



EL PASO COUNTY

COLORADO

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PARKS AND COMMUNITY SERVICES DEPARTMENT

April 6, 2023

Ashlyn Mathy
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Powers Centre Filing No. 3A Vacation and Replat (VR236)

Ashlyn,

The Parks & Community Services Department has reviewed Powers Centre Filing No. 3A Vacation and Replat and has the following preliminary comments of behalf of El Paso County Parks. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

Powers Centre is a commercial shopping center located east and south of the intersection of Powers Blvd and Palmer Park Blvd. The site consists of 5.5 acres and includes one existing lot. The intent is to subdivide the existing property into three commercial lots so that existing uses may remain on their own parcels. The site is zoned Commercial Airport Overlay (CR CAD-O) which allows for commercial use and is not changing.

The 2023 El Paso County Parks Master Plan shows no planned regional trail, potential park site, or candidate open space being impacted by this project. The City of Colorado Springs' Sand Creek Regional Trail is approximately 1,000' west of the property, but the trail would not be impacted because it is on the west side of Powers Blvd. and does not touch the project area.

For this application there are no regional or urban park fees required, as the Board of County Commissioners have elected to not require park fees for commercial applications.

Sincerely,

Greg Stachon
Planning Supervisor
Parks and Community Services Department
GregStachon@elpasoco.com

Powers Centre Filing No.3A Final Plat

- Subject Property
- Colorado Springs Trail, Proposed
- Major Roads
- Streets & Roads
- Public Schools
- Parcels
- Streams
- Incorporated Areas

0 250 500 1,000 Feet

