



# COLORADO

## Department of Transportation

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

December 13, 2023

SH 83A  
El Paso County

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

RE: CDOT Referral Comments\_12.13.23\_EPC\_SH83\_Flying Horse North Phase No. 2 (PUDSP234)

Dear Ryan,

I am in receipt of a referral request for comments for the Flying Horse North Sketch Plan, Flying Horse North Phase 2 and Flying Horse North Phase 2 PUDSP. The Flying Horse North community is approximately 1459 acres with part of the property already constructed, including the Filing 1 estate lots and a private 18-hole golf course. The remaining PUD consists of approximately 747.3-acers sketch plans to develop the remaining land with 796 residential units, a luxury resort hotel (275 units/rooms) with associated rental units 50-flats. The sketch plan proposal also includes some commercial areas and a potential fire station near Black Forest Road and Hodgen Road. Flying Horse North Filing No. 2 is a final plat for a single lot (2.9 acres) within Flying Horse North. An additional Filing of No. 3 of approximately 166.4-acers and to include 50-residential single family rural estate lots of 2.5-acres minimum per lot size. Information taken from the Letter of Intent and differs from the Traffic Study. Flying Horse North encompasses 1459 acres and is generally located in the Black Forest area bound by State Highway 83 (SH83) and Black Forest Road on the east in El Paso County, Colorado. The proposed subdivision of land is located in a portion of Sec 34, 35 and 36, T 11S, R 66W, of the 6th PM in El Paso County, Colorado. The property is currently zoned PUD/RR-2.5. After review of all documentation, we have the following comments:

### Traffic

The Master Traffic Impact Study for Flying Horse North dated October 2023 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- The proposed development consists of:
  - 834 single-family dwelling units
  - Resort hotel with 275 rooms
  - 83,700-sqft fitness center
  - 100,100-sqft commercial
- Phase 1: 611-single-family DU built by 2027 (538 x ITE 210- detached /73 x ITE 215- attached):
  - AM: 109 In/303 Out; PM: 342 In/ 205 Out
- Phase 2: 223 single-family DU (709 x ITE 210- detached /125 x ITE 215- attached) + resort hotel (ITE 330)+ fitness center (ITE 492) + commercial (ITE 821) built by 2042.
  - AM: 374 In/553 Out; PM: 928 In/ 731 Out
  - Internal capture reduction: AM: 364 In/543 Out; PM: 814 In/ 616 Out



- The traffic impact study shows that the applicant/developer will be responsible for:
  - Fair share escrow for the improvements at CO-83 & Stagecoach and NBL auxiliary lane at the CO-83 @ Hodgen Rd intersection
  - Dual WBL at CO-83 @ Hodgen Rd auxiliary lane
  - CO-83 @ North Gate Blvd improvements- responsibility of Flying Horse developer
- **"The analyses provided throughout this study reflect conceptual land uses and densities per the preliminary plan. As such, it is expected that analyses and assumptions used throughout this study may need to be reevaluated once actual land uses, densities, and site plans become defined over time."**
- The submittal of new CDOT access permits is required with the development of these sites and will be coordinated through CDOT staff." The TIS is approved.

#### Access

The new PUD and Sketch Plan will impact CDOT infrastructure. My comments follow:

- 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 coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.**
- An updated CDOT Access Permit will be required for this development for the connection of SH83 to Stagecoach Rd. for a single point of access.
- Highway improvements are anticipated and will be continued to be reviewed with the Intersection Control Assessment Tool.

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](mailto:arthur.gonzales@state.co.us) with any questions.

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: /file

