

Rad Dickson

From: Joanne P <joprzew@gmail.com>
Sent: Monday, December 14, 2020 11:52 AM
To: Rad Dickson
Subject: 12740 Black Forest Road

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December 14th, 2020

To whom it may concern

RE: 12740 Black Forest Road rezoning

I am opposed to the rezoning of 12740 Black Forest Road, Colorado Springs, CO 80908. I am opposed to this for many reasons but I will limit this to what I see most damaging to the community.

1. Water usage: I am concerned about the water usage of two buildings totaling over 12000 sq. Our current commercial properties have smaller sq footage and making a two building commercial property will generate large amounts of water usage. This could affect the aquifer as well as causing a drawdown effect in neighboring properties wells. This could cause surrounding properties to have a dry well. This situation could get even worse if this property is rezoned and then sold.
2. Business does not serve the community: This business only benefits the owner and does nothing to offer services to our community. As per County code, Commercial Community development should be "retail sales and service establishments that serve the adjoining neighborhoods".
3. Creating a precedent: If rezoning of this property is allowed, what stops others from rezoning property to commercial. Black Forest is a small community that cherish nature, wildlife, and horses/livestock. Allowing this rezoning could create commercial properties popping up throughout the forest.
4. Historical area: There are many historical structures in that vicinity such as the Black Forest Community Hall. Placing the largest individual commercial structure near there will destroy the historic feel of that area.

Thank you for your time. Please deny this rezoning.

Joanne P, Black Forest resident