

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 26, 2022

Kylie Bagley  
Project Manager  
El Paso County Development Services Department

**Subject: 6855 Constitution Ave Rezone (P-225)**

Kylie,

The Community Services Department has reviewed the 6855 Constitution Avenue 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 Brian Kearney to rezone a 3.72 acre parcel from RM30 to CS to allow for a mini-warehouse project on the site. The property is located on the south side of Constitution Avenue, east of Peterson Road.

The El Paso County Parks Master Plan (2013) does not identify any County master-planned facilities that would be impacted by this project. A completed section of the City of Colorado Springs' Rock Island Trail is located 900' east of the project. The Rock Island Trail continues to the south and does not follow Constitution Avenue so the trail would not be affected.

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,

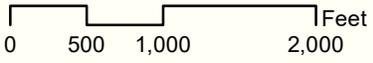
Greg Stachon  
Landscape Architect  
Community Services Department  
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SAND CREEK TRAIL

### 6855 Constitution Rezone

-  SubjectProperty
-  Parks By Other
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Parks
-  Major Roads
-  State Highways
-  Streets & Roads
-  Parcels
-  Streams
-  Incorporated Areas



SPRINGS RANCH PARK REMINGTON PARK

PLANNED TUTT SPORTS COMPLEX

Sand Creek

PETERSON RD

ROCK ISLAND TRAIL

6855 Constitution

N Chelton Rd to N Academy Blvd Reac

CONSTITUTION AV

Marksheffel Road Route

N Powers Blvd to Peterson Rd Reach

Peterson Rd to Constitution Ave Rea

PALMER PARK BLVD

OMAHA BLVD

N MARKSHEFFEL RD

US HIGHWAY 24