



COLORADO
Department of Transportation

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

December 5, 2022

SH24 / SH94
El Paso County

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

RE: Crossroads North Preliminary Plan - SP207

Dear Kari,

I am in receipt of a request for comments pertaining to the Crossroads North Preliminary Plan. The ±44.34 parcel is comprised of parcels zoned M, I-2, and CR, all within the Commercial Airport Overlay District (CAD-O). The parcels are located southwest corner of intersections of Highway 24 and Marksheffel Road and is also located at the northwest corner of the intersection of Highway 24 and Highway 94, in El Paso County. A concurrent request to rezone 22.06 acres from the M (4.83 AC) and I-2 (17.23 AC) zones to the CR zoning district was submitted with this preliminary plan. Crossroads North Preliminary Plan includes 11 commercial lots, six (6) tracts for stormwater detention/water quality, public rights-of-way, transportation improvements including private roads, pedestrian facilities, utility infrastructure, landscape buffers, and a preliminary landscape plan.

Traffic

The Traffic Impact Study for Crossroads North - SP207 dated July 2022 by Kimley-Horn and Associates, Inc. has been reviewed by a CDOT Traffic Engineer. Their comments follow:

Table 12 of traffic study should be updated to include the following:

- Crossroads North will be required to install the northeast-bound auxiliary through lane along Hwy 24 through the Hwy 94 intersection.
- Crossroads Mixed Use will be required to install the southwest-bound auxiliary through lane along Hwy 24 through the Hwy 94 intersection.
- Crossroads Mixed Use will likely have to provide (build) the additional northbound additional left turn lane from SH24 to Newt Rd. due to the alignment of the additional through lane.

Hydraulics

The Master Development Drainage Report for Crossroads North Preliminary Plan dated September 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Please provide drainage plans and details with final submittal.
- It appears there may be utility conflicts at the proposed storm line at design point 32 (northeast corner of intersection of 24 and 94).
- Note that Highway 24 will be widened in this section in the future. Refer developer to the US24 PEL here... <https://www.codot.gov/projects/archived-project-sites/us-24-pel-study>

Access



Approval to allow the master plan amendment will impact CDOT infrastructure. My comment follows:

- SH24 and SH94 are Categorized as E-X (Expressway-Major Bypass) and in part no direct access is allowed to and from the state highway system. All vehicular access is required to be gained from Marksheffel Rd.
- 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.
- Three CDOT Access Permit will be required for this development.
 - ❖ SH24 connection with SH94/Newt-Meadowbrook Parkway
 - ❖ SH24 connection with Marksheffel Rd.
 - ❖ SH24 connection with SH94 intersection
- Roadway improvements will be required and detailed in the terms and conditions of each access permit.
- This is understood to be a phased project and each additional phase is required to update the access permitting to the site as they are met.

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. Todd Ausbun at 719-696-1403 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. Ausbun.

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

Sincerely,



Arthur Gonzalez
CDOT R2 - Access Manager

Xc: Todd Frisbie, City of CS
Joshua Palmer, Victoria Chavez, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning & Commercial Development
Ferguson
Bauer
Whittlef/Biren
Stecklein
Ausbun
Vigil/Regalado/Guagliardo/file

