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December 8, 2020

Lindsay Darden
Planner
El Paso County Planning & Community Development Department

Subject: Shiloh Pines Rezone (P-207)

Lindsay,

The Park Operations Division of the Community Services Department has reviewed the Shiloh Pines Rezone application and has the following comments of behalf of El Paso County Parks.

Shiloh Pines is located north west of Monument, south of Highway 105 and west of Lake Road. There are three actions to the rezone. First, 3.94 acres will be split off from the 74.4 acre Puskas tract. It is proposed that the remainder parcel will remain unplatted. Second, rezoning that 3.94 acre tract from RR-5 to RR-2.5 while also rezoning the remaining Puskas tract from the current RR-5 to A-35. And third, platting and replatting all three parcels into three newly configured lots which maintain the existing lot access points and create one new access for the proposed new lot.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing New Santa Fe Regional is located approximately 0.75 miles north east of the subject property while the Pike National Forest is approximately .25 miles south west of the subject property. The southwest corner of the site, clips the edge of the Foothills Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

The applicant will be subject to regional park fees for the parcels at time of subdivision. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
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