

COMMUNITY SERVICES DEPARTMENT

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

February 25, 2021

Sophie Kiepe
Project Manager
El Paso County Planning & Community Development Department

Subject: Struthers Ranch Retail Center Vacation and Replat (VR-211)

Sophie,

The Park Operations Division of the Community Services Department has reviewed the Struthers Ranch Retail Center Vacation and Replat application and has the following comments of behalf of El Paso County Parks.

This is a request by T-Bone Construction on behalf of the Clark Family Trust to vacate and replat four lots totaling 4.16 acres into a single parcel in order to develop a retail center. The project site is located east of I-25 between Northgate and Baptist Road. The Air Force Academy is directly west of the site.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The proposed Jackson Creek Regional Trail alignment is shown running north and south along Struthers Road on the west side of the subject property. However, the proposed trail alignment is on the west side of Struthers Road which would not be affected by the proposed development. The site is not located within any Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

The Board of County Commissioners has elected not to impose regional or urban park fees on proposed commercial property, so none will be assessed at time of the recording of the final plat.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.



Sincerely,

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

Struthers Ranch Retail Center Vacation and Replat

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Major Roads
- Streets & Roads
- Parcels
- Military Installation
- Streams

0 100 200 400 Feet



Struthers Ranch
Retail Center

