



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website: www.elpasoco.com

**DEVIATION REQUEST
AND DECISION FORM**
(Judge Orr Deviation)
Updated: 6/26/2019

PROJECT INFORMATION

Project Name : DHIC Falcon - Judge Orr Road/Eastonville Road (Northeast corner)
Schedule No.(s) : 4232302003
Legal Description : LOT 1177 WOODMEN HILLS FIL NO 10

APPLICANT INFORMATION

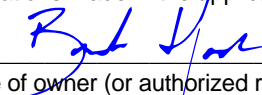
Company : DHI Communities, a D.R. Horton Company
Name : Brandon Hoch
☒ Owner ☐ Consultant ☐ Contractor
Mailing Address : 9555 S Kingston Court
Englewood, CO 80112
Phone Number : 303-653-7958
FAX Number : N/A
Email Address : bhoch@drhorton.com

ENGINEER INFORMATION

Company : LSC Transportation Consultants, Inc.
Name : Jeffrey C. Hodsdon
Mailing Address : 2504 E. Pikes Peak Ave, Suite 304
Colorado Springs, CO 80909
Phone Number : 719-633-2868
FAX Number : 719-633-5430
Email Address : jeff@LSCtrans.com
Colorado P.E. Number : 31684

OWNER, APPLICANT, AND ENGINEER DECLARATION

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review until corrections are made, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.


Signature of owner (or authorized representative)

08/08/22
Date

Engineer's Seal, Signature
And Date of Signature



P2218

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

The south site access to Judge Orr Road is proposed for a location 1,050 feet east of Eastonville Road. A planned access/street connection to serve another potential future development on the south side of Judge Orr would align with this access. This requested access location would result in a centerline spacing of about 975' east to the planned future access intersection for other future development to the north and south of Judge Orr. Please refer to the attached exhibit.

A deviation from the standards of or in Sections **2.2.5.C and 2.3.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.2.5.C (Roadway Access Criteria – Urban Minor Arterial Access Standards),
2.3.2 (Design Standards by Function Classification)

Standard 2.2.5.C (Roadway Access Criteria –Urban Minor Arterial Access Standards) Spacing of roads accessing an Urban Minor Arterial that will result in a full-movement intersection shall be planned at one-quarter mile. The quarter-mile standard is also reflected in the ECM Table 2-6 (Roadway Design Standards for Urban Expressways and Arterials).

State the reason for the requested deviation:

The proposed access spacing is less than one-quarter mile to the east and west along Judge Orr Road.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The standard requires intersection centerline spacing of ¼-mile (1,320 feet)

- The centerline spacing of the proposed south site access would be 1,050 feet east of the Judge Orr Road/Eastonville Road intersection (see Deviation Exhibit 1).
- The centerline spacing of the proposed south site access would be 975 feet west of the proposed Meadowlake Ranch/Judge Orr Road intersection (see Deviation Exhibit 1).

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☐ The ECM standard is inapplicable to the particular situation.
- ☒ Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- ☐ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide justification:

- The property only has ability to access public road ROW directly on Judge Orr and Eastonville. No local or collector ROW is available/accessible.
- Two access points are required for this development.
- The length of frontage along Eastonville is less than ¼ mile.
- The frontage along Judge Orr is greater than ¼ mile. However, there would be only 975 feet between Eastonville and the planned access for Meadowlake Ranch to the east. Therefore, there would be less than ¼ mile either to Eastonville to the west or Meadowlake Ranch to the east.
- Due to the existing linear distance between Eastonville Road and the (future) Meadowlake Ranch site access to the east, it is not possible to place an intersection on Judge Orr Road ¼ mile from both aforementioned intersection locations. The intersection has been placed approximately halfway between the two, while taking into consideration horizontal curve constraints on Judge Orr Road to the west of the proposed south site access. The proposed intersection could be designed to meet ECM sight-distance and grading requirements, while cooperating with adjacent development.
- This location is appropriate, although short of the ECM 1,320-foot spacing criteria from Eastonville Road, as this proposed access would maximize the distance possible from Eastonville Road and the proposed (future) Meadowlake Ranch site access to the east. Also, this access would align with the planned connection from Falcon Crossing (see attached copy of the previously-approved Falcon Crossing site layout).

