

# VENTURE ON VENETUCCI SITE DEVELOPMENT PLAN

## LETTER OF INTENT

NOVEMBER 2024, FEBRUARY 2025

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### OWNER:

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### APPLICANT:

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### CONSULTANT :

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### SITE DETAILS:

**TSN:** 6504300049  
6504300050

**ADDRESS:** VENETUCCI BOULEVARD

**ACREAGE:** 16.23

**CURRENT ZONING:** RM-30

**CURRENT USE:** VACANT

## REQUEST

N.E.S. Inc., on behalf of Thompson Thrift Residential, requests approval of a Site Development Plan and Alternate Parking Compliance for a 16.23-acre multi-family residential development, Venture on Venetucci Filing No. 1.

## SITE DESCRIPTION

### Location and Land Use

The 16.23-acre project site is located north of S. Academy Boulevard, and west of Venetucci Boulevard, in southwest El Paso County. The site is surrounded by residential development to the west, vacant undevelopable land to the north, vacant land and developed commercial land within the City of Fountain to the east and developed commercial land within the City of Fountain to the south.



### Zoning

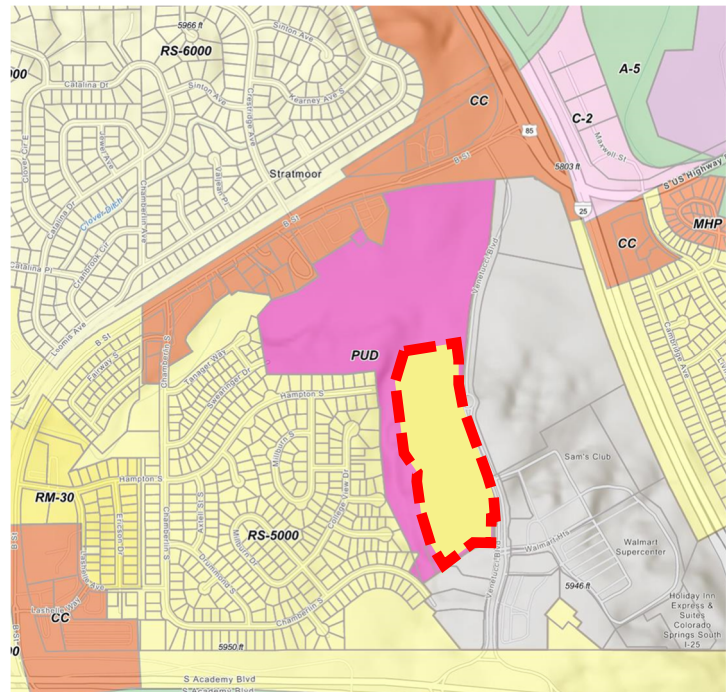
The site was recently zoned RM-30, (Residential Multi-family Dwelling-30 units per acre). The proposed density on the 16.23-acre property is 20.7 units per acre.

Surrounding properties, to the north and west, are in El Paso County and include:

- **West:** Vacant land zoned PUD and College View Estates Filing No. 1, a single-family development which is zoned RS-5000.
- **North:** Undeveloped land zoned PUD occupied by a drainage complex.

The land to the south and southeast is in the City of Fountain, is zoned PUD, and is developed for commercial uses including restaurant, car wash and big box retail.

The vacant land to the east is also in the City of Fountain and zoned PUD.



## PROJECT DESCRIPTION

The property is comprised of two parcels, including part of a larger, 61.96-acre, parcel and a small separate parcel (1.56-acres). The majority of the development site, 12.62-acres, is being split off from the larger parent parcel and platted along with the 1.56-acre parcel for development of the project, and a project related storm water pond (Tract A). The remainder of the parent parcel is being platted as tracts for channel improvements (Tract B and Tract C), open space (Tract D), and possible future development or open space (Tract E). The Final Plat of Venture On Venetucci Filing No. 1 was approved by the Board of County Commissioners on \_\_\_\_\_. The Venture at Venetucci development will construct 336 rental units within 10 multi-family buildings, a private stormwater management pond, and channel improvements within two tracts. The proposed density is 20.7 dwelling units per acre.

### Buildings

The proposal includes eight (8) 36-plexes (3 floorplans) and two (2) 24-plex buildings (1 floorplan). Building types A and B are 36-plexes and have a mix of one- and two-bedroom units. Building type C is a 36-plex with an equal mix of one-, two-, and three-bedroom units, and building type D is a 24-plex with all 2-bedroom units. Detached 8- and 16-bay garages are provided throughout the site. Separate clubhouse and fitness center buildings round out the buildings on the subject property.

