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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 9, 2023

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

Subject: **Rhetoric Subdivision (SF2325)**

Kylie,

The Parks and Community Services Department has reviewed the Rhetoric Subdivision final plat and is submitting the following comments on behalf of El Paso County Parks.

This is a request for endorsement by JR Engineering, on behalf of Rhetoric LLC requests final plat approval of Rhetoric Subdivision. Rhetoric Subdivision consists of two lots on 32.6 acres. The site is located southeast of the intersection of Vollmer Road and Marksheffel Road. The site is zoned I-3 (industrial). The applicant proposes a concrete crushing facility on the 7.96 acre lot 2 of the total 32.6 acre site.

The El Paso County Parks Master Plan shows no proposed or existing parks, trails, or open space directly impacted by the proposed commercial development. The proposed Volmer Road Bicycle Route alignment runs along Volmer Road to the west of the subject property. The proposed Marksheffel Road Bicycle Route alignment runs along the northeast side of the industrial subdivision. The proposed bicycle routes will not be impacted by the subdivision as they will be accommodated within the public right-of-way in the future. The proposed Sand Creek Regional Trail is located north of the subject property and on the north side of Marksheffel Road, and would not be impacted by the subdivision.

Staff notes that the applicant proposes an “alternative landscape plan”. The alternative landscape plan includes “no additional landscaping” while using existing landscaping on the site. The site appears to have minimal existing landscaping. Codes should be checked for landscaping and screening required as the industrial site borders both a major roadway, residential, and mixed use zones. Typically, landscaping is required as a buffer to these adjacent uses.

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.

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

Sincerely,

Greg Stachon  
Landscape Architect  
El Paso County Parks and Community Services Department  
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