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

This deviation would allow for the proposed future south site access to be located a reasonable distance (close to the ¼ mile standard) east of Eastonville Road and west of the proposed (future) Meadowlake Ranch access along Judge Orr Road. Also, this spacing for the proposed site access would allow for/facilitate proper alignment with the future Falcon Crossing access (to be located across from this site on the south side of Judge Orr Road). This will be beneficial, as that property has very limited access options.

The deviation will not adversely affect safety or operations.

With a 40-mph posted speed limit on Judge Orr Road (design speed of 45 mph), the field-measured sight distances for both approaches from the proposed south site-access location exceed the required 500-foot requirement for passenger vehicles per *ECM* Table 2-21. The sight distance looking to the west from the proposed south site access exceeds 335 feet, while the sight distance looking to the east also exceeds 335 feet. Both measurements meet *ECM* standards for sight distance.

- Two access points are required for this residential project with greater than 25 lots and will result in better traffic operations because multiple access points will provide motorists with options for ingress/egress.
- Although just short of the ¼-mile intersection spacing requirement in each direction, there would be sufficient distance for intersection operations along this section of Judge Orr Road.
- The available back-to-back left-turn queue lengths on Judge Orr at Eastonville Road (westbound) and at the proposed south site access (eastbound) would be acceptable.
- This deviation from *ECM* design criteria will provide for better intersection operations by facilitating alignment with future access to two parcels to the south.

Provide line of sight for future stop condition for 4-lane configuration along Judge Orr

The deviation will not adversely affect maintenance

The spacing will not affect the maintenance cost as the spacing will not negatively affect the ability for snowplow and maintenance vehicles to enter and exit the side street with adequate sight distances provided at the proposed intersection location.

Judge Orr Road has been identified as a roadway improvement project needed by the year 2040 per Map 13 and Table 4 of El Paso County's 2016 *MTCP*. As part of County project C14, Judge Orr Road would be improved from a 2-lane Rural Minor Arterial to a 4-lane Rural Minor Arterial. Access spacing for this site would not affect these aforementioned long-term improvements on Judge Orr Road.

The deviation will not adversely affect aesthetic appearance.

Spacing will not affect the aesthetics, as it is not short to the extent that affects the general appearance of the road corridor. The spacing will be consistent with other intersections in the area, avoid hidden intersections, and avoid disturbing wetlands and wildlife habitat.

The deviation meets the design intent and purpose of the *ECM* standards.

The proposed south-access location, although short of the *ECM* 1,320-foot spacing criteria, would maximize the distance possible between Eastonville Road and the proposed (future) Meadowlake Ranch access on Judge Orr Road.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

Water quality will be provided. Construction of the roadways and development of the site will be required to meet the above sections of the MS4 permit. The spacing deviation requested in itself does not involve any disturbance.

Provide justification for full movement versus 3/4 movement and right in/out only until such time Judge Orr is widened out to 4 lanes

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

┌

┐

└

┘

Denied by the ECM Administrator

This request has been determined not to have met criteria for approval. A deviation from Section _____ of the ECM is hereby denied.

