



COLORADO

Department of Transportation

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

April 21, 2023

SH 24G/Space Village Rd.
El Paso County

Ashlyn Mathy, Planner (ashlynmathy2@elpasoco.com)
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Space Village Rd. Outdoor Storage _ PPR233

Dear Ashlyn,

I am in receipt of a referral request for comments for a Plot Plan Review for the property at 0 Space Village Ave. Sterling Design Associates, in conjunction with Commercial Building Services, has prepared the Site Development Plan on behalf of Hampton Partners. The property is currently ± 22.8 acres. Hampton Partners proposes to subdivide it into 2 separate lots ± 11.4 acres each. The property is currently zoned I-3 CAD-O, Heavy Industrial with Commercial Airport Overlay District. The use is listed as warehouse/storage. There are no proposed changes to zoning or use as the two lots will remain as outdoor storage with no buildings or structures planned. The site's main access will be from two access points along Space Village Ave. No buildings are planned. There is currently one full movement access into the west lot that serves the current business. Hampton Partners proposes to close the existing access and construct two new full-movement accesses to 0 Space Village Avenue. The development is proposed to be located south of SH24G along Space Village Dr. in El Paso County, Colorado. The property has the tax schedule No. 5417001005. After review of submitted documentation, we have the following comments:

Traffic

The Traffic Impact Memo for the Commercial Building Services dated May 25, 2022 was reviewed with the Space Village Rd Minor Subdivision submittal by a CDOT Traffic Operations Manager. Their comments remain the same:

- CDOT Traffic recommends that the proposed east access point line up with the access to Storage Sense that is on the northside of Space Village. This driveway placement would eliminate a potential overlapping left between the two driveways.

Hydraulics

The Final Drainage Report for Space Village Filing No. 4 dated September 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Drainage is away from state right-of-way. No impacts to CDOT drainage infrastructure.

Access

Approval to allow the development will impact CDOT infrastructure. My comment follows:

- 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 if any significant changes are made or will be made in the use of the property which will affect access operation or traffic volume increases by 20% and or vehicle types, 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.
 - A CDOT Access Permit will be required for this development if significant safety issues occur to the State Highway and/or if the Traffic Operations recommendations are not implemented.

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) 546-5440 or by email teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Joshua Palmer, Victoria Chavez Elizabeth Nijkamp, Jeff Rice, El Paso County Hall/Meyers/Whittlef/Stecklein/Martinez Lancaster/Gonzales/Regalado/file

