



COLORADO

Department of Transportation

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

July 29, 2021

SH 105
El Paso County

John Green, Planner
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Red Rock Acres - Rezone - P2010_#3

Dear John,

I am in receipt of a request for comments pertaining to the Red Rock Acres Rezone. The rezone is for 20.88-acres of land currently zoned as Residential Rural-5-acres lots (RR-5) to smaller density zone of Residential Rural 0.5-acre lots (RR-0.5). The land is currently undeveloped land located in the West 1/2 of Section 9, Township 11 South, Range 67 West of the 6th principal meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 71090-00-024 and proposes to develop 36-single-family-homes. The site is triangular shaped with the northern tip of the triangle situated south of Highway 105. The eastern edge of the triangular parcel borders a 33.69-acre vacant property currently zoned RR-0.5 (Residential Rural 0.5 acre lots), which is also owned by the Owner, creating an **overall developable parcel of 54.57-acres** ("Red Rock Acres"). Access is proposed to be gained from State Highway 105 in El Paso County. Comments are as follows:

- CDOT staff does not have any comments in regard to the **rezone** of the 20.88-acre tract of vacant land in El Paso County with the schedule No.71090-00-024 to RR-5 Residential Rural 5-acres lots and the combining of the adjacent lot of 33.69-acers.
- **CDOT Access Dept. comments are as follows;**
 - a. The category of State Highway 105 is considered NR-A roadway. The developer is required to apply for two Colorado Department of Transportation Access Permits. The change in land and access use rules apply as detailed in the State Highway Access Code 2002, Section 2.6, Changes in Land Use and Access Use.
 - b. Two access permits are required for this development (1) for Red Rock ranch Dr. (2) for Rockbrook Rd. State Highway improvement are anticipated at both locations with this development and will be detailed in the Access Permit Offer once application is made.
 - c. Since the development is in situated between two county roadways no direct access to SH105 will be granted. Access will be required to be gained from Red Rock Ranch Dr and Rockbrook Rd.
 - d. State Highway widening will be required to install additional lanage required by CDOT Traffic Operations.
 - e. Right of Way donation for public roadway use will be required for the roadway widening for the required accel/decel lanes for SH105/Rock Ranch Dr. and SH105/Rockbrook Rd.




- **CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study, dated May 27, 2021 by LSC Transportation Consultants and their comments are as follows:**
 - a. Traffic has reviewed the initial portion of the TIS and concurs with the recommendations which include the following:
 - 1) SH105 & Red Rock Ranch Drive - The construction of the westbound left-turn deceleration lane and the northbound to eastbound right-turn acceleration lane is required.
 - 2) SH105 & Rockbrook Road - The construction of the westbound left-turn deceleration lane is required.
 - 3) Additional comments may be generated once the Updated and new Traffic Impact Study is submitted and figures are fully readable.
- **CDOT Hydraulics Dept. comments will be forthcoming.**

Additionally,

- a. 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. Todd Ausbun at 719-696-1403 for any questions regarding advertising devices.
- b. 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. Ausbun.

Please contact me in Pueblo at (719)546-5732 or (719)248-0905 with any questions.

Sincerely, 

Arthur Gonzales - Access Manager

Xc: Jennifer Irvine/Victoria Chavez - El Paso County
Elizabeth Nijkamp/ Jeff Rice - El Paso County
Ferguson
Bauer
Stecklein
Whittlef/Biren
Vigil/Regalado - file

