

Rad Dickson

From: Terry Stokka <tastokka@gmail.com>
Sent: Tuesday, December 8, 2020 2:33 PM
To: Rad Dickson
Subject: Haddock Office Building

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Rad,

I would like to write more from the Land Use Committee regarding the proposal for a rezoning of the Haddock lot from agricultural to commercial. Please include this in the package for the planning commission and county commissioners.

Input from Black Forest Land Use Committee regarding Haddock Office Building

1. The Black Forest Preservation Plan states that commercial should be limited to a quarter mile surrounding the two commercial notes, one at Black Forest Road and Shoup Road and the second at Black Forest Road and Burgess Road. The Haddock property lies within a quarter mile circle of the first intersection.
2. We acknowledge that the Preservation Plan states that commercial enterprises should be limited to those which accommodate the needs of local residents. While this does not meet that criteria the same as the Black Forest Store or Rockin B Feed Store, there are other factors to be considered. In any proposal that comes before the Land Use Committee we always ask the question of IMPACT. Whether residential or commercial, we ask what the impact will be if that proposal is approved. Criteria for IMPACT include size, design, noise, traffic, bright lights, affect on neighbors, affects to trees and natural features, and others.
 - a. The Haddock property will hardly impact local residents more than a residential property would have. Traffic will be minimal, lighting will be strictly limited, noise affects will be insignificant and Mr. Haddock is already planting trees to replace the ones burned in the fire.
 - b. Given the "accomodate the needs of local residents," a Kum-n-Go gas station and convenience store would match that criteria much more than the Haddock office building. I am quite sure that those who oppose this proposal would be appalled if a Kum-n-Go were to be built there and if such a proposal became reality one of their significant arguments against this would be removed.
 - c. The Black Forest has many examples of barns, storage buildings and sheds that are either poorly built or do not fit into the area. Mr. Haddocks barn/studio building has natural stone and earthtone colors that make it blend nicely into the area. One has only to drive a quarter mile further north to see a bright red barn standing all alone on a lot, starkly standing out.
 - d. The office building will be cut into the hill and the hill will actually be cut down more than it exists today. This will mask the size of the building. It is worthy of note that the footprint of the office building is 4400 sq ft, which is no larger than some of the homes being built in the Black Forest. For the opponents to say this is 12,300 sq ft of commercial space is misleading. The impact is no more than a high-end home with a large storage shed.

With these considerations in mind, the Black Forest Land Use Committee recommends approval of the rezone of this property for Mr. Haddock's office building.

Terry Stokka - Chairman, Black Forest Land Use Committee