



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

US-24G (E-X)
El Paso County

July 2, 2026

Ryan Howser, Planner (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Judge Orr Road Commercial Park Preliminary Plan (SP264)

Kylie,

I am in receipt of a referral request for comments for Judge Orr Road Commercial Park Preliminary Plan. The property has tax schedule No. 4200000249 and is located at 13630 Judge Orr Road, on the east side of US Highway 24, north of Judge Orr Road, Peyton, El Paso County. The preliminary plan is for 10 commercial lots in CS (Commercial Services) zoning. After review of all submitted documents, we have the following comments:

Traffic

Please revise the TIS as follows:

- Future year: Use 2047 (20 years after buildout) as the future analysis year, not 2045.
- Roundabout configuration: Two configurations should be analyzed:
 - o Buildout (2027): Use the single-lane roundabout configuration shown in the left image.
 - o Future (2047): Use the multi-lane roundabout configuration shown in the right image, which is anticipated to be needed around 2039 depending on traffic demand.
- Analysis software: Please rerun the roundabout analysis using SIDRA software to produce more accurate capacity and delay estimates. If stochastic approach is preferred, PTV Vissim is CDOT's recommended alternative.
- The revised TIS should address the following questions:
 - o Is the roundabout failing at any point in time (e.g., movement LOS worse than D, excessive queuing, etc.)?
 - o At what point does the multi-lane roundabout become necessary - and is that conversion required before the anticipated 2039 timeframe?

Please rerun the analysis and revise the Traffic Impact Study to reflect the comments above and resubmit for review.

Hydraulics

- No comments. The site drains away from CDOT right-of-way.

Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- This section of US-Highway 024G is a category E-X, where direct access is highly restricted. It is noted that there is no proposed direct access to the highway system, and direct access will not be allowed by this development. All access for this development shall be gained from Judge Orr Road.



- A CDOT Access Permit *will be required* for this development to document the change in use of property. The access permit application will be required at time of subdivision. This will permit the connection of Judge Orr Rd to the state highway. El Paso County will be the permittee, and the developer/property owner will be the applicant, unless the County defers to the developer/property owner.

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

Cc: Teddy McDonald, Property Owner (teddy.mcdonald@yahoo.com)
Bill Guman, William Guman & Associates, Ltd (bill@guman.net)
Lancaster / file

