near residential areas and worsen the already dense traffic situation. Not to mention there are a lot of young drivers commuting to and from school and so increasing traffic density and complexity is not prudent. Also, when you drive North Powers compared to South Powers road it is so much more peaceful and beautiful because it is not one big commercialized strip mall or congestion of stores.

I understand the city wants to provide business opportunities and services to the community but this project is not the right one for this area. I respectfully request you take my input into consideration.

Thank you.

Best regards,
Chad Godlewski

PS - A city that is managing growth responsibly is Castle Rock. They are growing in a way that preserves character and attractability to the area. They are not over saturating residential areas with commercial ventures and that is why it is so popular to live there.

Lange, Peter C

From: Dave GOFFREDI <dgoffredi@comcast.net>
Sent: Wednesday, September 28, 2022 10:27 AM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Mr. Lang,

We live in the Bison Ridge neighborhood. We oppose the proposed storage facility on the corner of Old Ranch Road and Rhinestone. Here are the main reasons:

1. 24/7 bright lights that will shine into neighborhood homes
2. Increased traffic on our residential streets - with already limited entrances and exits due to Old Ranch Road being a divided street
3. Along a main walking route for kids going to/from school and residents since we have no other walking paths
4. Increased security needed for potential crime at storage units
5. Two existing storage facilities within 2 miles.

Thank you for considering denying this construction.

David and Pamela Goffredi
10574 Black Elk Way

Lange, Peter C

From: Mark A Gonzales <gonzo6793@gmail.com>
Sent: Saturday, September 24, 2022 10:50 AM
To: Lange, Peter C
Subject: Storage Business

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Hi,

Do we have to fill every open space with a business?

I park would be so much better!

Thank you

Mark A Gonzales

Sent from [Mail](#) for Windows

Lange, Peter C

From: David Groe <davidjgroe@gmail.com>
Sent: Tuesday, September 27, 2022 7:38 PM
To: Lange, Peter C
Subject: Old Ranch & Rhinestone storage facility

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Hello Mr. Lange,

My wife and I are the owners of the home at 3023 Kettle Ridge Court. This email is in regards to the proposed storage facility in the neighborhood.

As much as I value the idea of commerce and capitalism, building another storage unit in this area is not ideal. There are two other similar storage buildings within a mile or two of this proposed site.

Also, the traffic pattern that would be created would force trucks and trailers down my small residential street. Assuming the majority of the customers would want to go back to Powers, they would have to make their way down my street to the light at Old Ranch and Chapel Ridge.

I would recommend other businesses like a car wash or a drug store, but unfortunately they would bring about the same traffic issues down Kettle Ridge.

Thank you in advance for your consideration in halting the proposed storage facility because of the factors listed above. I'm certain local residents have presented other considerations as well. Feel free to contact me if you'd like anything else.

Sincerely, Dave and Becky Groe

Lange, Peter C

From: Chase Harris <chase.harris.15@gmail.com>
Sent: Wednesday, September 28, 2022 1:59 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Hi Peter,

I am reaching out regarding the storage facility that is in the works of being planned in the Kettle Creek neighborhood.

I'm sorry, but as a resident of the neighborhood I do not support this endeavor.

A storage facility at this location doesn't support the neighborhood and families within. This will increase traffic to our roads for public/non-residential reasons. We need to keep our neighborhood a neighborhood. This traffic also puts at risk the many children who are out and about in the neighborhood.

There are already 2 storage facilities that I am aware of that are within a short drive: 1) Public Storage and 2) CubeSmart Self Storage

Please consider not having this storage facility built here and having it at another location.

Thanks for your listening ear!

Best,
Chase Harris

Lange, Peter C

From: Chase Harris <chase.harris.15@gmail.com>
Sent: Wednesday, September 28, 2022 1:59 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Hi Peter,

I am reaching out regarding the storage facility that is in the works of being planned in the Kettle Creek neighborhood.

I'm sorry, but as a resident of the neighborhood I do not support this endeavor.

A storage facility at this location doesn't support the neighborhood and families within. This will increase traffic to our roads for public/non-residential reasons. We need to keep our neighborhood a neighborhood. This traffic also puts at risk the many children who are out and about in the neighborhood.

There are already 2 storage facilities that I am aware of that are within a short drive: 1) Public Storage and 2) CubeSmart Self Storage

Please consider not having this storage facility built here and having it at another location.

Thanks for your listening ear!

Best,
Chase Harris

Lange, Peter C

From: Kris Hartojo <khartojo@gmail.com>
Sent: Wednesday, September 28, 2022 12:21 AM
To: Lange, Peter C
Subject: Proposed Storage Facility - Rhinestone and Old Ranch, File Number DEPN-22-0021

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RE: Proposed Storage Facility - Rhinestone and Old Ranch, File Number DEPN-22-0021

Dear Mr. Lange,

We are writing to you in reference to the proposed development of a mini warehouse storage facility at the corner of Rhinestone Dr and Old Ranch Rd, file reference number DEPN-22-0021. Specifically, to inform you, the City Planner, that my family is OPPOSED to this proposed development.

Our home is at 10545 Slumber Ridge Way which means our property is immediately west of Rhinestone Dr, immediately west of the proposed development.

First, we want to make sure that the City considers the fact that within 2 miles (5 minute drive) of the proposed development lot at Old Ranch and Rhinestone, there are two existing large sized self-storage facilities.

- The Public Storage on 3601 Blue Horizon View, approximately 0.5 miles directly east.
- The CubeSmart Self Storage on 9795 Nautilus Point, approximately 1.75 miles to the southeast.

Both of the existing storage facilities are built in an area surrounded by other commercial buildings. This brings up our main concerns about the proposed development.

The development of yet another self-storage storage facility in the middle of the residential area is very concerning on several different levels, but especially due to the fact of all the children in this area.

Traffic: per the plan submitted to the City, access to the proposed self-storage facility would be on Rhinestone Dr. From Old Ranch Rd, there is only direct access to Rhinestone Dr if you are heading westbound on Old Ranch Rd. There is currently no direct access to Rhinestone Rd from eastbound Old Ranch Rd. Access to the proposed storage facility from eastbound Old Ranch Rd will most likely be from Chapel Ridge Dr, southwest of Rhinestone Dr, which can be accessed from both directions of Old Ranch Rd. However, to get to the proposed self-storage facility, the users of this facility would have to drive through the residential neighborhood using Kettle Ridge Dr (most likely), Looking Glass Wy, or even Rhinestone Dr where it intersects Chapel Ridge Dr. The additional traffic along these neighborhood streets, where there are often children, would be increased significantly, not to mention the noise produced from various types of vehicles to include large trucks typical of storage facility traffic.

Neighborhood Safety and 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. Additionally, having a manager's residence on-site would imply that users of the self-storage facility will have access to the facility during all hours (24x7). For the homes that outline this proposed self-storage facility, this presents an impact due to noise and traffic at all hours of the night. This is contrary to the messaging we are getting from the city leaders, the Mayor and the City Council, regarding providing great communities for families and the people of Colorado Springs.

Crime: self-storage facilities bring their own sets of issues related to crime; property crimes, crimes of opportunity, criminal use of the facilities, etc. But the fact that the neighborhood streets are going to experience far more commercial traffic and parking, to include moving trucks and others, brings additional issues related to crimes that will be introduced and remain in a community that has single family homes and townhomes surrounding it.

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

We oppose this proposed development effort. It will not only have impacts on our living conditions, but also our property values. We sincerely hope that our message, along with my neighbors and others in this area, is strongly considered before any approval for this effort is made.

Thank you for your time, attention, and consideration.

Respectfully,
Kris & Sylvia Hartojo

--

Kris Hartojo
khartojo@gmail.com

Lange, Peter C

From: Keith Hasselstrom <keith.hasselstrom@gmail.com>
Sent: Wednesday, September 21, 2022 8:29 AM
To: Lange, Peter C
Subject: Self Storage Unit - Kettle Creek / Pine Creek Residential Area

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Mr. Lange,

I wanted to voice my concern over the proposed self storage unit near Old Ranch and Rhinestone. This building / compound of buildings will be adjacent to a residential neighborhood zoned for single family homes. It does not fit functionally or aesthetically nor would it serve the families in the adjoining community. It will likely devalue the homes that are in place.

I see this self storage area all over Colorado Springs -- I am sure the demand is there but they certainly detract from the natural beauty. I kindly ask / recommend that we do not allow this development.

Thank you !!

Keith Hasselstrom
3070 Blackwood Pl
Colorado Springs, CO 80920

Lange, Peter C

From: Linda Hayes <linhayes1981@gmail.com>
Sent: Thursday, September 22, 2022 5:59 PM
To: Lange, Peter C
Subject: Storage Facility in Bison Ridge

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Hello Mr. Lange,

My name is Linda Hayes and I am a resident of Colorado Springs in the Kettle Creek at Bison Ridge neighborhood. We have been made aware that the open area on Old Ranch Road and Rhinestone has been selected as a possible storage facility site. This is so upsetting to our family and the families in our neighborhood. This storage facility would be a horrible addition to our neighborhood. The traffic increases (which would of course include large trucks) in our neighborhood would put our children at unnecessary and increased risk. There are no parks in our area, or walking paths so children play in their yards and walk to and from school and to the homes of their friends on the perimeter of this open area. Many high school students from Pine Creek HS walk through this area along Old Ranch.

A storage facility in a neighborhood with young families and a significant number of retired and older residents is highly inappropriate. We did not build our homes in this area to live in a congested industrial area. In fact, many of us were told that this open space was marked as a space for a future park. The bright lights and the increased crime that would accompany this building or buildings is not welcome and not necessary. Colorado Springs has several storage facilities within 2 miles of our neighborhood.

We implore you to take our neighborhood into consideration as you make this decision. We thought a park was coming to this space, which is sorely needed. A storage facility will forever change this area. It will impact property prices, deter would-be buyers and be an eye sore and stain forever.

Respectfully,

Linda Hayes

Bison Ridge at Kettle Creek Resident

\

Lange, Peter C

From: Joan Heftye <jheftye@hotmail.com>
Sent: Sunday, September 25, 2022 5:06 PM
To: Lange, Peter C
Subject: DEPN-22-0921

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We oppose the construction of the proposed storage facility on the corner of Old Ranch Road and Rhinestone in Colorado Springs. Reasons being increased traffic; overrun with storage facilities already!; possible negative effects on crime; kids walk past it on the way to school

Really! Do we need another storage unit with all these possible consequences to hold STUFF people obviously don't need on a daily basis. Please don't junk up our neighborhood!

Joan and Wayne Heftye
3061 Sovereign View
Colorado Springs 80920

Lange, Peter C

From: Luis Hernandez <Luis_B_Hernandez@hotmail.com>
Sent: Monday, September 26, 2022 1:51 PM
To: Lange, Peter C; Luis Hernandez
Subject: Old Ranch Road Self Storage

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Dear Mr. Lange

I am a neighbor in Pine Creek and I received your postcard regarding the proposal to create a warehouse storage at the East / Northeast of the intersection of Old Ranch Rd. and Rhinestone Dr.

File number DEPN-22-0021

I just want to send a quick and respectful message that hopefully this project is rethought as there are already several storage warehouses in the area as well as the desire to keep this area for family houses instead of business and commercial use.

Not sure if you have heard from more neighbors, but definitely this is something we would prefer to avoid.

Sincerely,
Luis Hernandez
Pine Creek

Sent from [Mail](#) for Windows

Lange, Peter C

From: Angie Hesselberg <a.hesselberg12@gmail.com>
Sent: Tuesday, September 27, 2022 7:28 AM
To: Lange, Peter C
Subject: Mini Storage Facility at Old Ranch Road and Rhinestone Dr

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Sent from my iPhone

Begin forwarded message:

Dear Peter. My husband I have lived in the Bison Ridge at Kettle Creek Subdivision since 2006. We have enjoyed this nice little Subdivision. When we moved into the area we were told that a park/open space would be situated behind our property. This has since changed and now I understand a multi-family project and/or a smaller single family home project will be in this subdivision now. This of course will reduce the value of our property. Now we were just informed that a mini-storage unit is possibly moving into our neighborhood. This space is not appropriate for a storage unit. This is a smaller residential neighborhood. There are too many children in this neighborhood and we do not need the traffic associated with this type of property. There is sufficient land available around the Union Blvd. and Royal Pine Drive area that is zoned commercial. We are totally against this project and would appreciate it if you would not approve this project. We would also like you to consider a small park in this location so another future project will not come in to play. There is no place in this neighborhood for the children to play. And there is no easy access as Ild Ranch Road's traffic has significantly increased. A park would be ideal, however, I understand that the City has no money to pay for the park. So until that can happen I would hope this land would stay vacant until the City can accommodate this. Thank you for your consideration.

Best regards,

Angie and Jeff Hesselberg
10724 Black Elk Way
Colorado Springs, Co 80908
Sent from my iPhone

Lange, Peter C

From: Tracie Hill <traciehi@msn.com>
Sent: Wednesday, September 28, 2022 11:30 AM
To: Lange, Peter C
Subject: Storage units

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Please please please, NO STORAGE UNITS. We have a lot of nice custom homes here and pretty quite neighborhood which is safe. The units will bring in people not in this neighborhood and make it unsafe. PLEASE NO STORAGE UNITS! THANK YOU, Tracie Hill

Lange, Peter C

From: DOUG HUBERT <doughubert@comcast.net>
Sent: Tuesday, September 27, 2022 6:05 PM
To: Lange, Peter C
Subject: Proposed Storage Facility @ Old Ranch and Rhinestone

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Mr Lange,

I am writing you to voice my displeasure at the proposed storage unit in a residential area at Old Ranch Road and Rhinestone Dr. I understand that this location is zoned for businesses such as a storage unit, but that doesn't mean that the zoning is in the best interests of the local neighborhoods, which were conveniently built out BEFORE proposing business infrastructure that's in direct conflict to the neighborhoods. A storage unit at this location will be another blight on the local neighborhoods have already been negatively impacted by thousands of new apartment units in close proximity to each other which has increased traffic and crime in our area. Kettle Creek and Pine Creek neighborhoods were developed as upscale neighborhoods so may I ask why you, as City Planner, think it is appropriate for another storage facility when there is already a large two story Public Storage unit a half mile away?

I am apposed to this development and request that it is not approved. I also request that this parcel be considered for re-zoning to add something that benefits or at least doesn't negatively impact our neighborhoods such as storage units or yet another apartment complex.

Thank you for your consideration,

Doug Hubert
10290 Peach Blossom TRL
Colorado Springs, CO 80920

Lange, Peter C

From: Douglas Hutcheson <dougeh915@gmail.com>
Sent: Wednesday, September 28, 2022 8:53 AM
To: Lange, Peter C
Subject: proposed development at Old Ranch Road and Powers

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Mr. Lange,

I am a resident of the townhomes at Kettle Creek. I received notice of a proposed self storage facility at the corner of Old Ranch and Powers. I would like you to consider denying a permit for this. While I recognize that the property is zoned commercial, this kind of development is not appropriate for the neighborhood. A better fit would be a medical office or other professional office that's only open during the day. Residents walk by this area at all hours for recreation, and school children walk by it on the way to Pine Creek High school. There is already a self storage facility in the neighborhood just east of Powers on the opposite side of the road where nobody walks.

