



EL PASO COUNTY

COMMISSIONERS:
CAMI BREMER (CHAIR)
CARRIE GEITNER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
LONGINOS GONZALEZ, JR.

DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 3, 2023

Ashlyn Mathy
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: **Bent Grass East Commercial Vacation and Replat (VR-23-020)**

Hello Ashlyn,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Bent Grass East Filing No. 3 Commercial Vacation and Replat and is submitting the following administrative comments on behalf of El Paso County Parks.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed commercial development. The proposed Woodmen Hills Secondary Regional Trail trends north-south through the middle of the adjacent Bent Grass subdivision and is located approximately 0.60 mile west of the project site. The proposed Meridian Road Bicycle Route is located approximately 400 feet east of the property, adjacent to the Bent Grass East Commercial Filing No. 2 and located within the existing Meridian Road right-of way. The existing Rock Island Regional Trail trailhead is located approximately 0.80 mile south of the project site.

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, and this application does not require Park Advisory Board consideration.

Staff Recommendation:

El Paso County Parks and Community Services staff recommends to the Planning Commission and Board of County Commissioners approval of the Bent Grass East Filing No. 3 Commercial Vacation and Replat. No regional park fees are required at the time of the recording of this Vacation and Replat, as the Board of County Commissioners has not elected to require park fees for commercial development applications.

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com