



COLORADO

Department of Transportation

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

December 4, 2022

SH 21B/Powers Blvd.
El Paso County

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

RE: Solace at Cimarron Hills Phase - No.2 - SF2232_Multifamily (Site Development Plan, Rezone and Final Plat amendment)

Dear Ryan,

I am in receipt of a referral request for planning comments for the Solace at Cimarron Hills Phase 2 a development of a single lot (7.680 AC) for a 108-unit multifamily development in the RM-12 Zone, Final development plans will include five (5) - three (3) story buildings, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces. The proposed The properties included in the final plat is located at the northwest corner of the Galley Road and Paonia Street intersection just east of SH21 (Powers Blvd.). The Plat includes Parcel No. 5407205046 (\pm 13.75AC) known as Lot 1 and Parcel No. 5407205047 (\pm 7.68AC) known as Tract A. Lot One has been approved by the county as Phase 1 to include 234 multifamily units. Subject to approval of a map amendment (re-plat), Tract A is to be identified as Lot 1 Solace apartments Filing No. 2, 108-unity multifamily development in El Paso County. After review of all documentation, we have the following comments:

Traffic

- The Traffic Impact Study for Solace at Cimarron Hills Phase no.2 for the entire build out has been reviewed and previous comments have been addressed and CDOT Staff does not have any further comments.
- It should be noted that in the future, according the 2010 Powers Blvd EA, that Powers Blvd is intended to be a 6 lane freeway and a new interchange is slatted at Galley Road and SH21/Powers Blvd.

Hydraulics

Drainage flows away from CDOT infrastructure and CDOT staff does not have any comments.

Materials

No impacts to CDOT no comments required.

Environmental

No impacts to CDOT co comments required.



Access

Approval of the Site Development Plan, Rezone and Final Plat amendment will impact CDOT infrastructure. My comment follows:

- SH21/Powers Blvd. is Categorized as FW (Interstate, Freeway Facility). Access is to be gained from local roadways and no direct access is to be gained from SH21/Powers Blvd. to the developmental site. Access is to be gained via the intersections with SH21/Powers Blvd. at Galley Rd. to the south of the development and the right in/right out east Omaha Rd. to the north of the site and then onto Paonia St.
- 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.
- Significant traffic is anticipated to use the intersections at SH21/Powers Blvd. and Galley Rd. and at Omaha Rd. Two CDOT Access Permits will be required for this development to document the additional traffic and utilization of SH21/Powers Blvd. connections.

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 by email arthur.gonzales@state.co.us with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc:

Joshua Palmer, Victoria Chavez, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning and Commercial Development
Ferguson
Bauer
Whittlef/Biren
Stecklein
Vigil/Regalado/Guagliardo/file