Ideally, I think the city should purchase the property and build a park. There are no city parks within a 30 minute walk of our neighborhood, which is very unusual for the city.

Doug Hutcheson
719-301-3082

Lange, Peter C

From: Ian Singh <foxridersingh@gmail.com>
Sent: Wednesday, September 28, 2022 1:40 PM
To: Lange, Peter C
Subject: No storage facility in my neighborhood

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Reference: DEPN-22-0021

Hi Peter, I live in a neighborhood that would be affected by proposals to build a storage facility on old ranch road. The city has already determined this area has high traffic with the addition of a light recently, there is no reason to bring more traffic in the area. This is a Residential area aside from the school. there is already a storage unit facility in the area and another right down the road. Additionally many children walking along old ranch road would be affected by this new business area, they don't need more places to loiter, hang out or have possible interactions with strangers. Please keep our neighborhood a residential area.

Signed

Ian Singh a resident of bison ranch

Lange, Peter C

From: David Joyal <davidjoyal@comcast.net>
Sent: Tuesday, September 27, 2022 8:42 AM
To: Lange, Peter C
Subject: DEPN-22-0021 - Kettle Creek/Bison Ridge Inputs to planned Storage Facility at Old Ranch Rd. and Rhinestone Dr.

Importance: High

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Hello Peter,

I am David Joyal, of 3026 Looking Glass Drive, and I would like to submit the following input for consideration on this project. I know from some experience that the city rarely denies such a request, so I am realistic about the outcome, though I discern a strong sentiment against the proposal from my neighbors. I agree with my neighbors that it is an odd choice for the area which already has storage facilities close by. It is not the kind of additional mixed use that adds value to the area. The neighborhood has already been built up with more residential density than originally planned nearly 20 years ago, and some of the streets were not designed for commercial traffic. Looking Glass Way is in very bad condition already and such a facility would likely increase traffic and reduce safety in our residential neighborhood. If this project is approved, there **must be, at a minimum, a three quarter movement added to Old Ranch Rd.** to allow east bound Old Ranch traffic to turn left onto Rhinestone for the most direct path to the new storage facility (I know a full intersection is not ideal so close to the new Chapel Hills/Ridge light and to the Powers interchange). If access is not improved from Old Ranch onto Rhinestone, cars and trucks of all sizes will be turning left at the Chapel Ridge light and taking either Kettle Ridge Dr. or Looking Glass Way to Rhinestone and the facility. Even with $\frac{3}{4}$ turn off Old Ranch, there will still be traffic going through our neighborhood to exit the facility, as some will have to go to the light at Old Ranch and Chapel Ridge to return east bound back to Powers or Black Forest. This will be a drastic impact to our neighborhood. I know from past city planning meetings, that the concept of a light at Rhinestone was unlikely but the $\frac{3}{4}$ turn off Old Ranch was counter proposed by the City if not planned for. Will this be done? If not, then my input is definitely to strongly reject the proposal. There is very little to no benefit to our community, and likely, there will be significant negative impacts. **Please reject the proposal.**

Sincerely,

David Joyal

3026 Looking Glass Way

Colorado Springs, CO 80908

Lange, Peter C

From: Jack Battaglia <jack.battaglia@outlook.com>
Sent: Monday, September 26, 2022 7:23 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Mister Lange,

I don't want a storage building in the neighborhood. I worry about bad strangers when people are walking to and from school. I want to be safe and so with everyone else. So I say NO to a storage building.

From:
Jack Battaglia age nine
And thank you.

Lange, Peter C

From: Wilson, Jan <Jan.Wilson@fotf.org>
Sent: Wednesday, September 28, 2022 9:37 AM
To: Lange, Peter C
Subject: File No DEPN-22-0021 "Old Ranch Road Self Storage."

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Morning Mr. Lange,

I am writing in hopes that there is a better use of the corner of Old Ranch Rd and Rhinestone. I believe in progress but please consider something more amenable to the "neighborly" atmosphere of that area.

Thank you for your time.

Regards,
Jan Wilson

Lange, Peter C

From: Jean Anderson <jean_f_anderson@hotmail.com>
Sent: Wednesday, September 28, 2022 9:54 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Mr. Lange.

I'm writing to add my concerns to possible development of the mini warehouse storage facility. I'm a resident of Rhinestone drive. I'm opposed to this project for following reasons:

1. Increased traffic. Old Ranch road has seen an increase in traffic in the past 5 years as evident of needing a new traffic light at the intersection of Old Ranch and Chapel Hills Road. With the median on Old Ranch Road, this will require traffic to go through the neighborhood.
2. Increased Safety Hazard- with increased traffic, this poses an increased safety hazard when this traffic will be driving through the neighborhood. There are many kids that bike and play around the neighborhood.
3. External lightning for the storage units increases ambient lighting.
4. Significant potential for non-resident noise with no concern for residents.
5. With increased crime around Colorado Springs, adding a storage unit increases potential of crime in our neighborhood.
6. Decrease in house value. With an astronomical increase in housing around Colorado Springs, specifically in residential areas, having a storage until will decrease the value of our homes.
7. Increased trash with a storage until, having a negative impact on the environment.

Thank you for reading these concerns.

Respectfully,

Jean Figuli Anderson

Sent from my Galaxy

Lange, Peter C

From: Jeffrey Anderson <jeffrey.f.anderson2@gmail.com>
Sent: Wednesday, September 28, 2022 5:37 PM
To: Lange, Peter C
Subject: Rhinestone Drive Project DEPN-22-0021

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Mr. Lange,

I am a resident at 10634 Rhinestone Dr. I am writing in response to the potential development of a Mini-storage facility in the open space that enters into our neighborhood.

I am completely opposed to this project for a variety of reasons:

1. Having a business with the commercial/additional traffic in and out of the entrance to the neighborhood creates a safety hazard for the residents.
2. The facility will be an eyesore to the neighborhood and the single family homes.
3. External lighting of the facility will also add to the unattractiveness of the neighborhood. Our neighborhood has minimal street lighting to reduce an over abundance of ambient light.
4. There is significant potential for additional non-resident noise emitting from the facility that could disrupt normal quiet, reserved atmosphere of the neighborhood.
5. I am also concerned about the potential unsavory customers that may use the facility that could pose a risk of theft or other unlawful behavior in the neighborhood.
6. From Powers to the bottom of the hill of Old Ranch Road is surrounded by all residential properties. The facility will not fit in with the surrounding residential properties and environment.
7. The facility will have the negative impact of decreasing my home value.
8. The potential for trash adds to the unsightly atmosphere of the facility.
9. The property should be re-zoned to residential to fit in with the surrounding residential properties on both sides of Old Ranch Road.

Thank you for your efforts to get feedback from the property owners in the area.

Respectfully,

Jeff Anderson

Concerned Homeowner.

Lange, Peter C

From: jennifer murphy <jenny71@icloud.com>
Sent: Tuesday, September 27, 2022 12:13 PM
To: Lange, Peter C
Subject: DEPN-22-0021 Mini storage Old Ranch and Rhinestone

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Dr Mr. Lange,

I am writing to send my objections for the proposed mini storage at Old Ranch Road and Rhinestone. We live in the Townes at Kettle Creek and our townhome sits right next to the wall that separates our community from the vacant land. Here are my concerns, not necessarily in order of importance:

1. Being so close I have huge concerns over noise and lighting. Many of our homes windows face the area and we will have to deal with lighting coming through our windows all night long. Since renters will have 24 hour access we will be subjected to noise at various hours of the night because as we know the doors to the storage units will be loud as they are opened and shut.
2. Security..again being a 24 hour access facility increases the possibility of issues happening in the middle of the night while no one is monitoring. I just am not comfortable with the fact that strangers can come and go 24 hours!
3. Property values will decrease because of this. We bought in this neighborhood at a high price because of it's location and the fact that it's surrounded by all residential areas. An unsightly storage unit will bring down values especially because we are directly next to the land.
4. Traffic!!! As we all know because of the median on Old Ranch the only way to access this property heading East will be to drive down Kettle Ridge Drive or Looking Glass Way right through residential streets. Many people already drive too fast down those streets! I see several kids walking everyday along these routes and Old Ranch to get to the schools nearby. This puts them at huge risk with extra cars and moving trucks coming in and out.
5. Aesthetics, this is not going to compliment the residential area in any way! Several large tin buildings with garage doors are going to be so unsightly and again will decrease the value of all the surrounding homes who have to look at this daily.
6. Fire issues, there are only two ways out of the neighborhoods over here and this will further clog the roads if a fire hits the area.
7. Water drainage? Where is all the runoff from rain and snow melt going to go? It currently seeps down into the soil. With all asphalt in there I for-see several problems with drainage
8. There are already TWO storage facilities within 5 minutes to this location.We do not need another one right here!
9. This is a neighborhood full of families who like having HOMES around them and do not want a storage facility that will disrupt that. I know many of us would like to see the land either stay as is or be turned into a small park. I realize there is money to be made here by someone so I am sure development will happen but please do not let it be this. There are many other better uses for this piece of land that will serve the community in much better ways.

10. If it's zoned commercial then why is there allowed to be a large home on the property?

I truly hope you hear these concerns and the ones that have been voiced by many others in our community!

Lange, Peter C

From: brandee Jones <brandee854@yahoo.com>
Sent: Tuesday, September 27, 2022 5:38 PM
To: Lange, Peter C
Subject: DEPN-22-0021 No Mini Storage on Old Ranch/Rhinestone Drive.

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Good Afternoon Mr. Lange,

I would like to submit my disapproval of a mini storage unit proposing to be built on the corner of Old Ranch Road and Rhinestone Drive. There is already a large storage business walking distance away. I live off Looking Glass Way in that community. Not only is it an eyesore but there are many kids in this community and PineCreek. Kids that walk to the three surrounding schools, Mountain View Elementary, Challenger Middle school, and Pine Creek High School. A storage facility welcoming more traffic not just on old Ranch but through our neighborhood would be awful and unsafe for the families, specially as now we are inviting big box trucks and what not to come through our community. I'm counting my blessings that I don't live in one of the homes or townhomes that will be directly across the proposed building.

We have a Rehab House being built on the other end of Old Ranch Road along with warehouse building across from it with not neighborhood friendly "DimeBags" in bright green. Now on this end we'll throw a Storage Unit building? What ever happen to neighborhoods, family friendly neighborhoods? Colorado Springs is sooo beautiful but it seems like the city doesn't care about preserving the beauty.

I don't want this in our neighborhood. It is unsightly. It will open up our neighborhood to more traffic and crime and make it less safe for the kids to ride bikes and play through the neighborhood. I would readily pay increased HOA dues if our community would absorb this property and have it rezoned as a low maintenance natural walking park area.

Please help us in pushing back on this plan.

Best regards,
Brandee Jones

Sent from my iPhone

Lange, Peter C

From: Jori Sheldon <jorisheldon@gmail.com>
Sent: Wednesday, September 28, 2022 10:51 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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To whom it may concern,

I am a resident and owner in Bison Ranch.

I am writing concerning the addition of the storage facility to an already very congested area. There are numerous children walking in the area already due to pine creek, directly located across the street. There are 2 storage facilities within 2 miles. I called and they have availability at both public storage and cube smart self storage for rentals. There is no need for this type of facility to be located near this already overly congested thoroughfare that folks have now started using as the shortcut to interquest.

PLEASE HELP US!

Thank you,

Jori

Lange, Peter C

From: Wayne Kaleo <waynekaleo@me.com>
Sent: Tuesday, September 27, 2022 6:47 AM
To: Lange, Peter C
Subject: DEPN-22-0021

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As an original member of our Kettle Creek community from 2005, I am very concerned for our children our safety and vehicular traffic. We currently have one of the most dangerous intersections at Powers and Old Ranch rd. By building a storage facility at this intersection will only increase the volume of vehicles in our community, the lighting will also be a distraction to the community because they will have to have the property lit for security purposes, not to mention the criminal activities that go with these storage facilities. Weapons ammo hazardous chemicals, etc. Our community has been misled on several proposed projects in our area, like ball fields and parks . We do not need a storage facility! The original owners of this properties would of probably liked to see a park for children or a dog park since they were animal lovers! I know that we as a community would like to see this,it has beautiful views of Pikes Peak and the front range, don't ruin it for our community Please!

Lange, Peter C

From: Karen Post <postk2525@gmail.com>
Sent: Tuesday, September 27, 2022 7:02 PM
To: Lange, Peter C
Subject: Storage project on corner Old Ranch & Rhinestone- Kettle Creek

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Hello City Planner (Peter Lange),

I am writing to address my concern over the storage project at the corner of Old Ranch and Rhinestone streets.

We have owned a house in Kettle Creek for 5 years and we just love it here. I very much value the surrounding areas, and the development around us. I have great concerns and am asking that you please do not move forward with the project to add a storage facility to this corner!!! I have many reasons to support why I do not think this would be a good project here:

- 1) This is an especially beautiful corner and the view from all streets should be considered for the development of this area! Adding a structure of this type would not be attractive and will obstruct views for ALL in the area! It does not fit with this residential area for sure! (Can I add now that a cute little park would be perfect here as there are NONE around here for my grandson to walk to- please hint hint... I grew up in an area with lots of parks and this would be adorable here- just a little one with a fence)
- 2) It would increase traffic and also cause an opportunity for increased crime as you cannot see around the corners- and this is right by condos- not a good spot at all- there are lots of children living there! Please do not do this!
- 3) It is not needed- there are 2 storage facility buildings – that are NOT attractive at all – I am quite sad that these were allowed- please do not add more of this to this area! Please!

I am not a complaining lady at all- I truly value ALL you do- but aesthetically this truly would NOT be pretty at all! Please for the future of this beautiful area- do not move forward with this project! And can I add again- please add something here that ALL can enjoy – this insanely beautiful view!

Thanks

Karen & Dave Post

Lange, Peter C

From: Lenora Kater <lenora145@gmail.com>
Sent: Tuesday, September 20, 2022 6:31 PM
To: Lange, Peter C
Subject: Proposed mini storage

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Please oh please do not allow a mini storage to be put on Old Ranch Road!
Lenora Kater

Lange, Peter C

From: Kevin Garlock <kgarlock@gmail.com>
Sent: Monday, September 26, 2022 4:22 PM
To: Lange, Peter C
Subject: File No: DePN-22-0021 "Old Ranch Road Self Storage"

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I wanted to reach out concerning the proposal for a self storage unit at the corner of Old Ranch and Powers.

