



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

I-25 / Palmer Ridge Road
El Paso County

September 10, 2024

Kylie Bagley, Planner (kyliebagley@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Monument Ridge East, RM12 (P245)
Monument Ridge East, RS6000 (P246)
Monument Ridge East Preliminary Plan (SP241)
Monument Ridge Metropolitan District Nos. 1-4 (ID245)

Kylie Bagley,

I am in receipt of a referral request for comments for the rezone of the Monument Ridge East residential development as well as the establishment of the metropolitan district. The development will be rezoned to include 59.48-acres (40.51-acres to RM-12-Residential Multi Dwellings and 18.97-acres to RS-6000-Residential Suburban). Current land use is vacant land of 71-acres. The development is rezoning into two portions designated as Northern Portion and Southern Portion of which the acreage will be broken down as such approximately 19.4 acres zoned CC (Commercial Community), approximately 1.86 acres, 0.28 acres (two locations) zoned C-1 (Commercial - Obsolete), approximately 6.13 acres zoned CS (Commercial Service) and approximately 13.7 acres zoned RS-20,000 (Residential Suburban). The Traffic Impact Study dated August 7, 2024, states approximately 342 total dwelling units are planned for the site, including 36 single-family lots on the east side of the planned extension of Misty Acres Boulevard and duplex, tri-plex, and four-plex dwelling units on the west side of the planned extension of Misty Acres Boulevard. Figure 2 of the study shows the site plan. Additionally, the northern portion of Monument Hill Road is planned to be removed and diverted through the development. The property has the tax schedule Nos. 7102200006, 7102200008, 7102200010, 7102200013, 7102201014 and 7102201001. The proposed subdivision of land is located in the West 1/2 of Section 2, and the West 1/2 of Section 11, Township 11 S, Range 67 W of the 6TH P.M. in El Paso County, Colorado.

CDOT has no comments regarding the establishment of the metropolitan district or rezoning of the parcels mentioned. However, we do have the following comments regarding the development.

Traffic

The Traffic Impact Study for Monument Ridge East dated August 7, 2024 has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- Intersection #1 (I-25 SB Ramp & County Line Rd) southbound left and Intersection #2 (I-25 NB Ramp & County Line Rd) northbound left have LOS F in 2044. Provide mitigation solutions to address subpar performance. Both intersections should have LOS D or better for all turning movements.

Revise the Traffic Impact Study and resubmit for review and comment.



Hydraulics

The Preliminary Drainage Report for Monument Ridge East dated August 5, 2024 has been reviewed by a CDOT Hydraulics Engineer. Their comments are as follows:

- Previous comments have been resolved. Proposed conditions show a reduction in the flow into the downstream channel compared with existing.

Access

The submittals for Monument Ridge East have been reviewed by CDOT Access Management. Our comments remain the same.

- A CDOT Access Permit will be required for this development.
- Roadway improvements will be required and detailed in the terms and conditions of the access permit for improvements to the Interchange of I-25 and County Line Road/Palmer Divide 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 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.

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 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 at (719) 546-5440 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Kari Parsons, El Paso County Planning (kariparsons@elpasoco.com)
Karapatrovic / Whittlef / Lyons / Roerkohl
Meyers, Patrol 8
Lancaster/file

