

December 13, 2020

Rad Dickson
Planner in Charge
El Paso County Planning and Community Development and County Commissioners
2880 International Cir. Ste 110
Colorado Springs, CO 80910

Dear Honorable County Commissioners and Planners:

As a resident of Black Forest, I am writing to express my concern regarding the planned re-zoning of 12740 Black Forest Rd. owned by Mr. Rob Haddock from A-5 to CC-5. The addition of a large commercial warehouse is an unwelcome intrusion in a primarily residential area and would set a precedence for other large commercial operations moving into Black Forest.

Mr. Haddock's business S-5 Metal Roofing Innovations is not comparable to the other small commercial buildings in the area in space, size, nor in its services or customer base. As posted on the company's website **"We have a 58,000-square-foot manufacturing facility in North Texas serving international markets in Canada, Australia, Central America, South America, Europe and Asia, with our attachments utilized on 2 million metal roofs worldwide, including the world headquarters of IBM, Google, Apple and NATO"**. This business is not comparable to the locally owned small businesses already residing in Black Forest who rely primarily on a customer base within the local community *and* provide a necessary service to members of the community who would otherwise need to travel a distance for these services.

In addition, Mr. Haddock has directly stated that no retail sales will take place at this location and a commercial wholesale warehouse is in violation of The Black Forest Preservation Plan and well as Section 3.2.5 of the County Land Development Code which states that CC zoning is **"intended to accommodate retail sales and service establishments that primarily serve the adjoining neighborhoods."**

I hope the residents' wishes and the community's infrastructure will also be considered when a decision is made regarding this property including the fact that residents of Black Forest rely on domestic wells for their water supplies and the addition of office space totaling 12,300 square feet, that could now or in the future employ as many as 70 employees, is concerning.

Thank you for allowing our voices to be heard.

Sincerely,
Kimberly Rosa