

Cooper, Austin P

From: Sylvia Sayers <listontwin@gmail.com>
Sent: Sunday, October 27, 2024 9:03 AM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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Mr. Cooper (He/Him/His),

We built our home on Marble Creek Circle in 1995, probably longer than you have been alive. We have loved our quiet community, and it has increasingly become a raceway on Old Ranch Rd. We can barely get out of our subdivision with all the traffic. And now you and your Land Use Review Team, want to make it even busier. You state in your "meet the team" that you like to bike and run. You are making it impossible to do that in our community. When riding my bike on Old Ranch Road, I feel my life is in danger. With the Cottages at Kettle Creek, this will increase traffic. People do not abide by the 35 MPH speed limit, and I really doubt this will improve with increased traffic. There is a drug rehab center on Old Ranch Road. This used to be a residential area, and in mid-stream, your planning committee thought it would be a good idea to have a drug rehab center down the road from us. I feel this all boils down to the all mighty dollar. We urge you to consider nixing this project. A while back, I sent your colleague, Tamera Baxter, an email concerning this subject, and received no reply from her. If you want comments from concerned citizens, then at least acknowledge them. Your Land Use Review Team should take in consideration the residents of Colorado Springs. Please think of traffic, water usage, and our over crowded schools.

Respectfully,

Sylvia Sayers
719-661-5728

Cooper, Austin P

From: Maureen Kirchdoerfer <releasemecreations@hotmail.com>
Sent: Tuesday, October 29, 2024 6:56 PM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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Fully AGAINST this development. There is ZERO park space up in this area. And it's disgusting how every last bit of land is being filled with more concrete parking lots, buildings, apartments, duplexes, etc. Second issue is runoff into Kettle Creek. I don't care what the developer says, this will pollute a watershed not matter what "regulations" they say they will follow. This area is already too full. Third issue, the light pollution is absolutely out of control. Fourth issue, there is an endless amount of open space out east, but yet here we are packing it in to every last bit of land available here in existing neighborhoods. Fifth issue, no one on city council seems to care about quality of life for the residents in these quiet communities and neighborhoods. Sixth issue, water availability. We live in the high desert, and we already have experienced some worrisome water issues when we had the droughts two years ago. Our reservoirs were extremely low, and we were on the verge of needing to restrict water usage. There is going to be a tipping point where we run out at some point if you continue this irresponsible rampant building.

MORE PEOPLE is not the answer. We do not need to be Denver. In fact, we moved here because we didn't like how congested and crammed together Denver was. Yet here you are, city council dead set on destroying a small city. Is someone getting kickbacks for this? Because it doesn't make any sense to me how you all greenlight every building project that comes across your desks. Go build somewhere else where there is actual space. Not every lot needs to have a building on it! Shameful, really, how the council members do not listen to Colorado Springs residents on these issues. You go through the formalities of "allowing public comment" but it seems you already have your minds made up so it really doesn't matter what is said by your public constituents. I propose park space with this area, or LEAVE IT ALONE.

Cooper, Austin P

From: Teresa Dodd <doddteresa@msn.com>
Sent: Wednesday, October 30, 2024 9:37 AM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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Mr. Cooper,

I am writing to express my concern/opposition to the proposed Development Plan for 170 unit duplex style and multifamily development at 2210 Old Ranch Road.

Old Ranch Road (an east/west 2 lane road) has increasingly continued to absorb the additional traffic from multiple housing developments, a high school, junior high school and 2 elementary schools (in proximity), the N Powers Blvd off/on ramp, the opening of the Recovery Center located on Old Ranch Road, along with Lionheart Pre-school and Daycare Center and Academy Christian Church.

Entering the road from multiple neighboring side roads (including Kettle Creek Rd., Marble Creek Circle, Monmouth Ln, Otero Ave, Kelowna VW, Lexington Dr., Chapel Hills Dr., Rhinestone Dr., Chapel Ridge Rd., Montezuma Rd.) has become increasingly hazardous with the heavy traffic. It does not look possible to widen the road, including a bridge over Kettle Creek. Entering and exiting any of the roads listed are increasingly timely. School buses use every one of these roads twice daily. Bicyclists frequently use this east/west corridor between Voyager and Powers.

Adding a 170-unit development would increase the traffic on an old 2 lane county road NEVER intended to carry the load of the increased growth this area has seen.

I would ask you to PLEASE reconsider this location. Car accidents involving deaths have increased. The Old Ranch/Powers has been considered one of the most dangerous intersections in the city.

I am a 30-year resident in North Colorado Springs, hoping growth will be in the best interest of every one in this area.

Teresa Dodd
10425 Marble Creek Circle

Cooper, Austin P

From: Eileen Dunlap <eily79@msn.com>
Sent: Monday, November 4, 2024 2:24 PM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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Hello Austin,

Regarding the proposed development, Cottages at Kettle Creek at 2210 Old Ranch Rd, our two cents worth is that traffic along Old Ranch will be even heavier than it is now. Will there be a stop light there? There's a small rise going west on Old Ranch near Otero that could be dangerous, so a light would be to everyone's benefit.

