

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

May 14, 2020

Rad Dickson
Project Manager
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

**Subject: Falcon Fire #3
(U-201 Approval of Location)**

Hello Rad,

The Community Services Department has reviewed the development application for Falcon Fire #3 and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on June 10th and its recommendation will be provided after the meeting.

Request by Falcon Fire Protection District Station 3 for location approval and subdivision exemption plat for their property at 7030 Old Meridian Road. This is a 5.423 acre site and is located north of Highway 24 and west of Old Meridian Road in El Paso County, Colorado. The property is located in a commercial area and is zoned PUD.

The Northerly 150 feet of the property (parcel #5312400015) was purchased from the Chicago, Rock Island and Pacific Railroad Bankruptcy Court December 4, 1981 and has been used as a Fire Station and Administration Offices continuously since then. The Southerly 100 feet of the property (parcel #5312400014) was acquired from Falcon Highlands Metro District last year in order to expand the fire station. The applicant is requesting Location Approval for a Fire Station, since it was not approved in 1980 even though the County approved the site plan for the existing station that is still in use in this location as a fire station and District offices.

The County previously approved a site plan for the existing station and district offices in 1980 but the required approval of location was never completed. The applicant is proposing to expand the fire station and is seeking an approval of location as required by the Land Development Code. The applicant is also requesting a Subdivision Exemption Plat for the station, and is preparing a Site Development Plan which will be submitted separately from this application.



The 2013 El Paso County Parks Master Plan shows two facilities impacted by the project. The proposed Meridian Road bicycle route is on the east side of the subject parcels, within the Old Meridian Road right of way. This bicycle route will not be affected by this development because it will be accommodated in public right of way. There is however, a proposed Tier 1 Primary Regional Trail on the south side of the property which will be impacted by this development. The proposed Rock Island Regional Trail is located within the southern-most parcel (#5312400014). The completed Rock Island Regional Trail is across the street from the subject parcel, on the east side of Old Meridian Road. The completed section of trail starts at this point and continues 10.3 miles to the northeast ending in Peyton, CO. Beginning at Old Meridian Road, the trail is proposed to continue to the west along the former Rock Island Railroad right of way into the City of Colorado Springs.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the applicant provide a 25-foot public trail easement along the south side of parcel #5312400014 that allows for the construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat, Approval of Location, Subdivision Exemption Plat, and forthcoming Site Development Plan.

No regional park fees are recommended, as the County does not require park fees for a Subdivision Exemption Plat.

Sincerely,

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

Service Rd

Falcon Regional Park

McLaughlin Rd

Meridian Rd

Meridian Rd

Meridian Rd

Roch Island Regional Trail

Falcon Fire #3 Plan Review

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  New Building
-  New Paving
-  Subject Parcels
-  El Paso County Parks
-  Building Footprint



Existing Fire Station

Proposed Fire Station

0 50 100 Feet

