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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 26, 2023

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department

Subject: **4-Way Commercial Site Development Plan (PPR2347)**

Ashlyn,

The Parks and Community Services Department has reviewed the 4-Way Commercial Site Development Plan and is submitting the following administrative comments on behalf of El Paso County Parks.

The application from Vertex Consulting on behalf of The O'Neil Group requests a site development plan to allow for mini-warehouse, boat and RV storage, and shipping containers. The project area is 68.2 acres and is located north of Highway 24 and on the east and west sides of Stapleton Road.

Of the total 68.2-acre site, only a portion of the site is being developed at this time. A 6.8 acre area developed in the southwest will consist of two 24,000 SF min-warehouse buildings, a shipping container storage yard, and covered storage. Landscaping and screening is included within a 25' setback between the developed 6.8-acre site and Highway 24 to the south. The applicant is requesting a deviation to provide a phased installation of landscape / screening as the remainder of the 68.2-acre site is developed. Access to the 9.8-acre site is proposed from Stapleton Road.

The application also includes a grading and erosion control plan that includes the majority of the site development plan, including grading south of Stapleton Road and a detention pond north of Stapleton Road. This detention pond will have a direct impact on an El Paso County master planned primary regional trail. The grading and erosion control plan also shows off-site drainage that will impact the County's Rock Island Primary Regional Trail located along US Highway 24. Any off-site drainage infrastructure will require an easement or license agreement with provisions for access, construction, and long-term maintenance of the stormwater infrastructure.

The 2022 El Paso County Parks Master Plan shows a proposed primary regional trail within the site development plan area. The proposed Arroyo Lane Primary Regional Trail runs north-south through the northern portion of the site development plan area. Although the proposed Arroyo Lane Regional Trail is outside the 6.8-acre area currently being developed, it's alignment needs to be considered as part of the site development plan since this application includes grading and detention pond north of Stapleton Road. A 25-foot public trail easement should be shown on the site development plan, landscaping plan, and grading and erosion control plan.

The Arroyo Lane Primary Regional Trail will provide a critical east-west connection from the proposed Sand Creek Primary Regional Trail in the west to the existing Rock Island Primary Regional Trail, near the project's eastern boundary at East Highway 24. The master planned alignment is based upon the original Waterbury preliminary plan and generally follows a major internal street corridor, and as such, the trail would utilize the street's sidewalk system, albeit enlarged to 8-feet in width to follow EPC Parks primary regional trail standards.

Furthermore, the proposed Curtis Road Bicycle Route runs east-west through the project site, utilizing Stapleton Road along this particular section. Dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement request is necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-way in the future.

The El Paso County Parks Master Plan shows two proposed County trails in the vicinity of the property. The proposed Curtis Road Bicycle Route runs along Stapleton Drive in the middle of the subject property. The bicycle route would not be impacted by the development however, because it will be accommodated within the public right-of-way in the future. The County Parks Master Plan shows the proposed Arroyo Lane Primary Regional Trail running north to south through the proposed subdivision on the north side of Stapleton Road. The proposed Arroyo Lane Primary Regional Trail will connect to the existing Rock Island Regional Trail, a nine-mile long trail that connects Peyton and Falcon along the former Rock Island Rail corridor.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the applicant provide a 25-foot public trail easement through the proposed development north of Highway 24 and Stapleton Road that allows for the construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the site development plan, landscape plan, and grading and erosion control plan.

