



# COLORADO

## Department of Transportation

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

March 12, 2024

SH115  
City of Colorado Springs

**Gabe Sevigny, Planner**  
City of Colorado Springs Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO

RE: Rock Creek Mesa | ANEX-23-0029, MAPN-23-0009, ZONE-23-0026, ZONE-23-0027

Dear Gabe,

I am in receipt of a request for comments pertaining to the Rock Creek Mesa - Annexation, Rezone and Land Use Plan. The submittal seeks to rezone ±109.59-acres; 55.77-acers of F-5 to PK and the remaining area of 53.82-acers to be rezoned from Residential Suburban (RS-5,000) to from Forestry and Recreation (F-5) to R-Flex. These areas will transition the surrounding variety of residential densities and land uses to Pawnee Road and SH115. The parcels are located west of Highway 115, near Pawnee Road and Cherokee Rd. The property has the tax schedule No. 6530300022 (a portion of), 7500000236 (a portion of), 6531200007 (a portion of), 6530400009, 6530300017, and 6530401001 in El Paso County.

**CDOT Staff has no comments regarding the Annexation, Rezone and Map Amendment. However, this development will impact CDOT Infrastructure and initial comments are provided below.**

### Traffic

The Traffic Impact Study for Rock Creek Mesa dated November 15, 2023 by Matrix Design Group has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- Roadway improvements are required with the initial construction for this development to extend the NB left turn lane to 1,025 feet to include a 700-foot of deceleration, 25 feet of storage with a 300-foot taper.
- The extension also requires with the initial construction, the construction of a 4' raised median and this will convert SH115 & Cherokee to right in / right out.
- The Development is required with the initial construction to construct a 190-foot eastbound left turn lane with 100 feet storage with a 90- foot taper.
- The Development is required with the initial construction to extend the southbound right turn lane to 1,000 feet to include 700' of deceleration and 300-foot taper.
- This intersection will warrant signalization of SH115 and Pawnee Road. The applicant is responsible for full design & construction plans, full construction of the intersection signalization once warranted and any roadway widening required.

### Utilities



- A CDOT utility Special Use permit is in place for the installation of 2 water lines and 1 sanitary sewer line along SH115.
- Any additional Utility work will require additional CDOT Permits.

#### Access

Approval to allow the rezone of the above mentioned location will not impact CDOT infrastructure. My comments are as follows:

- Two CDOT Access Permit will be required for this development. One permit will be for the intersection of SH115 and Pawnee Rd. and the other will be for intersection of SH115 and Cherokee Rd. It is recommended that a Pre-Application Meeting be held with CDOT prior to making application.
- Utility connections are required of this development and will require additional permits.
- Roadway improvements will be required and detailed in the terms and conditions of the access permits.
- Roadway widening will be required of this permit.
- 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 719-469-3348 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 at [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) with any questions.

Sincerely,



Arthur Gonzales  
CDOT R2 Access Manager

Xc: /file

