



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 8, 2023

Joe Letke
Project Manager
El Paso County Planning & Community Development Department

Subject: Mayberry Filing No.2A - (CS234)

Joe,

The Parks and Community Services Department has reviewed Mayberry Filing No2A Commercial Service (CS) Rezone and is submitting the following preliminary comments on behalf of El Paso County Parks.

This is a request for approval by Kimley-Horn on behalf of Mayberry Communities, LLC. The applicant requests approval for final plat and rezone of three lots as part of Mayberry Filing No.2a. The proposed rezoning is located west of the southwest corner of intersections of State Highway 94 (SH 94) and Proposed Springs Road

The application to rezone approximately 1.0 acres from the PUD zone to Commercial Services zoning district will be processed concurrently. The proposed commercial zone matches what is shown in the proposed Mayberry Communities Sketch Plan Amendment. The commercial development is intended to act as a transition from Highway 94 to residential developments south of this area.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94. The Highway 94 Regional Trail alignment was previously dedicated to El Paso County on Mayberry Filing No.2. However, the trail easement is not shown on the proposed replat. The Highway 94 Regional Trail shall be labeled and shown on the final plat.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94 and around the south side of the Cherokee Water & Sanitation parcel to make a connection to Tract B to the west that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time.

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.2A CS Rezone: (1) Provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way and south of the Cherokee Water & Sanitation parcel to make a connection

to Tract B to the west that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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

Greg Stachon
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Highway 94 Route

STATE HIGHWAY 94

Hwy 94

Highway 94 Regional Trail

Mayberry Filing No.2a

Cattlemen-Run

Galveston-Ter

Solaire-Loop

Village-Main-St

Bessey-Way

Mayberry Filing No.2a Rezone

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Streets & Roads
-  Parcels
-  Subject Property

