EL PASO COUNTY

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

October 31, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Falcon Highlands Commercial Lot – U-Haul (PPR2256)

Ryan,

The Community Services Department has reviewed the Falcon Highlands Commercial Lot development application and has the following comments of behalf of El Paso County Parks.

This is a request by AMERCO Real Estate Company, (AREC), for approval of a site development plan submittal to develop property into a U-Haul moving and storage facility. Two buildings are proposed with associated parking and drive areas. The project is located in the Falcon area, on the south side of Rolling Thunder Way and the west side of Meridian Road. The 11.5 acre property is currently zoned PUD.

The 2013 Parks Master Plan shows several county tails in the vicinity of this project. Completed portions of the Woodmen Hills Regional Trail border the north and west sides of the property. These trails are completed and are of the opposite side of the street, so there will not be an impact for this application. The proposed Old Meridian Road Bicycle Route runs north and south, just east of the proposed U-Haul project. This trail will be accommodated within the public right of way and would not be impacted either. The proposed project is ¼ mile from the Rock Island Trailhead to the east and the proposed Rock Island Regional Trail to the south.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. 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.
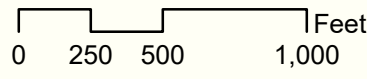
Sincerely,

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

Falcon Highlands Commercial Lot U Haul - Site Development Plan

Legend:
- SubjectProperty
- 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
- EPC_BuildingFootprint
- Parcels
- Incorporated Areas
- Streams

Feet
0   250   500   1,000

N
W   E
S

Subject Property

Moonrock Hts
Berm Hts
Vignola Hts
Leiden Pt
Wurster Vw
Louvre Pt
Quandary Grv
Falco...

Woodmen Hills Trail
Lamotte Dr
Woodmen Frontage Rd
Woodmen Road Route
E Woodmen Rd

Antelope Meadows Cir
Indian Echo Ter
Sylamore Way
Bridal Vail Way
Nulato Cir
Woodmen Hills Trail
Rolling Thunder Way
Foxwell Way
Spotswood Ter
Birch Hollow Way
Aplomado Trl
Sahalee Trl
Almur Trl

Meridian Market Vw
Woodmen Hills Trail
Service Rd
Mclaughlin Rd
Chicago Ave
Old Meridian Rd

Rock Island Regional Trail
Rock Island Trailhead
...ybeck Vw

Rock Island Regional Trail
E Hwy 24

City of
Colorado Springs

Old Meridian Rd
Meridian Road Route
Swingline Rd
Watusi Rd
Gelbvieh Rd
Falcon Vista Trail