



COLORADO

Department of Transportation

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

June 11, 2024

I-25 / Palmer Ridge Rd.
CDOT / El Paso County

El Paso County, Planning and Community Development Department
Kylie Bagley, Planner
2880 International Circle
Colorado Springs, CO 80910

RE: Monument Ridge East - Rezone

Dear Kylie,

I am in receipt of a referral request for comments for the rezone of the Monument Ridge East residential development. 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). Densities from the Traffic Impact Study state 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 shows the site plan. Additionally, the northern portion of Monument Hill Rd. is planned to be realigned and removed to be 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 W1/2 S 2, AND THE W1/2 S11 TOWNSHIP 11 S, RANGE 67 W OF THE 6TH P.M. in El Paso County, Colorado.

CDOT does not have any comments regarding the rezoning of the parcels mentioned, however we have the following comments.

Traffic

The Traffic Impact Study for Monument Ridge East dated March 11, 2024 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- Use ITE regression equations instead of average rates.
- Name Synchro LOS outputs to be consistent with intersection numbers used in Figures.
- Intersection #3 roundabout is evaluated as non-feasible in the future scenario due to terrain. The proposed development seems to be connected to Doewood Dr. So, the County Line Rd & Doewood Dr counts are needed, and this intersection will need to be modeled and analyzed in all scenarios.
- The closure of #3 access and conversion of County Line Rd @ Doewood Dr into a roundabout and a signal need to be considered.
- Intersection #3 (County Line Rd/Misty Acres) is proposed to be converted to a signal if/when warrants get met. The report also states that Warrant 2 is met for AM and PM peak hours so far.



However, if there are right-turn lanes at the approach with no designated receiving lanes- 50% right-turn volume reduction should be used (CDOT guidelines). Show that both AM and PM future volumes satisfy the Warrant 2 under these conditions.

- Address all the comments and resubmit TIS.

Hydraulics

The Preliminary Drainage report dated April 22, 2024, has been reviewed by a CDOT Hydraulics Engineer and has the following comments:

- Site drains away from CDOT R2 ROW. However, need to see future submittals to check downstream channel capacity from the proposed ponds. The channel flows north into Douglas County and R1 where it crosses under I-25 near the Greenland exit. Could have some impacts downstream.

Access


- 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 I25 and County Line Road/Palmer Divide Rd.
- Please update the TIS.
- 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) 562-5540 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 by email arthur.gonzales@state.co.us with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: file

