

The waiver request needs to be re-worded. I believe you are requesting alternative landscaping to remove the requirement of the 6 foot opaque barrier separating residential uses from nonresidential uses (LDC Sec. 6.2.2(D)(2)(c)). The Code you have referenced is the waiver of subdivision regulations which does not apply here. I have included below the proper Code reference and the applicable criteria to meet to qualify for alternative landscaping in bold.

Keep in mind that the County does not have view preservation standards, so an argument that the fence will block the view is not likely to be considered.

Ms. Sophie Kiepe
Planner
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Please include the parcel ID number and property address.

Re: **White Cottage Farms – Site Development Plan Application Letter of Intent**

Please include the PCD file numbers for these projects

Dear Ms. Kiepe:

This site development plan application accompanies variance of use and minor subdivision applications associated with White Cottage Farm. The site development plan conforms to approval criteria set forth in the LDC.

The owner seeks permission to convert what was once a dairy into an event center/bed and breakfast venue, which is more fully described in the letter of intent provided in conjunction with the White Cottage Farm variance of use application.

LDC Sec. 6.2.2(A)(4) Authority of Director to Approve Alternative Landscape Designs. The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided **the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section.** This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

Purpose. The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of the landscaping required by this Section are:

- (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment;**
- (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise;**
- (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and**
- (4) to create an overall pleasant and attractive surrounding.**

Ms. Sophie Kiepe
Page Two
June 2, 2021

- is not contrary to any provision of the Black Forest Small Area Plan, which acknowledges that land uses such as proposed are either discretionary or needed in the area.

Sincerely,

Please include contact information (name, address, phone number, email) of property owner and applicant.