I am not supportive of this proposal and don't believe it is the best use of the land for the entire surrounding community. There are already two storage units within a relatively short distance from the proposed location (.5 miles and 1.2 miles). Another storage facility is overkill for the area. They also attract many neighborhood outsiders to the area and in close proximity to many young neighborhood children who actively play in the surrounding streets.

Additionally, the plot of land is not large and is surrounded on 2 sides by housing. It could be visually disruptive to the neighboring neighborhoods as well as adding extra traffic to an area that is frequented by many children walking to school at any one of the several nearby schools.

I don't like providing complaints without possible alternatives.

As a community we have always discussed that the vacant property would be ideally utilized as a community park. There isn't one in the area.

It also isn't a bad idea to leave it as open space. We seem to be losing a lot of that with all the growth and development.

As possible revenue producing good alternatives, could be for small professional businesses (medical, legal, insurance, etc.), childcare, etc. that generally directly support the surrounding neighborhoods, don't attract outsiders so close to neighborhood children (such as a gas station) or provide generally more visually appealing presence.

There are several good options for using the vacant lot but a self-storage facility is not one of them and will have a direct negative impact on the surrounding neighborhoods.

Thanks for your consideration.

Kevin Garlock
10644 Rhinestone Dr
Colorado Springs, CO

Lange, Peter C

From: Michelle King <mdking2003@yahoo.com>
Sent: Thursday, September 22, 2022 3:49 PM
To: Lange, Peter C
Subject: Notification of potential development Development Proposal : Old Ranch Road and Rhinestone Self Storage

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TO : City Planning and Community Development Colorado Springs, CO
RE: Notification of potential development
Development Proposal : Old Ranch Road and Rhinestone Self Storage

File Number: DEPN-22-0021
City Planner : Peter Lange

I am a resident in the Kettle Creek / Bison Ridge neighborhood and community.
This proposal for a storage facility will not be a positive benefit for our community . I am concerned that this commercial development so close to this residential neighborhood Will impact in a negative way , for the following reasons:

- 1) Increased traffic on our residential roads
- 2) Does not fit or belong in a residential area
- 3) Already two storage facilities within 2 miles and a 5 minute drive
 - a. Public Storage (just east of Powers)
 - b. CubeSmart Self Storage (near Target on Powers)
- 4) Impacts to crime and security
- 5) Along a main walking route
 - a. Kids walk past to and from school
 - b. Residents walk past because of the lack of walking paths and / or park in the Kettle Creek neighborhood

Please seriously consider the negative impact to residents in our Kettle Creek / Bison ridge community of this proposal.

We would greatly appreciate the support of our City Planning and Community Development in keeping our neighborhood a safe place to live and keep our home values consistent for all current home owners.

Regards,

Michelle King
Bison Ridge / Kettle Creek Drive resident

Lange, Peter C

From: Maureen Kirchdoerfer <releasemecreations@hotmail.com>
Sent: Tuesday, September 20, 2022 2:27 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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DEPN-22-0021 "Old Ranch Road Self Storage."

I would like to comment that I am against the building of a storage unit at this area. It completely takes away from the neighborhood feel. There are more industrial areas where something like this can be built. Keep the neighborhood a neighborhood!

Sent from my T-Mobile 4G LTE Device

Lange, Peter C

From: Karen Knowles <karen.knowles@asd20.org>
Sent: Tuesday, September 27, 2022 8:02 AM
To: Lange, Peter C
Cc: Karen Knowles
Subject: Please, No Storage Facility in our Neighborhood

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Dear Mr. Lange,

We are very thankful that you have given us a way to respond to the Storage facility. I live really close to that field and I walk pass it daily. I would not want to have to worry about people getting their property out of that area. I know you have heard that there are 2 Public Storage areas withing 2 miles of our neighborhood, it is not a need to put a storage facility there. There will also be young people walking past this area before and after school, not to mention after sports games in the evening. We also need to be concerned about a fire escape. We can only turn right at that corner, and we are expecting even more homes being built soon, is this even safe if there is a fire? We were also promised a park behind our area and never got one, now I think it has been zoned for homes. It would be nice to make that area a park for our children. Please, we do not want a storage facility in our neighborhood.

Thank you for hearing our concerns, I hope and pray you can prevent this from happening. Please send me a response to my email to let me know you received this letter.

Sincerely,

Karen Knowles John 3:16

Communication Access Facilitator/Transcriptionist
Chinook Trail Middle School

Rejoice 😊

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Lange, Peter C

From: James Knox <james.knox000@gmail.com>
Sent: Tuesday, September 27, 2022 1:52 PM
To: Lange, Peter C
Subject: Planned Storage Facility in the Kettle Creek/Bison Ridge Residential Area

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Dear Mr. Lange,

Reference: DEPN-22-0021

The purpose of this e-mail is to inform you that, as a resident of the Townes of Kettle Creek townhome community, that I am adamantly opposed to the proposed storage facility planned for the lot immediately adjacent to the Townes of Kettle Creek.

I own a townhome and have lived in this community for more than 15 years (since July 2008).. A storage facility placed in this area is total nonsense given the following reasons:

- 1) A storage facility has already been constructed less than 3 miles (across the street from Pine Creek High School).
- 2) Placing a storage facility in that lot would add to the already busy intersection of Old Ranch/Chapel Hills, endangering many of the students from Pine Creek High that walk in that area on their way to and from school.
- 3) Will lead to increased crime/reduced security in an otherwise peaceful environment.
- 4) I have a substantial investment in my home since its purchase in 2008 and placement of a facility of this type will impact the value of all of the homes in this community.

I ask that you re-consider the initial plan to construct a facility of this type in this area. I know that many of my neighbors feel exactly the same way.

Thanks for your consideration in this matter!

Respectfully,

James Knox
The Townes of Kettle Creek
3335 Gladstone Creek Pt.
Colorado Springs, CO 80908

Sept. 28, 2022

Dear Mr. Lange,

I am disappointed to hear of the proposal to build a storage facility on the corner of Rhinestone Dr. and Old Ranch Road. I would like to deliver my comments to ask you not to allow the property to be used as a mini-storage.

1. My understanding is that there is a public storage facility near this location. I would prefer the storage warehouses to be placed in Commercially zoned areas that are near similar businesses to reduce traffic near residential areas.
2. I don't like the idea of a storage facility being so close to a residential area. This will cause added traffic to the residential area. It may also include bright lights around the storage facility which would interfere with the enjoyment of one's home nearby when bright lights are shining in the windows. And of course it's not exactly something lovely to look at from a residential setting. This would be an eyesore in the area.

Please allow a more appropriate use for the land surrounded by three residential developments (Kettle Creek, Bison Ranch, and Pine Creek).

Thank you.

Sincerely,

Patricia Krueger
2001 Mulligan Dr.
Colorado Springs, CO 80920

Lange, Peter C

From: Ann Kumm <akummco1@gmail.com>
Sent: Tuesday, September 20, 2022 8:38 AM
To: Lange, Peter C
Subject: proposed storage units at Old Ranch Rd

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Dear Mr. Lange,

I am writing in non-support of the proposal for a storage unit facility at the corner of Old Ranch Road and Rhinestone. There is a storage facility less than half a mile away at the corner of Old Ranch and Powers. There is a storage facility a mile away at Grand Cordera Parkway and Prominent Point. Both of these facilities are less than five years old. It seems to be a redundant placement of this type of business. I am also concerned about the traffic implications on a busy one-way turn situation onto/off of Rhinestone for potential patrons who may be unfamiliar with the neighborhood and school traffic patterns. Old Ranch Road just west of there (from intersection at Chapel Hills and continuing west for a ways) is in horrible shape yet the road sustains a lot of traffic as it feeds at least three nearby schools as well as normal surrounding neighborhoods and Black Forest ingress and egress. Patrons of storage units aren't always respectful of the surrounding neighborhoods and I do worry that there are illegal uses and activity in such areas. Once again, it feels like the City of Colorado Springs just wants to give a pass to every business proposal out there and citizens be damned as to its effect on their neighborhoods. Please be part of the solution rather than the problem to unfettered, unwanted growth in our city! If my nearby roads can't be taken care of and public safety is endangered by increasingly long and dangerous response times, the answer isn't to build, build, build!

Ann Kumm
3714 Palazzo Grove
Colorado Springs CO 80920

Lange, Peter C

From: Dane Larsen <danejlarsen@gmail.com>
Sent: Wednesday, September 28, 2022 1:53 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Peter,

I heard of a proposed project to build a storage facility off Rhinestone and Old Ranch. As a Bison Ranch resident I am strongly against this project for many reasons.

There are already 2 storage facilities within two miles of our location. Another one is not necessary. Also, let me remind you this is a residential area with 4 schools within a half mile of the building site. This will impact traffic as well as crime and security. I'm not going to live in an area where that becomes a problem.

There are plenty of storage facilities along Powers. There is no reason to have another in our neighborhood. Let us live and raise our children in peace without worry about unnecessary congestion and crime.

Very Respectfully,

Dane Larsen

Lange, Peter C

From: Tim & Connie Lawson <tcclawson89@gmail.com>
Sent: Saturday, September 24, 2022 10:46 AM
To: Lange, Peter C
Subject: Self storage proposal

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Dear Mr Lange

Please do not let the self storage proposal be implemented in our quiet housing area. We do not need a storage area to be built here when there is already an eye sore of building about a mile away and also one to be developed at Interquest.

We are a family community that is in need of green space for the children to run and play not a warehouse that brings more traffic to our already congested area.

A playground would be a much better option for the area.

Thank you for your time and consideration.

Sincerely
Tim & Connie Lawson
Silver pine trail.

--

Sent from Gmail Mobile

Lange, Peter C

From: Lucinda Lo <lmlo64@yahoo.com>
Sent: Tuesday, September 20, 2022 11:09 PM
To: Lange, Peter C
Subject: Storage proposal on old ranch

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Mr Lange,

We are homeowners in Kettle Creek, residing on Black Kettle Way. We are strongly opposed to the building of a storage facility on Old Ranch and Rhinestone. Not only would this be an eye sore, but would also drive down the value of our homes. I see a storage facility right across Powers from there, another one in such close proximity is unnecessary. Thank you for allowing us to provide input.

Sincerely,
Lucinda Lo
10663 Black Kettle Way 80908

Sent from my iPhone

Lange, Peter C

From: Wayne Lo <wwlo0813@gmail.com>
Sent: Wednesday, September 28, 2022 4:44 PM
To: Lange, Peter C
Subject: Proposed Storage Facility at Old Ranch and Rhinestone

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Mr. Lange,

As a homeowner residing near the proposed storage facility planned at the corner of Old Ranch and Rhinestone, I would like to express my opposition to its placement as it doesn't belong in a residential area.

There will be increased traffic as a result and the potential for crime increases if there is no onsite security. As it stands now, there is little to no lighting in that area.

There are already two storage facilities nearby (within 2 miles) so it doesn't make to have another storage facility in such close proximity.

I hope you will take into consideration my points above and reconsider another place for this storage facility near an area that is properly zoned for this type of business.

Thank you.

Wayne Lo

--

Wayne

Lange, Peter C

From: David Long <infinium.long@gmail.com>
Sent: Wednesday, September 21, 2022 6:29 PM
To: Lange, Peter C
Cc: David Long
Subject: Full Message: Homeowner comment on file # DEPN-22-0021 Mini storage in 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!

Peter,

I own a house about a block and half west of the proposed new Mini Storage facility being proposed in Kettle Creek at the corner of Old Ranch Road and Rhinestone Drive. My address is 2878 Wild Cherry Lane.

I want to formally request that the proposed storage facility NOT be approved for the following reasons:

1. Road safety / pedestrian hazard due to inadequate safe access from Old Ranch Road
 - With the median separating the east and west bound lanes of Old Ranch, the facility users will need to make U turns at the intersection of Chapel Hills and Old Ranch to exit the facility to Powers. This intersection is already dangerous with too much high speed traffic and no speed limit enforcement by the city. Kids are in the area walking to and from Pine Creek High School. The safety hazard alone should disqualify the facility because the developer/city do not have adequate safe road access.
2. There is already an existing huge mini storage facility essentially just across Powers on the east side. Consequently there is no need for the new facility.
3. The facility is being proposed to be placed right in the middle of a residential area. It does not fit in the neighborhood and does not belong there. If it is needed nearby, why not build it right next door to the existing, brand new mini storage facility just across powers?
4. There is too much traffic on Old Ranch for the road to handle. Drivers routinely race down Old Ranch at over 60 MPH and the city is doing nothing to prevent the routine high speed driving and racing on Old Ranch. Crashes at Old Ranch and Chapel hills are common and severe. Until the city either adds properly timed stop lights, speed bumps, or speed limit enforcement, no safe commercial development that generates significant new traffic should be approved. It's only a matter of time until we have a deadly high speed accident between a school bus and another vehicle at the blind intersection of Lexington and Old Ranch just two blocks west on Old Ranch from the proposed new storage facility.

Please reject the proposed development to avoid creating safety risks and destroying the residential nature of the neighborhood. That property in the residential neighborhood of Kettle Creek / Pine Creek should not be unsafely developed for unneeded and inappropriate commercial use.

Thank you,

Dave Long
719-651-9097
Neighborhood Resident

Lange, Peter C

From: carmen maldonado <charliepr77@yahoo.com>
Sent: Thursday, September 22, 2022 3:54 PM
To: Lange, Peter C
Subject: Storage Facility on Rhinestone

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Mr. Lange

My household objects vehemently to a storage facility on Rhinestone. This is not an appropriate addition here, since there are storage facilities close by Public Storage and Cube Smart within a very short distance This is a family neighborhood and we would like to keep it that way. We do not want the traffic of unknown people in our neighborhood. The security of our neighborhood and our local children is paramount since they would walk around this street, Rhinestone, on their way to and from school. Has the city have no sense of beautification for Colorado Springs project? It would be an ugly addition for this neighborhood, Once again, the security or our homes, the security of our children. and the feeling of community would be destroyed by this terrible choice. Please cease and desist any desire to move forward with this project.

Cordially,

Mr. and Mrs. Steve Maldonado
10584 Slumber Ridge Way

Lange, Peter C

From: Alexander Manney <axmanney@gmail.com>
Sent: Wednesday, September 28, 2022 8:29 AM
To: Lange, Peter C
Subject: Storage Facility on Old Ranch Rd & Rhinestone

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

Hello Mr. Lange,

I am a resident at Kettle Creek townhouses and I would like to say I do not approve of the construction of a storage facility in the vicinity of our homes. I find concern in the construction of this causing increased traffic in our neighborhoods, the proximity to our local school, and that it would reside along a main walking path that is heavily frequented by our children and residents.

There are also 2 separate storage facilities within a 5 minute drive of the location, the Public Storage just 1.2 miles down Old Ranch, and CubeSmart Self Storage, roughly 2.6 miles away. Both are not in a residential area, and are suitable options for storage needs of the area.

Overall, we do not approve of the building this storage facility in and near our neighborhood.

