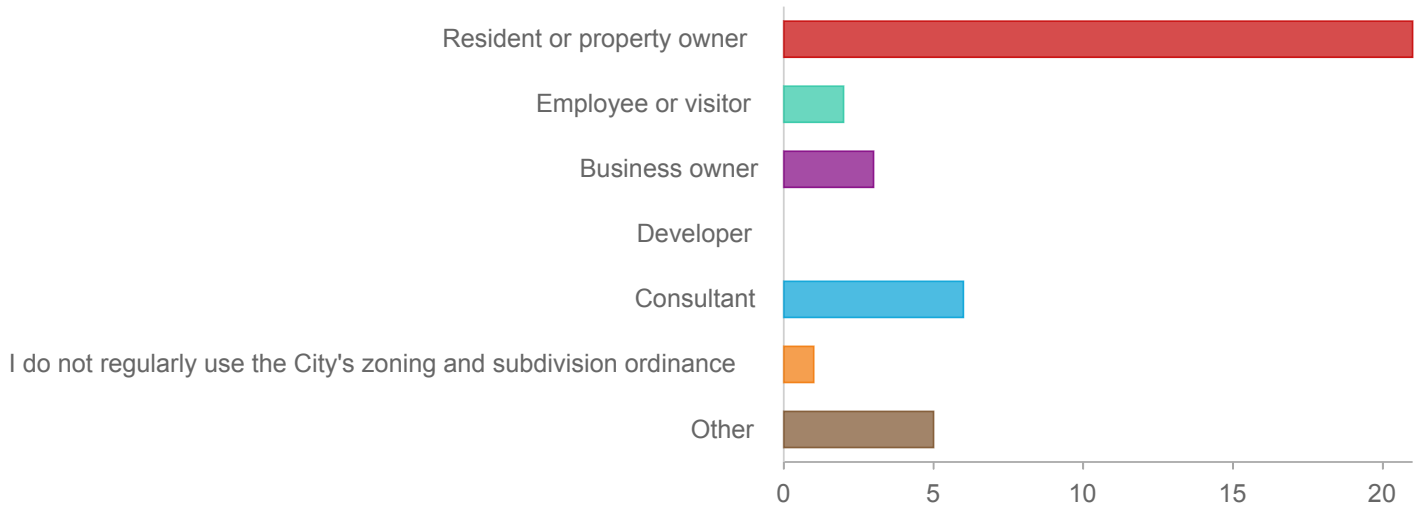


# RetoolCOS

## In what capacity do you use or interact with Colorado Springs' zoning and subdivision ordinance?



Answered: 25 Skipped: 0

## Please add any details about your answer that you think would be helpful

The word cloud requires at least 20 answers to show.

Response	Count
President of ONEN Association	1
I recently updated our building to a commercial zone that didn't really fit our building. So I hope this is updated to add codes for mixed use facilities in particular.	1
I recently contacted them about the old printing property for sale on 19th & Koshare that is across the street from my home. I am concerned about the possible height of new buildings that may be built there. Anything over 2 stories will block all of our views of the mountains & that view is a big reason we moved to this house. I was very unhappy with the answer from Derek Foxx that height is not something that can be changed to accommodate residential properties. I find that completely unfair & very poor treatment of community members & established neighborhoods. The city is willing to take away our view corridor, reducing our property value, and give it to another company to charge more for units with mountain views. I definitely think residential original view corridors should not be blocked.	1

I love cities and read current material on city planning and urban design. I have spent a lot of time in medium and large cities all over the world and this country. Colorado Springs has a lot of potential but a lot of huge problems. If there wasn't the amazing natural setting, this city would be mediocre at best - our lack of housing diversity, lack of urban public spaces (public spaces that aren't trails or open space), lack of decent public transit and the dense nodes required for public transit to even make sense - all of these deficiencies are glaring. I know lots of people that move here, and after a year or two, after they have hiked all the trails and seen the handful of cultural institutions, are turned off by the lack of any vibrant urban environment you would expect in a city with our population. Anything outside of downtown, Manitou, Old Colorado City, and Ivywild, is a vast automobile centered wasteland. Even if this wasteland has amazing views, its still placeless

1

I do not own property, but as a resident of eight full years I clearly see the negative results of current codes and how they are enforced, not enforced, or preferentially applied.

