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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 25, 2024

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department

**Subject: 6225 Vessey Rd Rezone (P241)**

Ashlyn,

The Parks and Community Services Department has reviewed the development application for the 6225 Vessey Rd Rezone. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

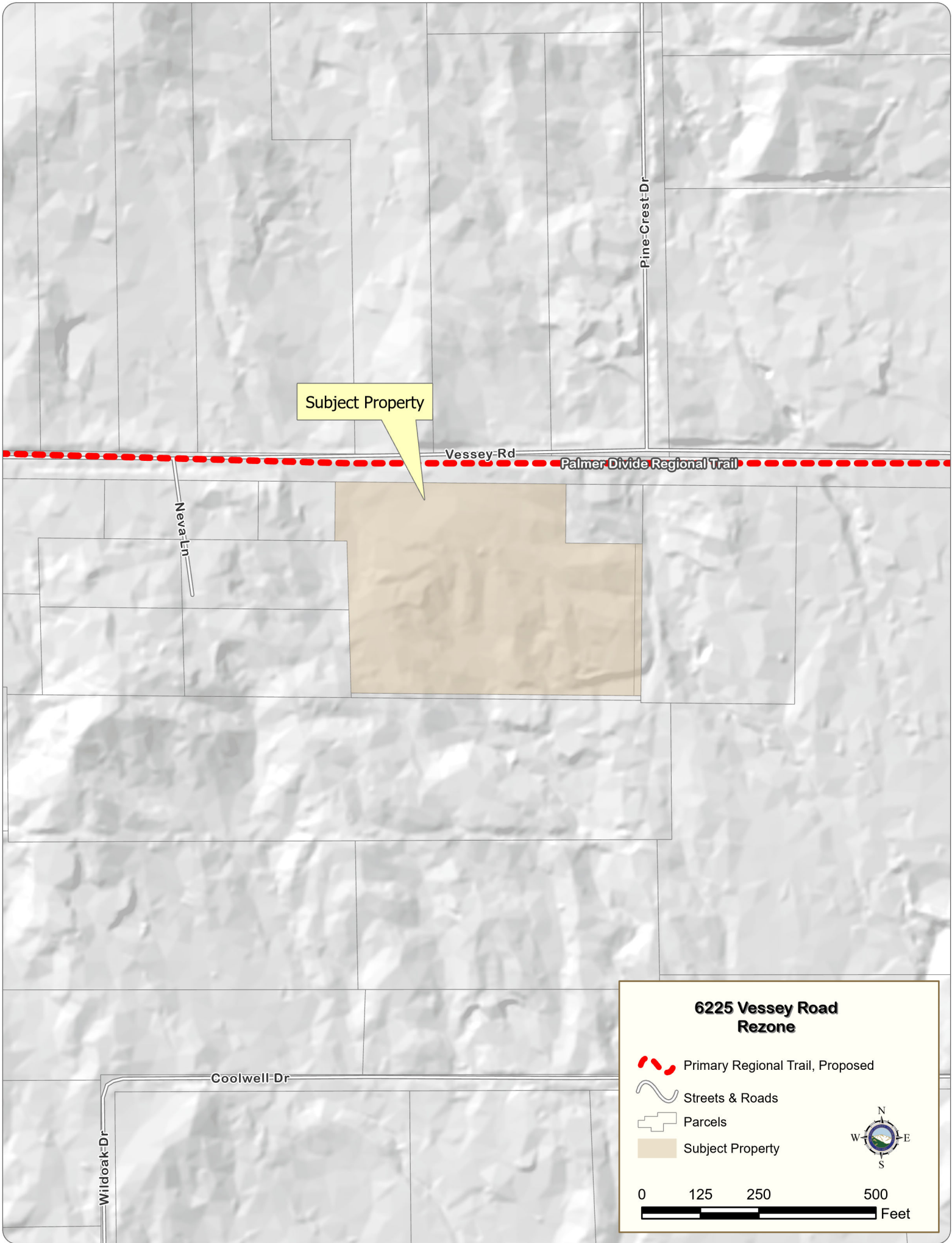
SMH Consultants, Inc. on behalf of 6225 Vessey, LLC is submitting a rezone application. The 6-acre property would be rezoned from RR-5 to RR-2.5 (rural residential 2.5 acre lots). The property to be rezoned is located on the south side of Vessey Road, ¼ mile west of Black Forest Road. A separate minor subdivision application has been submitted requesting the property to be subdivided into 2 single-family residential lots of the following sizes: Lot 1: 3.08 acres and Lot 2: 3.08 acres.

The El Paso County Parks Master Plan shows a master-planned trail alignment intersecting with the rezone parcel. The proposed Palmer Divide Regional Trail follows Vessey Road from east to west along Vessey Road. The Palmer Divide Regional Trail is completed ½ mile to the west of the subject property. The Palmer Divide Regional Trail is an east-west regional trail that will ultimately connect Black Forest Regional Park to the Pineries Open Space, Woodland Trailhead and Homestead Ranch Regional Park to the east.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to the future minor subdivision application, the County will request that the landowner provide a 25-foot public trail easement along the north side of the proposed subdivision Vessey Road to allow for the construction and maintenance by El Paso County of a the Palmer Divide Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

Sincerely,

Greg Stachon  
Landscape Architect  
Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



Subject Property

Vessey-Rd

Palmer Divide Regional Trail

Neva-Ln

Pine-Crest-Dr

Coolwell-Dr

Wildoak-Dr

### 6225 Vessey Road Rezone

-  Primary Regional Trail, Proposed
-  Streets & Roads
-  Parcels
-  Subject Property