Reference:
DEPN-22-0021

Sincerely,

Alexander Manney
EMT-IV
axmanney@gmail.com <mailto:axmanney@gmail.com>
(951) 459-9485

Lange, Peter C

From: amanda manship <shudda25@hotmail.com>
Sent: Wednesday, September 28, 2022 6:25 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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

Mr Lange,

I am emailing you to express my concern regarding the referenced plan (DEPN-22-0021) to build a storage facility on the corner of Old Ranch Road and Rhinestone.

I live in the adjacent neighborhood and am against building any commercial facility in the already tightly built out area. A storage facility of all things does not belong in my neighborhood. Not only are there two other storage facilities within a 5-mile radius, and the roads are also not built/designed to support any commercial infrastructure. There is already a daily bottleneck with the three schools in the adjacent neighborhoods. Adding a commercial facility in a residential area will only make this worse and cause an increase in traffic on our otherwise safe, no through street neighborhood which was one of the reasons we bought here in the first place. Additionally, a storage facility will attract people that are not residents of the neighborhood and will increase security concerns and possible crime.

Lastly, this facility will be on the prime walking route for children walking to Pine Creek High Schhol. The additional, non-residents visiting the neighborhood worries me for the safety of our children.

Amanda Manship

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Lange, Peter C

From: rhonda martin <rhondakmartin@gmail.com>
Sent: Tuesday, September 27, 2022 12:46 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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 Peter,

I am contacting you to let you know why I am against building this storage facility in my neighborhood.

It will increase traffic on our residential roads. To enter from Old Ranch Road a vehicle must be driving west off Powers. The first street is Looking Glass Way. The second street is Chapel Ridge Drive. If the vehicle gets off on Chapel Ridge Drive it must head east on Kettle Ridge Dr. or east on Rhinestone Dr. The streets all go through residential neighborhoods.

This area currently has two storage facilities about 2 miles away or a 5 minute drive. I am referring to Public Storage on Powers and CubeSmart near Target.

Children use these streets to walk to school. Buses pick up the children on these streets. I use these streets to walk or drive in.

This is a safe community to live in. Husbands travel. With the storage facility being open 24 hours a day that means we have strangers in our community all the time. Will a background check be done on the people renting? It is frightening to not know what kind of people will be in our neighborhood. I feel it will impact crime and security.

Sincerely,
Rhonda K Martin
rhondakmartin@gmail.com
719 505-5863
Sent from my iPad

Lange, Peter C

From: Dave Meek <davemeek1@yahoo.com>
Sent: Wednesday, September 28, 2022 10:43 AM
To: Lange, Peter C
Subject: DEPN-22-0021 Proposed Storage Facility at Rhinestone and Old Ranch Road

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Dear Mr. Lange

I'm a homeowner at 3305 Gladstone Creek Point. The proposed storage facility will impact my neighborhood by increasing traffic in the area, potentially impact crime and safety, and imperil the walking route for kids and residents. This is a residential area, and a storage facility is not appropriate to this area. Please deny the approval of this building in our neighborhood.

Best Regards

Dave Meek
3305 Gladstone Creek Point
713-548-4881

Lange, Peter C

From: Nick B <nickerau115@gmail.com>
Sent: Tuesday, September 20, 2022 9:39 PM
To: Lange, Peter C
Subject: On the subject of the proposed storage development

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Good evening Peter,

I was referred your information from a sign on Old Ranch & Rhinestone Dr. The sign stated that there would potentially be a new storage facility being added to the neighborhood. As a local resident I wanted to add my input that whatever benefits the town may see from the business, it is not worth the downsides that come with storage businesses. Most people do not enjoy these large warehouses dropped near residential areas. The addition of these generally unsightly businesses tend to negatively impact property values in the immediate area, reducing the towns overall revenue from residential housing. As a personal note, one of the factors of my move to this area was due to the construction of a storage unit attached to my prior neighborhood. I'm certain many residents share my sentiment and may consider leaving the area should one of these buildings be constructed nearby. They turn the atmosphere and feel of an otherwise quiet and beautiful residential neighborhood into a cheaply made industrial park.

Thank you for taking the time to read my remarks,

Nick

Nicholas Nunno

Satellite Systems Engineer for The Parsons Corporation

Email (work)

Nicholas.nunno@parsons.us

Email (personal)

Nickerau115@gmail.com

Phone (work)

(719)394-9275

Phone (cell)

(203)859-8427

Lange, Peter C

From: lancejmiller@comcast.net
Sent: Wednesday, September 28, 2022 7:15 AM
To: Lange, Peter C
Subject: Proposed Zoning change - Kettle Creek area near Rhinestone Dr. and Old Ranch Rd.

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Hello Mr. Lange – I’m writing in opposition to the proposed zoning changes for the area near Rhinestone Dr. and Old Ranch Rd. Please vote NO to this proposed change and preserve the residential nature of the community.

I’m sure you’ve heard about traffic, safety, access, blight, “hidden” signage, and other issues regarding this proposal. NONE of the proposal makes sense.

Again, please vote NO to this request.

Regards
Lance Miller

Lange, Peter C

From: Mark Miskinis <mmiskinis@yahoo.com>
Sent: Tuesday, September 27, 2022 3:54 PM
To: Lange, Peter C
Subject: Mini-storage facility proposed on the corner of Rhinestone Dr and Old Ranch Rd.

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Dear Mr Lange, I am writing to object to the proposed building of a mini-storage facility on the corner of Rhinestone Dr and Old Ranch Rd. This proposal is next door to a number of residential communities and would negatively impact both the safety and aesthetics of these neighborhoods. The lighting, traffic volume and noise, all likely 24/7 due to the nature of a storage facility, as well as the aesthetics of such a facility are not consistent with a residential area. Please consider keeping the parcel residential, or at a minimum requiring something safe and consistent with the nature of the neighborhood before approving any zoning changes. Thanks -

Mark Miskinis
2155 Mulligan Dr.

Lange, Peter C

From: Susie Montalbano <susiemontalbano66@gmail.com>
Sent: Tuesday, September 27, 2022 10:40 PM
To: Lange, Peter C
Subject: No mini storage!!

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I have a corner unit in kettle Creek and the reason why I purchased a corner unit was because there was nothing on the right side of my townhouse. if there was a storage unit there before I bought this place I would have never bought this place. Unless you want to pay me \$100,000 to move somewhere else I am kindly suggesting that you build the mini storage unit someplace else because the price on my townhouse could go down \$100,000 if you put a storage area next to the end units. everyone is saying to put a park there and I would agree with that because I will still get the sunlight coming into my windows and have a nice view. I also don't need construction constantly going on right outside my windows for a long time. Let me know if you want to pay me \$100,000 to move in order to build the mini storage units. thank you

Sent from my iPhone

Lange, Peter C

From: Susie Montalbano <susiemontalbano66@gmail.com>
Sent: Monday, September 26, 2022 9:28 PM
To: Lange, Peter C
Subject: Re: Mini storage area

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Plus everyone has a garage!! that is their storage area! 😊

Sent from my iPhone

> On Sep 26, 2022, at 8:55 PM, Susie Montalbano <susiemontalbano66@gmail.com> wrote:

>

> I live at 10603 Silverton Creek point and I heard there is possibly a mini storage unit going up very close to my windows. I purchased this property because it was an end unit and I was able to have the sunlight and the view. Not unless you want to pay me an extra \$100,000 to move then I don't think a mini storage area is going to go up. The resale of my house would be probably \$100,000 less due to your mini storage area. I bought this house and I own this house!!! this is not an apartment rental!! Plus I am not gonna sit there and listen to construction all day long going outside my window. I really suggest you find a different area to put your storage. Not unless you want a lawsuit on your hands. 😡

>

> Sent from my iPhone

Lange, Peter C

From: Carol Morris <carollmorris@msn.com>
Sent: Sunday, September 25, 2022 7:34 PM
To: Lange, Peter C
Subject: Proposed Storage facility

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Attention City Planner, Peter Lange:

Reference: DEPN-22-0021

The proposed storage facility on the corner of Old Ranch and Rhinestone is not practical for this area.

1. This is an invasion of a residential development of single family homes and townhouses.
2. The infra structure of roads is already compromised with the increase in homes over the past 5 years.
3. There is heavy foot traffic from the students that walk to school and have to pass by the facility.
4. The reality of the impact of crime will require the residents to beef up security.
5. There is no direct access from Old Ranch Road.
6. Patrons of the facility will have to drive through the neighborhoods to get to the location. When they leave they can only go west on Old Ranch Road and this will require them to make "U" turns at the Chapel Hills and Old Ranch Road signal light.
Which is already stressed just from the volume of residents that live in the area.
7. This is not a practical move for a residential development.
8. There are already 2 storage facilities within 2 miles and five minutes.
9. The residents of this area are very much against a commercial development on this corner. If they wanted to live in a commercial zone they would live in the inner city.

Respectfully,

Ronald and Carol Morris/ Residents of Reverie

Lange, Peter C

From: Joycelaine Muhs <jkmuhs413@icloud.com>
Sent: Tuesday, September 27, 2022 11:50 AM
To: Lange, Peter C
Cc: Joy Muhs
Subject: Storage Facility on 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!

I live on Old Ranch Road and DO NOT want to see a storage facility at this location. From what I hear from neighbors, I am not alone.

Would you all listen to the people who live here in this neighborhood rather than the developers who are only out to make money and do not consider anything but THAT!

THANK YOU!

Joy Muhs

Lange, Peter C

From: MARK MUREN <MARKSCOLORADO@msn.com>
Sent: Friday, September 23, 2022 7:27 AM
To: Lange, Peter C
Subject: More storage space?

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Peter,

Regarding the proposed, Storage Facility on Old Ranch Road. SERIOUSLY? I do not even live in that neighborhood but this is ridiculous. The Springs planning mindset appears to have become, "here's a patch of dirt let's fill it with....SOMETHING...!

There is already a monumental edifice, (shrine)to the storage gods right across Powers. I hope you folks are listening to us. This will not just degrade the local folk's lifestyle there, it is an affront to all of us who drive through this part of town. How about next time you build these facilities first, like the shrine, before you approve and develop nice neighborhoods that will surround them.

Respectfully submitted,
Mark Muren
Black Forest Rd.

Sent from my T-Mobile 4G LTE(5G) Device
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Lange, Peter C

From: Dave Murphy <dave@bernsteinmurphy.com>
Sent: Tuesday, September 20, 2022 2:36 PM
To: Lange, Peter C
Subject: Fwd: File No. DEPN-22-0021

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Peter,

Please confirm you have received this email.

Thank you for taking the time to talk with me over the phone. I am obviously not happy about this proposed development and would like to be updated with any near future planned meetings, petitions to disapprove etc.

As we discussed, I live on the end cap adjacent to the vacant lot and I am very concerned about a buffer zone, lighting, 24 hr usage, type of clientele and just the overall use. There is already a large self storage facility on Powers just down the street! I'm sure the owner and the City can find a much better development that compliments the neighborhood.

Again, I strongly urge you to deny this project.

Thank you,

Dave Murphy

Sent from my iPhone

Begin forwarded message:

From: Dave Murphy <dave@bernsteinmurphy.com>
Date: September 19, 2022 at 4:38:41 PM MDT
To: peter.lange@coloradosprings.gov
Subject: Re: File No. DEPN-22-0021

Hi Peter,

I live at 10605 Ouray Creek Point, adjacent to the proposed mini storage lot. I am very concerned because I do not think another storage facility will add value to our wonderful neighborhood. There is already a storage facility across Powers less than a mile away. This lot is surrounded by nice homes and a storage facility does not belong.

I strongly oppose this proposed development. Please do not approve this development.

Dave Murphy

Sent from my iPhone

Lange, Peter C

From: Dave Murphy <dave@bernsteinmurphy.com>
Sent: Monday, September 19, 2022 4:39 PM
To: Lange, Peter C
Subject: Re: File No. DEPN-22-0021

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

Hi Peter,

I live at 10605 Ouray Creek Point, adjacent to the proposed mini storage lot. I am very concerned because I do not think another storage facility will add value to our wonderful neighborhood. There is already a storage facility across Powers less than a mile away. This lot is surrounded by nice homes and a storage facility does not belong. I strongly oppose this proposed development. Please do not approve this development.

Dave Murphy

Sent from my iPhone

Lange, Peter C

From: Nancy Murray <nancymurray01@comcast.net>
Sent: Wednesday, September 21, 2022 6:58 PM
To: Lange, Peter C
Subject: Mimi Warehouse Storage Facility at Powers and Old Ranch - please disapprove

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Mr Lange,

We live in Pine Creek. The proposed storage facility at Powers and Old Ranch would detract from the area and should not be approved. Please disapprove the storage facility on this lot.

Thank you for listening to the residents.

Nancy

Sent from my iPad. Please excuse typos and brevity.

Lange, Peter C

From: Stephanie Myers <stephmyers@live.com>
Sent: Tuesday, September 27, 2022 9:24 AM
To: Lange, Peter C
Subject: DEPN-22-0021 - Storage Facility on Old Ranch and Rhinestone

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I am writing to voice my concern over the proposal to construct a storage facility on the corner of Old Ranch and Rhinestone. This plan is harmful to our neighborhood and poses several safety concerns. I am against this proposal for the following reasons:

- The traffic on Old Ranch Road has significantly increased over the years with little done to help manage the traffic flow or capacity. Another storage facility further contributes to this problem. Adding to the hazards, the proposed site for this facility is along a main walking route where kids walk to and from school and residents walk past because of the lack of paths in the neighborhood.
- Another storage facility does not fit or belong in our residential area. There are already two storage facilities within 2 miles and a 5-minute drive of the proposed site. Having a third facility takes up land needed to properly perform urban planning for a growing residential area that requires more schools, parks and walking paths to keep up with the growth.
- Storage facilities likely increase crime in the area. In May 2022, the Littleton Police responded to 150 reports at six different businesses between 2020 and 2022 (9News Report; May 27, 2022). The close vicinity to schools and residential neighborhoods makes this proposal high risk to the safety and security of our children and their families.

Stephanie Myers
10585 Black Elk Way
Colorado Springs, CO
(303) 912-0209

Lange, Peter C

From: Adriane Nau <adriane_caruana@yahoo.com>
Sent: Wednesday, September 28, 2022 3:33 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Mr. Lange,

We are writing in regards to the storage facility that is proposed to be built in our neighborhood in Kettle Creek/Bison Ridge, reference DEPN-22-0021. We are against this proposal for several reasons including:

- *This does not fit in a residential area. It is one of two entrances to our neighborhood and would be right next to townhouses that already have heavy traffic flow and street parking. Building a storage facility here would only add to the congestion.
- *To go with that, it will increase traffic on our residential roads. My children must walk to school daily along this area and it is already a busy, dangerous walk.
- *Two storage facilities already exist within 2 miles and a 5 minute drive: Public Storage just east of Powers and Cube Smart near Target (neither of which are at the entrance of residential neighborhoods).

Certainly, there are better options to be built at this entrance that would benefit the community as whole, rather than just the pocketbooks of the developers.

