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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 24, 2023

Ashlyn Mathy
Project Manager
El Paso County Development Services Department

Subject: Bent Grass Replat (VR2316)

Ashlyn,

The Parks and Community Services Department has reviewed the development application for the Bent Grass Vacation and Replat. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

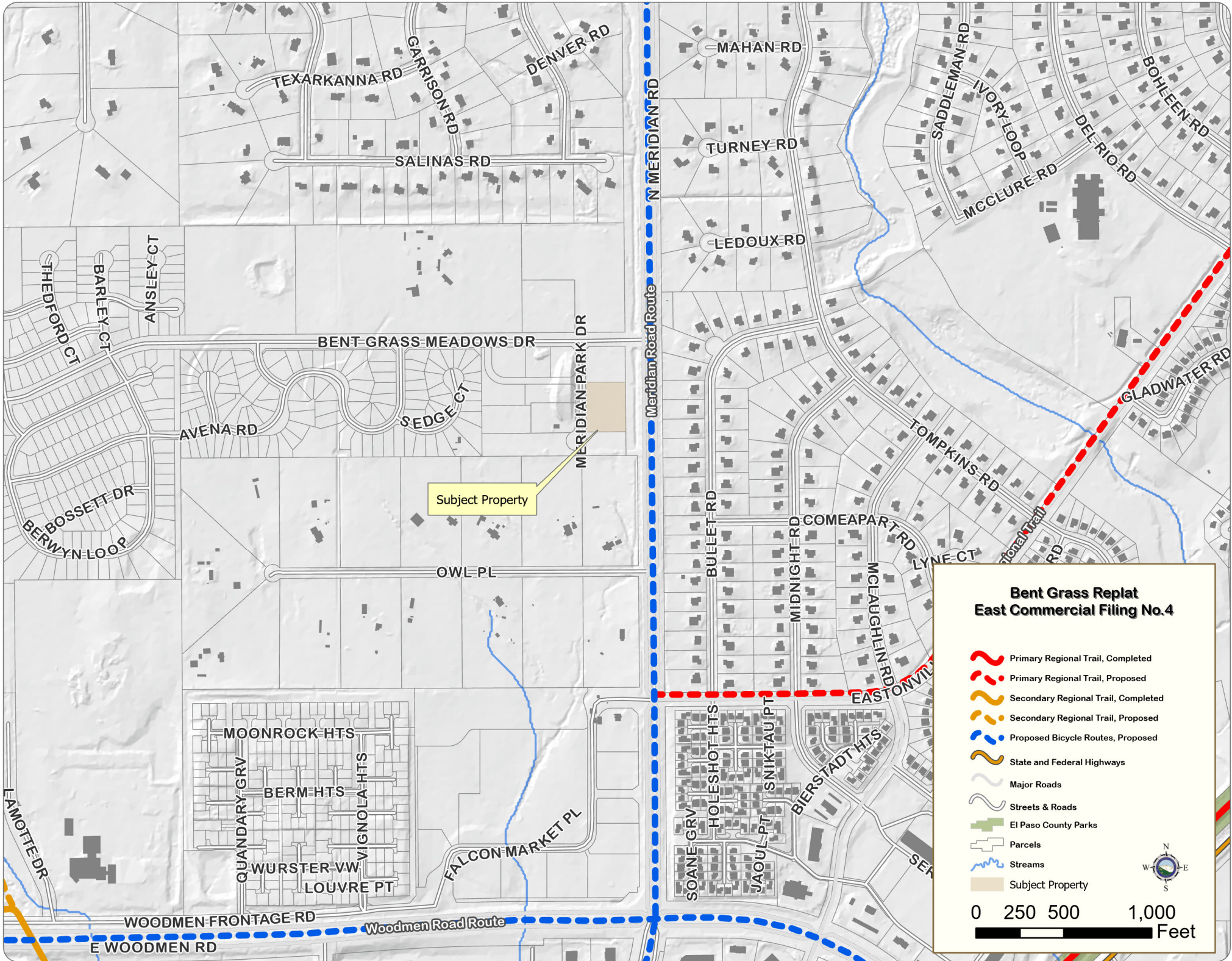
The Vacation and Replat consists of vacating one lot and creating two lots. The subject property is the 1.45 acre lot 1A of the Bent Grass East Commercial Filing 2A. The site is located at 8305 Meridian Park Drive, Peyton, CO 80831. The existing lot is zoned commercial and will remain a commercial use. One of the lots will consist of a single-story Dunkin Donuts retail building. The portion of the lot not being used for Dunkin Donuts will be sold to another buyer for commercial use.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The proposed Meridian Road Bicycle Route borders the subject property on the east side. This trail would not impact the development as it will be accommodated within the public right of way in the future. As no park lands or trail easement dedications are necessary, El Paso County Parks staff recommends fees in lieu of land for regional and urban park purposes.

The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively. There are no regional or urban park fees required for this application, as the Board of County Commissioners have elected to not require park fees for commercial applications.

Sincerely,

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



**Bent Grass Replat
East Commercial Filing No. 4**

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State and Federal Highways
- Major Roads
- Streets & Roads
- El Paso County Parks
- Parcels
- Streams
- Subject Property

