

VENTURE ON VENETUCCI SITE DEVELOPMENT PLAN ~~AND FINAL PLAT~~

LETTER OF INTENT

NOVEMBER 2024

PPR2444

OWNER:

CS 2005 INVESTMENTS LLC
CHAD ELLINGTON
10801 W CHARLESTON BOULEVARD, SUITE 170
LAS VEGAS, NV 89135
(303) 503-1016
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APPLICANT:

Thompson Thrift Residential
Don Dungu
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CONSULTANT :

N.E.S. Inc.
Kimberly Johnson
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SITE DETAILS:

TSN: 6504300049
6504300050

ADDRESS: VENETUCCI BOULEVARD

ACREAGE: 16.23

CURRENT ZONING: RM-30

CURRENT USE: VACANT

Remove Plat from LOI. The site dev plan is reviewed and approved by PCD not PC and BOCC ; the plat is approved by BOCC and it is not recommended to involve details of site dev plan at a hearing level- question could arise for architecture, landscape and parking concerns then. If you do introduce that to PC and Bocc then it may be discussed.

REQUEST please remove final plat from site dev plan letter of intent, because the PC and BOCC will not review a site dev planAdd request for parking plan alternative

N.E.S. Inc., on behalf of Thompson Thrift Residential, requests approval of a Site Development Plan and Final Plat 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.



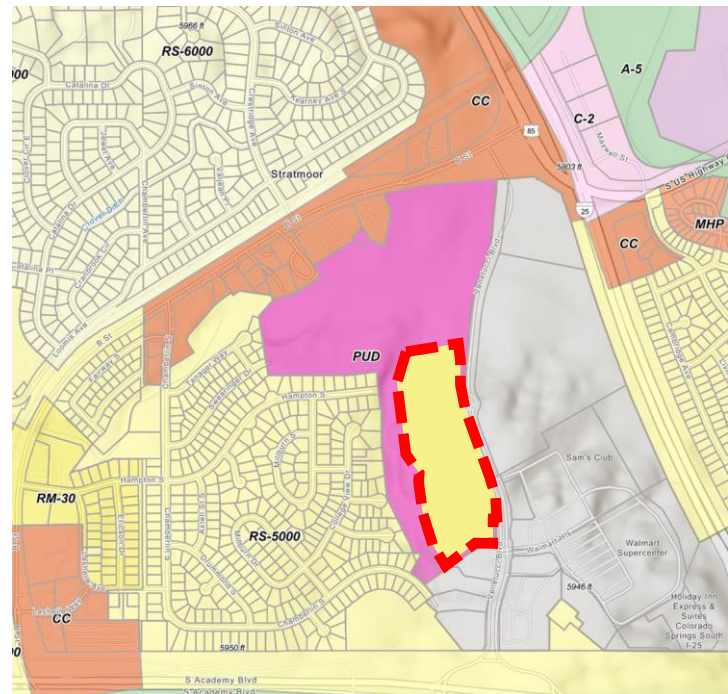
Zoning

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



is it restaurants? isnt sams club walmart to the east?

PROJECT DESCRIPTION

the plat was approved by the BoCC on _____ and included 1 lot x tracts.

The property is comprised of two parcels, including part of a larger parcel (61.96-acres) and a small separate parcel (1.56-acres). The majority of the site will be split off from the larger parent parcel (14.67-acres) and platted along with the smaller parcel (1.56-acres) into one development lot (14.18-acres) for multi-family development and one tract (2.056-acres) for stormwater management facilities. The Venture at Venetucci development will create 336 rental units within 10 multi-family buildings. The proposed density is 20.7 dwelling units per acre.

2 tracts for channel improvements completed by developer

Buildings

construct-

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.

peak hours? is that at night when people are sleeping?

The development provides a total of 580 parking spaces, including 12 ADA surface spaces (2 van). 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 which 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.

Parking is provided in surface lots and detached garages. Surface parking and is comprised of 453 spaces, including 12 accessible spaces (2 van), and 115 detached garage spaces.

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.

consider using compact spaces to increase number

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. 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.

NATURAL FEATURES

Floodplain and Wetlands

Please include a section to discuss how this site drains and what impact that will have on the adjacent drainage way. Include a discussion of historical drainage rates and volume compared to proposed values.

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.

