

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

July 6, 2022

Kylie Bagley
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Lorson Ranch Commercial Rezone (P2211)

Hello Kylie,

The Community Services Department has reviewed Lorson Ranch Commercial Rezoning and has the following administrative comments of behalf of El Paso County Parks.

This application is for a rezone of 13.44 acres from PUD Commercial to Commercial Community. The applicant is proposing to develop seven commercial lots approximately one to two acres in size. Since this rezone results in no change from the initial commercial uses outlined in the sketch plan, Parks staff has no applicable comments.

The El Paso County Parks Master Plan identifies several regional trail and bicycle routes immediately adjacent to the site. This includes the Fontaine Boulevard Bicycle Route and Crews Gulch Regional Trail along Fontaine Boulevard, and the South Marksheffel Bicycle Route along South Marksheffel Road. Parks staff encourages the applicant to provide the necessary bicycle and pedestrian access points, i.e., bicycle lanes and sidewalks, into the commercial development.

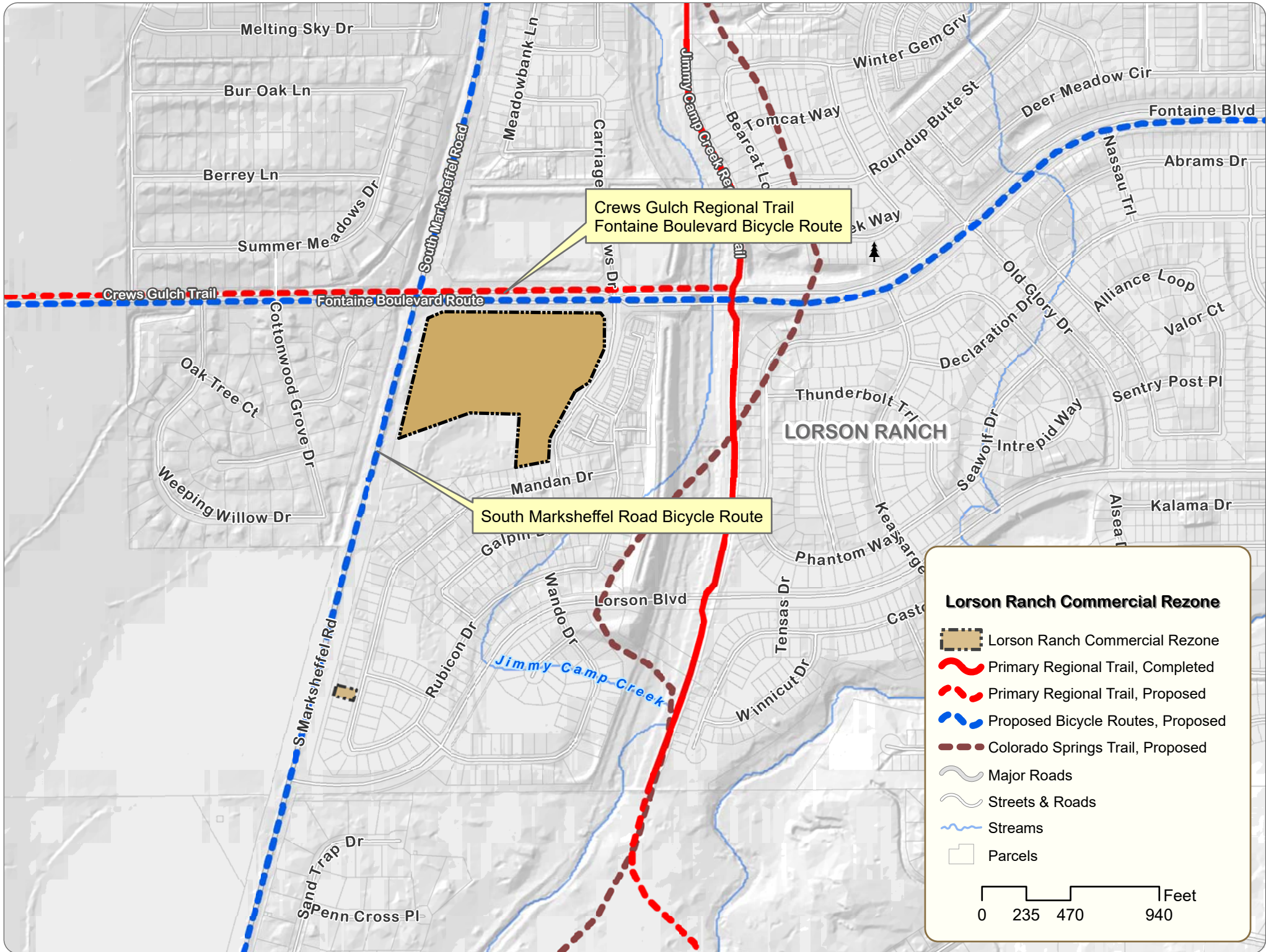
This application does not require any regional or urban park fees as the Board of County Commissioners has elected to not charge park fees for commercial developments of this type.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com





Crews Gulch Regional Trail
Fontaine Boulevard Bicycle Route

South Marksheffel Road Bicycle Route

LORSON RANCH

Jimmy Camp Creek