

Rad Dickson

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Sent: Sunday, December 13, 2020 1:23 PM
To: Rad Dickson
Subject: Rezoning of Black Forest

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Dear Mr Dickson,

This letter is to oppose the application to rezone 12740 Black Forest Road, Parcel #5207000004, El Paso County, Colorado. This site is currently zoned as A-5 which is intended to conserve agricultural resources and ranching operations and accommodate limited residential use. As a small community, residents of Black Forest have a strong interest in retaining agricultural areas to maintain our important forest and meadow ecosystems, but also to preserve the look and feel of the community we love. In short, the agricultural and residential nature of this area is something we are committed to protecting and preserving.

The applicant is requesting that this agricultural site be rezoned to CC -Commercial Community District which is "intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods". The proposed metal wholesale business operations of this site do not work to serve the Black Forest community. The application for this rezoning request indicates that this business will create less traffic flow in the area than the previous occupant, a veterinary hospital. The applicant, however, fails to recognise that the veterinary hospital provided a direct service and benefit to the Black Forest community, something his metal roofing business will not. In effect, this zoning change only benefits the applicant and as such does not uphold the intent of the CC zoning which states businesses operating in this zone should primarily serve the adjoining neighborhoods. There is no apparent benefit to adjoining neighborhoods, which we believe is strong grounds for opposition of the rezoning and rejection of this request by El Paso County.

Based on the desire to maintain the look, feel and integrity of our community and the failure of this business to provide direct benefit to our community we strongly oppose this rezoning request. As residents of Black Forest we ask that you please reject this application.

Thank you for your time and consideration.
Reno and Tillie Heupel