



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

July 2, 2024

SH 24G / Woodman East
Drexell Barrel / El Paso County

Ryan Howser, Planner
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Falcon Field Residential and Commercial - Preliminary Plan_PCD-SP-232 | The Commons

Dear Ryan,

I am in receipt of a referral request for comments for Falcon Fields Residential and Commercial Preliminary Plan Review | The Commons. The Commons at Falcon Field is a proposed mixed use commercial and residential development. Initially over lot grading for the entire development is proposed along with storm culvert installation to modify the floodplain. The development is then proposed to be phased into three separate areas. Phase 1 is the commercial area with 8 lots over 19.4 acres. The second phase is the RS-5000 residential area with 74 lots proposed over 20.9-acres and the third phase is the RM-12 residential area with 95 lots proposed over 17.4-acres. The existing residence will be removed from the property. The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northern most parcel (4307000001) contains an area of Zone A Floodplain designation. Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements. The development is located in El Paso County, CO. After review of all documentation, we have the following comments:

It is imperative for El Paso County to work with the Falcon Fields Development to create a southern connection from the end of the southwestern leg off the proposed roundabout to Swingline Rd.

Traffic

The Traffic impact Study dated April 5, 2024, has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- The site will require an access permit for the construction of the 4th leg of Woodman and the closure of Rio.
- The applicant will be responsible for constructing improvements as described in the TIS, namely:
 1. EB to SB right turn deceleration lane



2. NB to EB right turn acceleration lane
3. Signalization of 4th leg of the intersection
4. Laneage as described in the TIS for the NB Woodmen movement

Access

This development impacts CDOT Access and CDOT infrastructure. My comment follows:


- Two CDOT Access Permit will be required for this development. One for the connection point of Woodman Road to SH24G and the other for the closure of Rio Lane.
- Roadway improvements will be required and detailed in the terms and conditions of the access permits.
- Future roadway dedication and or preservation is required of this development.
- It is critical for the SH24G Highway Widening Project and Falcon Fields to continue to coordinate projects.
- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Gabe Martinez at (719) 251-7830 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Martinez.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

