



EL PASO COUNTY

COLORADO

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DEPARTMENT OF PARKS & COMMUNITY SERVICES

July 25, 2023

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Knecht Rezone (P236)

Ryan,

The Parks & Community Services Department has reviewed the Knecht Rezone application and has the following administrative comments of behalf of El Paso County Parks. The applicant requests a zoning change from A-35 to RR-5 for three parcel and a lot size variance for another parcel to maintain the current lot size and setbacks.

The proposed rezoning site is located southeast of the ½ the intersection of Meridian Road and Latigo Boulevard. The 21 acre parcel is currently zoned A-35. The applicant intends to develop three (5) acre rural residential lots. Pineries Opens Space is one mile west of the rezone area. Latigo Trails Open Space is ¾ of a mile to the east.

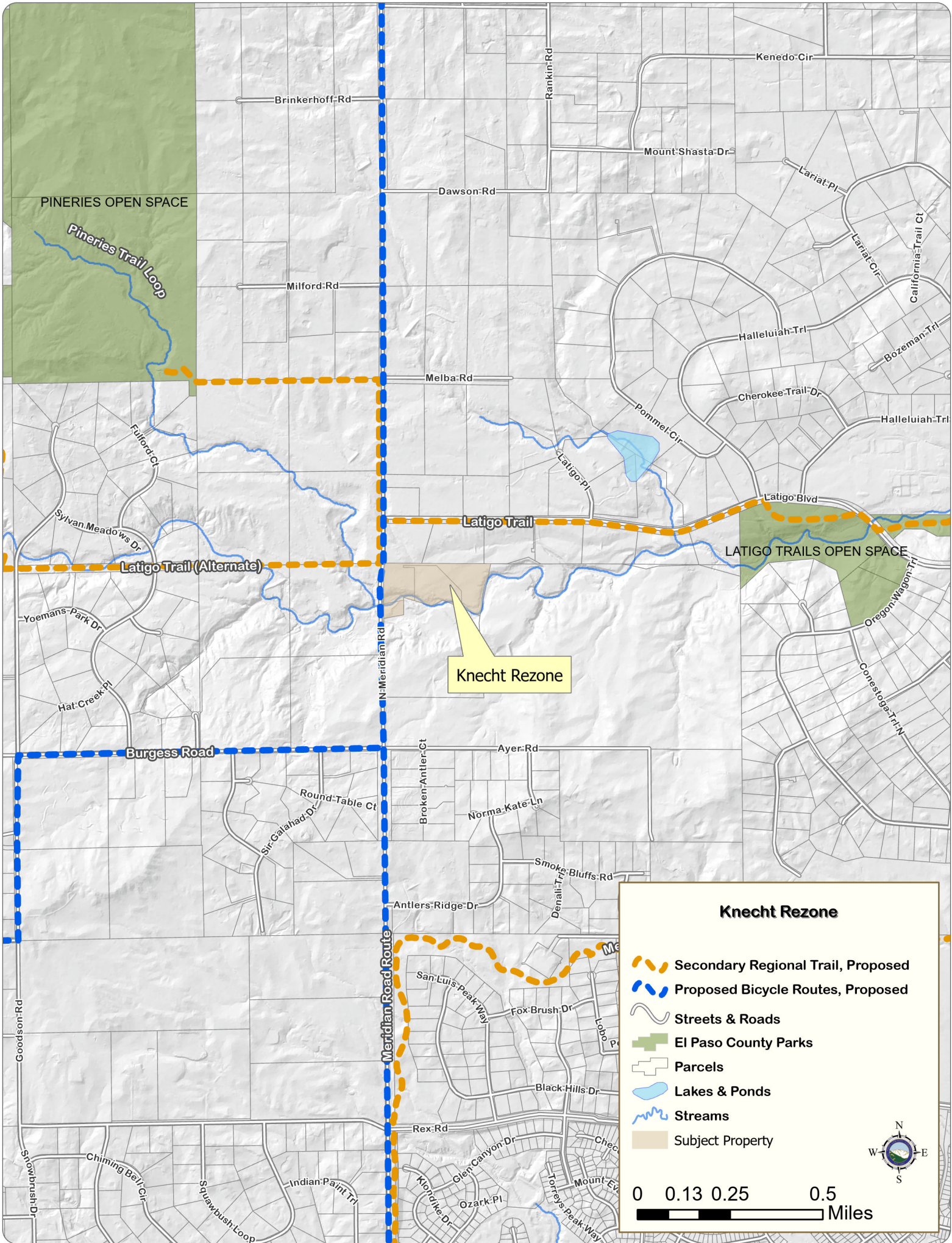
The 2022 El Paso County Parks Master Plan does not show any trails impacted by the project. The proposed Meridian Road Bicycle will run north and south along Meridian Road. The proposed bicycle route would be accommodated within the public right of way, so there will be no impacts. The proposed Latigo Trail Secondary Regional Trail alignment follows Latigo Boulevard before connecting to Pineries Open Space to the west. This trail would not be impacted by the rezone because it does not border the rezone property.

No park land or trail easement dedications will be required for this rezone application. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do 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



PINERIES OPEN SPACE









Pineries Trail Loop

Latigo Trail (Alternate)

Knecht Rezone

LATIGO TRAILS OPEN SPACE

Knecht Rezone

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  El Paso County Parks
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property