**Recommended Motion:**

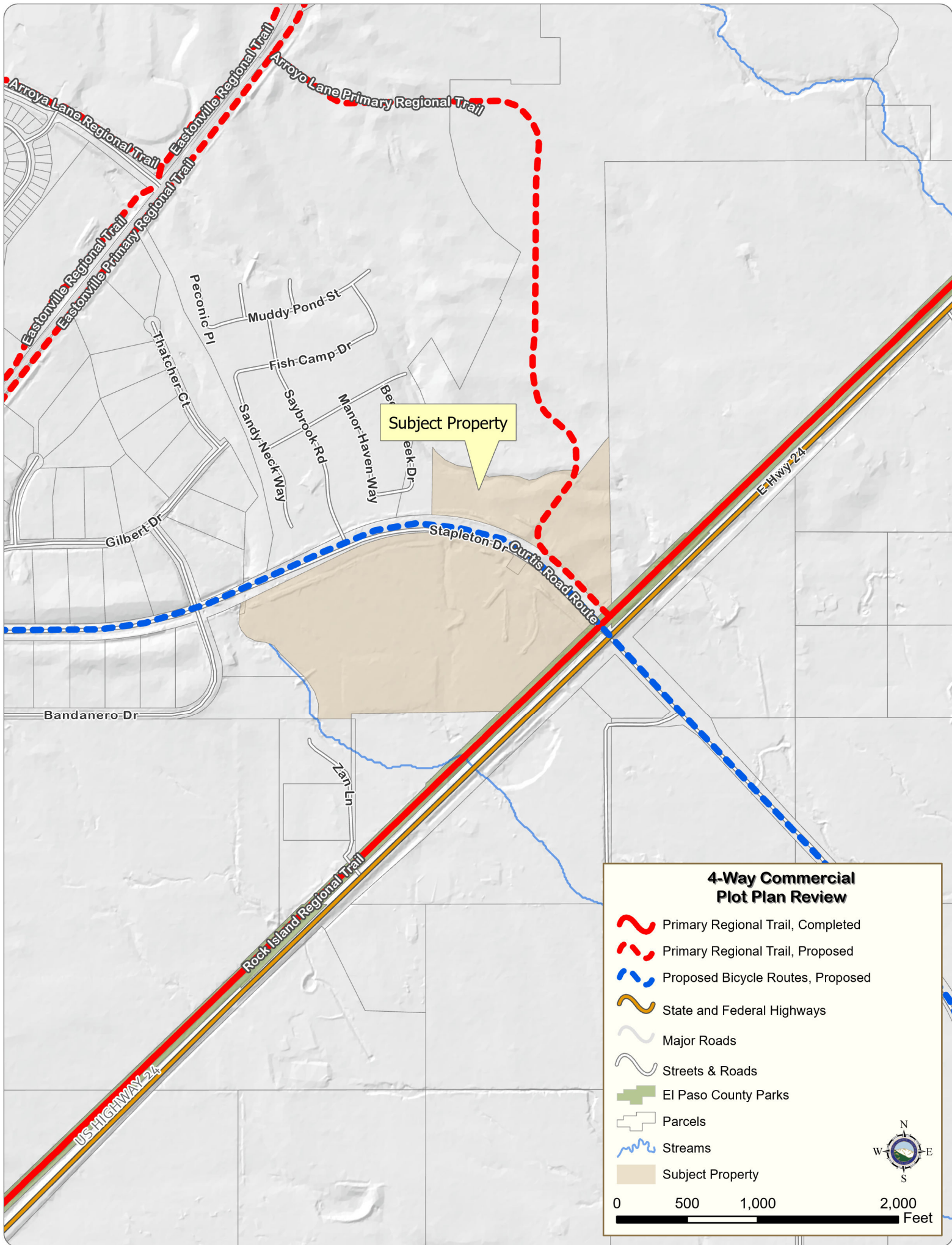
Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 4-Way Commercial Site Development Plan: (1) Provide a 25-foot public trail easement through the proposed development north of Highway 24 and Stapleton Road that allows for the construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the site development plan, landscape plan, and grading and erosion control plans.

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

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services Department  
*GregStachon@elpasoco.com*





Subject Property

### 4-Way Commercial Plot Plan Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State and Federal Highways
- Major Roads
- Streets & Roads
- El Paso County Parks
- Parcels
- Streams
- Subject Property