



**COLORADO**  
**Department of Transportation**  
Region 2  
Traffic & Safety - Access Permits

October 3, 2024

094A/El Paso County

Lisa Elgin, Project Manager  
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RE: PPR2422 - UDON RV Storage Plot Plan Review

Dear Lisa,

I am in receipt of a referral request Plot Plan Review (PPR2422) for UDON RV Storage the property is located on the south side of State Highway 094A, addressed 12265 Hwy 94, in the City of Colorado Springs, El Paso County, State of Colorado. The development plan for this parcel is to construct a RV Storage Yard with 1,000 open vehicle parking spaces. There are two existing undocumented access drives to state highway 094A for the parcel both will be closed with the project. The development is proposing a new 30-foot direct access drive that will align with proposed access on the north side of state highway 094A. Both new accesses, the NS and SS are expected to be R1-1 "STOP" controlled. The segment of State highway 094A adjacent to the property is categorized as NR-A (Non-Rural Principal Highway) with a posted speed limit of 65 mph eastbound and 60 mph westbound. The property has a tax schedule No. 4400000237, currently owned by UDON Holdings LLC. After review of submittals, we have the following comments:

#### TRAFFIC

The UDON Rezone Traffic Study dated April 18, 2024 has been reviewed by the CDOT Traffic Unit, their comments are as follows:

- Given that this application is for a rezone to commercial use, CDOT Traffic anticipates that at full build out the access will warrant auxiliary lanes and an intersection control analysis. CDOT Traffic agrees that no improvements for the storage units are warranted.
- As development continues, additional review from CDOT is required.

#### HYDRAULICS

The Final Drainage Report for UDON South dated June 26, 2024 has been reviewed by a CDOT Hydraulic Engineer. Their comments are as follows:

- No comments. The site drains away from CDOT ROW. The site also includes a detention pond that releases below historic flow rates.



## ACCESS

The submittals for a rezone received on July 12, 2024 have been reviewed by CDOT Access Management. Our comments follow:

- 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 roadway modifications are required.
- A CDOT Access Permit will be required for each new access. (2 access locations = 2 permits)
- A CDOT Access Permit will be required for each access that will be closed.
- Additional phases are expected for this development. Additional phases will be required to be reviewed as they come in and further traffic operation requirements may be needed when warrants are met.
- The State Highway 94 Access Management Plan show that SH-94 will be widened from two lanes to four lanes within the project limits sometime in the future.
- The access will initially be a T-intersection with only the south area developing in Phase 1.
- Three CDOT Access Permit Applications have been received and are being processed.

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 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.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado  
Assistant Access Manager

xc: Ben Willburt (rillax2@gmail.com)  
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Lancaster/file

