



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 24, 2023

Ryan Howser
Project Manager
El Paso County Planning & Community Development Department

Subject: BTR Storage CS Rezone - (CS232)

Ryan,

The Parks and Community Services Department has reviewed the BTR Storage Commercial Service Rezone application and is submitting the following administrative comments on behalf of El Paso County Parks.

This is a request for approval by Athio Properties LLC, for a rezone of a 38.5 acre rural residential lot from zoning classification RR-5 to CS, Commercial Services. The CS District is intended to accommodate retail, wholesale or service commercial uses that serve the general public. The Project proposes outdoor RV, boat and vehicle storage on 38.5 acres, an allowed use in the CS District, but not allowed in the RR-5 – therefore, the property owner is requesting a rezone to CS. The property is located on the southwest corner of the intersection of Highway 94 and Franceville Coal Mine Road, 1 mile east of Colorado Springs.

The El Paso County Parks Master Plan is a subset of the Your El Paso Master Plan (County Plan) which was adopted in 2021. This plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environments.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94.

Parks staff provides notice that the Highway 94 Primary Regional Trail is planned for 25' south of the right of way of Highway 94. The County encourages that the landowner provide a 25-foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions

Please let me know if you have any questions or concerns.

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

Corral Bluffs
Open Space

Highway 94 Regional Trail

Highway 94 Route

Hwy 94

Franceville Coal Mine Rd

Subject Property

BTR Storage Commercial Service Rezone

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Streets & Roads
-  Parcels
-  Streams
-  Subject Property

0 250 500 1,000 Feet