Architectural elevations of the structures (4 residential building types, clubhouse, and garages) are provided with the Site Development Plan set. The building materials will include fiber cement lap, board and batten, smooth vertical panel, and faux wood siding; synthetic stone veneer and decorative bracket accents; and metal standing seam and asphalt roofing. Wooden common space elements such as pergolas are also planned. Trash enclosures will be split face CMU with steel panel doors.

### Lot and Dimensional Standards

The proposed development will meet all building setbacks and maximum lot coverage requirements as shown on the Site Plan. The maximum building height in the RM-30 zone district is 40', and the proposed building heights will comply as follows:

Building Type	Zoning Height
Building Type A-36 Units	40'-0"
Building Type B-36 Units	40'-0"
Building Type C-36 Units	40'-0"
Building Type D-24 Units	40'-0"
Fitness Building	26'-4"
Clubhouse	28'-6"
8-bay Garages	16'-11"
16-bay Garage	20'-8"

## **DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS**

### Definition

Multi-family dwellings are a permitted use in the RM-30 zoning district, and are defined as:

A structure containing 3 or more dwelling units designed for or used exclusively as a residence by 3 or more families, living independently of one another with accessory uses, limited to an office, laundry and recreational facilities, used in common by the occupants. Use requires central water and wastewater services.

The proposed development is comprised of ten (10) multi-family residential buildings of either 24- or 36-units on one parcel. Associated accessory structures include garages, clubhouse, fitness building, and trash enclosure/s. All residential principle and accessory buildings and structures meet the above definition of multi-family dwellings.

### Specific Development Standards

While there are no specific development standards for multi-family dwellings, such uses are permitted in the RM-30 district if they are served by central water and wastewater facilities. The development will have central water and wastewater facilities.

## **UTILITIES**

### Water

The proposed residential parcel will be served by central water supply system provided by Stratmoor Hills Water District. A commitment letter is included with this submittal.

### Sanitary Sewer

The proposed residential parcel will be served by central sanitary sewer system provided by the Stratmoor Hills Sanitation District. A commitment letter is included with this submittal.

### Electric

Electric service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this submittal. In the letter, CSU states that these services are available to meet the demands of the new development.

### Gas

Gas service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the proposed development.

## **ACCESS AND TRAFFIC**

### Access

Area access to the development will be provided by Interstate 25, US-85, and Academy Boulevard. Primary access is provided by Venetucci Boulevard, with direct access provided by one full movement access in alignment with Sams Heights and one at the existing roundabout at the north end of the sight. There will be no connectivity for vehicular access to adjacent properties to the north, west or south.

### Traffic

A Traffic Impact Study is included with this submittal and provides recommendations for improvements to existing surrounding streets that will support this development. The proposed development of 336 multi-family units will generate approximately 2,230 daily trips. The site will generate 128 morning peak hour trips and 166 afternoon peak hour trips. The Study found that the development will be successfully incorporated into the existing and future roadway network, and makes the following conclusions and recommendations:

- To alleviate long eastbound left turn vehicle queues at the intersection of B Street and US-85 during the afternoon peak, eastbound dual left turn lanes could be considered at this intersection. Based on analysis using this scenario, vehicle queues are expected to be mitigated, and this intersection is expected to operate with LOS C during the peak hour in 2045 under signal control.
- An eastbound right turn lane is warranted at the B Street and Venetucci Boulevard intersection (warranted based on existing traffic volumes). This right turn lane should provide a length of 305 feet with a 160-foot taper.
- With project construction, a private access west leg will be constructed at the Walmart North Access and Venetucci Boulevard intersection (#3) to provide access to the project. It is recommended that the site access in alignment with the north Walmart access be designated with a separate left turn lane and a shared through/right turn lane. Additionally, a northbound left turn lane is currently striped out for future use at this proposed project access. This northbound left turn lane should be designated to a maximum possible length of 150 feet plus a 140-foot shared taper.
- The proposed north access along the west side of Venetucci Boulevard to align with the existing roundabout is recommended to have one lane and yield control for all three approaches.

