

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

August 16, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: County Initiated Rezone to RR5 (P2217)

Matthew,

The Community Services Department has reviewed the County Initiated Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by El Paso County Planning to rezone a 21.76 acre area from PUD (Planned Unit Development) RR-5 (Rural Residential). The property is located in the Falcon area, north of Highway 24 and south of Meridian Road. This area was a part of the Falcon Highlands Commercial Site PUD Amendment.

The El Paso County Parks Master Plan (2013) identifies the Old Meridian Road Bicycle Route running along the north east side of the subject property. This bicycle route will be accommodated within the right of way and would not be impacted by development. The Rock Island Primary Regional Trail intersects with the south east side of the property. This trail would be impacted by development in the subject property.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the south side of the property that will allow for the construction and maintenance by El Paso County of the Rock Island Primary Regional Trail.

One of the parcels within the rezone area is parcel #5312407001. This parcel was developed as Falcon Fire Station #3. In May of 2020 as a part of the plan review process, El Paso County Parks requested that a trail easement be dedicated along the south side of the Falcon Fire Station property for the Rock Island Primary Regional Trail. County Parks will continue to seek easements along the Rock Island Primary Trail corridor following the south east edge of the subject property.

Urban and regional park fees will be due on any forthcoming final plat applications for this area. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

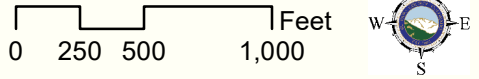
Sincerely,



Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

County Initiated Rezone to RR5 from PUD

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Public Schools
- Subject Property
- Parcels
- EPC_BuildingFootprint
- Streams



Subject Property

Rock Island Regional Trail Trailhead

PATRIOT HIGH SCHOOL

FALCON ELEMENTARY SCHOOL OF TECHNOLOGY