1

I am an active and respected member of the community through my work as a professor and through my joy as a birder, naturalist, hiker.

1

As a resident and professional -engagement in this process started decades ago.

1

Architect and Land Planner

1

0

Answered: 8 Skipped: 17

**What areas do you think Colorado Springs does well in regulating development and redevelopment?**

Permitted, Conditional, and Accessory uses that outline appropriate uses for a property

Minimum lot size and distance buildings must be setback from streets and neighbors

Maximum building height and distance from other development

Building design and aesthetics

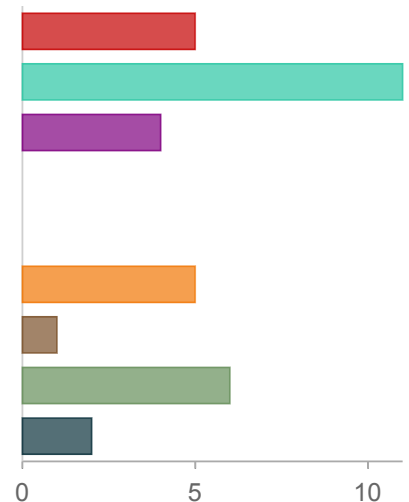
Parking, landscaping, lighting, and open space

Protecting natural areas and sensitive lands

Development approval procedures

Regulations for subdividing land to create new buildable lots

Other



Answered: 17 Skipped: 8

**Please add any details about your answer that you think might be helpful**

The word cloud requires at least 20 answers to show.

- Te city of COS does OK, but we're growing fast and need to think about our city in terms of a much much larger population - we cannot continue this low density pattern of development that we've had for the past decades. We have an amazing geographical location and the city does a great job of protecting open space, but now we need a built environment that compliments the quality of our natural surroundings - we need a beautiful dense urban city for all.

1
- None of these areas are done well. My neighborhood sent a letter to the city concerned about UC Health building a facility right behibd our houses and months later have heard nothing back. The city is not focused on the people of Colorado Springs, only money.

1
- It is difficult to answer this across the board. Some sections of town have more protection for natural areas than others. The west side has incredible open spaces, but out is subject to rabid development, unreflective development, endangering the ecosystems that exist out there.

1
- I have heard from long time residents that all categories need to be improved to benefit residents & neighborhoods.

1
- I am uncertain that Colorado Springs does any of the above well. "Density" seems to be a dirty word, along with "vertical." I grew up in Portland, Oregon where land use planning is an art form, so....

1
- I am particularly interested in preserving the historic character of Colorado Springs, including unobstructed views of Pikes Peak and the front range. To this end, it is very important to take into consideration building height and placement to ensure that we preserve this important and historic characteristic of the city.

1
- I already met with Clairion on December 4th to review the code. I am just trying to make sure I am notified of the next meeting since I was not notified of the "kick-off" meeting on Tuesday evening.

1

0  
 Answered: 7 Skipped: 18

**What areas do you think Colorado Springs could improve upon in regulating development and redevelopment?**



**Provide any additional information below for the checked items.**

The word cloud requires at least 20 answers to show.

