



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 15, 2023

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

Subject: **Seder Minor Commercial Vacation and Replat (VR-23-019)**

Hello Ashlyn,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Seder Minor 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 existing City of Colorado Springs' portion of the Rock Island Regional Trail is located approximately 0.30 mile northwest of the project site. The proposed Marksheffel Road Bicycle Route is located immediately east of the property, within the existing Marksheffel Road right-of way. The project site is not located within any Candidate Open Space Areas.

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 Seder Minor 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