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DEPARTMENT OF PARKS & COMMUNITY SERVICES

May 24, 2023

Ashlyn Mathy
Project Manager
El Paso County Development Services Department

Subject: 16850 Stepler Road Rezone (P233)

Ashlyn,

The Parks & Community Services Department has reviewed the 16850 Stepler Road Rezone application and has the following administrative comments of behalf of El Paso County Parks. The applicant requests a zoning change from RR-5 to RR-2.5. The RM-30 map amendment for a zone change of 36 acres from RR-5 to RR-2.5.

The proposed rezoning site is located to the northwest of the Stepler Road and Hodgen Road intersection. Specifically, the tract is located at 16850 Stepler Road, El Paso County, Colorado Springs. The 36 acre parcel is currently zone RR-5.

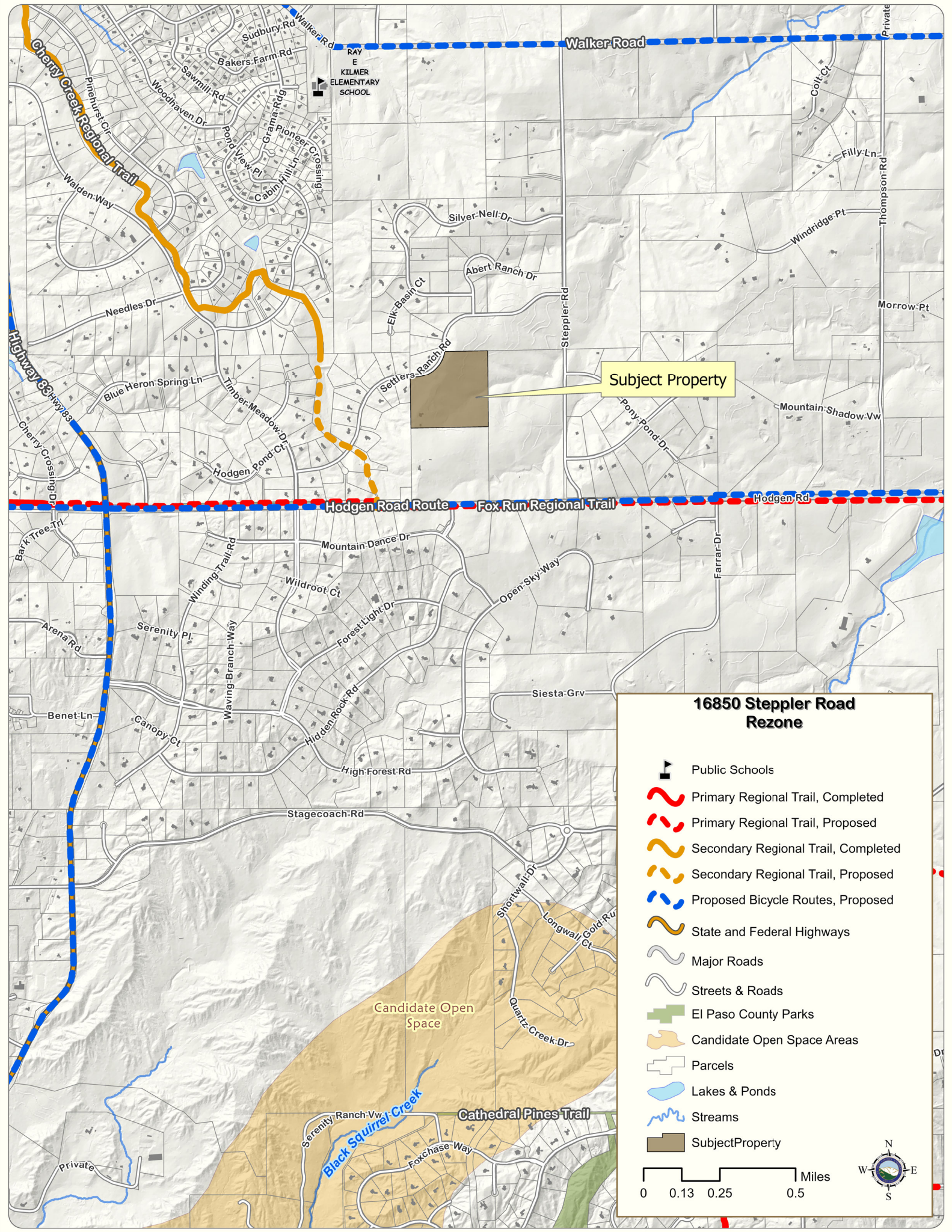
The 2022 El Paso County Parks Master Plan does not show any trails impacted by the project. The Cherry Creek Regional Trail is located ¼ of a mile west of the property. The proposed Hodgen Road Regional Trail and Bicycle Route are located ¼ of a mile south of the property. The subject property is not located within any Candidate Open Space Areas.

No park land or trail easement dedications will be required for this rezone application. 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.

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
















Sincerely,

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



Subject Property

1685 Stepler Road Rezone

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Major Roads
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Areas
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property

0 0.13 0.25 0.5 Miles

