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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

December 20, 2024

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

Subject: Venture on Venetucci Filing No. 1 Final Plat, Preliminary Comments (SF-24-031)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Venture on Venetucci Filing No. 1 Final Plat development application and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on January 8, 2025:

This is a request by N.E.S., Inc., on behalf of Thompson Thrift Residential for endorsement of Venture on Venetucci Filing No. 1 Final Plat, which includes 336 residential apartment units in three-story multi-family residential buildings on 16.23 acres. The property is zoned RM-30 for high-density multi-family residential land uses and 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 no impacts to proposed or existing parks, trails, or open space. The B Street Secondary Regional Trail runs north-south immediately adjacent and west of the project, within the bounds of the adjacent parent parcel. The proposed trail meanders through vacant open space property before intersecting Fisher's Canyon / Clover Ditch. Furthermore, the existing Stratmoor Hills Neighborhood Park is located 0.50 mile north of the development, while the existing Stratmoor Valley Trailhead Park and the Fountain Creek Regional Trail are both located 0.70 mile east of the site.

The applicant's Letter of Intent states the following in regard to site amenities and recreational opportunities for the residents of Venture on Venetucci:

- *“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.*
- *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.

- *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.”*

While the applicant is proposing a wide variety of amenities for its adult residents, the plan does show a lack of recreational opportunities for young children. As such, staff recommends that the applicant include a multi-age playground within the apartment complex grounds, perhaps near the clubhouse and its vast selection of amenities. Residents with young children may find it difficult to take their children to the aforementioned surrounding neighborhood parks, most of which are not accessible via safe walking or bicycling routes and would require vehicular transportation.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$169,680 and urban park purposed in the amount of \$101,808, as shown in the attached Development Application Review Form.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Venture on Venetucci Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$169,680 and urban park purposes in the amount of \$101,808, to be paid at time of the recording of this 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
rosswilliams@elpasoco.com



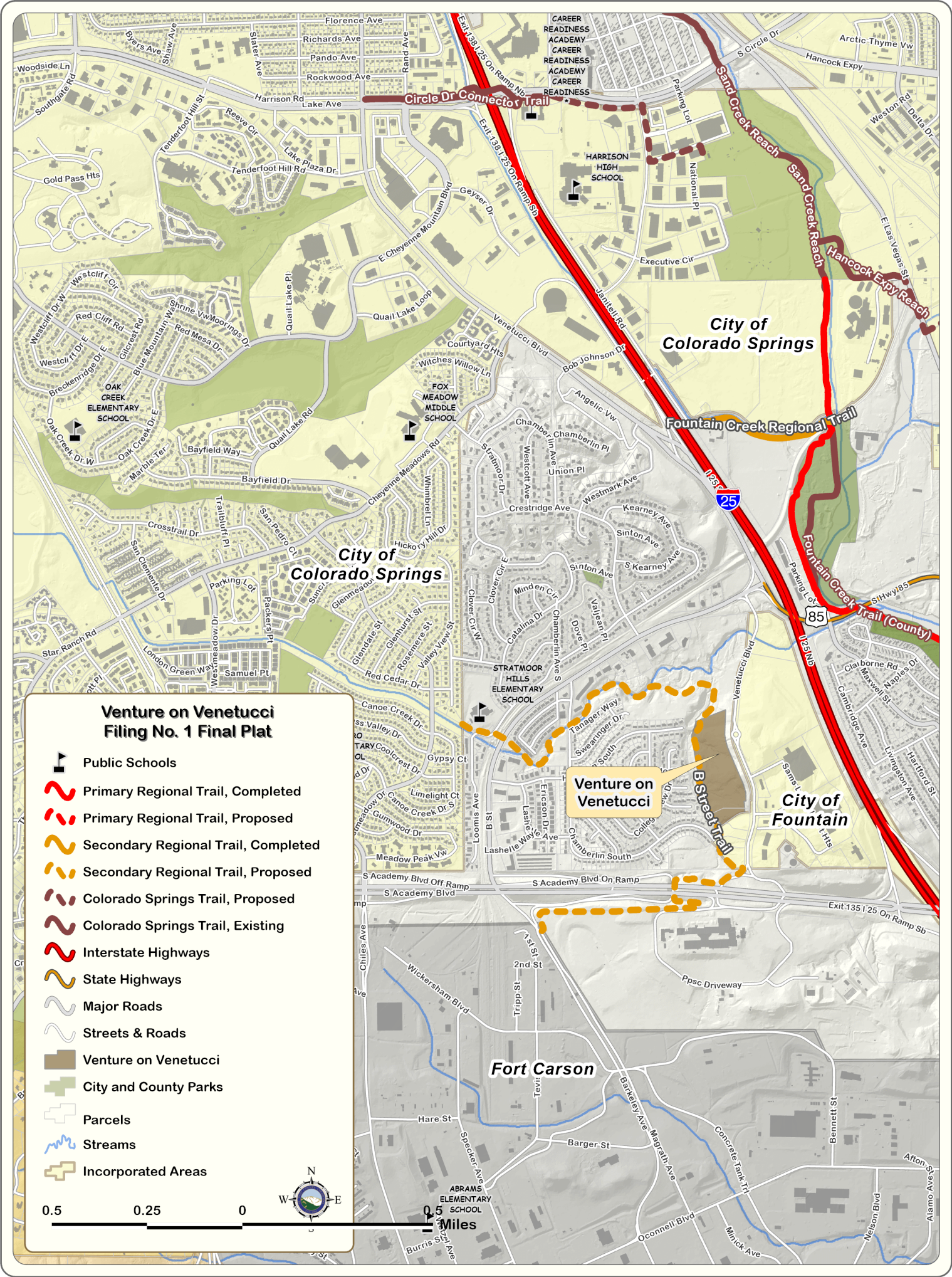
Venture on Venetucci Filing No. 1 Final Plat

-  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
-  Venture on Venetucci
-  City and County Parks
-  Parcels
-  Streams
-  Incorporated Areas

0.5 0.25 0 Miles



0.5 Miles



Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

January 8, 2025

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Venture on Venetucci Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-24-031	Total Acreage:	16.23
		Total # of Dwelling Units:	336
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	51.76
Thompson Thrift Residential	N.E.S., Inc	Regional Park Area:	3
Don Dungu	Kimberly Johnson	Urban Park Area:	5
111 Monument Circle, Suite 1500	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RM-30
Indianapolis, IN 46204	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.</p>	<p>The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.</p>
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 3	Urban Park Area: 5		
0.0194 Acres x 336 Dwelling Units = 6.518	Neighborhood: 0.00375 Acres x 336 Dwelling Units =	1.26	
Total Regional Park Acres: 6.518	Community: 0.00625 Acres x 336 Dwelling Units =	2.10	
	Total Urban Park Acres:	3.36	

FEE REQUIREMENTS	Urban Park Area: 5
Regional Park Area: 3	
\$505 / Dwelling Unit x 336 Dwelling Units = \$169,680	Neighborhood: \$119 / Dwelling Unit x 336 Dwelling Units = \$39,984
Total Regional Park Fees: \$169,680	Community: \$184 / Dwelling Unit x 336 Dwelling Units = \$61,824
	Total Urban Park Fees: \$101,808

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners includes the following condition when considering and/or approving the Venture on Venetucci Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$169,680 and urban park purposes in the amount of \$101,808, to be paid at time of the recording of this Final Plat.

Park Advisory Board Recommendation: