



# COLORADO

## Department of Transportation

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

December 2, 2021

SH 85/87  
El Paso County

John Green | johngreen@elpasoco.com  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Venetucci Farms Business Event Center  
Special Use EA 212/AL2115

Dear John,

I am in receipt of a referral request for comment for Venetucci Farms Business Event Center located on the west side of US 85A/State Highway 83A categorized as NR-A. Proposed on the A-5 zoned parcel to allow for smaller seasonal weddings and events. This request will allow for the barn, built in 2013, and adjacent areas to be used for small seasonal weddings (restricted to 75 people) and events. Wedding events will be held both inside the barn for receptions with ceremonies and a small cocktail area outside of the barn near the chicken coup. Weddings will be predominantly seasonal, held from the Spring through the Fall, primarily on Friday, Saturday and Sunday. The foundation may allow for small weddings or events outside of the warmer months on a case-by-case basis. Existing buildings utilized for events will include, the barn, hog barns, and chicken coup with all event activities contained within the event barn and area immediately surrounding it. The proposed subdivision of land is located in a portion of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec 11 and a portion of the new  $\frac{1}{4}$  of Sec 14, all being in the TS 15S, R 66 W of the 6th PM in El Paso County, State of Colorado. The property has the tax schedule No. 6511300008 and is currently owned by Pikes Peak Community Foundation. After review of all documentation, we have the following comments:

### Traffic

The Traffic Memo for Venetucci Farm/Traffic Generation and Impact Analysis dated April 16, 2021 has been reviewed by CDOT Traffic Operations Management. Their comments follow:

- Traffic Memo, dated April 16, 2021, is marked DRAFT. A final should be provided before final approval.
- The Traffic Memo and the Letter of Intent conflict as to the number of people per event - the Traffic Memo predicts 150 guests resulting in 75 trips generated and the Letter of Intent restricts the number of guests to 75 people.
- The Traffic Memo does not address the existing use of Church access by the church and any impact it may or may not have on the analysis.
- The Letter of Intent states that the Church Access is used by Venetucci Farms via informal agreement. A formal agreement is needed and shall be provided to CDOT for the State to issue access for two adjacent properties.
- The Farm Access and the Church Access do not meet the one-half mile spacing standard for NR-A Highway for full-movement accesses.
- A right turn acceleration lane is required at the Farm Access due to the high traffic volume on the highway and posted speed greater than 40 MPH - as was required previously for the



Church Access. This will likely overlap with the right turn deceleration lane for the Church Access making a continuous auxiliary lane.

- The Two Way Left Turn Lane (TWLTL) serves no purpose along this section of highway from the Church Access to east of the Farm Access. There are currently no accesses on the north/east side of the highway in this stretch and the only accesses on the south/west side are the accesses in question. It is likely used as an ad hoc left turn acceleration lane due to the traffic volumes and speeds on the highway. The TWLTL shall be eliminated from the Church Access to east of the Farm Access by striping a double yellow median with left turn acceleration lanes for both accesses as well as a left turn deceleration for the Farm Access. Plans depicting the appropriate dimensions and pavement markings per CDOT specifications must be provided for review. If spacing requirements cannot be met due to the dimensions, movements may be restricted at the Farm Access.

#### Access

Approval to allow the Special Use will impact CDOT infrastructure at this time. 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 access permit will be required for State Highway 85.
- A State Highway Access Permit will be required for the change in use per State Highway Access Code §2.6.

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) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado  
CDOT R2 Access Management Trainee

Xc: Ferguson  
Bauer  
Whittlef/Lancaster  
Ausbun  
Vigil/Gonzales/Guagliardo/file