A side note is that I would like to see the open space. It seems we are building up the city which is good and bad, but the open spaces are diminishing.

Thanks for hearing us out.

Eileen and Greg Dunlap

Cooper, Austin P

From: Justin K <jkirchdoerfer@gmail.com>
Sent: Monday, November 4, 2024 4:18 PM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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My family and I oppose this development. When we purchased our house 3 years ago we looked at the zoning in the area, we looked at the schools, and we looked at traffic along our main ingress and egress to our neighborhood. These were all fine. With the zoning that was shown on the City website it was clear that Old Ranch Road would not get so busy that we could not leave our neighborhood in a timely manner without having to deal with a lot of traffic. With the inclusion of the development along North Powers Boulevard and Chapel Ridge Drive, Old Ranch Road will already see increased traffic going west to east as those residents drive from Interstate 25 to their homes. I believe this project has already been approved. We appreciate that the speed limit for Old Ranch Road was reduced to 35 mph, and this should provide adequate time to get out of my neighborhood, speed limits don't change driving habits. I rarely see cars going less than 50 mph both ways on this road.

As far as Schools, I see on the Development Tracker Map that there is a new primary and secondary school that will be located just north of this proposed development. Will this school be complete prior to completion of Cottages at Kettle Creek? Are there plans to expand Pine Creek Highschool to accommodate the new developments? Were the schools built based on a final buildout of this area based on existing zoning?

I understand the local housing crisis, but the people that moved into this neighborhood moved into it with the understanding that the zoning would stay as it was when the properties were purchased. Our decision to purchase this house would have been heavily impacted if the zoning along Old Ranch showed R-5.

Thank you, I appreciate you time,

Justin Kirchdoerfer
2450 Amberwood Lane
Colorado Springs, CO 80920
(267) 261-2972
jkirchdoerfer@gmail.com

Cooper, Austin P

From: Jennifer Cooper <jencooper23@gmail.com>
Sent: Tuesday, November 5, 2024 6:00 AM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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Hello,

We hav3 plenty of apartments going up behind our neighborhood. Old ranch is only a two lane road it will become even more over crowded and dangerous. We are also concerned with the animals who Rome back and forth from the mountains on this path. Please do not approve this development. We also have a jumping mouse that is protected in this areas. We are also concerned with the preservation of the creek.

Record Number:
Depn-24-0160
Lupe-24-0013

Home owner,

Jennifer Cooper

"Progress always involves risks. You can't steal second base and keep your foot on first. "
~ *Frederick B. Wilcox*

Cooper, Austin P

From: Johann B <johannbarco@gmail.com>
Sent: Thursday, November 7, 2024 9:44 AM
To: Cooper, Austin P
Subject: Proposed project cottages at kettle Creek, record # DEPN-24-0160, LUPL-24-0013

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Good morning Mr Cooper,

I am contacting in regards to the proposed cottages at kettle Creek project which from my understanding is for the development of 170 unit duplex down multi-family homes at the address of 22 10 Old ranch road Colorado Springs 80923.

I'm a resident of creekside community off of Marble Creek circle. I have extreme reservations for such a development. Such a development would obstruct my view of mountains that I've had since purchase of my home. It would dramatically increase traffic of Old ranch road. It would also burden our public school with additional capacity that currently cannot sustain. I would have less objections to single family homes as they maintain a lower capacity of families. This would also increase the noise pollution as we have already experienced. For these reasons I would like to express my objection to this development and for it not to proceed.

Thank you very much.

Johann Barco
10320 marble Creek cir
8503337649.

Cooper, Austin P

From: MIKE STRAIGHT <mstraight@aol.com>
Sent: Monday, November 11, 2024 9:03 AM
To: Cooper, Austin P
Cc: Helms, Randy
Subject: Concerns with "Cottages at Kettle Creek" development

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Hi Mr Cooper.

This email is to highlight road access concerns with the "Cottages at Kettle Creek" development at 2210 Old Ranch Road. My name is Mike Straight and I live in the neighborhood just to the east of the proposed development.

The western section of Old Ranch Road is a narrow, two lane county maintained road with no shoulder. This is the road that the 100 to 150 vehicles from this development would use to get in and out of their complex? The road is already very busy with all the traffic from the developments added in the recent decades to the east along Old Ranch.

If this section of the road was 4 lane, as is the case for the city maintained section of Old Ranch, to the east of the creek, it would be fine. But it is bizarre that this western segment of the road remains a very constrained 2 lanes as if it is still off in some rural part of the county, not a major route for large neighborhoods.