Response	Count
Variations allowed without consideration of any of the above.	1
There needs to be more allowance for off-street parking for city in-fill. Most cities have many neighborhood shops that all include off-street parking yet in our city, most don't want to walk or include those in the counts.	1
Right now nearly all the publicly-accessible open spaces and parks are on the west side of Colorado Springs. The prairie, arguably more biologically diverse and fragile, is regarded as a wasteland that is only valuable once development occurs. Notification of potential new development is only given to residences and businesses within 1,000 feet of the area affected, even when impact of that development would extend far greater. Notifications are in English only(?), by e-mail and postcard.	1
Residential (Low Density): Chapter 7 and Engineering Criteria Manual provisions need to be coordinated. Chapter 7 allows parking and driveway width based on a percentage of lot area. The Criteria Manual requires a specific driveway width minimum and maximum at no closer than 5' to the property line. See figure 2, Low Density Residential Driveways, on page 11. Specified parking and driveway widths and location, (5' from property line), promote orderly use and appearance. It also safeguards both adjacent property owners by reducing conflicts over sight distance vs. fencing and damage to adjacent property. Application of chapter 7 criteria has varied to such a degree that parking is now being allowed in any configuration at widely differing widths and in any direction. It is also being allowed right up to the property line. This contributes to the vehicle storage or junk-yard like appearance and reduced safety concerning driveways closer than 5' of the property line.	1
Particularly for out east. Again, if one drives out east, there seems like there's a disregard for the need for open spaces and thoughtful development. Riparian Habitats need to be protected.	1
need to do better on regulations for building in landslide areas.	1
I've only had a couple interactions with the zoning code, but it is quite apparent from what gets built in this city that there is no cohesive long term planning vision. We let developers drive the pattern of growth and what kinds of spatial products are available. The city needs to take control of our cities' future urban form and demand high quality neighborhoods from our builders and developers. The eastern part of our city is disgusting and sad - it is heartbreaking to see the isolation and poor quality of those thousands of new homes each year. We are bankrupting our future city with all of these new infrastructural commitments for single family neighborhoods which do not pay for themselves or the maintenance for roads/pipes/etc. We have to demand solvent and smart density requirements which allow for a wise financial city budget. We shouldn't need ever increasing special taxes for road maintenance if we just built smarter we could pay for all the things we use and need.	1
I currently am particular about new building height & distance from residential property.	1

Growth is inevitable, and welcome. However, we need to balance growth with the protection of the natural resources (visual and physical) that make Colorado Springs the "Eden" that General William Palmer saw in the area. I think this involves both the encouragement of "infilling" of already developed areas and limiting growth and spread east which stretches essential city services.

1

Development process is very lengthy and needs a better, faster concept development submittal stage with fewer formal drawings required

1

Developers should be required to provide more green space, walking trails, and separate bike lanes on all streets.

1

0

Answered: 11 Skipped: 14

### What would you like to see changed in the City Code?

The word cloud requires at least 20 answers to show.

#### Response

#### Count

There should be a protection for waterways as ecosystems, not simply flood zones. The protection of the habitats along these waterways is as important as the protection of the homes. Housing development should need to be thoughtful, respectful of the land it is overtaking. Protection for open spaces should not be a longer process than attaining development rights.

1

The height of new buildings be required to stay 1-2 stories so as to not block surrounding residential properties. Test land & water quality to make sure it is safe. The old printers property could be toxic & need to be cleaned up properly.

1

Specific regulations for the 2-mile buffer/notification area around military installations and recognizing the AFA airfield as such and implementing the required FAA and state statutes regarding an airport overlay for that airfield.

1

Single family residential parking: Until recently, two major benefits were successfully delivered for 3+ decades. 1) Off street parking, driveways, and maneuvering areas required surface improvements utilizing specified material(s). (The benefit was: A) to control dust and B) prevent soil and mud from being distributed onto drives, sidewalks and roadways by vehicles or erosion. Re: 7.4.202 - D, and 7.4.206 - K.) 2) The expansion of parking was contiguous and parallel to the existing parking. (The benefit was to A) have orderly parking B) abate indiscriminate parking anywhere at any direction to prevent a junk yard or storage yard like appearance. This had been successfully delivered by veteran enforcement officers such as Zimmerman and Theresa.)

