

**EL PASO**  **COUNTY**  
**COLORADO**

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**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

December 27, 2022

Ryan Howser  
Project Manager  
El Paso County Development Services Department

**Subject: Falcon Highlands Commercial Final Plat (SF2240)**

Ryan,

The Community Services Department has reviewed the Falcon Highlands Commercial Final Plat development application and has the following comments of behalf of El Paso County Parks.

This is a request by AMERCO Real Estate Company, (AREC), for approval of a Final Plat submittal to develop property into a U-Haul moving and storage facility. Two buildings are proposed with associated parking and drive areas. The project is located in the Falcon area, on the south side of Rolling Thunder Way and the west side of Meridian Road. The 11.5 acre property is currently zoned PUD.

The 2013 Parks Master Plan shows several county trails in the vicinity of this project. Completed portions of the Woodmen Hills Regional Trail border the north and west sides of the property. These trails are completed and are of the opposite side of the street, so there will not be an impact for this application. The proposed Old Meridian Road Bicycle Route runs north and south, just east of the proposed U-Haul project. This trail will be accommodated within the public right of way and would not be impacted either. The proposed project is ¼ mile from the Rock Island Trailhead to the east and the proposed Rock Island Regional Trail to the south.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. These comments are being provided administratively, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

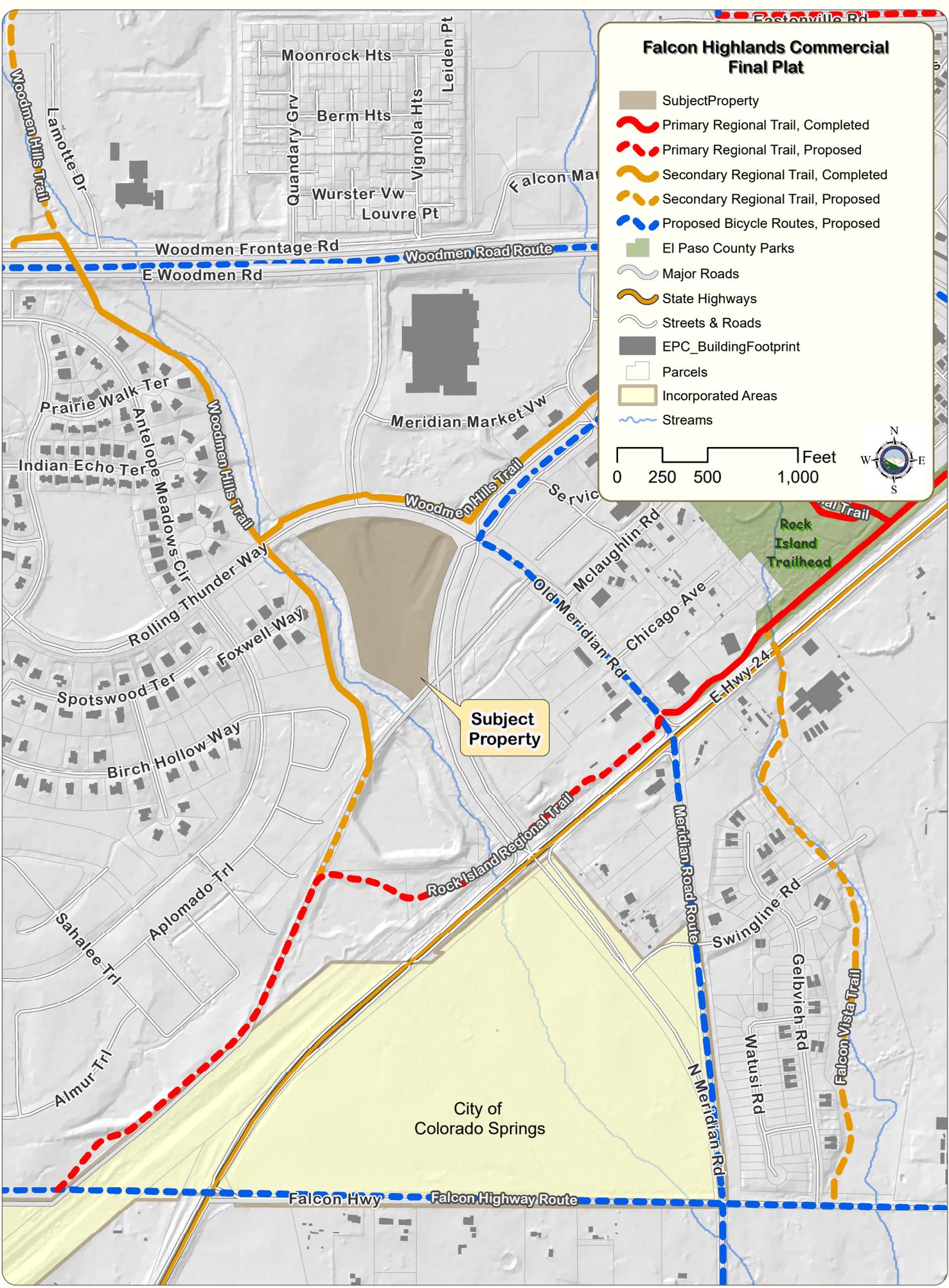
Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



# Falcon Highlands Commercial Final Plat

-  Subject Property
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  El Paso County Parks
-  Major Roads
-  State Highways
-  Streets & Roads
-  EPC\_BuildingFootprint
-  Parcels
-  Incorporated Areas
-  Streams



**Subject Property**

City of Colorado Springs