

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 3, 2021

John Green  
Planner  
El Paso County Planning & Community Development Department

**Subject: Fuel Station Rezoning (CS-212)**

John,

The Park Operations Division of the Community Services Department has reviewed the Fuel Station Commercial Service Rezone and has the following comments of behalf of El Paso County Parks.

This is a request for rezone by Baseline Engineering on behalf of KB Fuel, LLC to rezone the property from A-35 (Agricultural) to CS (Commercial Services). The rezone is being requested in order to address the legal nonconforming use of the property. The existing fuel station is not permitted in agricultural zones.

The proposed rezoning does not request a new use of the property, and if approved, will classify the legal nonconforming gas station as a permitted use. The Applicant is not proposing to expand the square footage of the convenience store, nor construct any new buildings on site.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. The proposed Highway 94 Bicycle Route alignment and the proposed Highway 94 Secondary Regional Trail alignment run east and west along Highway 94 on the south side of the subject property. The proposed Highway 94 Bicycle Route would not be affected by the project because it will be accommodated within the public right of way. The proposed Highway 94 Secondary Regional Trail would not be affected either because its alignment is on the south side of Highway 94.

No regional park fees are required for the application, 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. Please let me know if you have any questions or concerns.



Sincerely,  
Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)

### Fuel Station Rezoning Commercial Service

- SubjectProperty
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Public Schools
- Unincorporated Towns
- Parcels
- EPC\_BuildingFootprint
- Streams

0 245 490 980 Feet



Fuel Station

N Ellicott Hwy

Ellicott

Highway 94 Route

Highway 94 Trail

Hwy 94

Longhorn Cattle Dr

Ellicott Highway

S Ellicott Hwy

Cj Chambers Vw

ELLCOTT SENIOR HIGH SCHOOL