1

Residential parking - (Blight, weedy plant material weeds & etc. as well): Much reporting and enforcement resources are utilized to report the same infractions at the same occupant locations, over & over as well as year after year. A great deal of these resources spent repeatedly only accomplish a very temporary result. Infractions are repeated over and over without any accountability for the violation by the occupant. An article from 2015 indicated the city was to implement punitive code enforcement. This may be the only effective way to produce an incentive to mitigate repeating of these infractions and the resulting waste of resources. I support implementation of this or other means to have accountability for infractions and resource usage. Many infractions occur before and after work when appropriate enforcement is off duty. Other infractions occur intermittently & are not able to be viewed by enforcement. Do recent changes for photo attachment overcome this issue? Pls advise

1

Re: Code applicable to residential. Enforcement of code during times of actual or at least probable violation. -----  
----- Neighborhood enforcement resources appear to be available between 8am & 5pm. My sense is that 80% of residential infractions occur before or after these hours. It is therefore no surprise that the typical enforcement attempts result in unverifiable violations because they occur outside the enforcement work schedule. (Continued below.)

1

Powers is a huge problem with the amount of growth occurring. The traffic is horrible, street lights are inefficient, access to businesses are filtered through residential areas, and many buildings sit vacant while new buildings are being constructed. City growth needs to slow or stop. City infrastructure cannot support the growth being forced on it. Focus on leaving open spaces alone. Not every square inch of the city needs to be developed.

1

More form based codes for neighborhoods for healthier, easier walking / biking to grocery, restaurants, and shops. More shared and hidden parking - buildings up to sidewalks. More city block design in new developments for fewer collector streets and more multi-point route access Allow ADU's

1

More and better crosswalks. More pedestrian overpasses.

1

Mixed Use Zones and Codes.

1

Improved direct linkage to PlanCOS. Respect for the plan and code that reduces the frequency that variances or waivers are required.

1

I want more. YIMBY. I want 4-plexes and cottage courts allowed in all residential neighborhoods. I want higher allowable lot coverage. I want no single family zoning - people can still have single family homes, but it should be the exception to the rule, not the main thing we build. I want higher height limits to allow for amazing 4-story residential buildings like you see in traditional neighborhoods around city cores all around this country. We need to increase density while at the same time creating better public transit so we can lessen the off-street parking requirements which eat up so much precious space. We need a better form based code which demands certain uses at street level so that our downtown buildings are porous and open to all at street level (instead of the closed suburban style apartment buildings by Norwood which are going up now which are suburban models just dressed up to look urban)

1

Forms or reports need a save or share option to email to self before submission. Even though sent completed form by Gmail to myself, prior to submission, this survey form was blank on the receiving end of the Gmail.

1

Everything? Require assessment of impact on biodiversity in locations where wildlife from mammals to invertebrates could be adversely affected by development. Relaxed "weed" ordinances to allow landscaping with native plants and "volunteer" wildflowers. In fact, mandate a percentage that \*must\* be native plants in landscaping. Allow only a small percentage of landscape to be lawn (to reduce water use, pesticides, etc). Encourage xeriscaping, not "gravelscaping." Require bird-friendly glass on tall buildings. Consider a dark skies initiative. Make sure HOAs are in compliance. Work with the county for regionally-effective codes. Give overwhelming preference to LOCAL enterprise over out-of-state, multinational, and chain businesses. Minimize large-scale corporate retail, call centers, etc. A "food hall," a "museum mall," more business diversity. Allow more community gardens, urban farming.

1

A return to meaningful intent based codes and enforcement that provide a benefit worthy of the expenditure of resources. This would include the overwhelming historic precedent that required / enforced added parking and use to be parallel to and contiguous with the existing parking. Codes that coordinated to eliminate conflicts and grey areas. One location reporting that does not immediately break down amongst the various departments. One physical location for departments not two, miles apart, like engineering. Eliminate ineffective, un-enforceable and benefit deprived codes, compared to the resources expended. Add incentives (punitive?) to repeat offenders at the same location and ownership. This would greatly reduce the waste of resources to report, investigate, document, etc, the same repeated violations by the same persons over and over --- again.