← identify fee amount to be paid at building permit issuance. Is the Property going into a PID? Meggan may be talking to Bret about the fee and applicability- please note

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.

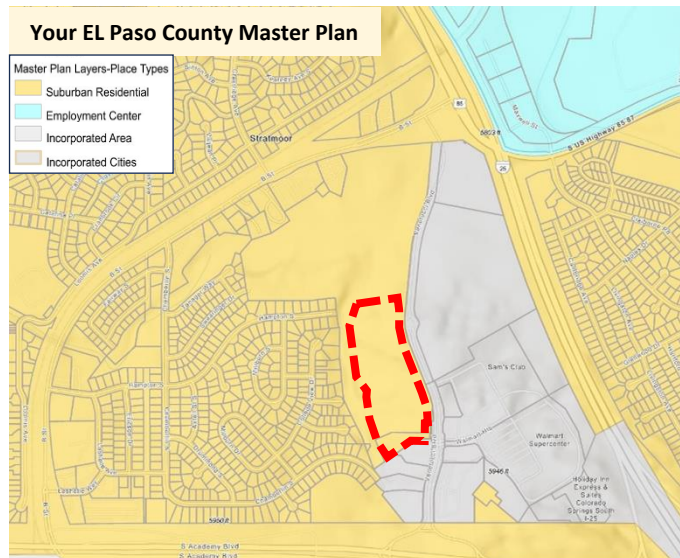
END of site dev plan LOI

FINAL PLAT CRITERIA OF APPROVAL (7.2.1.D.3.F.)

remove this section from Site dev plan LOI

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The proposed Subdivision is consistent with the Master Plan. The Placetypes map in the Master Plan classifies this property and the surrounding area as “Suburban Residential”, where the primary land use is single-family detached residential with multi-family residential as a supporting land use. The Suburban Residential placetype comprises the County’s traditional residential neighborhoods with supporting commercial at key intersections. The Master Plan states that “this placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area”. This development meets the spirit and intent of the Suburban Residential placetype as it is a small multi-family development surrounded by a larger single-family detached and commercial development, and is secondary to, and supporting of such land uses. The property also serves as a buffer and transition from I-25 and commercial development to the lower density neighborhoods. Characteristics of the Suburban Residential placetype include the following:



- *Residential blocks are fully developed and well maintained with higher density uses adjacent to urban residential placetypes.* This site is adjacent to urban placetypes, such as Wal-Mart, Sam’s Club, and other commercial developments in the City of Fountain, as well as smaller lot residential.
- *Properties are generally connected through a network of sidewalks often on both sides of the street.* The development is adjacent to Venetucci Boulevard, which has a sidewalk on both sides, and provides connections to commercial uses in the area. The residential development to the west has a network of sidewalks, however, due to existing topography, they will not connect to the subject property directly. There is an informal trail between the subject property and the adjacent neighborhood to the west.

- *Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available.* The property has great connectivity to parks, open spaces, surrounding neighborhood, jobs, services and transit. There is a 10-foot' wide trail along the west side of Venetucci Boulevard adjacent to the property and a sidewalk on the east side of Venetucci Boulevard between the two proposed access points to the property. The trail along Venetucci Boulevard connects to a trail system that crosses under S. Academy Boulevard and runs along the south side of S Academy Boulevard. There is also an informal trail that runs along the west side of the subject property adjacent to the single-family residential neighborhood that ties to the open space areas around the Clover Ditch. This open space area is immediately north of the development property and will remain as open space due to natural features and the Clover Ditch.

There are bus routes on both Venetucci Boulevard and S. Academy Boulevard; and the Pikes Peak State College Centennial Bus Transfer Center is located on the campus on the south side of Academy Boulevard. There are no bike facilities in this area.

- *Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation.* The development will have on-site amenities for tenants. Immediately to the north of the development area is a large open space area with informal trails, and natural features that deem the property undevelopable. This area is accessible to the development and will remain as open space. The closest neighborhood park is Stratmoor Park, located just under a mile northwest of the property, and Cheyenne Meadows Park is further to the west at just under 2 miles from the property. Stratmoor Hills Elementary School has a playground and is located approximately 1.5 miles from the property.

The Areas of Change section of the Master Plan show the property as being in Transition. These areas are fully developed parts of the County that may completely or significantly change in character. Development/Redevelopment is expected to be intense enough to transition the area to a new type of development.

