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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 22, 2023

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: 8765 & 8815 Vollmer Rd Vacate and Replat (VR2312)**

Kylie,

The the Parks and Community Services Department has reviewed the development application for the 8765 & 8815 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 two original lots and creating two lots. The site is a 7.98 acres. It is located along Vollmer Road in an I-2 industrial zoning district. Existing Lot A will increase to a size of 6.8 acres. Lot C will decrease in size to 1.13 acres. No improvements are proposed or land use changes will occur with this application.









The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The proposed Vollmer Road Bicycle Route borders the subject property on the west 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](mailto:GregStachon@elpasoco.com)

# 8765 and 8815 Vollmer Rd Vacate and Replat

-  Subject Property
-  Parks By Other
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Lakes & Ponds
-  Streams