We urge you and City Council/Planning to reconsider this proposal. Please keep us informed of any future updates.

Thank you,
Adriane and Jamie Nau
10735 Rhinestone Drive

Lange, Peter C

From: Lance Newell <newellccie@gmail.com>
Sent: Wednesday, September 28, 2022 9:33 AM
To: Lange, Peter C
Subject: No storage facility bison ridge

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Peter,

My wife and I live at 10524 Slumber Ridge Way, Colorado Springs, CO 80908, and we strongly feel putting a storage facility in a neighborhood is just wrong. This will create unwanted light pollution, traffic coming into the neighborhood especially at night. The city should be looking to build a park as we don't have a park that is close by for this neighborhood. There are already so many storage facilities close to this neighborhood as well.

V/r,

Lance & Mary Jane Newell
10524 Slumber Ridge Way, Colorado Springs, CO 80908
719-330-5896

Lange, Peter C

From: Clay Rowland <betsyandclay@gmail.com>
Sent: Monday, September 19, 2022 12:59 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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I am very much opposed to the proposed plan to build a warehouse storage facility. Colorado Springs is the worst place I have ever lived for city planning. You consistently plant unattractive, unwanted businesses smack dab in residential neighborhoods. This will hurt our property values as well the appearance of our neighborhood. I wish someone cared about residential neighborhoods.

Elizabeth Rowland
10654 Rhinestone Drive
80908

Lange, Peter C

From: Lisa Routh <neurotic30@hotmail.com>
Sent: Sunday, September 25, 2022 9:42 PM
To: Lange, Peter C
Subject: No to Kettle Creek storage

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!

Peter

I am writing to express my concern about another storage unit going up in the kettle creek area lot in Old Ranch & Rhinestone Dr. A storage warehouse is not a good compliment to the neighborhood and has many negatives for a neighborhood.

I vote no and would like my voice heard regarding this project.

Thank you for your time
Lisa

Lange, Peter C

From: OWEN ROONEY <orooney@sbcglobal.net>
Sent: Tuesday, September 27, 2022 9:38 PM
To: Lange, Peter C
Subject: Opposition to DEPN 22-0021

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

Dear Mr. Lange: I write to oppose the proposed development of a storage facility on Old Ranch Rd. under project number DEPN 22-0021.

Building a storage facility on that parcel is a terrible idea for a number of reasons:

- 1) it would add to traffic congestion on what is already a busy road. I understand that there will only be access from the north side of Old Ranch Road. This would force eastbound vehicles to make U-turns which is a dangerous situation. Increased traffic light flow and U-turns would be dangerous.
- 2) building a storage facility adjacent to a residential area would decrease property values. It is also an eyesore. I highly doubt you would want a public storage facility in your backyard.
- 3) there are already two public storage facilities in the immediate vicinity. There is a CubeSmart near Target approximately 1 1/2 miles away and a Public Storage facility on Blue Horizon approximately 1/2 mile away from the proposed development. The last thing Colorado Springs needs is yet another public storage facility. I cannot believe that there would be enough demand to even make such a proposed development profitable.

Just because the land is zoned for commercial usage does not mean that a public storage facility is a good idea. In fact it is a terrible idea.

Thank you. Owen Rooney.

Sent from my iPhone

Lange, Peter C

From: Joe Roddy <rjroddy@ymail.com>
Sent: Friday, September 23, 2022 2:56 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Good afternoon,

I'm writing to urge you to avoid putting another storage unit in this neighborhood. We already have a huge 3 story storage unit within .1 of a mile from where this new one is being proposed. Surely we can find something of value to the community that can go there.

Storage units are usually filled with other people's things that they don't have room for. Since they're unoccupied and unsupervised, it often leads to break-ins. Placing it next to the high school will only offer safe haven for teens who want to smoke, drink, or vandalize the property... because again it's unsupervised.

This project will not benefit the tax payers or residents of this area.

Thanks for your time.

- Joe Roddy
North Fork at Briargate

Lange, Peter C

From: Glenda Robertson <texnwy@yahoo.com>
Sent: Thursday, September 22, 2022 9:32 AM
To: Lange, Peter C
Subject: proposed mini storage

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My husband and I reject the planning of another mini storage in the community, they are a blight on the landscape and definitely do not belong in a residential neighborhood.

sincerely
glenda and stew robertson

Lange, Peter C

From: ROBERT HERNANDEZ <hernandez_rl@comcast.net>
Sent: Tuesday, September 27, 2022 11:21 PM
To: Lange, Peter C
Subject: Development proposal of a mini warehouse storage facility at E.& N. of the intersection of Old Ranch Rd. and Rhinestone Dr.

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Development proposal of a mini warehouse storage facility at E.& N. of the intersection of Old Ranch Rd. and Rhinestone Dr.

Our names are Robert and Andrea Hernandez and we reside at 10605 Slumber Ridge Way, C/S, CO 80908. We are writing in full opposition of the development to build a mini storage facility at East & North of the intersection of Old Ranch Road and Rhinestone Drive. This facility would be directly across from my backyard. We are concerned about Potential crime, noise and light pollution will put the welfare of our neighbors in jeopardy and will be a huge inconvenience. There are 2 other storage facilities within 2 miles from this subject area, Public Storage (East of Powers prior to Old Ranch Rd.) and CubeSmart Self Storage (near Target off Union). Both are less than a 3-5-minutes drive from this neighborhood.

Areas of concerns:

1. **Traffic:** The facility will generate traffic problems. Studies show an increase in traffic, which could bring potential issues such as crime and the safety of the neighborhood and its children.
2. **Children Safety:** This site is located along a main walking route. Kids/Families walk past to and from school & residents walk past due to the lack of walking paths within this neighborhood.
3. **Zoning:** Zoning ordinances must be reasonable the location, size, and physical characteristics of the land; the character of the neighborhood; and its effect on the value of the property involved. The rationale behind zoning is that it promotes the good of the entire community in accordance with a comprehensive plan
4. **Property Values:** A surefire way to hurt property values and reduce buyer interest in neighborhoods is to make them hard to access due to constant traffic. A significant increase in the number of individuals near a residential area could also deter new parents who may be seeking a neighborhood that is safely isolated from denser areas.
5. **Lighting:** Storage facility lighting (security lights) shining into line of vision as my bedroom and several home backyards face the facility, this can ruin your enjoyment of your property.
6. **Sound/Noise:** Noise pollution is something that you can learn to live with – most of the time. But it is not considered desirable by most buyers. The noisier they are, the more people are going to want to avoid living in the area.
7. **Crime:**
 - Commercial development such as a mini storage facility upon nearby residential areas indicates that proximity to commercial developments may have a negative impact upon nearby residential properties.

- “A large portion of the criminal activity occurring at self-storage facilities is actually caused by the tenants themselves, and we’ve seen a large spike in these break-ins due to the pandemic and unstable economy. A growing [thread](#) on Self-Storage Talk discusses what current facilities are going through and what they’re doing to help fight crime. Ultimately, the increase in crime rate has forced operators to step-up their site security measures in many ways, from implementing new technology to adding steps to their everyday operation. As an operator, every step you take from the moment of lease-up to your daily routine can impact your effectiveness on preventing theft and vandalism at your self-storage facility. That’s why we’ve outlined a few extra steps operators can take to help prevent crime and ensure a safe on-site experience for both tenants and employees.” Reference [What is an Operator's Role in Preventing Crime at a Storage Facility? \(janusintl.com\)](#) .
 - There is a potential that the facility will invite crime and /or drug use.
8. **Flooding:** Impermeable brick and mortar, there is a higher chance of flooding as there is an increase in surface run-off with heavy rainfall, melting snow. Vegetation – the current area is a field of vegetation that absorb water, this is known as interception.

9. Aesthetic Curb Appeal: The facility will be an eyesore. This is a neighborhood, putting a commercial facility can aesthetically be unpleasing to the eye and deter home buyers and potentially bring property value down.

In Summary: The surrounding neighborhoods from Bison Ridge, Bison Ridge at Kettle Creek, the Bison Ridge Townhomes, and Pine Creek neighborhoods are apposed to this plan. There is a myriad of homeowner from elderly to young parents with children and all of the above are concerns. Ideally a small park would be the best development in this area to improve quality of life for these taxpayers – less not be forgotten.

Lange, Peter C

From: Pam Martin <pam@megateam.com>
Sent: Tuesday, September 27, 2022 1:43 PM
To: Lange, Peter C
Cc: Pam Martin
Subject: Storage Facility

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Reference: DEPN-22-0021
Martin
Colorado Springs, Co. 80920

Homeowner:
3049 Sovereign View

We do not approve of a storage facility being built in our neighborhood because of the following reasons...

*Our children would be vulnerable walking passed this facility on their way to school with crime rate escalating! (good area for drug dealers to approach our kids)

*It would increase the traffic volume which is also dangerous for them, not to mention toxic fumes from the vehicles they would be inhaling.

*There are already several storage facilities in the area.

*It would decrease our property values.

You have been elected as our City Planner, doesn't safety come first?

Sincerely,
Robert & Pamela Martin

Lange, Peter C

From: Elizabeth <eriv61827@gmail.com>
Sent: Wednesday, September 21, 2022 10:40 AM
To: Lange, Peter C
Cc: Jack
Subject: Storage Unit

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Mr. Lange,

My husband and I are extremely disappointed that a storage warehouse is going to be built on the property off Rhinestone and Old Ranch! **THIS IS A RESIDENTIAL NEIGHBORHOOD!**

All of the people in this neighborhood have moved to this area because of the relative quiet.

When we purchased our home, we were told the area would be a park, and trail.

For goodness sake, is there no place that will be somewhat of an open space in this city!?

There are so many open areas that are NOT close to residential neighborhoods where a warehouse could be built.

And, the location of the sign that was put up does not allow the residents to read it.

We are adamant about our request that you prevent this warehouse from being built here.

Elizabeth Rivers

eriv61827@gmail.com

719 487 8100

Lange, Peter C

From: David Richman <dr33007@gmail.com>
Sent: Thursday, September 22, 2022 10:03 AM
To: Lange, Peter C
Subject: Proposed self storage unit

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Mr. Lange,

I'm writing to express my extreme dissatisfaction with the proposal to build a self storage unit in Kettle Creek/Pine Creek.

We have been long time homeowners in Charter Greens since 1998, and often use the entrance to our neighborhood from Old Ranch and Chapel Hills. Children also use this route walking and riding bikes to the schools within only a few blocks of this site.

Not only will this detract from the neighborhood feel, but also has the potential to decrease home values. There will always be concerns about safety for our children as well, with unknown persons using a facility as you propose.

To be clear, moving forward with this proposal will cause significant dissatisfaction with the surrounding neighborhoods and result in far more pushback than what you may be hearing about currently.

Sincerely,

David Richman, MD
Community Watch Member

Lange, Peter C

From: Vincent and Myra Renaud <vnmrenaud@gmail.com>
Sent: Monday, September 26, 2022 7:51 AM
To: Lange, Peter C
Subject: Proposed Storage Facility - DEPN-22-0021

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Dear Mr Lange,

We received the notification of the subject proposed facility. In short, we are against allowing such a facility to be constructed in the proposed location. We cite several reasons:

1. This location would require users to travel through neighborhood roads to access the facility. As there is no direct access from eastbound Old Ranch, users must go through the Bison Ridge neighborhood. As well, those coming from Powers Blvd, return to the east is either back through the neighborhood or a very tight u-turn at Old Ranch/Chapel Hills.
2. There are already 2 storage facilities within 2 miles and a 5-minute drive (Public Storage (just east of Powers and CubeSmart Self Storage (near Target). As well, another is being constructed within 2 miles at the Interquest Development.
3. This proposed storage facility is along a main walking route for Pine Creek High School students and neighborhood residents.
4. Discussions with residents in our neighborhood point to this location as better suited for a community minded development (small retail, etc).
5. Placing such a facility in this location could provide for increased crime and decreased neighborhood security.

For these reasons, we are strongly against this development.

Regards,

Vince & Myra Renaud
2977 Sovereign View
Colorado Springs, CO 80920

Lange, Peter C

From: Bert Reid <broid@introlend.com>
Sent: Wednesday, September 28, 2022 2:30 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Mr Lange.

I am emailing you as a concerned resident in the Townes at Kettle Creek neighborhood. It is my understanding that there is a proposed storage facility building off of Rhinestone. I for one do not want that facility to be built for a number of reasons.

1. There are 3 schools and many children in my neighborhood and adding a commercial building such as that is an increase in traffic near those schools and neighborhoods filled with children that often walk to school. That area is already dangerous and we recently had to have another traffic light put in due to the accidents and dangers on that road.
2. This area is all residential and to put a commercial building up in a residential area is an eye sore. When are we going to stop putting a building on every piece of open space in Colorado.
3. There is a 2 huge storage area already across the street and to add another one is ridiculous. Those 2 storage facilities. Public Storage and Cube storage are relatively close already within a couple miles and they are not at capacity.
4. Having a facility open 24 hours a day off of powers and old ranch when there is already too much traffic especially around Pine Creek High School causes concern for safety. There is already too much traffic in the morning and afternoon and evening. (basically at all times due to the amount of people that live there that go to the school, store. Etc.) Even at night when school activities are going on.
5. I have had a family member and friend in accidents there within the past 12 months. It is already difficult enough for many kids to get across powers for school and buses etc.
6. Crime and Security is a concern.
7. Decrease in property value due to a storage facility in the neighborhood.

Please consider NOT allowing this to happen. That community is filled with families and children that do not want this to happen for similar reasons as stated above.

Thanks for your consideration.

Bert Reid

Bert Reid | Executive Finance Manager | NMLS #1825287



M: 719-243-3869 |
2630 Tenderfoot Hill Street
Colorado Springs, CO. 80906

www.broid@introlend.com



Mortgage applicant(s) are subject to credit, income, asset and final underwriting approvals by the end-lender. Estimated savings disclosed, if any, vary based on the applicants' overall credit profile, product, interest rate availability in the

marketplace, and other factors. [Chapter Name Goes Here] [NMLS Goes Here]. For state mortgage licensing information please go to nmlsconsumeraccess.org. [Chapter Street Address Goes Here]

Lange, Peter C

From: Robert Ray <3402ray@gmail.com>
Sent: Friday, September 23, 2022 9:56 PM
To: Lange, Peter C
Subject: DEPN-22-0021 "Old Ranch Road Self Storage"

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Mr. Lange,

Thanks in advance for your attention on this matter.

I am a resident of pine creeek and I am very concerned with the proposal to locate a self storage on the location at old ranch and rhinestone. I fully recognize that we live in a growing an dynamic area, however, the siting of a self storage facility, especially in such close proximity to other residential properties is very concerning. It would be both visually and aesthetically unappealing, given its location. I feel for the residents that are in direct view of the property, who purchased it with the understanding that it would be either other residences or a park. I would ask the Colorado Springs Planning Commission reconsider the location of this proposed facility.

