James and Noelle Botkin

6509 Trappers Pass Trail

Colorado Springs, CO 80908

12/1/2020

Rad Dickson

El Paso County Planning & Community Development

2880 International Circle

Colorado Springs, CO 80910

RE: Proposed Rezoning of 12740 Black Forest Road

Hello Rad,

We are writing to add our voices to the opposition of the proposed rezoning of the lot located at 12740 Black Forest Road from A-5 to CC. We believe that the nature of the business to be conducted at this location by S-5! Metal Roof Innovations is inconsistent with the definition of a CC zone and will be detrimental to the rural character of the Black Forest area.

The definition of a Commercial Community zone is as follows: *The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.*

S-5! Metal Roof Innovations designs and manufactures metal roof attachment systems. Their customers are typically builders and operators of commercial structures with metal roofs. Listed prominently on the s-5.com home page is several of S-5!’s customers: Walmart, Toys "R" Us, Phoenix Sky Harbor International Airport, etc. These are clearly not retail customers and S-5! is clearly not a retail sales business. The people who live in the adjoining neighborhoods are not going to shop at the proposed 8,800 ft2 office building.

There are many businesses within the immediate vicinity of the intersections of Black Forest and Shoup, and Black Forest and Burgess. These are primarily smaller commercial operations that provide goods or services directly to the people living in Black Forest. There is a stark contrast between the nature of these businesses and that of S-5! in both the target customer and the size of the buildings themselves (8,800 ft2 office building plus 3,500 ft2 studio/shop).

Additionally, the adjacent lots are currently zoned as residential rural. Rezoning 12740 Black Forest Road to commercial community would create an inconsistency between the lots, placing a commercial lot between residential lots. It makes sense for commercial lots, with businesses that serve the community, to extend out in the immediate vicinity of a major intersection within a rural area. However, once the neighborhood begins with the first residential lot, it only makes sense to keep the congruity of that neighborhood by not inserting commercial property in the middle of residential properties.

Inserting a commercial lot within the heart of rural Black Forest with a business that does not serve the immediate community changes the character of the area. Even if S-5! Intends to have a low impact on the area by typically having 10-15 employees onsite, there is no guarantee that S-5! will continue to be the owner of the facility and that commercial operations at the site will remain unimpactful. For example, due to the large size of the office building and low number of expected employees onsite, S-5! may choose to lease office space to other businesses, therefore increasing the negative impact to the nature of the community. If S-5! were to sell the property to another business, that other business may choose to use the property in a manner that would have a much larger negative impact to the area. The argument would be that because S-5! was allowed to operate a commercial interest in a manner inconsistent with the definition of a CC zone, why would the next owner not be allowed to also violate the nature of a CC zone.

Please pass along this information to those individuals responsible for approving rezoning requests.

Sincerely,

James and Noelle Botkin