



October 9th, 2024

Planning & Community Development

Land Use Review

30 S. Nevada Ave, Suite 701

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Attn: Austin Cooper

Planner II

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Public Comment Response Letter

File No.: LUPL-24-0012

Church at Briargate

9550 Otero Ave

Colorado Springs, CO 80920

Mr. Cooper,

Thank you for sending the public comment correspondence you received as well as attending our neighborhood meeting held on September 5th, 2024, at the Church at Briargate. We have considered these comments along with the comments and concerns voiced during the neighborhood meeting and would like to provide additional input to address some of the concerns and misconceptions about the proposed rezoning. We would be grateful if you could send this letter to individuals who commented on the rezoning application.

Most public comments voiced the same concerns with traffic on Springcrest Rd., Mixed-Used development and what is allowed by the zone and loss of views to the west.

Traffic

A Traffic Impact Analysis (TIA) is a requirement of any future development plan submittal. Upon hearing public comment regarding traffic concerns associated with The Classical Academy school, south across Springcrest Rd. from the Church. The Church has performed as a part of the rezoning process, a TIA based on standard City Traffic Engineering submittal guidelines and even went beyond standard guidelines at the request of the city traffic engineer suggestion to provide additional traffic counts during peak school drop off and pick up times in the report. The TIA report reflects the updated data suggested by the city traffic engineer and potential recommendations.

As a side note, The Church has reached out to D-20 TCA school and offered the use of the Church site to help mitigate traffic congestion during peak times. At present TCA and the Church have not held any conversations as to what that partnership could look like or how it could function. It should be noted that there will not be direct access to Voyager Parkway from the site.

MIX-USE Medium (MX_M)

Potential commercial uses allowed in the MX-M zone were discussed during the public input session. It needs to be pointed out that some Uses mentioned by numerous public comment (ie. Liquor Store, Marijuana Dispensary, Bar, etc.) while they are permitted uses in the MX-M zone, they are not allowed due to other zoning factors, such as, proximity to churches, schools and or residential zones. While not wanting to limit potential development, the Church recognizes that not ALL Uses listed under the MX-M zone are desirable to the area. The Church wants to continue to be a good neighbor and does not want undesirable uses as their neighbor either.

Views

The Church relishes the existing views of Pikes Peak from their current and proposed sanctuary, they of all the neighbors would be most impacted by a multi-story residential or mixed used commercial development to the west potentially blocking their views.

The USAFA, which owns all the land to the west of the Church property, commented that they will request a height limit of 33' due to the aviation area overhead. This will limit potential multi-story residential projects to three stories or less, thus limiting the number of units per acre. The height limit favors the Church's vision of single-story commercial office or retail development for this site verses multi-story project.

We look forward to working with the neighborhood to move this project forward.

Regards,

Keith E. Moore RA

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KEM-Architecture+Planning