If that is not possible, please no multi-story facilities and one that is harmonious with the local properties, in color, landscaping, etc. to ensure that it is as visually appealing as possible given the nature of the property.

However, i truly believe there are better properties for this, in the interquest area, especially given the large storage facility presently on the north side of powers near old ranch (approximately 2,000 yards from this current location at old ranch and rhinestone (3601 Blue Horizon Vw, Colorado Springs, CO 80924)

Regards
Robert Ray
3327 Silver Pine Trail, Colorado Springs, CO 80920

Lange, Peter C

From: Chris Ratcliff <ratcliffchris@gmail.com>
Sent: Friday, September 23, 2022 9:26 PM
To: Lange, Peter C
Subject: Proposed Storage Facility in Bison Ridge and Kettle Creek

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Mr. Lange,

I am reaching out to express my opposition to the proposed storage facility at the corner of Rhinestone and Old Ranch Road. The fact that there are already 2 other storage facilities with 5 minutes makes this redundant and would be completely out of place in a neighborhood. I appreciate your attention to this matter.

Thank you,

Chris Ratcliff
2967 Looking Glass Way, Colorado Springs, CO 80908

Lange, Peter C

From: J and R RANSIER <RANSIERS@msn.com>
Sent: Monday, September 26, 2022 9:03 AM
To: Lange, Peter C
Subject: Proposal of storage facility in Kettle Creek

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I vehemently oppose the building of a storage facility on Old Ranch Road in the Kettle Creek neighborhood.

Our children walk to Pine Creek High School, and we do not want this.

We were told there would be a park.

Thank you for protecting the integrity of our neighborhood for generations to come!

Renee Ransier

3534 Oak Meadow Dr.

Colorado Springs, Co 80920

719-648-4096

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Lange, Peter C

From: Michael Quinlan <QuinlanGroup@msn.com>
Sent: Wednesday, September 28, 2022 1:44 PM
To: Lange, Peter C
Subject: Storage facility Old Ranch Road and Rhinestone

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Dear Peter, this letter is to protest approval of the above project for reasons that should be obvious:

- (1) This is a residential area and this type of project simply does not belong here.
- (2) Increased traffic and security impacts to residents will result.
- (3) There are existing storage facilities in the immediate vicinity that adequately serve existing and projected needs.

Michael and Ana Quinlan
Bison Ranch Residents

Sent from [Mail](#) for Windows

Lange, Peter C

From: julie.c.price@comcast.net
Sent: Wednesday, September 21, 2022 9:29 AM
To: Lange, Peter C
Subject: Proposed Storage Facility - Rhinestone and Old Ranch
Attachments: Sign - Close Up.jpg; Sign - Street Perspective.jpg; Storage Facility - 1_75 Miles Away.jpg; Storage Facility - 0_5 Miles Away.jpg

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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:

- 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.
- 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.
- 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.

- 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.
- 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

Lange, Peter C

From: Kylee Post <kylee.post@yahoo.com>
Sent: Tuesday, September 27, 2022 6:55 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Hi Peter,

I am a young mom of one and I live in the Townes at Kettle Creek, I am writing you today to address concerns over the proposed storage unit going in the corner lot. There are a few concerns I would like to address and I hope you take the time to listen,

First, there would be an increase in traffic and having a young child, with cars already going fast, there is no need for a business which will draw more cars to the area.

Secondly, there are already two storage locations nearby and a third in a built up residential area does not bode well for the neighborhood.

Thirdly, there is a chance for increased crime rates which no one wants to have to worry about in a neighborhood where our kids grow up and expect to feel safe in. I'm sure you would feel the same for your family.

Lastly, kids walk to and from school alongside the sidewalks where the proposed building will be and having this building will make it less safe to do so.

Thank you for your time and thoughtful consideration and hope this project will be rescinded and something else that will benefit our community will be built in its place.

Thank you,

Kylee Post

Lange, Peter C

From: Pete Van Dyke <petevandyke1@icloud.com>
Sent: Wednesday, September 28, 2022 8:02 PM
To: Lange, Peter C
Subject: Public Storage DEPN220021

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My vote is No.....

Sent from my iPhone

Lange, Peter C

From: Kathleen Peak <kathleen@peaktopeakhomes.com>
Sent: Wednesday, September 21, 2022 10:45 AM
To: Lange, Peter C
Subject: Old Ranch Road Self Storage

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Dear Sir...

As a neighbor to this location, I am VERY OPPOSED to putting this type of storage eye-sore in the middle of a very desirable neighborhood. Not only do I live directly to the south of this proposal, as a professional real estate agent I am angered that the city has no regard for housing developments which have already been established in this neighborhood.

Not only will this effect the value of the current homes in Kettle Creek and Bison Ridge AND Pine Creek, it will create even more of a traffic concern off Old Ranch Road & Chapel Hills. With Pine Creek High School right to the east of this proposed structure, traffic on Old Ranch Road is dangerous enough without even more added to it. AND, there is already a huge storage facility just on the eastside of Powers. An additional facility within in "throwing distance" will start to make this area look like a warehouse district instead of the more upscale housing area that is very desirable for those moving to or relocating to D20 school district within Colorado Springs.

There are many locations out in the eastern plains off Woodmen that would not effect value of homes like this undesirable structure will on Old Ranch Road. Please vote to NOT allow another ugly commercial building to be placed in a beautiful housing development.

Thank you...
Kathleen Peak

Kathleen Peak
The Colorado Home Team *"Better Together"*
The Cutting Edge, Realtors
5881 N Academy Boulevard
Colorado Springs, CO 80918
(719) 930-3185

Lange, Peter C

From: Shanna Paterson <patersonsh@hotmail.com>
Sent: Thursday, September 22, 2022 7:25 AM
To: Lange, Peter C
Subject: Mini storage old ranch

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Mr Lange,

More traffic?! People who use this storage facility will either need to drive through the Kettle Creek neighborhood, or they will need to make u-turns at Chapel Hills to get back into Powers. That's a disaster waiting to happen. It's a neighborhood not a industrial park. People work their whole lives to buy a house in a neighborhood like Kettle Creek, just to have it defaced because developers and greed run this city.. There's hope for this city if there isn't people who will fight for it.

.

No Mini-Storage Wa

We don't want it, build
Stop selling to the hige

Email Peter Lange: peter.lange@col
By September 28th.

.

Lange, Peter C

From: Frank Szorc <fszorc@gmail.com>
Sent: Wednesday, September 21, 2022 12:45 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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I am a homeowner in the Kettle Creek neighborhood where this new Self Storage unit is planned. I am against the idea of this storage unit location, but not totally against the idea of yet another storage unit to be built.

The location chosen, located amongst a number of houses and apartments does not make sense and this unit would stick out as too different. The whole NW corner of Powers and Old Ranch consists of housing. Adding a storage unit there does not make much sense. Also, from a traffic standpoint, as there is no way to turn left from Rhinestone onto Old Ranch Rd.

A better location for this storage unit facility would be along Powers Rd, north of the Kettle Creek subdivision accessed via Chapel Ridge Rd. This road is wide, is an access road and not a road with homes on it, and has a traffic light at Old Ranch. Also, aesthetically, a storage unit site there does not affect the existing homes since it would be more of a standalone site.

Thank you

Frank Szorc
10535 Black Elk Way

Lange, Peter C

From: Terra Sumstine <terra@terratrans.com>
Sent: Monday, September 19, 2022 11:46 AM
To: Lange, Peter C
Subject: Storage facility development on Old Ranch Road

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Dear Mr. Lange,

I saw the sign posted in my neighborhood this weekend about the proposal to build a storage facility on Old Ranch and Rhinestone Drive (file number DEPN-22-0021). I am writing (as many of my neighbors have already done) to let you know that our family is opposed to this project.

I understand that the owner of the land has rights about how to develop/profit from it; however, it is important for the city to consider the location of this plot of land before agreeing to development. The land is surrounded on 3 sides by single family homes and townhomes. The idea of having a commercial storage area in the middle of our neighborhood is disturbing. I can't help but imagine the noise, traffic, exterior lighting at night, etc that will come along with this project. I understand that parks cost money, but making this open space into a park for the use of the community would, in my opinion, be more appropriate for its location. Additionally, there is already another storage facility off of Old Ranch just across Powers. Do we really need another one so close by?

My other concern is traffic in our area. When we moved into the neighborhood 4 years ago, I contacted the city repeatedly about installing a traffic light at the bottom of the hill (Old Ranch and Chapel Ridge). In fact, this intersection was so unsafe that I would not allow my children to walk to school. Finally, after many near misses and 1 serious accident, the traffic light was installed. However, since Old Ranch is a divided road, the only way for potential users of this storage facility to arrive at their destination is to come west on Old Ranch from Powers and turn right into the neighborhood. Rhinestone Dr isn't a large road, so I can see a lot of conflicts with people who live in the neighborhood. Also, we have recently had truckers who work with Target parking their big rigs on Rhinestone. Community police officers responding to neighbors' complaints explained that, because that lot is commercial, big rigs are allowed to park there. So imagine a bunch of big rigs parked on Rhinestone, combined with people accessing storage, and with people who live in our neighborhood. It's another accident waiting to happen. The other way potential users could access their storage coming from the west (driving east on Old Ranch from Voyage) is to turn left on Chapel Ridge. They would then have to wind their way through the neighborhood to reach the storage facility, disrupting traffic for those who live here.

I will continue to oppose this development and its likely impact on my property value by spreading the word among all those who live in this neighborhood. I hope you take residents' concerns seriously before greenlighting this project. If there is a meeting planned with the developers at any point, I would appreciate the opportunity to speak with them.

Thank you very much for your time and consideration.

Sincerely,
Terra Sumstine

Lange, Peter C

From: Shannon Stuck <sstuck6@gmail.com>
Sent: Wednesday, September 28, 2022 2:50 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Hi Peter,

I'm a resident of Bison Ranch the community West on Rhinestone Dr. I'm writing to express my concern with the proposed development of a storage facility on the corner of Rhinestone and Old Ranch.

This area is already very busy and I question if we have the infrastructure to handle the additional traffic that a facility like this would bring. These neighborhoods are full of children, animals and families that utilize this route for exercise, routes to school and work, and additional traffic poses a huge risk to the safety of our community.

There's currently 2 facilities of this type within 5 miles, so I also question the need or how this facility will be different than the others? Building a storage facility will increase the need for security and we may experience an increase in crime.

We've paid a premium to live in these neighborhoods, pay into our HOAs so the neighborhoods remain nice and safe, adding a storage facility may cause an increase in our fees. Is there a proposal that will help offset these increases? We also paid a premium for the land and the homes we've built and bringing in a facility of this nature will decrease the values of our properties and make the area less desirable for future resale.

I hope we are given more details of the plan for this facility, including pros and cons, so we fully understand the impact. I also hope that we are provided an opportunity to vote on if this facility should or should not be brought into our quiet, clean, friendly community.

Thank you for your time,
Shannon Stuck

Lange, Peter C

From: Mary Jo <maryjosteinke3@aol.com>
Sent: Wednesday, September 28, 2022 11:17 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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We are writing to strongly suggest that you reject the plan to build a storage facility on Old Ranch Road and Rhinestone. This is a residential neighborhood and should not have such an unsightly business on the corner. There are no other businesses on that stretch of road on either side. It is strictly residential. Children walk along the sidewalk to school where it would be located and could risk being hit by cars coming and going from the facility. There would be a substantial increase in traffic which would be detrimental to the residential neighborhood. Furthermore, there are already two storage facilities within a one to five minute drive. There is no need for another facility, especially in a residential neighborhood. There would also be the potential for increased criminal activity in such a business, which has no place in a residential neighborhood.

Please do not violate the character of the neighborhood for this unnecessary storage facility.

Thank you.

Bob and Mary Jo Steinke

Lange, Peter C

From: Rick Spurgeon <spurgeonr29@gmail.com>
Sent: Sunday, September 25, 2022 8:57 AM
To: Lange, Peter C
Cc: Rick Spurgeon
Subject: Proposed Storage Facility - Kettle Creek

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Mr. Lange,

I'm writing this letter to object to the proposed building of a storage facility on the vacant site located on the corner of Old Ranch road and Rhinestone. With the area already having two storage facilities within a 2 mile radius of this proposed facility, it makes no sense to add another one. This new storage facility would increase already unsafe traffic along the streets within Kettle Creek and possibly present safety problems for the school children that use the walk ways to go back and forth from the Pine Creek High School. In addition, the increased traffic due to this proposed construction along Old Ranch road, already a problem that required the installation of a traffic light at the Old Ranch/Chapel Hills intersection due to speeding and numerous accidents, would pose a further threat to the foot traffic in the area. Finally this proposal would degrade the neighborhood by construction of a commercial building(s) within our residential area and our property values would drop with an unsightly commercial storage area within our neighborhood. We request this proposed construction kit be approved so our neighborhood can remain a safe place to live.

Thank you
Richard and Brigitte Spurgeon
3077 Kettle Ridge Drive
Colorado Springs, 80908

Sent from my iPhone

Lange, Peter C

From: Ann-Noel Spencer <bisonranchhoa@gmail.com>
Sent: Tuesday, September 27, 2022 9:27 PM
To: Lange, Peter C
Subject: Proposed storage facility

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Hi, Peter!

I am the President of the Bison Ranch HOA (Chapel Ridge and Rhinestone Dr). I and many of my neighbors oppose the building of a storage facility at the corner of Rhinestone and Old Ranch Rd. I welcome the opportunity to discuss if you would please give me a call on my cell phone (303-396-9675).

Thanks for your time!

Ann-Noel Spencer
303-396-9675 Cell

Lange, Peter C

From: Courtney Smith <courtney-e-smith@outlook.com>
Sent: Monday, September 26, 2022 3:23 PM
To: Lange, Peter C
Subject: NO To Storage Facility

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Peter-

Please do not allow the proposed storage facility to go in off Old Ranch Rd. This is NOT what the neighborhood needs. You know that. We know that. Let me know what else can be done to STOP this from happening.

Thank you
Courtney Smith

Lange, Peter C

From: jwjsmith90 <jwjsmith@gmail.com>
Sent: Monday, September 19, 2022 5:50 AM
To: Lange, Peter C
Subject: File No. DEPN-22-0021 - Development plan

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Hi Sir,

I'm writing to you in regards to the plan posted for a mini storage facility at Old Ranch and Rhinestone.

Last thing anyone needs anywhere is more mini storage. Car washes, too, for that matter.

Mini storage is garbage development. Lazy development. Nothing that promotes a community or contributes to it.

Perhaps there is some justification for this. What are the results of the local mini storage utilization rate survey? What % of cubic capacity is being utilized already amongst the glorious tycoons of the mini storage industry in our fair town. Perhaps there is a storage gap and we need to catch up to other places? I remain open to having my mind changed.

Until then, my inclination is to state that the last thing we in this town or anyone for that matter around here needs is another mini storage facility.

Put a Twin Peaks there instead.

