

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

August 17, 2021

Ryan Howser
Planner
El Paso County Planning & Community Development Department

Subject: White Cottage Farm Minor Subdivision (MS-217)

Ryan,

The Park Operations Division of the Community Services Department has reviewed the White Cottage Farm Minor Subdivision application and has the following comments of behalf of El Paso County Parks.

The subject property is located on the north west of the intersection of Hodgen Road and Thompson Road. This is a request by Urban Strategies Incorporated to legalize a parcel created in 2002 but was never legally subdivided. The parcel is 8.02 acres. There is an existing collection of buildings on the lot. The site formerly operated as a dairy and will now be used as an event center / bed & breakfast.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Hodgen Road Bicycle Route is 0.5 miles south of the property. This site is not located in any candidate Open Space areas. No trail easements or park land dedication will be necessary for this development.

Staff Recommendation:

No regional park fees are recommended, as the Board of County Commissioners has elected to not 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



Spruce Hill
Candidate Open
Space

White Cottage Farm Minor Subdivision

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint

0 0.125 0.25 0.5 Miles



White Cottage Farm