The Key Areas Map shows this property between the Fort Carson Military Installations and 2-Mile Notification Zone and the Colorado Spring Airport/Peterson Space Force Base. Key areas have their own unique identities and distinct characteristics. The Military Installations key area related to Fort Carson focuses the pursuit of conservation and compatible land use buffering efforts; and creating fire mitigation plans to reduce the potential for wildfire impacts in neighborhoods adjacent to installations and training areas. The Military Installations key area for Colorado Springs Airport/Peterson Space Force Base focuses on coordinating land use development applications located between Peterson AFB and Schriever AFB to limit radio frequency spectrum impacts; managing encroachment issues from nearby development; and pursuit of conservation partnering opportunities for compatible land use buffering under flight training and other critical areas.

Development of the property for apartments will provide another housing option for military and civilian personnel that work on the base. The development site is buffered from Fort Carson by existing and developing adjacent commercial properties as well as the Colorado State College Centennial campus, located on the south side of S. Academy Boulevard.

The Housing and Communities chapter of the Master Plan identifies its core principle to “preserve and develop neighborhoods with a mix of housing types”, and that “Housing variety provides multiple options to support residents regardless of income, household size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.” This chapter also indicates a shift toward renting, projecting that by 2050, 41% of housing units will be rental, and that multi-family housing will make up the majority of rental units. The plan recognizes that “Existing multifamily units provide rental housing options, but the County will need significantly more throughout the life of this Plan to capture projected growth within the region” and that “it is important that a mix of housing types be developed to provide options that support market demand and ensure affordability.” The plan goes on to say the “The County should increase density in key areas to reduce the land cost per unit for development. The primary focus should be in Urban Residential and Suburban Residential placetypes, which are appropriate for accommodating significant density that still conforms to the community’s desired character.”

The Transportation and Mobility Chapter of the Master Plan does not identify any road capacity improvements in the area of the development. Resurfacing of Academy Boulevard west of this area is identified and currently on-going. The Traffic Impact Study for this project identifies recommended development related improvements as noted above.

The Public Facilities chapter of the Master Plan shows a County Fire Facility on the east side of Venetucci Boulevard north of the development site, a State and Federal Fire facility south of Academy Boulevard and the development area, and a public school in the north portion of the PUD adjacent to the development site where the land has been determined to be undevelopable.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

No preliminary plan was required.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The proposed Final Plat meets the applicable sections of the Code for a one-lot and one-tract plat. The subject property was recently rezoned to accommodate the Final Plat and Development Plan for the property, which meets all zoning requirements. All public improvements are in conformance with the EMC. The land has been found to be suitable and safe for the proposed development. Topography has been taken into consideration in the proposed Site Development Plan for the property. There are no new roads, or continued existing roads within the subdivision,

and all internal drives will be privately owned and maintained by the property owner. The layout, design and configuration of the subdivision provides one development lot that is the appropriate size for the intended use; one track for stormwater ponding; adequate buffering from the adjacent single-family development and Venetucci Boulevard; makes use of the natural topography and makes provision for historic drainage patterns in the new drainage facilities provided.

Potential hazards have been considered and mitigated as necessary, including wildfire risk and traffic. No additional right of way is required; however, improvements B Street/Venetucci/U.S.-85 intersection are required and have been designed in accordance with all applicable standards. Public easements, as required, are provided to accommodate new and existing facilities on the property. Off-site channel improvements are required and will be completed within the development timeline.

All necessary studies, plans, reports and supporting material have been included with this submittal. The proposal complies with the subdivision design standards set out in Chapter 8 of the Land Development Code.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

Stratmoor Hills Water District will provide treatment and delivery of water to the site. A commitment letter from the District is included with this application. The proposed water system will connect to the existing water system in Venetucci Boulevard from the northeast corner of the project. There are no anticipated off-site improvements needed in support of the proposed development. There are no quantity or quality of water supply concerns with the proposed development. In accordance with the findings of the Water Report, the following will be the total water demand for the plat area:

