

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

December 3, 2021

Kylie Bagley
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Circle K at New Meridian and Hwy 24 Rezone (CS-213)

Kari,

The Community Services Department has reviewed the Circle K at New Meridian and Hwy 24 Rezone application and is providing the following comments on behalf of El Paso County Parks.

This is a request by Land Development Consultants on behalf of Circle K Stores Inc. to rezone the subject property from C-2 and RR-5 to CC (Community Commercial). The site is located on the southwest corner of US HWY 24 and Old Meridian Road. The overall size is 8.99 acres. Circle K is a gas station and convenience store. There is an existing building and pumps on the property. The existing facilities will be razed and rebuilt with a new 5,200 SF convenience store, gas pumps, and canopy.

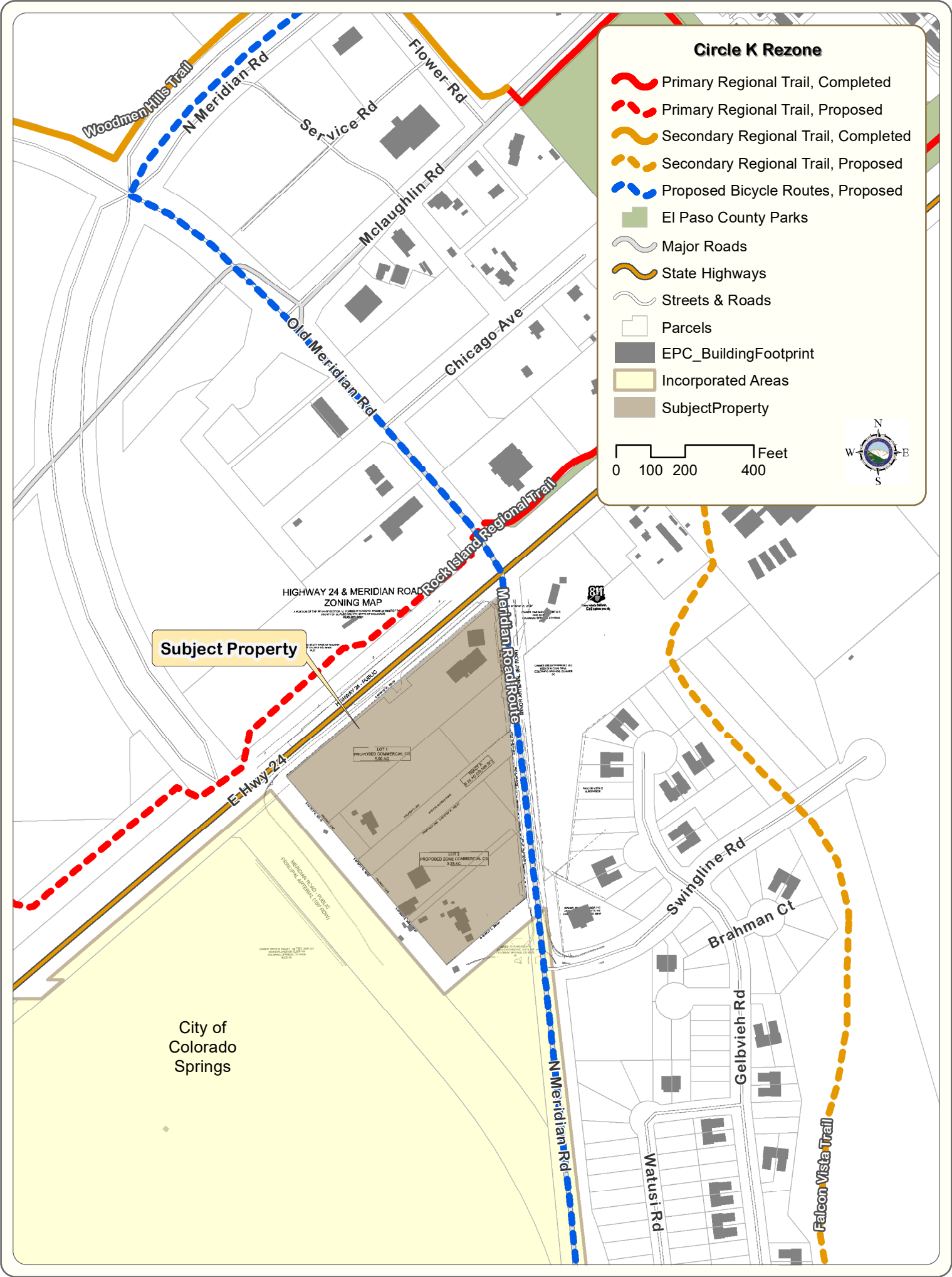
The El Paso County Parks Master Plan (2013) identifies the proposed Meridian Road Bicycle Route directly to the east of the tract. This route will be accommodated within the public right of way and will not impact the development. The proposed Rock Island Trail alignment is located on the north side of Hwy. 24 and would not be impacted by the Circle K development. The project is not located within any Candidate Open Space.

No regional park fees are required for the application, 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.
Please let me know if you have any questions or concerns.

Sincerely,

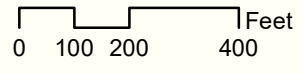
Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com





Circle K Rezone

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Incorporated Areas
- SubjectProperty



HIGHWAY 24 & MERIDIAN ROAD
ZONING MAP

Subject Property

City of
Colorado
Springs

LOT 1
PROPOSED COMMERCIAL 1S
3.52 AC.

LOT 2
PROPOSED ZONE COMMERCIAL 1S
3.23 AC.



Woodmen Hills Trail
N Meridian Rd

Service Rd

Flower Rd

McLaughlin Rd

Chicago Ave

Old Meridian Rd

Meridian Road Route

Rock Island Regional Trail

E Hwy 24

Swingline Rd

Brahman Ct

Gelbvieh Rd

Watusi Rd

Falcon Vista Trail