

Rad Dickson

From: D. Taylor <DITAY@msn.com>
Sent: Wednesday, December 2, 2020 1:08 PM
To: Rad Dickson
Subject: 12740 Black Forest Road

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Hi Rad,

We oppose the commercial building and office space at the location listed above.

Our objection is the business is a self serving business and is not in service to the community. Adding large businesses not in service to the Black Forest community could have been placed in many other areas in Colorado Springs.

The fact that the owner built the "goat barn" while the plan was always been for it to be an audio visual studio is alarming since the property owner was not forthcoming from the beginning permit process. Are there more surprises for the neighbors? In listening to his community/adjacent resident phone call, Mr. Haddock even said if he had to, he would bring goats to the property. It just seemed unnecessary and confrontational remark when the surrounding residents were voicing their concern.

This goat barn/audio visual, sales presentation building and the additional 8000 sf building to be built will bring day visitors of potential clients from outside our area for a business with manufacturing in Texas. This extra traffic of people, cars and semi truck or large truck deliveries will be detrimental to roads that are heavily used by cars and nature. We already have too many deer and other animals losing their lives due to traffic and drawing more non-residents to the mix is not in keeping with a residential area.

The property owner's buildings with parking areas, parking lot lights, and traffic plus the water and zoning are not incongruence with current residential area for which many neighbors based their home buying decision. This change negatively impacts neighbors rights to quiet enjoyment in a residential, forested area. This minimum requirement is typical of tenant leases and should be granted to adjacent and community owners in this residential, forested community. Most likely this project will negatively impact surrounding home values.

Previously, the parcel was used as a veterinary office and pet grooming which was in service to the community. It was unassuming building and blended with the surrounding community.

The property in question has a residential homes in all four directions as neighbors which makes this commercial venture out of character for the neighborhood.

Regards,
Diana and Mike Taylor