

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

December 12, 2022

Ashlyn Mathy  
Project Manager  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: TR El Paso Land LLC Rezone (P2224)**

Ashlyn,

The Community Services Department has reviewed the development application for TR El Paso Land LLC Rezone, and has the following comments on behalf of El Paso County Parks:

TR El Paso Land LLC Rezone will change the zoning classification from R-4 (Rural Residential 4 acre lots) to A-35 (35 acre agricultural lots). The applicant intends to subdivide the 275 acre property into six (6) 35 acre minimum lots. The property is located northwest of the intersection of Drennan Road and Ellicott Highway in eastern El Paso County.

The 2022 El Paso County Parks Master Plan shows two primary regional trails located immediately adjacent to the boundaries of the subject property, but not impacted by the rezone application. The proposed Drennan Road Bicycle Route runs east-west along Drennan Road, south of the subject property. The proposed Ellicott Highway Bicycle Route runs north-south along Ellicott Highway, bordering the eastern edge of the property. The proposed bicycle routes will not impact the property as any future bicycle routes will be accommodated within the public right-of-way.

No park land or trail easement dedications are necessary for this filing, and these comments are being provided administratively as no Park Advisory Board endorsement is necessary for rezoning applications.

Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon  
Landscape Architect  
Communiuty Services Department, Park Operations  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)



# TR El Paso Land LLC Rezone

-  SubjectProperty
-  Proposed Bicycle Routes, Proposed
-  Parcels
-  EPC\_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet



Rezone Property

Ellicott Highway

Drennan Road

