



# COLORADO

## Department of Transportation

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

February 2, 2023

Chris Sullivan, Senior Planner  
City of Colorado Springs Planning & Community Development Department  
30 South Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

RE: Reagan Ranch - Highway 24G/94A

Dear Chris,

I am in receipt of a referral request for comments for Reagan Ranch on Highway 24G/94A. Reagan Ranch involves a Master Plan Amendment to the Banning Lewis Ranch Master Plan, two Zone Change requests, and two Concept Plans - one standard and one for a Planned Unit Development. The submittal is comprised of approximately 235 acres of unplatted and undeveloped land, located along the south side of Highway 94 at Marksheffel Road in Colorado Springs, Colorado. This site proposes mixed uses which include 919-single family detached housing, 562- multifamily units, 95,382-SF office space, a 218,020-SF business park and 577,500-SF retail space. The proposed subdivision of land is located in the SE ¼ of Sec 8, NW ¼ of Sec 16, and NE ¼ of Sec 17, T 14S, R 65W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 5400000275, 5400000278, 5400000279, 5400000280, and 5408000054 and is currently zoned PIP2/AO and PBC/AO on 235.78 acres. After review of all documentation we have the following comments:

### Traffic

Conceptual roadway improvements drawing are found to be acceptable. The applicant will be required to submit construction drawings for the following public improvements prior to the issuance of the NTP:

- a) At the intersection of SH 24 & 94, provide triple left with receiving lanes on US 24 past the Peterson exit ramp.
- b) Extend EB right turn lane on 94 at Marksheffel.
- c) Extend WB left turn lane on 94 at Marksheffel.
- d) Provide NB-to-EB right turn accel lane on 94 from Marksheffel.

### Hydraulics

The Master Development Drainage Report for Reagan Ranch dated September 2020 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No impacts to CDOT drainage

### Access

Approval to allow the master plan amendment will impact CDOT infrastructure. My comment follows:



- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required for the intersection of SH24 and Space Village Avenue.
- 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.
- Four (4) CDOT Access Permits may (will) be required for this development.
  - #1 for the intersection of SH94 and Marksheffel Rd.
  - #2 for the intersection of SH94 and SH24.
  - #3 for the intersection of SH94 and Space Village East.
  - #4 for the intersection of SH24 and Marksheffel Rd. escrow collection.
- Roadway improvements will be required and detailed in the terms and conditions of the (4) access permits.

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 at [arthur.gonzalez@state.co.us](mailto:arthur.gonzalez@state.co.us) with any questions.

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: Todd Frisbie, City of Colorado Springs  
Joshua Palmer, Victoria Chavez, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning and Commercial Development  
Hunt  
Bauer  
Whittlef/Biren  
Stecklein  
Ausbun/Regalado/Guagliardo/file

