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DEPARTMENT OF COMMUNITY SERVICES

February 21, 2023

Ashlyn Mathy
Project Manager
El Paso County Development Services Department

Subject: Space Village Road Outdoor Storage (PPR233)

Ashlyn,

The Community Services Department has reviewed the Space Village Road Outdoor Storage Plot Plan Review application and is providing the following administrative comments on behalf of El Paso County Parks. This is a request by Sterling Design Associates on behalf of First Wing Development, LLP. The applicant is requesting approval for the Space Village Filing No.4 Minor Subdivision. The property is located on Space Village Avenue, south-east of the intersection of Peterson Boulevard & Highway 24. The subject property is 22.8 acres and is zoned I-3.

The El Paso County Parks Master Plan does not identify and proposed County trails or facilities that would be impacted by this application. The proposed Highway 94 Bicycle Route and Regional Trail are 1,200 feet north of the property so there would be no impact by this application. However, the City of Colorado Springs shows the proposed East Fork of the Sand Creek Regional Trail following Space Village Avenue. The proposed trail alignment may impact the subject property. It is recommended that the applicant contact Emily Duncan, Trail Development Coordinator at the City of Colorado Springs to determine if there is an impact. Her contact info is Emily.Duncan@coloradosprings.gov.

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.

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Space Village Road Outdoor Storage application: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions; (2) Contact the City of Colorado Springs to determine if the proposed East Fork of the Sand Creek Regional Trail is impacted by this application.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
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Space Village Road Outdoor Storage Plot Plan Review

- Primary Regional Trail, Proposed
- Subject Property
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Military Installation
- Streams

0 250 500 1,000 Feet