## **PARKING**

Parking requirements for multi-family residential developments are based on the number of bedrooms per unit. The development consists of 132 one-bedroom units, 168 two-bedroom units, and 36 three-bedroom units. The Land Development Code requires 1.5 space per 1 bedroom unit (198 spaces), 1.7 space per two-bedroom unit (286 spaces), and 2.0 spaces per three-bedroom unit (72 spaces), as well as

one guest parking space per three units (112 spaces). Therefore, a total of 682 parking spaces, including 12 accessible spaces, would be required.

The development provides a total of 579 parking spaces, including 17 ADA surface spaces (6 van) in surface lots and garages. Surface parking comprises 466 spaces, including 14 accessible spaces (6 van) and garage parking comprises 113 spaces (3 van). It should be noted that compact parking was considered, but because such spaces can be problematic, and the yield produces including such spaces was minimal, no compact parking has been included in the parking plan.

The developer has requested and has been granted the ability to use an alternative parking ratio that results in a 15% reduction in the number of overall required parking spaces. The alternate parking ratio is based on a Parking Analysis in which three different models were used to determine parking need, each of which used different methods. All determined that the site needed far less parking than County Code, ranging from 506-529 parking spaces. Only the TIS model uses a peak hour (7-8 a.m.) and adjusts for length of stay. The other model methods are not based on peak hour and instead are based on surveys of total parking provided.

The Parking Analysis found that parking demand is anticipated at a rate of 1.5-1.57 parking spaces per unit, and the parking provision of 1.72 parking spaces per unit is anticipated to exceed demand, including during peak hours. The alternate parking ratio has been determined by staff to meet the Criteria of Section 6.2.5.(D)(1)(vi). These criteria are addressed at the end of this document, as well as in the parking analysis submitted with this application.

Zoning standards require 5% of vehicle parking be provided for bikes. Based on the required parking of 668 spaces, thirty-four bike spaces are required and have been provided.

## **AMENITIES**

Clubhouse interior amenities include a leasing office, restrooms, gathering areas, and business center. Clubhouse exterior amenities include a pool and spa, covered outdoor seating/lounging areas, a fire pit, and artificial turf area for lawn games. The fitness and mail building includes a fitness center, mail room, and restrooms. Exterior amenities in this area include grills and picnic areas. In addition, a pet exercise area is provided behind the maintenance garage on the south side of the property.

## **LANDSCAPE, BUFFERING AND SCREENING**

### Perimeter Landscape and Buffering

Landscaping along the perimeter of the Subject property is required based on proximity to Venetucci Boulevard right-of-way. Based on 1,505 lineal feet of frontage on Venetucci Boulevard, a Principal Arterial, 76 trees are required and provided in a 25' wide landscape area. Buffering is required on the residential side of the project when use to use compatibility is a concern. Because there is commercial development to the south, buffering is required and provided along the south property boundary. While the commercial uses support the multi-family use from a land use perspective, there are characteristics of the commercial use which that buffering will mitigate.

No buffering or landscape setback is required along other property boundaries.

### Parking Lot Landscape

Parking is provided in multiple lots throughout the development. Parking lot landscape is required at a rate of 1 shade tree per 15 spaces, for a total of 39 trees required and provided. Parking lots are required to be screened to a minimum height of 3' from view of adjacent roads. Two-thirds of the lot line with parking that abuts the street must be screened. This screening is accomplished with trees and shrubs as required.

Parking landscape islands, fingers, and planting corners and trees are provided throughout the site. Screening is provided between parking areas and the street along Venetucci Boulevard and along the west central property line. Due to grades on the subject property, walls and plantings are used in some areas.

### Internal Landscape

A minimum of 15% of the lot area is required to be landscaped to include one tree per 500 square feet of required landscape area. With a development area of 14.99 Ac (653,038-SF), 97,955 SF (2.25 Ac) must be landscaped, and must include 196 trees. A total of 232,102 sf (5.33 Ac) of internal landscaped area is provided, as required, comprised of 196 trees.

### Screening

Screening of trash handling areas is required. The trash handling area in this development is located in the southeast corner of the subject property. Trash will be picked up at the buildings weekly and taken to the trash compactor in the trash handling area. The trash handling area is screened as required by the LDC. Screening of parking lots from Venetucci Boulevard at a height of 3' is also required and provided.

## **LIGHTING**

Photometric plans and lighting cut sheets have been provided with the Site Development Plan set. Overall site lighting includes 20' site/parking pole fixtures and wall-mounted lighting. All lighting is full cutoff as required in the LDC.

