

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

November 2, 2021

John Green
Planner
El Paso County Planning & Community Development Department

Subject: Venetucci Farm Special Use (AL-2115) and Plot Plan Review (PPR-2153)

John,

The Park Operations Division of the Community Services Department has reviewed the Venetucci Farms Business & Event Center Special Use and Plot Plan and has the following comments of behalf of El Paso County Parks.

This development application is by NES, on behalf of Pikes Peak Community Foundation. The Special Use request is to allow a wedding venue in the agricultural (A-35) district. The Plot Plan Review is to approve site development plan for the proposed Business & Events Center.

Venetucci Farms is a 191 acre farm between Highway 85 and Interstate 25 and just north of Fort Carson. The proposed use area for the Business & Events Center is approximately 10.12 acres and is located in the NE side of the farm.

The Pikes Peak Community Foundation is requesting a Business Event Center special use in the current A-5 zoned parcel to allow for smaller seasonal weddings and events. This request will allow for the barn, built in 2013, and adjacent areas to be used for small seasonal weddings (restricted to 75 people) and events. Existing buildings will be used for events as shown on the Site Development Plan. The existing single-family residence and garages located onsite are intended to house a property caretaker for all site operations including seasonal wedding/event operations.

Gravel parking will be provided for a total of 161 parking spaces. Landscape improvements will include tree plantings along Hwy 85, parking lot screening and internal landscape improvements for the Business Event Center. ADA and Vendor parking will be added in front of the Business Event Space with an ADA path connecting to the outdoor event space.



The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed development. A completed portion of the Fountain Creek Regional Trail lies to the west of Venetucci Farms on the opposite side of Fountain Creek. The farm is located within the Widefield / Fountain Candidate Open Space area.

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
GregStachon@elpasoco.com

Venetucci Farms Special Use and Plot Plan Review

- Subject Property
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Parks
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Unincorporated Towns
- Military Installation
- Streams

0 0.125 0.25 0.5 Miles



Venetucci Farms

Security

Widefield

Fort Carson