1

9.6.302 definition of weed should change. It currently says: WEED: Any plant which: A. Ordinarily grows without cultivation, plus some other conditions, but native plants fall under this definition, since native plants ordinarily grow without cultivation. This line in the definition should be changed to exclude native plants, ex: WEED: Any plant which: A. Ordinarily grows without cultivation and is not native to Colorado, Using native plants in landscaping, and using plants that require less water in landscaping should be encouraged, not discouraged.

1

0

Answered: 16 Skipped: 9

### What would you NOT like to see changed in the City Code?

The word cloud requires at least 20 answers to show.

Response	Count
It should all be subject to scrutiny and potential change.	1
everything needs an update - we have built a sprawling mecca of low density, car-centric, strip malls and single family housing. If you took away our amazing natural setting, colorado springs would be a less than average, mediocre city. We need to start encouraging creative development and demanding world class architecture.	1
Downtown Form Based Codes	1
Do not change city code to permit ADUs beyond whats currently allowed in R1 Single-Family Residential zoned areas.	1

All aspects of the code should be open to review and modification.

1

0

Answered: 5 Skipped: 20

### Is there anything you want the project team to know about chapter 7, subdivision and zoning ordinance or the Ret...

The word cloud requires at least 20 answers to show.

Response	Count
<p>This occurs over and over again without reasonable enforcement or benefit. This needs and deserves to be fixed. There should be a benefit worthy of the resources expended to enforce the code provision(s). This ineffective process results in expenditure of resources greatly disproportionate to the benefit. There is little need to revise or even have the applicable code provision(s) and enforcement unless this can be rectified. This process also occurs over &amp; over again, year after year, at the same properties, by usually the same ownership. Most compliance occurs for very short periods of time right after an enforcement action. This is an ineffective, very resource heavy process with extremely minimal benefit. It will continue until punitive or other motivating enforcement occurs. Please implement an effective process or scrap ineffective code provisions and wasted enforcement expenditures. (Such as previously punitive enforcement intimated in 2015.)</p>	1
<p>Provide statistics on how frequently variances to ordinance are approved.</p>	1
<p>Please combine traffic / road design standards into the overall plan. The city's commitment to a better designed, easy to use multi-mode travel vehicles with better proportioned facades and landscaping will lead to a much better city / developments</p>	1
<p>Keep height of new buildings low as to not block the view corridor of existing residential properties.</p>	1
<p>Just my thoughts: Many attempts and interactions with code enforcement, over the past several years, have yielded little if any edification or progress on these items. There has not been interest in past success, the benefits, re-establishing historical or written intent. Inconsistency in this area unfortunately seems to be the norm. Evidence suggests the intent and benefit of the code relative to these conditions has been lost, ignored or just not enforced. Any change to the codes needs corresponding interest in &amp; understanding of the intent and benefit in order to realize a positive outcome for existing or rewritten codes and enforcement.</p>	1
<p>I look forward to engaging with it as a private citizen and a representative of what one could call the "sustainable and environmentally sound" interest group that includes birdwatchers and others who value the unique biological heritage of the Front Range. Considering climate change, codes MUST reflect a commitment to reducing our carbon footprints, utilizing renewable energy in creative ways, and otherwise mitigating our impacts as citizens, industries, businesses, and government.</p>	1
<p>Considerations, progress, and feedback would be appreciated.</p>	1



A gigantic portion of our city is confusing winding low density single family neighborhoods - we need this pattern to stop immediately and then think of how to repair all of this deteriorating sprawl. We need to expand the use of form based codes so that all of our city can benefit from an urban form that prioritizes humans over cars. single family zoning should be negated from the code. get rid of it. Other cutting edge thinkers have - as in Oregon and Minneapolis - Colorado Springs should be on the forefront of city-making and we need to revamp our entire way of thinking about the city. We need more of everything urban, and less of everything suburban and car focused. More density, more activity, less parking, less roads.

1

0

Answered: 8 Skipped: 17