



COLORADO

Department of Transportation

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

December 14, 2021

SH 24G45
El Paso County

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

RE: Falcon Highlands Sketch Plan Amendment - SKP214

Dear Kari,

I am in receipt of a referral request for comments for the amendment of Falcon Highlands Sketch Plan. **History:** The purpose of this application is to request approval of a major sketch plan amendment to the Falcon Highlands Sketch Plan originally approved in 2004. The area as part of this amendment request within the existing Falcon Highlands development is currently known as Filing 3 and encompasses 114.1 total acres. These 114 acres was originally part of a larger 240-acre parcel permitting single family residential at 1.58 Du/ Acre. Much of these 240 acres has been developed and constructed as part of Falcon Highlands Filing No. 1 and No. 2 existing lots as small as 10,000 SF up to an acre or larger in size. **Current:** The amended area is proposing to include 19.8 acres of residential single family residential at a density of 1.0-2.99 DU/AC to align with the existing neighborhood and 95.1 acres at a density of 3.0-5.99 DU/AC. The proposed higher density land use area will be buffered by Antelope Meadow Circle. The zoning will remain PUD with a future submittal to include a comprehensive PUDSP outlined the development in detail. **The proposed sketch plan amendment would permit up to 400 single family detached units and 23 acres of open space and drainage areas. The amended area will include a mix of lot sizes ranging from 3,500 SF to 6,600 SF within the 95.1 acre higher density area and 20,000 SF lots within the 19.8 acre lower density area.** The proposed plan includes continuing Antelope Meadows Circle, a residential collector, from existing Birch Hollow Way to southwest terminating at the western property boundary. This continuation will create a looped roadway system with multiple access points as well as providing for a future connection to the adjacent property to the west. All streets will be designed as public roadways and constructed to El Paso County requirements. Falcon Highlands is located south of Woodmen Rd, west of State Highway 24 and West of New Meridian Rd. in the Falcon area of El Paso County.

Traffic:

The Traffic Impact Study for Falcon Highlands Filing No. 3 dated June 25, 2021 and supporting documentation has been reviewed by a CDOT Traffic Engineer. Their comment is as follows:

- The development generates 3680 vehicle trips and 25% of the vehicle trips impact 24G. A recent local agency project improved the intersection of New Meridian and 24G; therefore, no improvements to the state highway system are required.



Access:

Approval of the amendment to the Sketch Plan will impact CDOT infrastructure. My comments are as follows:

- Section 2.6 of the State Highway Access Code states in part *...If minor modifications are made to the property and does not increase the vehicular traffic more than 20% or more a new Access Permit will not be required.* Since this amendment is to continue with the development of the remaining acreage and traffic is increase the 25% at one location to the State Highway an updated or new CDOT Access Permit will be required to record the events from Filing No. 3 and future filings will be reviewed on a case-by-case basis.
- Please contact CDOT Access Department for the CDOT Access application, Arthur Gonzales, Arthur.gonzales@state.co.us or by phone (719)546-5732.
- Future Traffic Impact Studies may be required for any future connection or potential impacts to the State Highway.
- Future roadway improvements may be required based on those potential traffic impacts.

Hydraulics:

- No Hydraulic information was provided. CDOT staff swill review on a case by case basis upon future submittals.

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 Arthur.gonzales@state.co.us or (719) 546-5732 with any questions (email is best).

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: Victoria Chavez for Jennifer Irvine, Jeff Rice
Ferguson
Stecklein
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