With the total lack of any shoulder on some of this west section of Old Ranch, there is absolutely no safe access for pedestrians or bike riders from the neighborhoods up the east end of Old Ranch to access all the new commercial developments to the northwest along Voyager such as restaurants and two movie theaters.

PLEASE, if this development is approved, work with the county and significantly upgrade Old Ranch to the standard of the city maintained, eastern section.

Short of that, please at least throw us a bone and build a pedestrian and bike trail or lane through the area.

Thank you Sir,

Michael Straight
10460 Marble Creek Circle
Colorado Springs, CO 80908
mstraight@aol.com

Cooper, Austin P

From: Angie Jacoby <angjacob@gmail.com>
Sent: Monday, November 11, 2024 9:04 AM
To: Cooper, Austin P
Cc: marcus jacob
Subject: Cottages at Kettle Creek

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Dear Austin,

We are responding to the development proposal of the Cottages at Kettle Creek. We are strongly against this housing development in our neighborhood. We just moved to Otero Avenue in June from North Carolina and chose this area because of its location, mountain views and open, rural feel.

Your proposed development is simply too large and the increase in population would put a heavy strain on Old Ranch Rd leading to increased traffic congestion, noise pollution and not to mention the destruction of habitats for wildlife.

We strongly urge you to reconsider this location for your proposed development. Thank you for your consideration.

Angie and Marcus Jacoby

Cooper, Austin P

From: Michele Clapper <shellbug9@hotmail.com>
Sent: Monday, November 11, 2024 10:22 AM
To: Cooper, Austin P
Subject: 2210 Old Ranch Rd Pre-Application

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Dear Mr. Cooper:

I am concerned about the traffic issues this multi-family development proposal may cause in my neighborhood. There are two ways to enter/exit this neighborhood; one at the intersection of Otero and Old Ranch, and the second at Springcrest and Voyager. Both intersections now have proposed development that will affect traffic in this neighborhood. Perhaps it is time to consider opening Mulligan to Chapel Hills to thru traffic? Just a thought.

I would request to be kept informed regarding the proposed development at 2210 Old Ranch Rd. I am already on the mailing list for the re-zone and land use proposal at the Church at Briargate.

Regards,
D. Michele Clapper

Sent from [Mail](#) for Windows

Cooper, Austin P

From: Karen Campbell Munch <k98soup@yahoo.com>
Sent: Monday, November 11, 2024 10:41 AM
To: Cooper, Austin P
Subject: Proposed development on Old Ranch Road

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Good morning.

I'd like to submit comments on the proposals
DEPN-24-0160
LUPL-24-0013

This proposed development lies at the north end of Otero, at the intersection of Old Ranch Road and Otero. Review on the development tracking website does not show any renderings of the proposal nor information on a traffic study.

As a resident of the Otero/Springcrest neighborhood, we continually worry about traffic into our neighborhood from the various proposed developments.

I'd like to request:

1. Renderings of the proposal to better understand the size and scope of the project.
2. Traffic study
3. Consideration be given to closing the north end of Otero, to prevent this neighborhood becoming a thoroughfare.
4. Consideration be given to the changing how the proposal is advertised. The only reason I was able to obtain the proposal numbers was by walking up to the top of the road and taking a picture. It is nearly impossible to obtain the info when driving by the sign, as you are traveling at 35-45MPH with no stopping on a narrow road. Please consider alternate methods of advertising the proposal.

Thank you.
Karen Munch
10020 Otero Ave
Colorado Springs, CO

Sent from my iPad

Cooper, Austin P

From: Jay Stoner <jay@ldicolorado.com>
Sent: Tuesday, November 12, 2024 11:51 AM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek

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Austin,

In my opinion, the Cottages at Kettle Creek is a horrible land plan proposal and should not be allowed. The following are some reasons why this project should be turned down.

1. The properties immediately across the street from this project have a density of one home per 2 1/2 to 3 acres. This project is proposing a density of 15 homes per acre. Residential developments should be contextual with neighboring properties. This project is completely non-contextual.
2. Currently, access onto Old Ranch Road from Otero Avenue is difficult. Adding the amount of traffic this project will generate will make access onto Old Ranch Road next to impossible if not very dangerous.

Respectfully,

Jay Stoner

10245 Otero Avenue

Colorado Springs, CO 80920

Sent from my iPhone

Cooper, Austin P

From: DJ Dee <djd1776@hotmail.com>
Sent: Friday, November 15, 2024 9:07 AM
To: Cooper, Austin P
Subject: Cottages at Kettle Creek project

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Mr. Cooper;

I realize that I've missed the comment deadline by three days. I understand that my objection due to the projected 170 unit density appearing to be too high for the traffic in the area might be disregarded at this time.

However, I would appreciate it if you will keep our names on the mailing list so that we can keep informed of the future planning on the project. Thanks very much!

Diana J. De Haven

Robert L. Lang

Sent from [Outlook](#)