Land Use	Units	Irrigated Landscaping	Developed Space	Average Day Demand	Average Day Demand	Average Day Demand	Max Day Demand ¹	Max Day Demand ¹	Max Day Demand ¹
	#	SF	SF	ac-ft/year	gpm	GPD	ac-ft/year	gpm	GPD
Residential	336	-	-	67.20	41.66	59,996.16	127.68	79.16	113,992.70
Leasing/Clubhouse	1	-	5,175	-	0.36	518	-	0.68	983
Fitness Center	1	-	3,220	-	0.22	322	-	0.42	612
Management	1	-	1,450	-	0.10	145	-	0.19	276
Irrigation	-	156,816	-	0.057	0.04	51	0.108	0.07	96
TOTAL					42.383	61,031.2		80.53	115,959.3

¹Max Day peaking factor is 1.9.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

Stratmoor Hills Sanitation District will serve the project and has sufficient capacity. This development proposes gravity sewer facilities to be installed to service the Site, in accordance with the Security Sanitation Districts standards and approvals. The gravity sewer facilities will be connected to existing collection systems that are owned and operated by Security Sanitation District. There is an existing 8-inch sanitary main in Venetucci Boulevard. Wastewater pumping facilities are not necessary to serve the Site in its full buildout condition.

According to the Wastewater Disposal Report prepared by Kimley-Horn, the proposed project wastewater discharge is within the acceptance capacity of the Security Water and Sanitation District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District.

Based on 336 units, the development population is estimated to be 639 residents (1.9 per unit) with an average daily demand of 100 gallons per person per day. The treatment requirements for this property are estimated to be a maximum of 23.32 million gallons per year or 63,900 gallons per day.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. §30-28-133(6)(c)];

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 specific 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.

7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

The proposed drainage design is to maintain the historic drainage patterns where possible and minimize the imperviousness and release rates for the Site. Runoff from the Site will be controllably discharged through the proposed drainage system and will continue through the proposed detention basin before out falling to an existing Fisher's Canyon Creek. The drainage design conforms to the criteria presented in both the El Paso County's Engineering Criteria Manual and the Colorado Springs Engineering Criteria Manual. Additionally, the Site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments, including Fisher's Canyon Creek.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

The proposed development will have two accesses, both from Venetucci Boulevard, a principal arterial. There will be 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.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service are to be provided by Stratmoor Hills Water and Sanitation District, and Colorado Springs Utilities will provide electric and natural gas services to the subdivision. The required Will Serve letter for gas and electric are included with the submittal. The property is not currently within the boundaries of the Security Water and Sanitation District. The Stratmoor Hills Fire Protection District fire protection and emergency services.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The site lies within the Stratmoor Hills Fire Protection District. A will serve letter from the Department and a Fire Protection Report are included with the submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Channel and bank stabilization improvements to the off-site Clover Ditch are required in conjunction with development of the subject property. Such improvements will be made by the property owner in cooperation with County Staff recommendations. Required improvements to off-site infrastructure include:

- Eastbound dual left turn lanes at the intersection of B Steet and US-85.
- 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 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.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 10 EFFECTIVE 05/2016

The proposed subdivision meets the applicable sections of the Code.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]

No known mineral deposits are impeded by the subdivision.

Conformity With Plans And Standards 8.2.1 through 8.2.5)

1. Conformity with the Master Plan.

The proposed Subdivision is consistent with the Master Plan, as noted in Final Plat Criteria 1 above.

2. Conformity with this Code.

The proposed development is consistent with all aspects of the El Paso County Code.

3. Zoning and the Division of Land.

The property was recently zoned RM-30, which provides for multi-family development as proposed on the land to be platted.

4. Conformity with the ECM.

The Site Development Plan and Plat comply with the ECM, and no deviations are required.

5. Conformity with Self-Imposed Restrictions.

(v) Maximum Number of Compact Parking Spaces Allowed. A maximum of 30% of the number of required parking spaces may be compact parking spaces. (vi) Alternative Parking Ratio Allowed.

- Authority: The PCD Director may approve an alternative parking space ratio. The alternative parking space ratio may be substituted in whole or in part for a ratio meeting the standards of this Section.
- Review Criteria: To approve an alternative parking plan, the PCD Director shall find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than a parking plan which complies with the standards of this Section. In reviewing the request for an alternative parking plan, the PCD Director shall take into account the number of employees, the number of expected customers or clients, the availability of shared parking (if any), or any other factors that may be unique to the applicant's request. The applicant has the burden of proof. Generally, a TIS containing a trip generation analysis, parking analysis study or by other relevant data describing the transportation impacts and clearly identifying and discussing the modifications and alternatives proposed and the ways in which the proposal will better accomplish the purpose of this Section than would a parking plan which complies with the standards of this Section should support the request. The PCD Director shall not approve the alternative parking plan unless it: (1) Does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity; (2) 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; (3) Minimizes the visual and aesthetic impact on the surrounding neighborhood; (4) Creates no physical impact on any facilities serving alternative modes of transportation; (5) Creates no detrimental impact on natural areas or features; and (6) Maintains handicap parking ratios.