Very Respectfully,

Jason Smith

Lange, Peter C

From: tpskrdlant@gmail.com
Sent: Tuesday, September 27, 2022 4:49 PM
To: Lange, Peter C
Subject: Proposed Storage Facility Old Ranch/Rhinestone

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Good afternoon. We are writing to oppose the development of a storage facility at the intersection of Old Ranch Road and Rhinestone Drive. The building of this facility will detract from our high-end neighborhood and will increase traffic on our streets. This is a neighborhood, not some business area. We believe loitering and crime will increase in our area. It is unsightly and I'm sure the planning commission would not want this in their backyards—literally. Yards will back up to this facility. What will lighting be like? I'm sure there will be a ton of it, which reflects into the neighboring houses. We ask that you and the planning commission reject this proposal. Thank you for your time.

Patricia & Todd Skrdlant
tpskrdlant@gmail.com

Lange, Peter C

From: Jason Sheldon <jsheldon@embassysm.com>
Sent: Wednesday, September 28, 2022 10:43 PM
To: Lange, Peter C
Subject: Depn-22-0021

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To whom it may concern,

Please do not allow a storage unit to be built near our community. There are a lot of kids that walk to school and traffic is already bad. There are many storage units near by and this storage facility should not be so close to these communities. I live in Bison Ranch and am very concerned about having this facility so close. Please help us with this request.

Respectfully,

Jason

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Lange, Peter C

From: snfrederick@peakdentalservices.com
Sent: Friday, September 23, 2022 7:47 AM
To: Lange, Peter C
Cc: 'James'
Subject: FILE No. DEPN-22-0021 Old Ranch Road Self Storage

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Mr. Lange,

I am writing to voice my opposition to the proposed self-storage facility on the corner of Old Ranch Rd and Rhinestone. As a resident of Pine Creek, I feel this is a very poor fit for that particular corner, which is quiet and completely surrounded by residential homes. The bright lights alone would be objectionable, not to mention the extra traffic and potential increase in crime. Moreover, there is already a large self-storage facility across the ways.

Thank you for listening and relaying our concerns.

Scott N Frederick, DDS, FAGD
Clinical Director
Peak Dental Services

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Lange, Peter C

From: Tony Serafino <tonyserafino@verizon.net>
Sent: Wednesday, September 28, 2022 9:37 PM
To: Lange, Peter C
Subject: Old Ranch Storage Facility & Land Development

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Dear Mr. Lange,

I am a resident of the Bison Ridge at Kettle Creek community (filing # 4) and I would like to voice my opinions and questions about the proposed storage facility. The residents and I think that putting any business here is not a good fit for the community.

I applaud the city for listening to the voices of the same surrounding neighborhoods back when the Larry Ochs Sport Complex was being reviewed. Most of the same concerns hold true for this proposal, as I will explain.

The main issue is that while this property in question and filing #4 was, according to the Briargate Master Plan, originally zoned for commercial development, the city re-zoned filing #4 as residential and also added several other neighborhoods in this area since the plan's inception. They made it a residential area. And now to put a business in a residential community is just incongruent.

Flow of Traffic: The proposed main entrance/exit of the storage facility is located on Rhinestone Drive, a residential street, and not on Old Ranch Road, the thoroughfare.

Additionally, the entrance/exit intersects at Rhinestone Drive and Kettle Ridge Drive, another residential street.



View from the proposed entrance/exit

This will allow the business's traffic to be directed through the neighborhood. Given the downhill slope of Kettle Ridge and the parallel Looking Glass Way, there will surely be drivers speeding through the neighborhood.



Chapel Ridge Drive to the west

There are a great number of pedestrians and children here (3 schools are in the immediate area). It would be ill advised to encourage this level of additional traffic without better route planning.

Drivers will also not opt to turn left out of the facility because there is no option to turn left (east) at Old Ranch Road because of the median. One can only turn right to the west, and would have to

make a U-turn at the next intersection to head east. Drivers, especially of larger moving-type trucks would opt to travel through the neighborhood to Chapel Ridge Drive to get to the intersection at Old Ranch Road.



Drainage and Run Off: I live at the bottom of the hill and would like the city to explain the plan to prevent additional storm water from flowing down into the neighborhood. Currently, the land is covered in grass and the slope of the property is away from Rhinestone Drive.



To go from this to a leveled property with concrete would logically cause more run off during rainstorms. Even with the current grade of this land, Kettle Ridge Drive and Looking Glass Way get a great amount of run off flowing down these streets, and in between the properties as well. A heavy

rainfall brings water flowing to curb-high level. I'm worried about any additional volume of water that would flow between the properties of these two streets. Take this as notice that if the land is not developed responsibly, any property damage to homes as a result will leave the homeowner(s) to hold the city responsible. Sorry, but I've watched City Council and Planning Commission meetings and I've seen citizens' concerns disregarded (e.g.: North Fork's traffic concerns and evacuation routes, the re-zoning for the Recovery Center on Old Ranch Road, etc.). I saw the developer's plans but they are tough to read. I would like a bit more interpretation. The plans may not have been drawn up with consideration of the above.

Construction Traffic: Should the land be developed for any purpose, what would the city do to minimize the construction impact for the neighborhoods? When the Bison Pointe neighborhood (filing # 5 or #6, I believe) went in on the site of the horse ranch, there were literally over 100 dump trucks going down Chapel Ridge Drive daily, and way outside of the allowable hours; up until midnight, and yes, they were speeding. Calls to the developer fell on deaf ears and the police did not have the resources to patrol a neighborhood street. I do not want months of the same situation again.

A meeting with the landowner would be fantastic if that could be arranged. Is it Dean Venezia?

In closing, please protect the interests of your citizens. Thanks for your time.

Sincerely,

Tony Serafino

Lange, Peter C

From: Jennifer Schilling <jenmarie2370@yahoo.com>
Sent: Wednesday, September 21, 2022 4:12 PM
To: Lange, Peter C
Subject: Proposed mini storage unit on the corner of Old Ranch Road near the Bison Creek Subdivision

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Dear Mr. Lange,

I am writing to let you know how unhappy I am about the proposed mini storage unit to be built on the corner of Old Ranch Road near the Bison Creek Subdivision. I live down the hill in the Kettle Creek subdivision at 10524 Black Elk Way, Colorado Springs, CO 80908. I'm upset because it will be an eyesore in the neighborhood, is not necessary when there is a storage facility less than a mile away on North Powers and it not what our neighborhood needs. We need a park!!! All of the land surrounding our neighborhood and northern Colorado Springs area is being swallowed up by houses and businesses. The last thing we need is another business SO close to our homes. Thank you for your time.

Jennifer Schilling

Lange, Peter C

From: Phyllis Schierioth <pjschie@live.com>
Sent: Thursday, September 22, 2022 2:51 PM
To: Lange, Peter C
Subject: Storage Facility in our neighborhood located at Old Ranch and Rhinestone

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Peter Lange,

We are very concerned about the proposed storage facility in our residential neighborhood. Our home at 3060 Kettle Ridge Drive is located on the road, which if the city approves this facility, would encounter the heavy traffic associated with the storage facility. Our neighborhood has children walking and riding bikes causing further concern for families.

We appreciate your re-consideration of this location for the proposed storage facility.

Sincerely,
Phyllis & Walt Schierioth...home phone 719-213-9910
3060 Kettle Ridge Drive
Colorado Springs, CO
80908

Sent from my iPad

Lange, Peter C

From: Sylvia Sayers <listontwin@gmail.com>
Sent: Sunday, September 25, 2022 7:54 PM
To: Lange, Peter C
Subject: Storage Warehouse on Old Ranch Road

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Mr, Lange,

We have lived off Old Ranch Road on Marble Creek Circle since June of 1995. What used to be zoned as residential, now has a Rehab Center down the road. I object to the storage warehouse. Do we really need another place for people to store their junk? Please reconsider.

Respectfully,
Sylvia Sayers
10340 Marble Creek Circle

Lange, Peter C

From: mailnancy2@gmail.com
Sent: Monday, September 26, 2022 7:31 AM
To: Lange, Peter C
Subject: Storage unit

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Good morning,

I'm writing to request you please not allow a storage unit at Rhinestone and Old Ranch Road. This community does not need a storage unit when there are so many just up the road near Powers and Old Ranch. I believe the increased traffic and crime that would result from this building would be detrimental to our community. Please do not allow this.

Nancy Sauer

Lange, Peter C

From: Will Gregorian <willgregorian@gmail.com>
Sent: Sunday, September 18, 2022 6:16 PM
To: Lange, Peter C
Subject: File number: DEPN-22-0021

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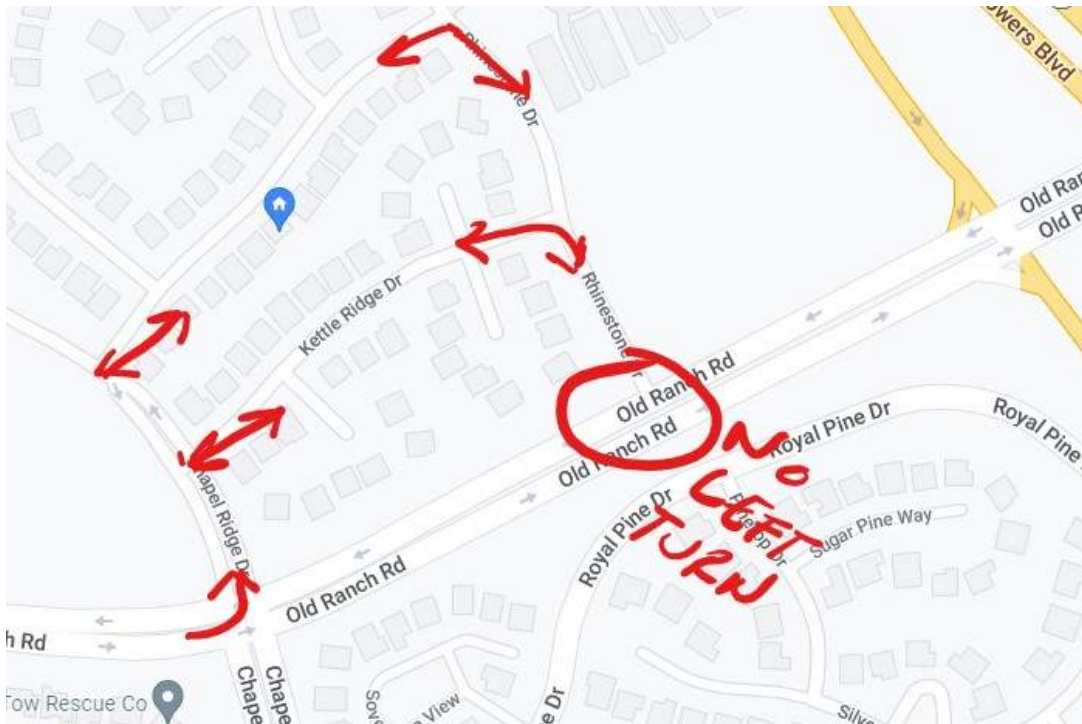
Mr. Lange

I want to challenge the mini-warehouse storage facility's development proposal on the corner of Rhinestone Drive and Old Ranch Road.

Traffic

The site is adjacent to a residential area, introducing unwanted commercial motor vehicle traffic and increasing the road noise to the residential area unequipped to accommodate.

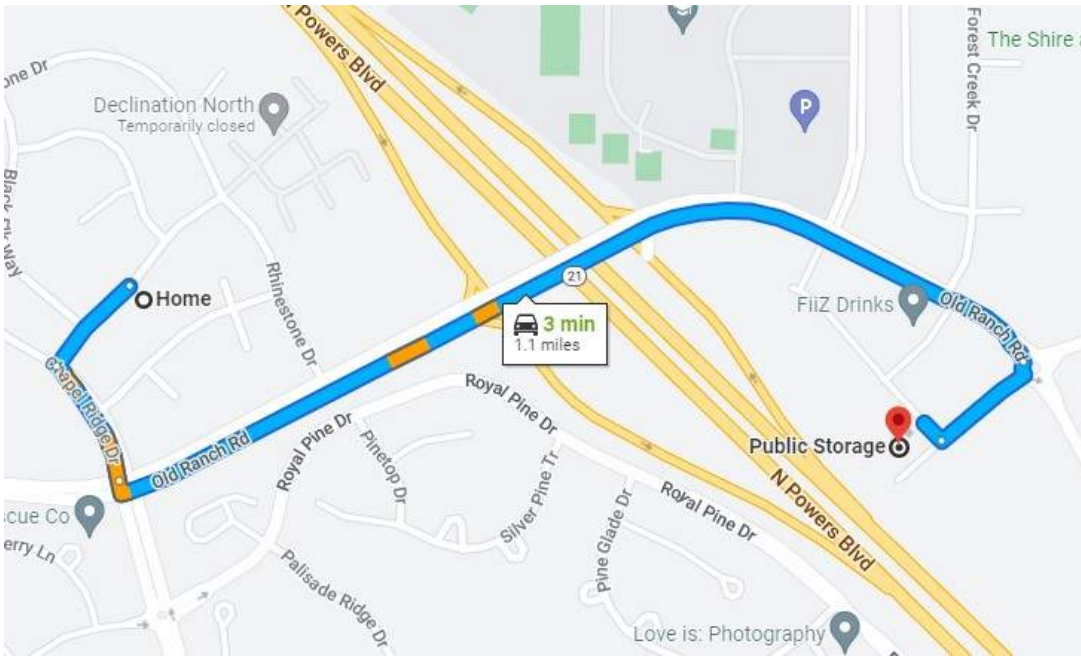
There are currently two ways to enter and exit the Kettle Creek community: Chapel Ridge or Rhinestone Drive. The proposed development will increase motorist traffic either on Kettle Ridge Drive or on Looking Glass Way as the alternate routes since no left turn is available to the site from Old Ranch Road; it will place the lives of the residents and pedestrians near the proposal in danger. Unless strict traffic ordinances such as the discouragement of through traffic are included in the planning, it will severely jeopardize the safety of our neighborhood.



Creating an eye sore

I would love to see the proposed architectural plans describing the building; if I were to guess, it would include high-powered LED lights that will sear the eyes of the adjoining neighbors, an ugly bright orange building color (or similar,) and a parking lot with heavy-gauged fencing that will be utterly unfitting to the motif of the area.

Additionally, there is a brand new public storage facility within 1.1 miles of this location. How many storage facilities could we use in this area or Colorado Springs? Does the city measure the storage facilities' use and occupancy rates before committing to such development?



Building a single commercial property on a plot of land surrounded by three residential (Kettle Creek, Bison Ranch, and Pine Creek) developments south of Powers appears ill-placed, which creates an eye-sore for all who live here.

Designating the area as a residential park instead of allowing the highest bidder to profit from this would be more lucrative for the city as it increases the curb appeal of the surrounding properties while growing property tax revenue.

