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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 23, 2023

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: Meridian Storage Final Plat (VR2312)

Kylie,

The Parks and Community Services Department has reviewed the development application for the Meridian Storage Final Plat. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

This request by Galloway on behalf of Meridian Storage LLC, requests approval of a Final Plat for Falcon Ranchettes Filing No. 2 on 9.604 acres, including 2 lots and rights of way. The Falcon Ranchettes Filing No. 2 is located west of Meridian Road, north of Owl Place and south of Meridian Park Drive. The Falcon Ranchettes Filing No. 2 properties currently have vacant mobile homes on site. The proposal is to rezone the property from RR-5 to CS.












The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed platting. The proposed Meridian Road Bicycle Route borders the subject property on the east side. This trail would not impact the development as it will be accommodated within the public right of way in the future.


The Park Advisory Board has elected not to review and endorse minor subdivision applications, so these comments are being provided administratively. There are no regional or urban park fees required for this application, as the Board of County Commissioners have elected to not require park fees for commercial applications.

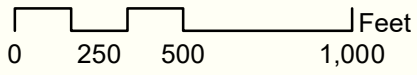
Sincerely,

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

Meridian Storage Final Plat

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





Subject Property

Meridian Road Route

Woodmen Road Route

Eastonville Regional Trail

Rock Island Regional Trail
 State Bank Dr
 E Hwy 24

