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## DEPARTMENT OF COMMUNITY SERVICES

March 2, 2023

Kari Parsons  
Project Manager  
El Paso County Development Services Department

**Subject: Schmidt Parcel Rezone Multi-Dwelling (P2222)**

Kari,

The Parks & Community Services Department has reviewed the Schmidt Parcel Rezone application and has the following administrative comments of behalf of El Paso County Parks. The applicant requests an RM-30 map amendment for a zone change of 31.4 acres from RR-5 to RM-30. The remainder of the site is to remain RR-5 and is not part of this rezoning application.

The Schmidt parcel is located southwest of Vollmer Road and its proposed intersection of the future Marksheffel Road extension, which will form the northern boundary of the site. The Schmidt property accommodated a former sand and gravel mining operation and has been substantially disturbed in the past. It is surrounded by existing and planned suburban residential, commercial and industrial development. The proposed RM-30 zoning is located at what will be a major intersection of two arterial roads. The RM-30 zone will provide a transition from the commercial and industrial areas east of Vollmer Road to the medium density Holiday Hills and Trails at Forest Meadows developments to the north and south of the site

The 2013 and 2022 El Paso County Parks Master Plans show several proposed trails in the vicinity of this project. The proposed Marksheffel Road Bicycle Route follows the future Marksheffel Road extension on the northern boundary of the site. The proposed Vollmer Road Bicycle Route runs along Vollmer Road on the south east side of the site. The proposed bicycle routes will not have an impact on the development as they will be accommodated within the public right of way.

In addition to the proposed bicycle routes, there are proposed regional trails in the area. El Paso County's proposed Sand Creek Regional Trail ends at the intersection of Vollmer Road and the future North Marksheffel Road. This proposed trail is on the east side of Vollmer Road, across the street from the subject property. There will not be any impacts from this trail on the proposed development. There is however a proposed City of Colorado Springs trail that follows the south and east sides of the development. As the development borders the incorporated city limits of Colorado Springs, staff suggests the applicant coordinate with City Parks to ensure there are no impacts to planned trails in this area. Please contact Emily Duncan at [Emily.Duncan@colorado-springs.gov](mailto:Emily.Duncan@colorado-springs.gov) or 719-385-6951.

No park land or trail easement dedications will be required for this rezone application. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do 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)

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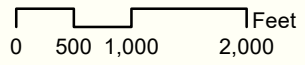


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### Schmidt Parcel Rezone

- SubjectProperty
- Parks By Other
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Proposed City Trail
- Colorado Springs Parks
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Incorporated Areas
- Streams



Schmidt Parcel Rezone

Connection to Cottonwood Creek Park

Wolf Ranch Park

