

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 3, 2021

John Green  
Planner  
El Paso County Planning & Community Development Department

**Subject: Falcon Karate Studio Site Development Plan (PPR-2167)**

John,

The Park Operations Division of the Community Services Department has reviewed the Falcon Karate Studio Site Development Plan and has the following comments of behalf of El Paso County Parks.

The project is located at the southeast corner of Old Meridian Road and Chicago Avenue. The property is currently zoned as CC (Community Commercial). The proposed development will consist of two approximately 4,950 sf two story, (9,900 total) sf commercial buildings to be utilized as a karate studio and meeting/storage space, along with associated parking and landscaping. The site will be accessed by one driveway entrance from Chicago Avenue.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. A completed portion of the Rock Island Regional Trail is 300' south of the property. The trailhead for the Rock Island Regional Trail is about 600' northeast of the property. The property is located within the Corral Bluffs Candidate Open Space area.

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)



# Falcon Karate Studio Site Development Plan

- 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
- Subject Property
- Parcels

0 100 200 400 Feet



Falcon Karate Studio

