



# COLORADO

## Department of Transportation

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

July 25, 2024

SH 21A, Bradley Rd. and Fontaine Blvd.  
El Paso County

**Kari Parsons**, Project Manager/Planner  
E. P. C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Bull Hill and Rolling Meadows - Sketch Plan - SKP233 - (REV1)

Dear Kari,

I am in receipt of a referral request for comments for Bull hill and Rolling Meadows - Sketch Plan previously known as Rolling hills Ranch Sketch Plan. The proposed Sketch Plan Amendment illustrates 8,577-dwelling units/5,440-units on 1, 137-acres/764.6-acres through a variety of residential densities. The proposed density ranges as shown on the plans include 4,4-5,8-10 and 12-20 DU/Ac. The amended sketch plan also illustrates 61.8 acres for future school sites with the locations and acreages determined in coordination with the school district; 6.0 acres of district facilities; 35.8 acres of dedicated ROW; 76.5 acres of utility corridors/open space; and 133.6 acres of drainage way/ open space. Additional open space and park area may be provided and shown in more detail with future PUDSP submittals. This may include elements such as pocket parks, landscape buffers/ setbacks and trail corridors. The proposed subdivision of land has is located east of SH21A and connecting roadways of Bradley Road and Fontaine Blvd. just east of Marksheffel Rd... After review of all documentation, we have the following comments:

### Traffic

The Traffic Impact Study for Bull Hill and Rolling Meadows dated June 25, 2024 has been reviewed by a CDOT Traffic Engineer and their comments follow:

- The development consist of 4,600 single-family, 840 multi-family, 3 elementary schools, 1 middle school. It will complete through four phases: I (2028), II (2030), III (2032), IV (2034).
- Horizon year used was 2045, 11 years after the full buildout.
- The demand needs to be accommodated before the widening becomes warranted. So, analyze auxiliary lane lengths at Powers Blvd & Bradley Rd and Powers Blvd & Fontaine Bl and list the recommendations with timings.
- The Study will need to analyze the auxiliary lane lengths. **The County will need to financially support widening of access roads (Bradley Rd and Fontaine Blvd).**
- The study shows that Powers Blvd near Bradley Rd and Fontaine Blvd needs to be converted into a 6-Lane Principal Arterial in 2028 (before Phase 1 buildout) and that "The development should be responsible for widening to the MTCP/MTP classification if it is not already, or to the necessary classification." The fair share has been calculated for Powers Blvd & Bradley



Rd as 22%. However, the study also states that "Since the square footage of schools is not known yet, the required roadway impact fees will be determined once more details are known."

- The applicant plans to provide intersection configurations, operational analysis and turn lane requirements "when the development progresses to a site-specific development plan or is seeking vesting."

So, before the Phase 1 begins, the following will be needed:

- Operational analysis, intersection configurations and turn lane requirements at Powers Blvd intersections
- Fair share calculation for Powers Blvd widening to a 6-lane principal arterial.
- Fair share calculation for intersection improvements at Bradley Rd and Fontaine Blvd. Therefore, the master study can be approved, as it suggests that additional detailed submissions will follow.
- Please provide an updated study with comments sheet to detail the changes.

#### Hydraulics

The Master Development Drainage Plan Study for Bull Hill and Rolling Meadows dated REV. May 2024 by CORE Engineering Group has been reviewed by a CDOT Traffic Engineer and their comments follow:

- Comments will be forthcoming.

#### Access

This development impacts CDOT Access at SH21/Powers Blvd and Bradley Road and Fontaine Blvd. S CDOT infrastructure. My comment follows:

- Several CDOT Access Permits may be required for this development.
- Roadway improvements may be required and detailed in the terms and conditions of the access permits or pro-rata fair share escrow dollar amounts will be collected.
- 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. 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.



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

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: /file

