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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

February 12, 2024

Joe Letke
Project Manager
El Paso County Planning & Community Development Department

Subject: Mayberry Filing No.2A CS Rezone - (CS234)

Joe,

The Parks and Community Services Department has reviewed Mayberry Filing No2A Commercial Service (CS) Rezone and is submitting the following comments on behalf of El Paso County Parks.

This is a request for approval by Kimley-Horn on behalf of Mayberry Communities, LLC. The applicant requests approval for final plat and rezone of three commercial lots and one tract for a total of 4.51 acres. The proposed replat will constitute Mayberry Filing No.2a. The proposed rezoning is located south of State Highway 94 and east of the proposed Cattlemen Run Road.

The application to rezone approximately 1.0 acres from the PUD zone to Commercial Services zoning district will be processed concurrently. The proposed commercial zone matches what is shown in the proposed Mayberry Communities Sketch Plan Amendment. The commercial development is intended to act as a transition from Highway 94 to residential developments south of this area.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94.

The applicant describes that the Highway 94 Regional Trail would not be possible in this area due to a restriction associated with the Cherokee Water and Sanitation District. El Paso County Parks welcomes a conversation regarding a new trail alignment that would work given the site restrictions. Until such time that a trail alignment through the Mayberry development is reached and agreed on by Mayberry LLC and El Paso County, the trail dedication shall remain along the south side of Highway 94.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94 and around the south side of the Cherokee Water & Sanitation parcel to make a connection to allow for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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

Recommended Motion:

Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.2A CS Rezonet: (1) Provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way and south of the Cherokee Water & Sanitation parcel that allows for the construction and maintenance by El Paso County of a Primary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (2) Provide an alternative trail alignment for the Highway 94 Primary Regional Trail through the Mayberry development for El Paso County Parks review.

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

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



STATE HIGHWAY 94

Highway 94 Route

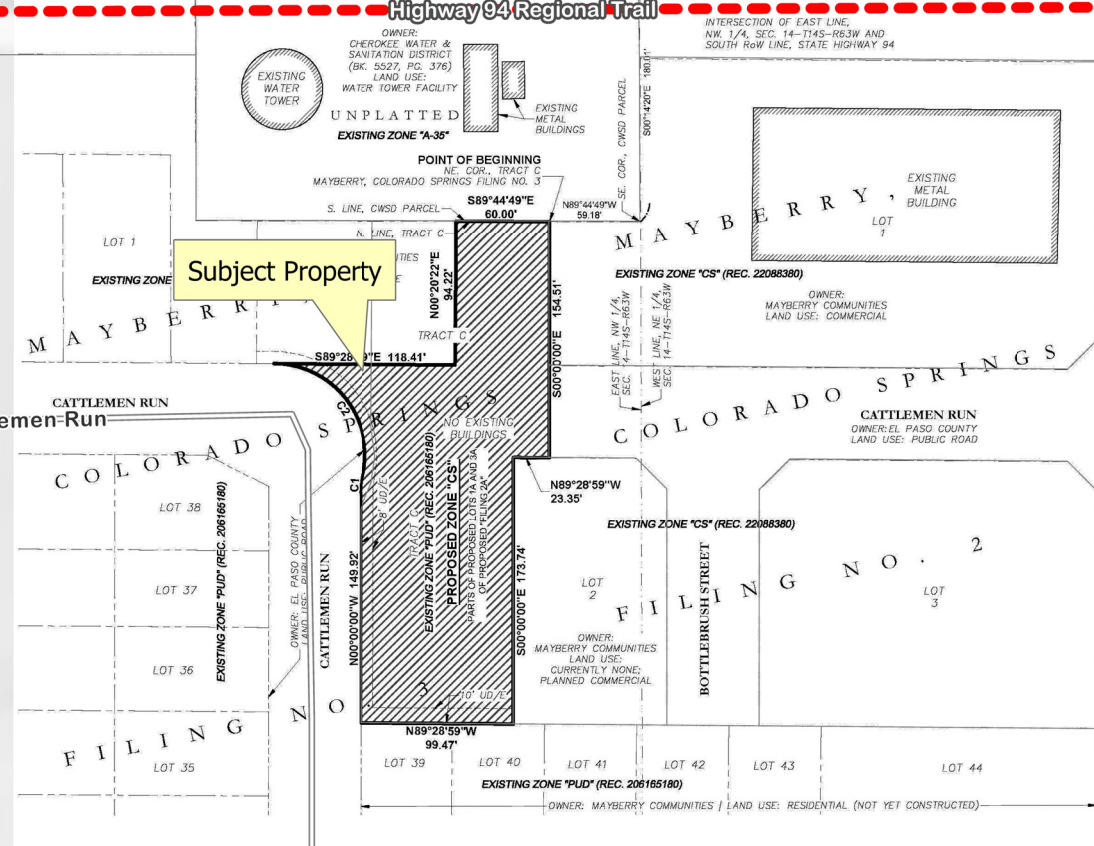
STATE HIGHWAY 94 Hwy.94

NORTH LINE, NW 1/4, SEC. 14-T14S-R63W

NORTH LINE, NE 1/4, SEC. 14-T14S-R63W
BASIS OF BEAR 163-

Highway 94 Regional Trail

Subject Property



Village-Main-St

Galveston-Ter

Solaire-Loop

Positive-PI

Mayberry Filing No.2A Rezone / Final Plat

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State and Federal Highways
- Streets & Roads
- Parcels

0 50 100 200

Feet