

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 23, 2020

Kari Parsons  
Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: Crossroads North Preliminary Plan and Rezone (CR-201)**

Kari,

The Community Services Department has reviewed the Crossroads North Preliminary Plan and Rezone and has the following final comments of behalf of El Paso County Parks:

This is a request for approval by Kimley-Horn on behalf of Colorado Springs Equities, for Crossroads North Preliminary Plan and Rezone. The proposed rezoning is generally located at the northeast corner of intersections of U.S. State Highway 24 and U.S. Highway 94. The site is bound by US Highway 24 on the north, Marksheffel Road on the east, and Air Lane on the south. The combined acreage of the properties included in the proposed rezone is ±25.18. (Commercial Airport Overlay District).

The owner's property consists of a total of 25 acres. The request is to Rezone 25.18 acres from the M (4.84 AC) and I-2 (20.34 AC) zones to the CR CAD-O zoning district. This will allow the owner to build a home improvement center, movie theatre, sports complex, and retail pad sites.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Highway 94 Bicycle Route and Highway 94 Tier II Trail both terminate at Highway 94. The alignment of these trails are south of the proposed subdivision and would not be affected. Additionally, there is a City of Colorado Springs trail in the area. The proposed East Fork Sand Creek Tier II Trail is approximately 500 feet south of Crossroads North. It is also worth noting that the Falcon / Garret Road Open Space is located east of the proposed development.

No regional park fees are recommended, as the County has not elected to require park fees for commercial subdivisions. 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](mailto:GregStachon@elpasoco.com)

# Crossroads North Preliminary Plan & Rezone

- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Subject Property
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Parcels

0 250 500 1,000 Feet



Crossroads North

Falcon / Garrett Road  
Candidate Open Space

N Marksheffel Rd

Marksheffel Road Route

Hwy 94 Highway 94 Route

Highway 94 Trail

Space Village Ave

J St  
L St  
A St

Sell  
Woolsey

Mcclain Pt  
Cole Vw

Newt Dr

Air Ln