I don't know other communities with storage facilities in or near them. There is plenty of land in the city of Colorado Springs that is better suited for a mini-storage facility, but this is not one of them.

I encourage and implore the city planning department to do better by restricting such proposals near residential neighborhoods; please do not allow this development to move forward.

Thank you,
William Sani
3015 Looking Glass Way

Lange, Peter C

From: Kyle Sanders <pseudoforker1@yahoo.com>
Sent: Thursday, September 22, 2022 8:04 AM
To: Lange, Peter C
Subject: Mini storage unit on Old Ranch

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Peter,

Please don't build the proposed storage unit on Rhinestone and Old Ranch. That would be a nasty eyesore in the neighborhood. I'm sure you have received many other reasons why not to from many other residents in the area, so I won't take up any more of your time. I just wanted you to hear yet another voice of someone who lives in that community.

Thank you,

Kyle Sanders

Lange, Peter C

From: Megan Sanders <mryder29@yahoo.com>
Sent: Wednesday, September 21, 2022 4:32 PM
To: Lange, Peter C
Subject: Mini storage unit on Old Ranch

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Dear Mr. Lange,

I am writing to respectfully ask that the proposed storage unit planned on Rhinestone and Old Ranch be reconsidered. Because of the center median on Old Ranch there is no left turn off of Rhinestone meaning that the additional traffic that would be created would be pushed into the neighborhoods to get back out to the light. This is also a well used area for kids walking to and from school. Having an increase in non-resident traffic with so many young walkers around is concerning.

One of the reasons we moved to this area was to get away from the "strip mall" feeling that has started to take over many parts of the city. I'm a Colorado Springs native and have watched more change to the area in the last 5 years than I have over my whole life, some good, some a little heartbreaking. There have been several storage facilities that have recently been added nearby and having another one feels like overkill and an unnecessary eyesore. Our hope was that some of the plans that previously existed for sports complexes and parks in the area would have champions at the city level to preserve some of the ever dwindling open spaces we have left.

Thanks for your time,
Megan Sanders

Lange, Peter C

From: Julia Saenz <julia.saenz@icloud.com>
Sent: Tuesday, September 27, 2022 7:45 AM
To: Lange, Peter C
Subject: Storage units

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Hello,

I have a townhouse off Ironton Creek and learned about the storage unit proposal. Please reconsider putting a storage unit right in our backyard. Kids walk to and from school and we'd all love for the area to stay residential. Is there a need for another storage unit with the other big ones so close?

Thank you for your consideration.

Thank you,

Julia Saenz

Lange, Peter C

From: Sheila Zell <sherod625@yahoo.com>
Sent: Monday, September 26, 2022 7:36 PM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Peter Lange,

I am a Kettle Creek/Bison Ridge Resident. I am against building a storage facility in our neighborhood for the following reasons:

- It will increase traffic on our residential roads and my kids have to walk pass that area to and from school.

- We already have storage facilities within 2 miles of our neighborhood (public storage east of powers & Cube smart self storage),

- Impacts on crime and security that does not belong in a residential area.

Thank you for considering my concerns,
Sheila Zell
3020 White Hawk Trail
719-359-6807

Lange, Peter C

From: Yoo, Lou (PERATON) <lyoo@peraton.com>
Sent: Wednesday, September 28, 2022 12:53 PM
To: Lange, Peter C
Subject: DEPN-22-0021 Old Ranch Road Self Storage Comments

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Mr. Peter Lange,

Following comments from the Townes at Kettle Creek Townhome Community Board:

1. Five townhome buildings are directly adjacent to the proposed development. Possible noise and light nuisance is a concern to those residents. Would it be possible to landscape the southeast, along the adjacent property line, with a sufficient number of trees to block out noise and light emissions? To create a dense natural looking screen?
2. Cement panel fence along adjacent southeastern property line belongs to the HOA. How do you plan to share fencing?
3. Expecting an increase in traffic along Rhinestone Drive and Looking Glass Way. Would it be possible to make the Rhinestone Drive and Looking Glass Way/Gladstone Creek Point intersection a 4-way stop to help control traffic?

Sincerely,

Louis Yoo
HOA President
719 338-8300
Lmyoo1@msn.com

Lange, Peter C

From: Dave Wright <wrightdb@pacbell.net>
Sent: Tuesday, September 27, 2022 10:47 AM
To: Lange, Peter C
Subject: DEPN-22-0021

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Dear Mr. Lange,
Please stop the tennative building of storage units in our neighborhood.
Storage units belong on the outskirts or industrial areas of town. Everytime I drive on Powers and pass by the Public Storage east of Powers, I wonder what knucklehead approved it as this area is residential and it blocks the view of many homes in Cordera. Talk about an eyesore and reduction of property value. No, tatoo nor massage parlors are not a good idea either, just for the record. We could use a donut shop or ice cream shop. Something that families in the neighborhood could walk to and see as a convenience.

We appreciate your consideration of our concerns and use of good judgement in this matter.

Sincerely,
David and Becky Wright
Phone: 510329-7065
10584 Black Elk Way
Colorado Springs

Lange, Peter C

From: Jeffrey Wilson <j_wilson14@hotmail.com>
Sent: Wednesday, September 21, 2022 12:58 PM
To: Lange, Peter C
Subject: DEPN-22-0021 Old Ranch Rd Self Storage

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Mr. Lange,

I live in Bison Ridge at Kettle Creek and have major concerns about the planned development of the Old Ranch Rd Self Storage facility at the corner of Old Ranch Rd and Rhinestone Dr. This development will significantly increase traffic on surrounding residential roads. (Rhinestone, Looking Glass Way and Kettle Ridge Dr.) There are retirement age folks and children along those streets. There are bus stops along Rhinestone and countless elementary, middle school and high school aged kids that walk home adjacent to the planned facility. My kids included. A storage facility will substantially increase potential for an incident.

Additional to the safety of children is the aesthetics, drainage impacts and light pollution to surrounding homes for a storage facility. These types of facilities usually come with bright colors, cheaply built office spaces and loud garage/gate openers. I didn't have the choice to have an orange (or other brightly colored house), siding or cheaply constructed fence. At a minimum anything going on this parcel should have to meet the architectural theme for Bison Ridge at Kettle Creek. (Stucco, stone, neutral colors, stone fencing along Rhinestone)

A public storage facility was recently constructed at 3601 Blue Horizon Way that is grouped with other commercial properties. That seems to jive. A storage facility in a residential neighborhood so close to the existing facility just does not make sense. Thank you for the consideration.

A concerned citizen,
Jeff Wilson

Lange, Peter C

From: Carlina Welge <wedawgs2@me.com>
Sent: Thursday, September 22, 2022 2:50 PM
To: Lange, Peter C
Subject: Storage Facility planned at Old Ranch and Rhinestone Dr

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Dear Mr Lange,

I recently noticed a sign placed at the corner of Old Ranch and Rhinestone while walking my dog and I would like to make my thoughts known on this issue.

A storage facility does not make sense on this lot for many reasons

This lot is on the corner of a neighborhood, the entrance to this lot would have to be in our neighborhood.

That would mean an increase in commercial traffic and large trucks through a quiet neighborhood.

Our neighborhood lacks walking trails and many of us walk our dogs and with our children in that area and I'm concerned for the safety risks for us that walks regularly.

Also many high school students walk to Pine Creek just across Powers every day and would have to deal with the increased commercial traffic

There are 2 large new storage facilities 2 miles and 5 minutes away so we already have access to storage facilities if we need them.

Our neighborhood has never had a problem with crime, I'm also concerned that having a storage facility and all the people around will change that.

Furthermore, there are plenty of other commercial areas NOT near neighborhoods that a storage facility could be built.

Please Mr Lange, what our neighborhood really needs is a green space or a small park not a storage unit facility.

Thank You,

Carlina Welge
Bison Ridge Resident

Sent from my iPad

Lange, Peter C

From: Johnny Ward <johnnybward@yahoo.com>
Sent: Saturday, September 24, 2022 6:28 PM
To: Lange, Peter C
Cc: Katherine Ward
Subject: DEPN-22-0021

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Hello Mr. Lange,

I am a resident in the subdivision area of Kettle Creek residing in Bison Ranch. I noticed the City Planning sign a couple of weeks ago, and I was surprised to find out that the proposed development of this land was to be to establish a storage facility on this land. The development of a storage facility in this location is something I agree that should be avoided. It does not fit within a residential area. Just across Powers Blvd, there are two substantially large storage facilities with Public Storage (a facility I used before moving into my new home) and CubeSmart. Additionally, there is a storage facility in the process of being built on the corner of Voyager and Federal. There are ample storage options within a 5 min radius of Powers and Old Ranch Road to facilitate storage needs of residents that may need to use them. Additionally, there is a large amount of foot traffic between residents and even children going to and from school in this area. This land should be converted to a park of something fitting for a residential community to which storage facility does not fall into situation. I am aligned with other residents within Pine Creek and Kettle Creek who are in opposition of this development planning. Thank you for your time and hearing this concern. Johnny Ward

Johnny B. Ward, MBA, MS Project Management, PMP
915.525.2480
johnnybward@yahoo.com

Lange, Peter C

From: Lauren Vega <laurenvega2.0@gmail.com>
Sent: Monday, September 26, 2022 9:33 AM
To: Lange, Peter C
Cc: Lauren Vega
Subject: Fwd: Proposed Mini-storage Build Out| Old Ranch Rd & Rhinestone Dr

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Dear Peter Lange,

I am writing to protest the proposed building of a mini-storage facility on the corner of Rhinestone Dr and Old Ranch Rd, next door to three residential communities, The Townes at Kettle Creek, Bison Ridge and Pine Creek.

The inherent safety risks alone are substantial to our residents, not to mention the absolute unappealing esthetic of this type of commercial building. The additional commercial lighting, traffic noise and increase in traffic at all hours of the day and night will directly affect our property values. The extra traffic and large moving trucks will also pose an additional danger to our children that walk to school along this route daily.

Along with our residents who jog, walk their dogs and bike along this road on a daily basis as well.

Please consider your residents' safety and welfare as you weigh in on future building permits within our immediate surrounding neighborhood and help us protect our quality of life and peace of mind.

Thank you in advance for your time and attention to this matter.

Lauren Vega

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Lauren Vega
Direct # 719.761.394

~ Sent from my iPhone ~

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Lauren Vega
Direct # 719.761.394

~ Sent from my iPhone ~

Lange, Peter C

From: Theresa Van Dyke <theresalvandyke1@icloud.com>
Sent: Wednesday, September 28, 2022 7:48 PM
To: Lange, Peter C
Subject: Vote for Storage

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My vote is NO!

Sent from my iPhone

Lange, Peter C

From: Christine Uptain <christine.uptain@gmail.com>
Sent: Monday, September 26, 2022 2:48 PM
To: Lange, Peter C
Subject: DEPN22-0021 Mini-storage on Rhinestone and Old Ranch

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Mr. Lange,

I'm writing to express my concern and opposition to the proposed mini-storage unit on Rhinestone and Old Ranch (DEPN22-0021). I live nearby in Cordera and am concerned about this proposed project.

This area does not need more storage facilities. Further, this is primarily a neighborhood area where a warehouse would not be a good fit. Please consider putting in a more family friendly project that we'll be proud to see when leaving our neighborhood.

We appreciate your consideration and support against this project.

Thanks,
Christine Uptain

Lange, Peter C

From: Suzanne Turner <srtturner02@icloud.com>
Sent: Monday, September 26, 2022 12:17 PM
To: Lange, Peter C
Subject: Storage Facility Construction Opposition

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Hi Mr. Lange,

Thank you for taking the time to read and consider this letter of opposition to the construction of the storage facility on the corner of Old Ranch and Rhinestone Drive. I live at 10549 Old Stable Court. I believe the construction of this storage facility would bring an incredible amount of unwanted traffic to our residential roads. A storage facility does not belong in a residential area especially when there are already two other storage facilities within a 2 mile drive. Having a storage facility built at the proposed location would likely bring an increase in crime and a lack of security for the family homes that would be surrounding it. (https://gazette.com/crime/colorado-springs-police-storage-units-can-harbor-homeless-crime/article_258ecc53-c037-53e9-9d28-968999c4d958.html) The proposed location is also a school walking route for many kids that would become unsafe to the children as such facilities tend to bring about crime and homelessness. As a resident of this community I beg of you to NOT approve the construction of this new storage facility. We would like to protect our family friendly neighborhood from the unwanted perils of such a facility. Thank you for your consideration.

Best Regards,
Suzanne & James Turner
10547 Old Stable Court
Colorado Springs, CO 80908

Lange, Peter C

From: J T <gmaspice@hotmail.com>
Sent: Wednesday, September 21, 2022 11:38 AM
To: Lange, Peter C
Subject: proposed storage unit on old ranch

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hello I live in the area of bison ranch and was made aware of proposed storage unit building in our neighborhood. I am vehemently against this as I feel it would degrade our property values. Please reconsider placement of this. We would love however to have some restaurants in the area.

thank you Jamie and Zach Thompson
10680 white kettle trail 80908

Sent from my iPhone

Lange, Peter C

From: Sharon Lee Thomas <sharon.lee.thomas@gmail.com>
Sent: Tuesday, September 27, 2022 4:46 PM
To: Lange, Peter C
Subject: No storage facility in Kettle Creek

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Dear Peter,

It has come to my attention that our neighborhood (Kettle Creek) is about to have changes that I never foresaw in the future when I bought my house. I would do anything to stop the building of the storage facility that is being proposed. I feel it will ruin the esthetic of our neighborhood that has always been quiet and residential. In addition, I'm concerned about the safety of children playing or walking by this structure and that it could put them in harms way. This includes the high schoolers that walk to Pine Creek High School, one of which is my grandson who lives in the neighborhood. Finally, the traffic that will inevitably increase from people coming and going at all hours will affect our peaceful neighborhood permanently.

Please consider the ramifications of what this building will do to our community.

**Respectfully,
Sharon Thomas
3042 Kettle Ridge Drive
Colorado Springs, CO 80908
301-367-2643**

Sent from Sharon in CO

Lange, Peter C

From: Terrance Hayes <terryrhayes@gmail.com>
Sent: Tuesday, September 27, 2022 9:52 PM
Cc: Lange, Peter C
Subject: Proposed mini storage (Old Ranch Road and Rhinestone)

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Mr. Peter Lange ,

I am writing this letter to express some thoughts concerning the proposed Mini storage in our area. The location is a poor choice for the residents of this subdivision. It seems as though the safety of our residents will be impacted . The traffic on our residential streets will increase . We have too many children using these streets for getting to and from school and for play to allow more traffic . We also have a good number of folks that use our streets for walking / exercise because there are no walking routes available in the area. Added traffic will impact them as well.

We do have a couple of storage facilities in the area already and adding another at this location seems to be overkill.

There are few recreational areas in this vicinity and it would seem that the use of that land would be better suited for a park.

Thank- you,

Terry Hayes (3027 Looking Glass Way 80908) Sent from my iPhone