

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 28, 2022

Kylie Bagley  
Project Manager  
El Paso County Planning and Community Development

**Subject: Windermere South Zone Change (P-229)**

Kylie Bagley,

The Community Services Department has reviewed the development application for the Windermere South Zone Change on behalf of El Paso County Parks.

The application for a map amendment (rezoning) includes Parcel Number 5329400016. The proposed rezoning is located at the northwest corner of the intersection of North Carefree Circle and Marksheffel Road

This is a request by Drexel, Barrell & Co on behalf of Eagle Development Company to rezone a 9.2 acre parcel on the south end of the Windermere development. The parcel would be rezoned from RS-5000 to the RM-30 to allow for multi-family development. A concurrent preliminary plan amendment is being done to update the Windermere Preliminary Plan to reflect the change in zoning.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. An on-road bicycle lane is located along Marksheffel Road, and there are numerous City parks and trails in the vicinity of the project.









Required El Paso County Park fees will be calculated upon future submittal of final plat(s).

Sincerely,

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



# Windermere South Zone Change

-  Windermere
-  Subject Property
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
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-  Streams

