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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

November 14, 2023

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Owl Place Vacate / Replat (VR2321)

Kylie,

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

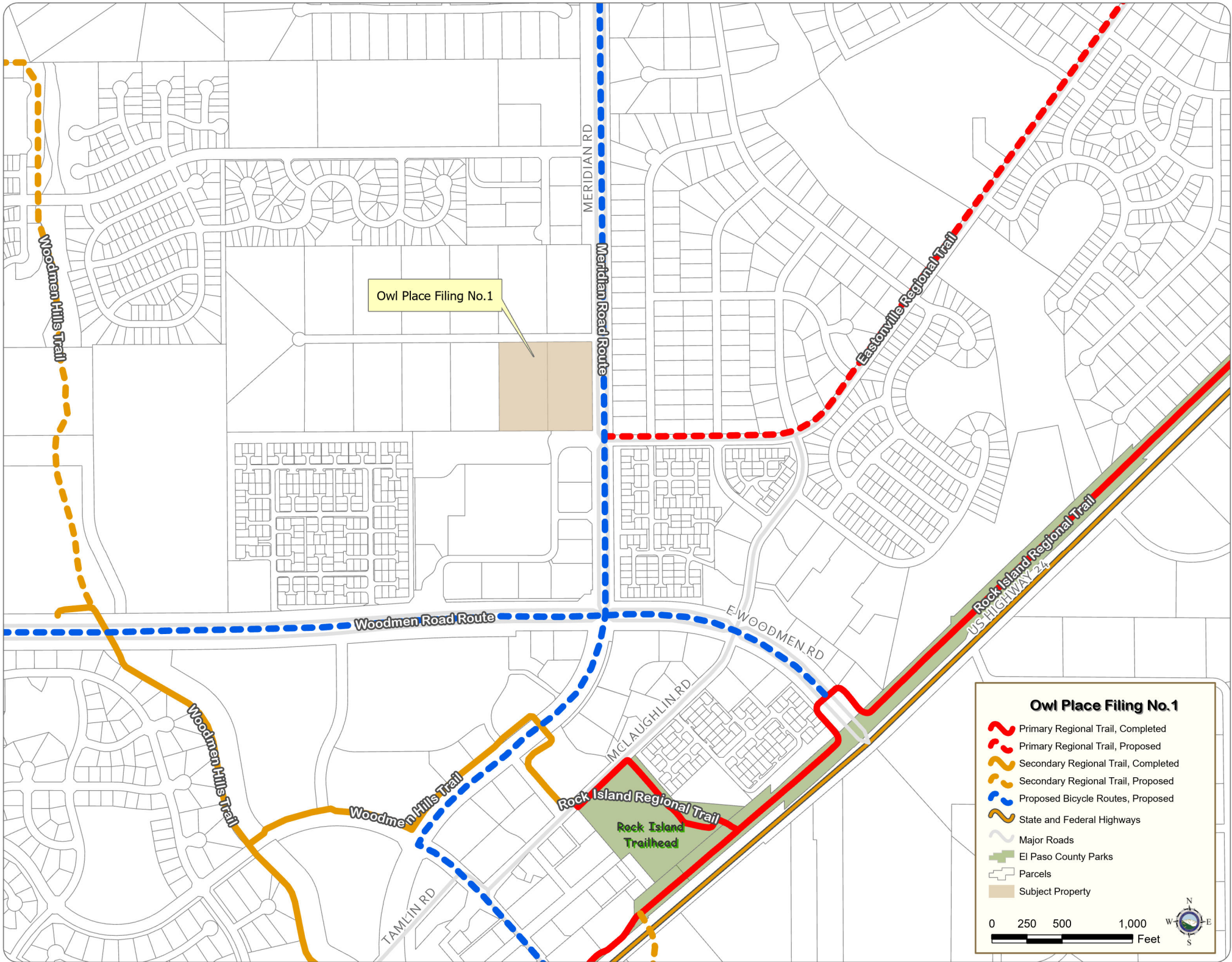
The Vacation and Replat consists of vacating one residential lot and creating four commercial lots. The subject property is the 4.6 acres and is a replat of lots 14 & 15 of Falcon Ranchettes. The property is located on the east side of Meridian Road and south of Owl Place Road, in the Falcon area of El Paso County. This site is bounded by existing commercial development to the south, and large lot residential to the west and north. The property has been recently rezoned as commercial regional (CR).

The 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. The proposed Eastonville Regional Trail follows Eastonville Road terminates on the east side of Meridian Road. This trail will not affect the proposed development.

The Board of County Commissioners has not elected to require park fees for commercial applications, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.

Sincerely,

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



Owl Place Filing No. 1

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- 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
- El Paso County Parks
- Parcels
- Subject Property

0 250 500 1,000 Feet