

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 6, 2022

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Circle K Vacation and Replat (VR223)

Kylie,

The Community Services Department has reviewed the Circle K Vacation and Replat application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Land Development Consultants, on behalf of Circle K Stores to replat six parcels totaling 8.9 acres on the southwest intersection of US highway 24 and Old Meridian Road. The property will be rezoned to commercial with the final plat split into two commercial lots. Existing buildings on the site will be razed in order to build a new 5,200 square foot Circle K convenience store and seven fuel dispensers with a canopy.

The El Paso County Parks Master Plan (2013) identifies several trails in the vicinity of this project. The proposed Meridian Road Bicycle Route runs north and south along Old Meridian Road. This bicycle route will be accommodated within the right of way and would not be impacted by the project. The proposed Rock Island Primary Regional Trail is on the north side of Highway 24 across the highway from the proposed development, so this trail would not be impacted by the project. The proposed Falcon Vista Secondary Regional Trail is ¼ of a mile east of the project along with the Rock Island Trailhead. These facilities would not be impacted by the project.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

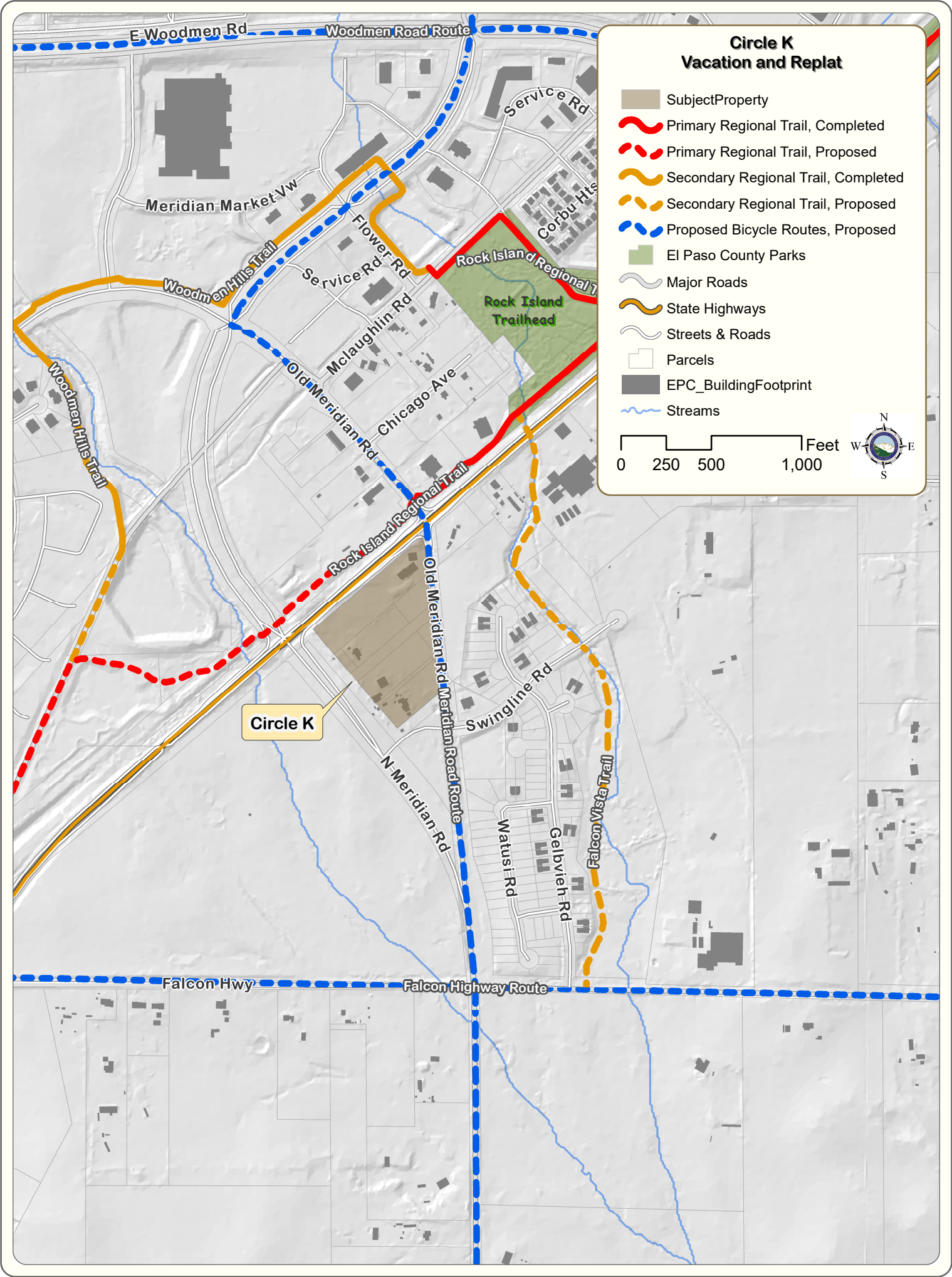
Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Circle K Vacation and Replat: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions.



Sincerely,

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



Circle K Vacation and Replat

-  Subject Property
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  El Paso County Parks
-  Major Roads
-  State Highways
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint
-  Streams

0 250 500 1,000 Feet



Circle K