## **DRAINAGE**

### **EXISTING SUB-BASIN DESCRIPTIONS**

The southern portion of the Site sheet flows east to a swale conveying stormwater to the sediment basin in the middle of the site. The northern portion of the Site will sheet flow directly to the sediment basin. Site runoff generated from the western portion of the Site will flow directly into Fisher's Canyon Creek.

### **PROPOSED RATIONAL SUB-BASIN DESCRIPTIONS**

Once developed, the site runoff will be collected in a series of inlets and area drains and conveyed via underground storm sewer system to the north water quality and detention pond located on the north

side of the site. The pond outlet structure will treat and attenuate stormwater runoff and convey stormwater westerly through a proposed outfall pipe. Stormwater outfalls from the pond into a proposed concrete stilling basin dissipating the energy prior to conveyance into Fisher's Canyon Creek over existing and expanded proposed riprap. In the event of an emergency overflow, the pond is equipped with a riprap spillway channel to convey overflow from the pond to Fisher's Canyon Creek.

Overall, the Site is reducing the contributing onsite runoff to Fisher's Canyon Creek during the 100-year storm event from 31.67 cfs to 12.93 cfs from existing to proposed conditions respectively (includes pond discharge and Basins OF-2, OF-3, OF-4, OF-5, OF-6, OF-7 and OF-8 which drain directly offsite). This is a 18.74 cfs reduction in onsite runoff. This reduction will aid in the stormwater flood protection for the properties located downstream of the Site.

Additionally, the Site development will reduce stormwater runoff contributing to Venetucci Boulevard during the 100-year storm event from 5.25 cfs to 4.98 cfs from existing to proposed conditions respectively. This is a 0.27 cfs reduction in offsite runoff and is less than the anticipated undeveloped runoff as identified in the *Venetucci Boulevard Extension* ("Master Drainage Report"). For reference, this Master Drainage Report accounted for approximately 26.1 cfs of undeveloped runoff from the Site to Venetucci Blvd. Refer to **Appendix D** for the Master Drainage Report.

The reduction in developed runoff from the site supports portions of the Site maintaining historic drainage patterns. Runoff from Sub-basins OF-1, OF-9, OF-10, OF-11, RW-1, RW-2 and R9-A to Venetucci Boulevard and un-detained runoff from Sub-basins OF-2 through OF-8 into Fisher's Canyon Creek total 11.00 cfs. Refer to **Table 1** for offsite runoff comparisons from existing conditions to proposed conditions, demonstrating compliance with the Master Drainage Report.

Summary of Flows Offsite					
Existing Condition (Venetucci Blvd)					
Sub-Basin Designation	Design Points Contributing	Area (Acres)	Location Leaving Site	5-Year Runoff (CFS)	100-Year Runoff (CFS)
OEX-1	OEX1	0.15	Venetucci Blvd	0.05	0.37
OEX-2	OEX2	0.12	Venetucci Blvd	0.04	0.30
OEX-3	OEX3	1.10	Venetucci Blvd	0.35	2.62
OEX-4	OEX4	0.82	Venetucci Blvd	0.26	1.96
<b>Total</b>				<b>0.70</b>	<b>5.25</b>
Existing Condition (Fisher's Canyon Creek)					
EX-1	EX1	9.63	Fisher's Canyon Creek	2.67	19.64
OEX-5	OEX5	2.11	Fisher's Canyon Creek	0.74	5.57



OEX-6	OEX6	0.62	Fisher's Canyon Creek	0.25	1.86
OEX-7	OEX7	1.18	Fisher's Canyon Creek	0.40	3.04
OEX-8	OEX8	0.50	Fisher's Canyon Creek	0.21	1.56
<b>Total</b>				<b>4.27</b>	<b>31.67</b>

**Proposed Condition (Venetucci Blvd)**

Sub-Basin Designation	Design Points Contributing	Area (Acres)	Location Leaving Site	5-Year Runoff (CFS)	100-Year Runoff (CFS)
OF-1	OF1	0.15	Venetucci Blvd	0.31	0.73
OF-9	OF9	0.00	Venetucci Blvd	0.00	0.01
OF-10	OF10	0.05	Venetucci Blvd	0.02	0.14
OF-11	OF11	0.71	Venetucci Blvd	0.39	2.27
RW-1	RW1	0.21	Venetucci Blvd	0.33	0.94
RW-2	RW2	0.03	Venetucci Blvd	0.03	0.10
R9-A	R9A	0.11	Venetucci Blvd	0.43	0.81
<b>Total</b>				<b>1.51</b>	<b>4.98</b>

