

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

December 9, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Meridian Storage Rezone (CS224)

Ryan,

The Community Services Department has reviewed the Meridian Storage Rezone application and is providing the following administrative comments on behalf of El Paso County Parks.

This is a request by Galloway and Company on behalf of Michelle Rainey to rezone three lots from RR-5 to CS to allow for a mini-warehouse project on the site. The 9.6 acre property is located west of Meridian Road and ¼ of a mile north of Woodmen Road in the Falcon area of El Paso County, CO.

The El Paso County Parks Master Plan does not identify any County master-planned facilities that would be impacted by this project. The proposed Meridian Road Bicycle Route follows North Meridian Road from north to south. This proposed route would not impact the subject property as it would be accommodated within the public right-of-way. The proposed Eastonville Regional Trail follows Eastonville Road east to west. This proposed route would not impact the subject property either, as it is on the opposite side of the road and begins on the east side of Meridian Road.

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



