



COLORADO
Department of Transportation
Region 2
Traffic & Safety - Access Permits

July 12, 2024

094A/El Paso County

Ryan Houser, Project Manager
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910
P (719) 520-6049 E ryanhouser@elpasoco.com

RE: EA2417 - UDON Rezone -

Dear Ryan,

I am in receipt of a referral request for UDON Rezone located at 12150 Hwy 94, in the city of Colorado Springs, El Paso County, State of Colorado. The existing property contains one residence one each side of the property. The northern portion of this project is proposed to rezone the 15.74-acre property from Residential Rural (RR5) to Commercial Service (CS). The area on the south side of SH-94 would be developed first; 860 spaces for vehicle, boat, and RV storage. The north side of the development proposed use could include 1,000 storage units, a 16 fueling position gas station and ±150,000 SF of retail use. **There are three existing undocumented access locations to the parcel; one to the north and two to the south of state highway 094A.** The segment of State highway 094A adjacent to the property is categorized as NR-A (Non-Rural Principal Highway) with a posted speed limit of 65 mph eastbound and 60 mph westbound within the project limits. The property has the tax schedule No. 4400000185, currently owned by Thani Holdings LLC. After review of submittals, we have the following comments:

TRAFFIC

The UDON Rezone Traffic Study dated April 18, 2024 has been reviewed by the CDOT Traffic Unit, their comments are as follows:

- Given that this application is for a rezone to commercial use, CDOT Traffic anticipates that at full build-out the access will warrant auxiliary lanes and an intersection control analysis. CDOT Traffic agrees that no improvements for the storage units are warranted. As development continues, additional review from CDOT is required.

HYDRAULICS

- Provide a Drainage Study
Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow
Provide plans and hydraulic analysis of existing detention basin
Describe hydrology & hydraulics methods, including intensity equations, within the body of the report

Comment acknowledged. It is understood that auxiliary turn lanes would not be needed with development of storage units but would be needed with the higher density retail scenario.



ACCESS

The submittals for a rezone received on June 18, 2024 have been reviewed by CDOT Access Management. Our comments follow:

- 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 coordinate with the local authority and the Department to determine if a new access permit and roadway modifications are required.

CDOT will require one access permit to record each undocumented access. Parcel 4400000185 proposes to have one access on each side of state highway 094A.

- Additional phases are expected for this development. Additional phases will be required to be reviewed as they come in and further traffic operation requirements may be needed when warrants are met. Access permitting will be required for each phase.

Escrow may be required for improvements to 094A. The same will be true for each filing within this development. A CDOT access permit will be the tool to document the collection of escrow funds.

The State Highway 94 Access Management Plan show that SH-94 will be widened from two lanes to four lanes within the project limits sometime in the future.

Access permits will be processed appropriately with CDOT for both the north and south accesses along SH-94.

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 Adam Lancaster at 719-562-5540 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. Lancaster.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
Assistant Access Manager

xc: Lancaster/file

