



**EL PASO COUNTY**

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**DEPARTMENT OF COMMUNITY SERVICES**

February 9, 2023

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department

**Subject: Falcon Self Storage & U-Haul Minor Subdivision (MS232)**

Ashlyn,

The Community Services Department has reviewed the Falacon Self Storage & U-Haul Minor Subdivision application and is providing the following comments on behalf of El Paso County Parks. This is a request by Oliver Watts Consulting on behalf of Falcon Storage Partners, LLP. The applicant is requesting a final plat approval for the Falcon Self Storage & U-Haul Minor Subdivision. The property is located on Bent Grass Meadows Drive, north east of the intersection of Woodmen & Meridian Road. The subject property is 5 acres and is zoned I-2 (industrial). The minor subdivision will allow the current land use to continue on the parcel.

The El Paso County Parks Master Plan does not identify and proposed trails or facilities that would be impacted by this application. The proposed Woodmen Hills Secondary Regional trail is approximately 1,000 feet east of the property on the east side of Bent Grass Meadows Drive so there would be no impact by this application.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

**Recommended Motion:**

*Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flacon Self Storage application: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.*

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
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