

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 19, 2022

Matthew Fitzsimmons
Project Manager
El Paso County Development Services Department

Subject: Emprise Storage Rezone (CS222)

Matthew,

The Community Services Department has reviewed the Emprise Storage Rezone application and is providing the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on October 12, 2022:

This is a request by Land Development Consultants, on behalf of Emprise Acquisitions LLC Hagen to rezone 34.52 acres from RR-5 (Rural Residential) to CS Commercial Services District for a commercial use classification for RV, boat and vehicle storage and future mini-warehouse storage units.

This site is located on the south side of US Highway 94 approximately ¼ mile west of Franceville Coal Mine Road. It is surrounded by a variety of uses including vacant range land to the south, undeveloped zone CS to the west, a motocross race track to the north, and a vehicle salvage yard bordering the east side of the property.

The El Paso County Parks Master Plan is a subset of the Your El Paso Master Plan (County Plan) which was adopted in 2021. This plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environments.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94.

Parks staff provides notice that the Highway 94 Primary Regional Trail is planned for 25' south of the right of way of Highway 94. Although not required for this rezone application, the County encourages that the



landowner provide a 25-foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial land use applications.

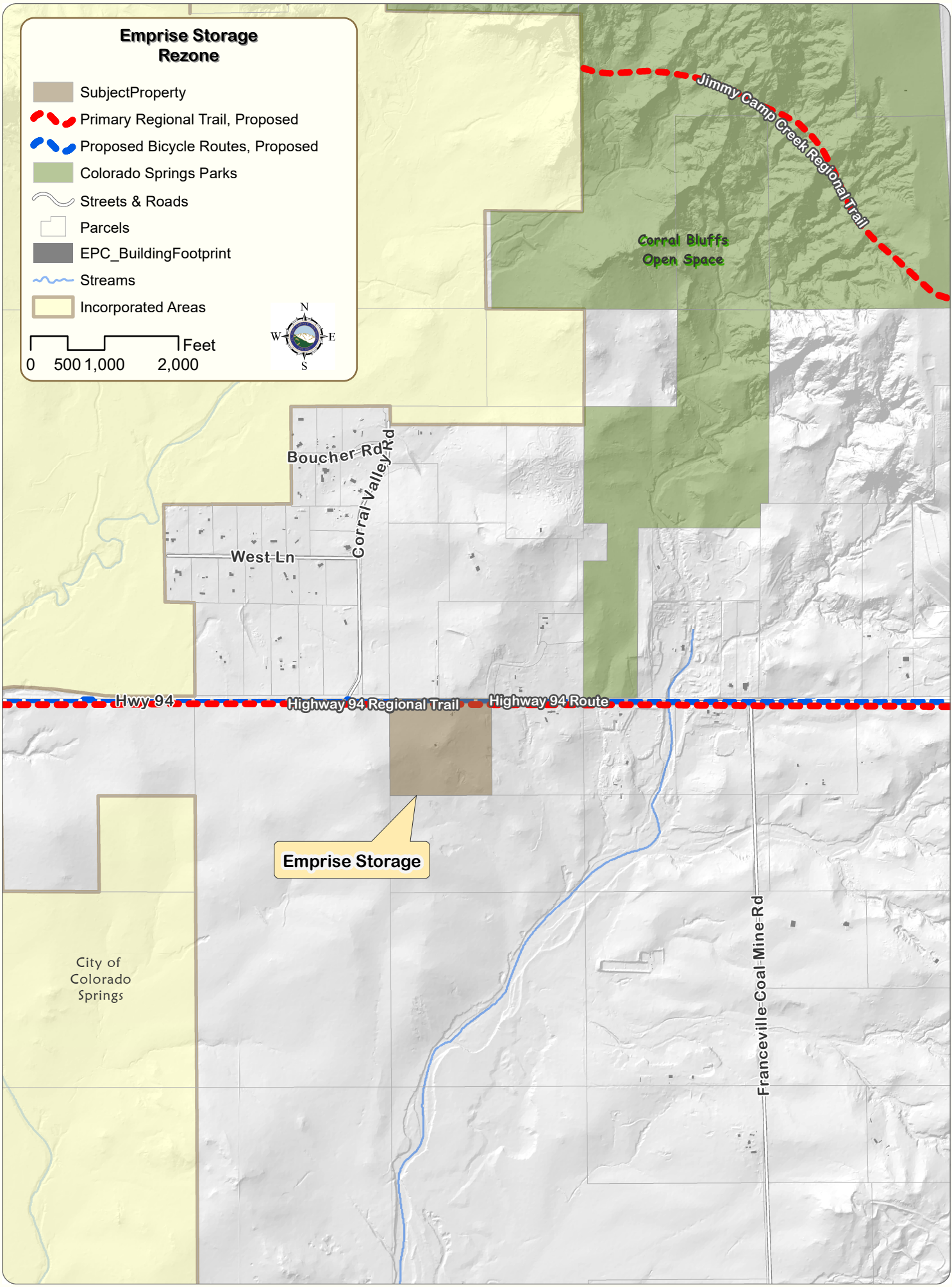
Sincerely,

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

Emprise Storage Rezone

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams
- Incorporated Areas

0 500 1,000 2,000 Feet



Emprise Storage

City of Colorado Springs

Corral Bluffs Open Space

Jimmy Camp Creek Regional Trail

Boucher Rd

Corral Valley Rd

West Ln

Hwy 94

Highway 94 Regional Trail

Highway 94 Route

Franceville Coal Mine Rd