



COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

February 7, 2024

Christian Haas  
Project Manager  
El Paso County Development Services Department

**Subject: Schmidt Property Rezone (Early Assistance)**

Christian,

The Parks and Community Services Department has reviewed the 7125 N Meridian Property Rezone development application.

Centennial American Properties is submitting a rezone application for a 2.13 acre parcel. The property is located in the Falcon area of El Paso County. It is bounded by Old Meridian Road on the south and McLaughlin Road on the east. The property would be rezoned from CR to CS in order to allow for the development of a mini-warehouse / fully enclosed storage facility. Commercial uses currently surround the subject property.

There are several trails close to the subject property. The Woodmen Hills Secondary Regional Trail lies a block to the west and the Rock Island Trailhead and Rock Island Regional Trail lie two blocks to the northeast. The El Paso County Parks Master Plan shows the proposed Old Meridian Road Bicycle Route following Old Meridian Road south of the subject property. The proposed bicycle route will not impact the subject property because the future bicycle route will be accommodated within the public right-of-way.

These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

Sincerely,

Greg Stachon  
Landscape Architect  
Parks and Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



Method-Pt, Ducal-Pt, Farnese-Hts, Falcon-Market-Pl, Trissino-Hts, Rodez-Grv, Parking-Lc, Soane-Grv, Gorman-Grv, Jaoui-Pt, Biersstadt-Hts, Saynassalo-Pt, Wurster-Vw, Louvre-Pt, E-WOODMEN RD, Woodmen Road Route, E Woodmen Rd

Foxtail-Meadow-Ln, Meridian-Market-Vw, N-Meridian Rd, Flower-Rd, Mclaughlin Rd, Owing's-Pt, State-Bank-Dr, Azuma-Hts, Merrill-Hts, Maybeck-Vw, Corbu-Hts, Rock Island Regional Trail, Rock Island Trailhead, Parking Lot

Rolling-Thunder-Way, Woodmen Hills Trail, Parking Lot, Old-Meridian Rd, MCLAUGHLIN RD, Subject Property, Meridian Rd, Chic, E-Hwy 24, US-HIGHWAY-24

Woodmen Hills Trail, Birch-Hollow Way, Aplomado-Trl, TAMLIN RD, Meridian Road Route, Meridian Rd, Swingline-Rd

Method-Pt, Ducal-Pt, Farnese-Hts, Falcon-Market-Pl, Trissino-Hts, Rodez-Grv, Parking-Lc, Soane-Grv, Gorman-Grv, Jaoui-Pt, Biersstadt-Hts, Saynassalo-Pt, Wurster-Vw, Louvre-Pt, E-WOODMEN RD, Woodmen Road Route, E Woodmen Rd, Foxtail-Meadow-Ln, Meridian-Market-Vw, N-Meridian Rd, Flower-Rd, Mclaughlin Rd, Owing's-Pt, State-Bank-Dr, Azuma-Hts, Merrill-Hts, Maybeck-Vw, Corbu-Hts, Rock Island Regional Trail, Rock Island Trailhead, Parking Lot, Old-Meridian Rd, MCLAUGHLIN RD, Subject Property, Meridian Rd, Chic, E-Hwy 24, US-HIGHWAY-24, Woodmen Hills Trail, Birch-Hollow Way, Aplomado-Trl, TAMLIN RD, Meridian Road Route, Meridian Rd, Swingline-Rd