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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

February 9, 2024

Kylie Bagley
Project Manager
El Paso County Development Services Department

Subject: 16888 Elbert Road Rezone (P242)

Kylie,

The Parks and Community Services Department has reviewed the development application for the 16888 Elbert Road Rezone. These comments are being provided administratively as this application does not require Park Advisory Board consideration.

Holmes Enterprises, LLC is submitting a rezone application. The 37.4 acre property would be rezoned from A-35 to CC (community commercial). The property is located north of Peyton, CO on the west side of Elbert Road and west of Apex Ranch Road. Surrounding land uses are agricultural and rural residential.

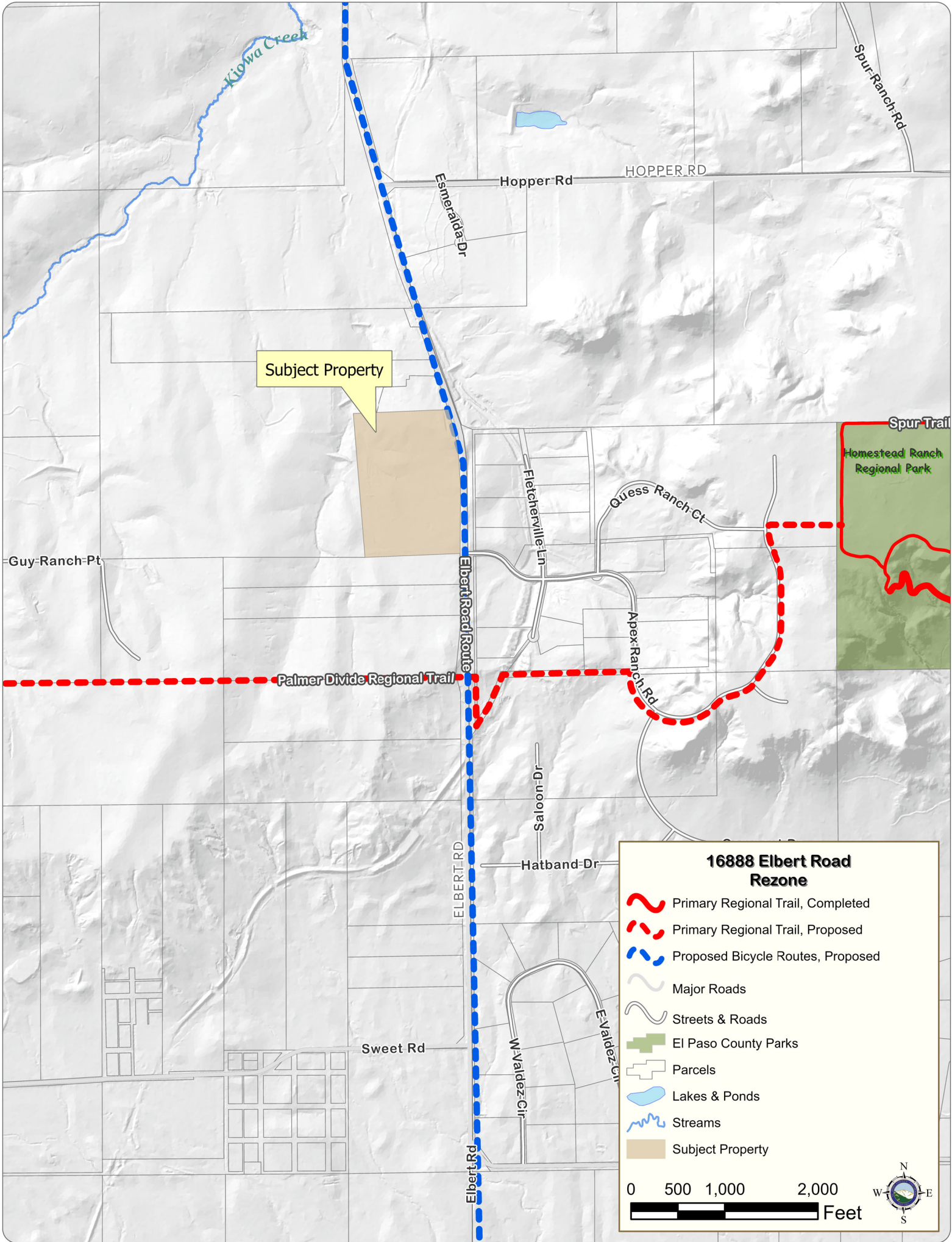
The rezone is in support of a proposed project called Apex Village, a commercial and residential development. The land uses will include a transition from the rural residential areas on the east and south to commercial services. The project will be completed in phases, Phase I includes a business event center.

The El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Elbert Road Bicycle Route runs north to south along Elbert Road. The proposed bicycle route will be accommodated within the public right of way in the future, so it will not affect the project. The proposed Palmer Divide Regional Trail alignment is 1,000' south of the project site. The county's Homestead Ranch Regional Park is located ½ mile to the east.

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.

Sincerely,











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



Subject Property

Palmer Divide Regional Trail

16888 Elbert Road Rezone

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  El Paso County Parks
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property

