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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 2, 2024

Scott Weeks
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Thompson Thrift Apartments Rezone Review, 2nd Submittal (P-24-007)

Hello Scott,

The Park Planning Division of the Parks and Community Services Department has reviewed the 2nd submittal of the Thompson Thrift Apartments Rezone development application and has additional comments and recommendations on behalf of El Paso County Parks. **Staff asks that the applicant confirm whether or not the subject property is going to be platted as a separate parcel and if an easement will be dedicated for the B-Street Secondary Regional Trail corridor. Please see highlighted comments below.**

The following comments and recommendations were submitted administratively on May 30, 2024:

“As a rezoning application, these comments will not be presented to the El Paso County Park Advisory Board for endorsement, however, all submitted preliminary plans and final plats will be presented to the PAB for their review and consideration. All future site development plans will be reviewed internally by El Paso County Parks and Community Staff.

The Thompson Thrift Apartments application requests a change in zoning classification from Planned Unit Development (PUD) to the RM-30 multi-family classification, which will allow for the development of approximately 336 residential units in three-story multi-family buildings on 15.43 acres. The property is located on Venetucci Boulevard between B Street and South Academy Boulevard, northwest of the intersection of South Academy Boulevard and Interstate 25.

The 2022 El Paso County Parks Master Plan shows a possible impact to the B Street Secondary Regional Trail, which runs north-south along the western boundary of the overall parent parcel (Schedule #6504300049), as shown on the attached map. Although this rezone application is only affecting a 15.43-acre portion of the overall 62-acre parcel, trail easement requests are generally tied to the parcel and not the site plan. If this zoning application creates a new parcel encompassing the apartment site, no trail easement will be necessary until the surrounding parent parcel is developed in the future. Staff anticipates that this will be clarified with future submittals of preliminary plan and final plat applications.

However, if the parent parcel remains unchanged, then El Paso County Parks and Community Services will request a 25-foot easement for the planning, construction, maintenance, and public access of the B-Street Secondary Regional Trail. The location of the trail, as shown on the South Academy Station PUD Plan in the applicant's Letter of Intent, is acceptable to EPC Parks staff, as it generally follows the original master planned alignment.

Staff also recommends that the applicant include detailed landscape plans with future preliminary plan applications in order to highlight recreational opportunities for the residents of this proposed apartment complex. These could include a clubhouse, playground, multi-use lawn, and perhaps a loop trail network with easily-accessible off-street pedestrian access to nearby shopping centers and Pikes Peak State College.

While at this time it is still unclear as to whether a trail easement dedication will be necessary, staff confirms that regional and urban park fees will be required for the 336 residential housing units, to be assessed at the preliminary plan stage and paid at time of the recording of the final plat."

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

Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
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Thompson Thrift Apartments Rezone Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Trail, Existing
-  Interstate Highways
-  State Highways
-  Major Roads
-  Streets & Roads
-  Colorado Springs Parks
-  Parcels
-  Streams
-  Incorporated Areas
-  ThompsonThriftApartments



0.5 Miles