

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 18, 2022

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Pitman Trust Rezone (P2221)

Kylie,

The Community Services Department has reviewed the Pitman Trust Rezone application and has the following administrative comments of behalf of El Paso County Parks. The property address is 18420 N. Meridian Rd, Colorado Springs, CO. It is located approximately 21 miles north-east of Colorado Springs.

The applicant is requesting a rezone from AG-35 (Agricultural) to RR-5 (Rural Residential 5 Acre). The Applicant proposes to develop the site as three private single-family residential dwelling units.

The El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Walker Road Bicycle Route runs east to west along Walker Road, just north of the rezone area. The proposed Meridian Road Bicycle Route runs north and south along Meridian Road on the east side of the rezone area. The proposed bicycle routes will not be impacted by the development because they will be accommodated within the public right of way.

No park land or trail easement dedications will be required for this residential development. At the time of this review, the 2022 estimated park fees for 3 dwelling units would total \$1,380 in regional park fees which would be due at the time of recording of the forthcoming final plat(s). 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,

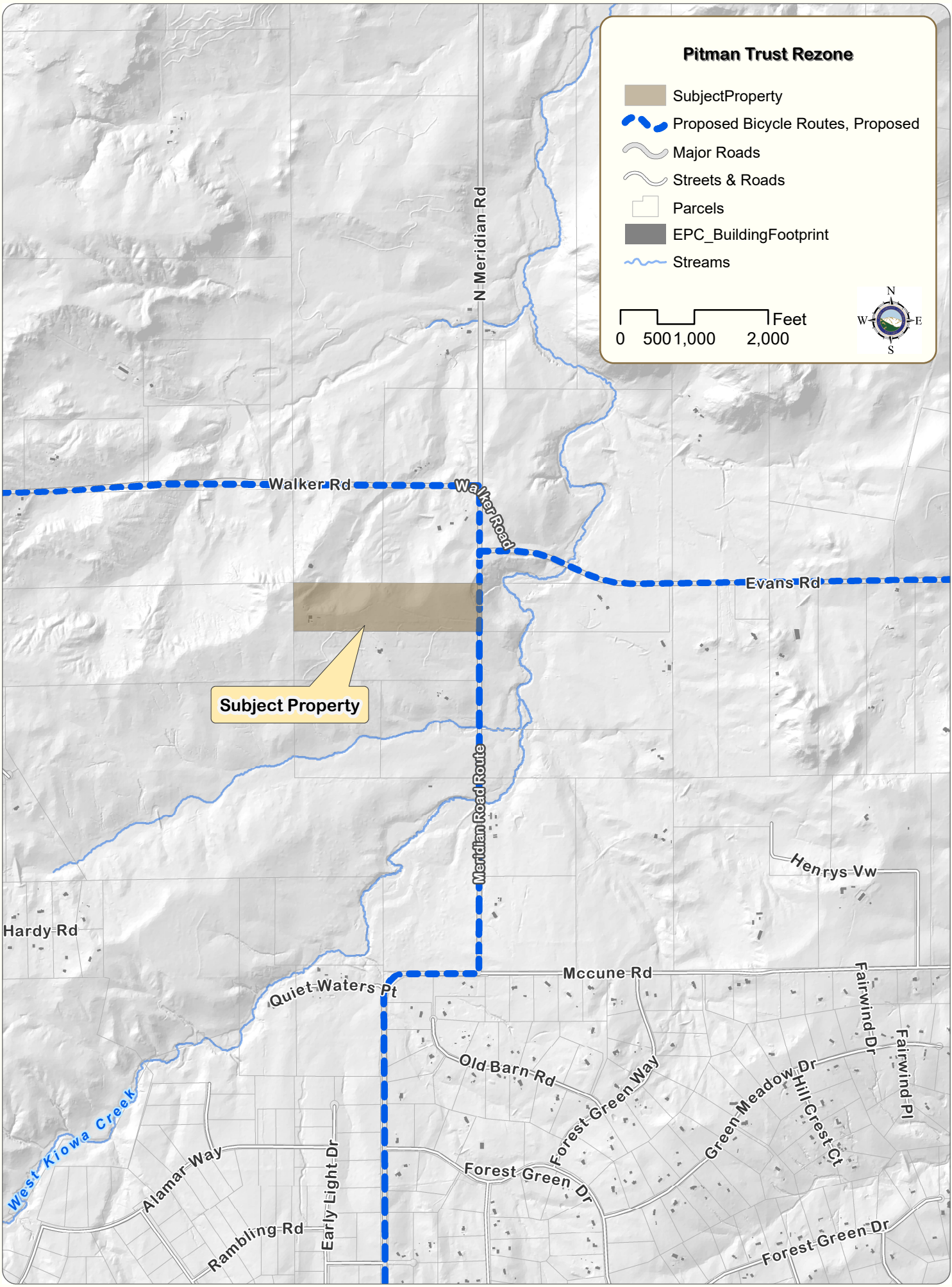
Greg Stachon
Landscape Architect
Community Services Department
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Pitman Trust Rezone

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Subject Property