**Proposed Condition (Fisher's Canyon Creek)**

Pond Outfall	(01-40, OS1, R1-R8B, R9B-R12, and G1-G9)	13.21	Fisher's Canyon Creek	0.23	6.91
OF-2	OF2	1.06	Fisher's Canyon Creek	0.68	2.84
OF-3	OF3	0.30	Fisher's Canyon Creek	0.21	0.89
OF-4	OF4	0.34	Fisher's Canyon Creek	0.14	1.03
OF-5	OF5	0.05	Fisher's Canyon Creek	0.02	0.15
OF-6	OF6	0.25	Fisher's Canyon Creek	0.11	0.77
OF-7	OF7	0.02	Fisher's Canyon Creek	0.01	0.06
OF-8	OF8	0.07	Fisher's Canyon Creek	0.08	0.28
<b>Total</b>				<b>1.47</b>	<b>12.93</b>

**NATURAL FEATURES**

### Floodplain and Wetlands

There is a large drainage complex (Clover Ditch) north of the subject property, which creates floodplain and wetlands. The floodplain does not extend into the subject property, and there are no waterbodies which would create floodplains within the project boundaries. This drainage complex is not part of the development; however, the property owner will make channel and bank stabilization improvements in conjunction with development of the subject property.

The applicant has completed a Wetland Delineation and Protected Species Review of the property, which is included with this submittal. The Review concluded that there are no on-site wetlands (see report included with this application).

### Soils and Geology

A Soils and Geology Report was prepared by Intertek PSI for the development. The geotechnical findings and recommendations are as follows:

#### Findings:

- On-site soils and bedrock exhibit very high swell potential.
- There is extensive previously placed fill, which poses the risk of poorly compacted or unsuitable materials.
- Depth of bedrock varied across the site.

#### Recommendations:

The Soils and Geology Report provides many recommendations for managing the on-site soil conditions, including various options for various issues. General recommendations include Monolithic slab-on-grade foundations, no less than 5-feet of imported structural fill for subgrade preparation, minimum pavement thicknesses, methods for retaining wall backfill and compaction, recommendations for the pool and spa, and drainage recommendations.

### Wildlife

The Wetland Delineation and Protected Species Review concluded that habitat for federally and state listed species is not present in the Project area and the Project will not affect the flow quantity or timing of the Platte River; therefore, there would be no take of federally or state listed species. The Review recommends an on-site investigation before project activities commence if such activities are scheduled between December 1 and July 31, and/or April 1 through August 31 to confirm the presence of active nests or new nests within the project area.

### **FIRE**

The Burn Probability of the property is identified as Low to Moderate. The property is within the Stratmoor Hills Fire Protection District (SHFPD). A Fire Protection Report has been prepared and submitted with this application.

## **ROAD IMPACT FEE**

Per the Road Impact Fee ordinance, all property in unincorporated El Paso County that receives a land use approval, either in a public hearing or administratively, is subject to the payment of Road Impact Fees. The developer has chosen to pay the full road impact fee instead of inclusion into a PID with a mill increase. The required fee has been calculated at \$868,560.

## **PUBLIC AND PRIVATE IMPROVEMENTS**

Improvements to the B Street/Venetucci/U.S.-85 intersection will be done in accordance with TIS recommendations. Plans will be permitted through El Paso County and CDOT. Improvements will be constructed in conjunction with site development activities. The developer will work with appropriate County and CDOT staff to condition acceptance of all off-site improvements prior to issuance of the first Certificate of Occupancy for the multi-family development.

Private improvements are covered in the narrative elsewhere in this letter.

## **DEVELOPMENT TIMELINE**

The development is intended to be developed as one phase over the course of two years. Off-site stream stabilization improvements on Fisher Canyon are in the permitting process through El Paso County and all applicable jurisdictions. Improvements will be constructed in conjunction with development improvements.

## **ALTERNATIVE PARKING PLAN REVIEW CRITERIA**

### **1. The proposed alternative plan accomplishes the purposes of this Section equally well or better than a parking plan which complies with the standards.**

Thompson Thrift is proposing a 336-unit multifamily community with a total of 576 bedrooms. Strict application of El Paso County's code would require 682 parking spaces. County code, however, allows up to a 20% deviation to its parking standard. Therefore, with this application, Thompson Thrift is requesting a 15% reduction to the required parking standard. Thompson Thrift has constructed and managed 85 multifamily communities across the country and has landed on a parking standard of one (1) parking space per bedroom as a universally acceptable parking standard, which aligns with the Institute of Transportation Engineers (ITE) national standard for multifamily communities.

