



Architects & Planners Inc.

October 15, 2020

Rad Dickson
El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Black Forest Office – Rezoning Application – 1st Referral Comments - Resubmittal

Project Record Number: CC201

Rad,

We received the Haddock Metal Roof Rezone comments on October 6, 2020. Please find this response letter addressing each comment with a written response. This written response is intended to coincide with revised project drawing dated Zoning Map V1 and other exhibits listed below in the resubmittal requirements.

Please find the following items in the submittal:

1. This response letter responding to staff comments.
2. Revised Legal Description document
3. Revised Zone Map
4. Revised Letter of Intent
5. Revised Vicinity Map
6. Neighborhood Meeting Certified Mail Receipt Clarification
7. Preliminary Site Plan and Elevation exhibit in one PDF
8. Rezone application with project description attached

Referral Comments Responses

El Paso Public Health

1. The water quality basin will have mosquito control responsibilities accounted for. The design of the detention pond will occur in the Site Development Plan process.

Legal Description Comment

2. The typo in the legal description has been corrected and document included in this resubmittal.

Letter of Intent Comments

3. The following comments have been incorporated in a revised Letter of Intent document included in this resubmittal.
 - Clarification on Barn Original Use and Proposed Use in rezoning.
 - Water Master Plan conformance further clarification.
 - Clarification of community benefit of project
 - Clarification of county policy plan goal of maintaining a land use environment which encourages quality economic development that is compatible with surrounding land uses.
 - The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions
 - The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

Neighborhood Meeting Certified Mail Receipt Clarification

4. The receipt for the certified mailing for the neighborhood meeting does not reflect names and addressed because it was generated at a kiosk due to COVID-19. It is peculiar that a certified mailing receipt would omit this information. Please find revised submittal with additional information to show the mailing recipients and receipt of notification.

Black Forest Fire Protection District

5. The project application for rezone to Community Commercial will allow the property to be developed for a B – Business occupancy. The intent of the Site Development Design and subsequent building permit drawings will be to adhere to all current fire protection codes and regulation.

PM Comment 1

6. The preliminary site plan and elevation drawings have been resubmitted as a single PDF document.

Rezone Application Comment

7. The rezoning application has been resubmitted with project description attached.

Rezone Map

8. The rezone map has been resubmitted to address staff comments.

Title Commitment Comment

9. When inquiry to the title company was posed regarding the question about the highlighted section of the document, the follow reply was returned.

"In regard to the fourth note (A) of our DISCLOSURE STATEMENTS, this talks about mechanic's lien coverage for an owner's policy to be issued. We will not be issuing an owner's policy, or mechanic's lien protection, so this note doesn't really apply in this case. It is basically boiler plate language that appears in all of our title commitments. I apologize for the confusion. Please let me know if there are any other questions related to this commitment."

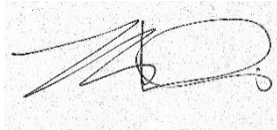
Transportation Comments

10. The issues of driveway location and ROW setbacks are best addressed in the Site Development Plan process where a formal site plan is issued once the rezoning to community commercial is approved. The driveway location requirements noted in the comment are in conflict with several utilities that would have to be located. The future ROW dedication dimension will be shown on futures site plans.

Vicinity Map Comment

11. A north arrow has been added to the Vicinity Map and included in this resubmittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'TD', is placed over a light gray rectangular background.

Tom Davis, AIA, NCARB, LEED AP
Senior Associate Architect
PWN Architects and Planners