ADDRESS this in the site dev plan LOI & TIS

(2) Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses. (a) Where Required. A buffer is required in the following situations:

- (i) Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.
- (ii) Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.
- (iii) On the residential side of the project when use to use compatibility is a concern.

(b) Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.

(c) Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.

(d) Minimum Ground Covering Required. Bark, wood chips, rock, stone, or other natural/synthetic landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.

p:\thompson thirft\venetucci boulevard\admin\submittals\sdp\venetucci_sdp_final_plat_letter_of_intent_1st_submittal.docx

address how the MF res is compatible with commercial to south & north

V1_Letter of Intent.pdf Markup Summary

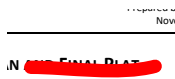
Bret (1)



Subject: Engineer
Page Label: 7
Author: Bret
Date: 12/10/2024 11:57:07 AM
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Please include a section to discuss how this site drains and what impact that will have on the adjacent drainage way. Include a discussion of historical drainage rates and volume compared to proposed values.

dspdparsons (18)



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Date: 12/10/2024 9:32:35 AM
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Subject: Text Box
Page Label: 1
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PPR2444



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 12/10/2024 9:37:37 AM
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Remove Plat from LOI. The site dev plan is reviewed and approved by PCD not PC and BOCC ; the plat is approved by BOCC and it is not recommended to involve details of site dev plan at a hearing level- question could arise for architecture, landscape and parking concerns then. If you do introduce that to PC and Bocc then it may be discussed.



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 12/10/2024 8:37:38 AM
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please remove final plat from site dev plan letter of intent, because the PC and BOCC will not review a site dev planAdd request for parking plan alternative



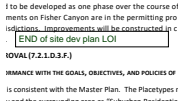
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is it restaurants? isnt sams club walmart to the east?



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Date: 12/10/2024 8:47:19 AM
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remove this section from Site dev plan LOI



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END of site dev plan LOI

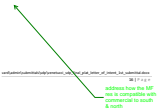


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Date: 12/10/2024 9:26:58 AM
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- (2) Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.
 - (a) Where Required. A buffer is required in the following situations:
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 - (ii) Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.
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 - (d) Minimum Ground Covering Required. Bark, wood chips, rock, stone, or other natural/synthetic landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.



Subject: Highlight
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Date: 12/10/2024 9:26:55 AM
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Subject: Callout
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address how the MF res is compatible with commercial to south & north

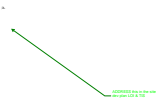


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(v)Maximum Number of Compact Parking Spaces Allowed. A maximum of 30% of the number of required parking spaces may be compact parking spaces.(vi)Alternative Parking Ratio Allowed.

- Authority: The PCD Director may approve an alternative parking space ratio. The alternative parking space ratio may be substituted in whole or in part for a ratio meeting the standards of this Section.

- Review Criteria: To approve an alternative parking plan, the PCD Director shall find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than a parking plan which complies with the standards of this Section. In reviewing the request for an alternative parking plan, the PCD Director shall take into account the number of employees, the number of expected customers or clients, the availability of shared parking (if any), or any other factors that may be unique to the applicant's request. The applicant has the burden of proof. Generally, a TIS containing a trip generation analysis, parking analysis study or by other relevant data describing the transportation impacts and clearly identifying and discussing the modifications and alternatives proposed and the ways in which the proposal will better accomplish the purpose of this Section than would a parking plan which complies with the standards of this Section should support the request. The PCD Director shall not approve the alternative parking plan unless it: (1) Does not detract from continuity, connectivity and convenient proximity for pedestrians between or among existing or future uses in the vicinity; (2) 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; (3) Minimizes the visual and aesthetic impact on the surrounding neighborhood; (4) Creates no physical impact on any facilities serving alternative modes of transportation; (5) Creates no detrimental impact on natural areas or features; and (6) Maintains handicap parking ratios.



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ADDRESS this in the site dev plan LOI & TIS