Thompson Thrift's current standard is based on what they have learned from previous communities; that one (1) parking space per bedroom is the optimal standard. Properties that provided less than a 1:1 ratio of parking space per bedroom had parking issues that their community management team had to find solutions to. Properties that provide a minimum 1:1 ratio of parking space per bedroom, however, operate well and have not had parking issues.

The proposed parking plan provides 579 parking spaces, including 115 garage spaces and 12 ADA spaces. Parking is distributed throughout the development providing access to amenity areas,

buildings, and connectivity to Venetucci Boulevard. The proposed parking will adequately serve residents and visitors to the site.

**2. The PCD Director shall not approve the alternative parking plan unless it:**

- **Does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity;**

The parking plan as proposed does not detract from continuity. This site is isolated from adjacent developments to the south, east, and north due to grades and natural features. Because there is no connectivity with adjacent uses, the proposed parking plan will not impact adjacent neighborhoods.

The parking plan will not limit access or connections in the area. This site will have two points of access from Venetucci Boulevard. The southern entrance will align with the existing traffic signal that provides access to Sam’s Club and the Car Wash. The northern entrance will be provided from the existing roundabout. Access and connectivity will be provided from existing public roads and will not cause impacts to access or connections in the area.

The proposed parking plan will not cause inconvenience for pedestrians. The site plan provides a network of internal private pedestrian paths and sidewalks providing pedestrian connectivity to buildings, parking, garages, amenity spaces, and to the public sidewalks along Venetucci Boulevard.

- **MINIMIZES THE VISUAL AND AESTHETIC IMPACT ALONG THE PUBLIC ROAD BY PLACING PARKING LOTS TO THE REAR OR ALONG THE SIDE OF BUILDINGS, TO THE MAXIMUM EXTENT FEASIBLE;**

Parking has been located internal to the site with residential buildings placed adjacent to Venetucci Boulevard, which provides a visual and physical barrier between parking and the adjacent public right-of-way. Landscape screening is also proposed along Venetucci Boulevard to further screen on-site parking.

- **MINIMIZES THE VISUAL AND AESTHETIC IMPACT ON THE SURROUNDING NEIGHBORHOOD;**

Due to existing topography, the development site is elevated significantly above the residential neighborhood to the west. Natural buffering and screening will be provided between proposed on-site parking and the nearby neighborhood.

Venetucci Boulevard does not permit on-street parking. Therefore, all resident and visitor parking will be accommodated on-site.

Thompson Thrift’s community management teams enforce the use of garages for vehicles only. Garages may not be used for storage as it is explicitly written into the resident’s lease agreement.

- **CREATES NO PHYSICAL IMPACT ON ANY FACILITIES SERVING ALTERNATIVE MODES OF TRANSPORTATION;**

The parking plan has no physical impact on existing alternative transportation modes such as

busing or bike routes. The property is 1/3 of a mile from the Pikes Peak State College (PPSC) Centennial Bus Transfer Center, where bus routes 10, 11, 27, and 35 are served. The north entrance to the site is approximately 3/4 of a mile from an urban trail in the area of Highway 85/87. The development will provide bike racks as required by code.

- **CREATES NO DETRIMENTAL IMPACT ON NATURAL AREAS OR FEATURES; AND**

The site has considerable topography with steep slopes along the west and north portions of the property associated with Fisher's Canyon Creek. Because the land north of the site is an extensive natural drainage complex that prohibits development on that land and required on-site ponding in the north portion of the project site, it is not possible to expand to the north to provide for additional parking. The design includes substantial walls along the west edge of the site, which are needed to maximize the developable area. Expanding the developable area of the site further to the west is also not practical as additional walls would be cost prohibitive.

Because of these constraints, the current design seeks to utilize as much of the existing flat, developable area of the site as possible. Thompson Thrift respectfully requests that the County grant a deviation to its parking standards and accept their 1:1 ratio of parking spaces to bedrooms to keep the constructability of the site feasible and protect the surrounding natural areas and features.

- **MAINTAINS HANDICAP PARKING RATIOS.**

The site plan complies with the accessible parking ratio based on the required (not proposed) number of parking spaces for the development.

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