┌

┐

└

┘






ECM ADMINISTRATOR COMMENTS/CONDITIONS:

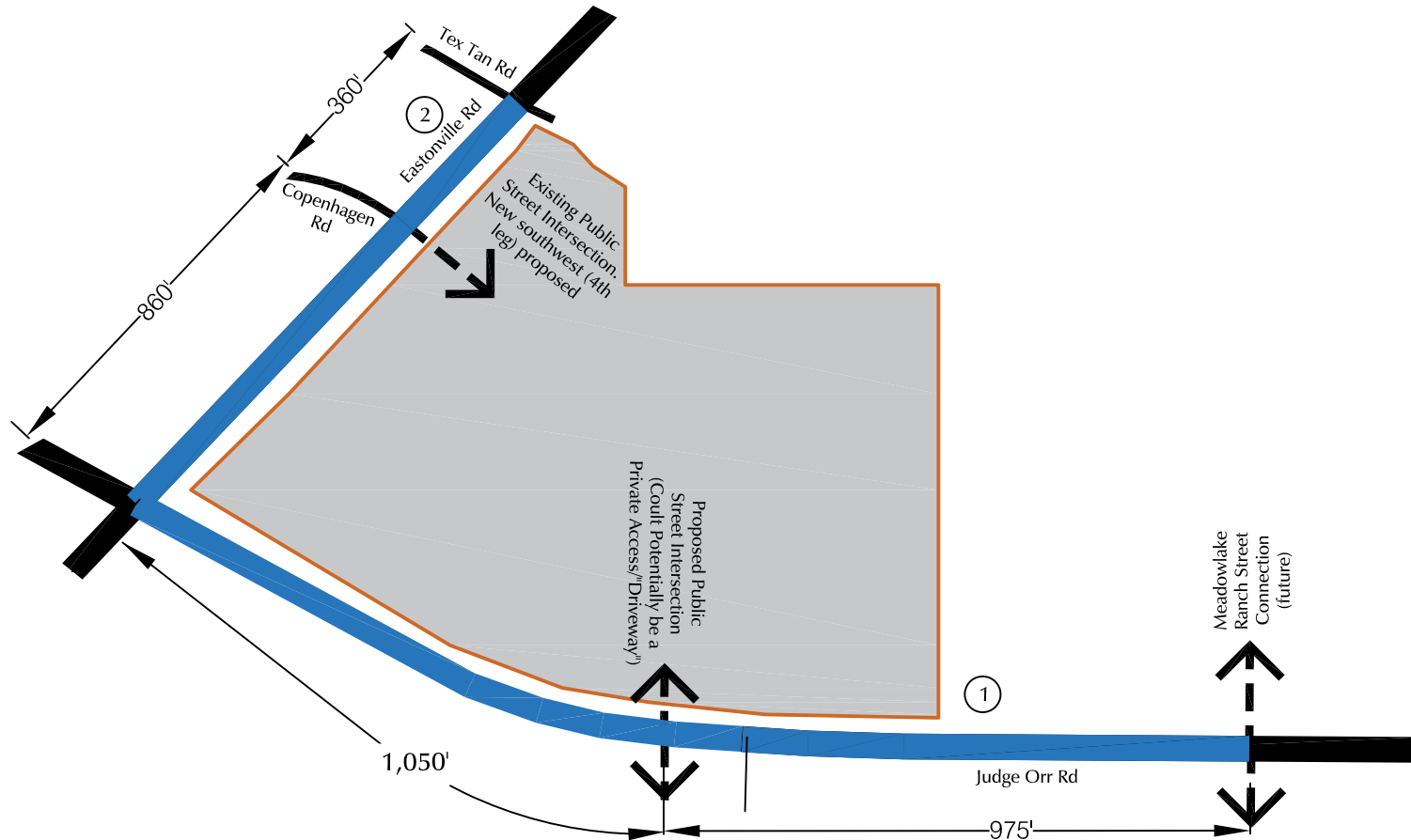
--

Deviation Exhibit



Deviation Request from ECM 2.2.5.C -- Roadway Access Criteria (Rural Minor Arterial)

-  Existing roadway
-  Proposed roadway (including future roadways by others)
-  Portion of roadway for which deviation is requested
-  Intersection centerline spacing
-  Site property boundary
- ① Sections of Judge Orr Rd for which deviation is requested
- ② Sections of Eastonville Rd for which deviation is requested



Deviation Exhibit 1

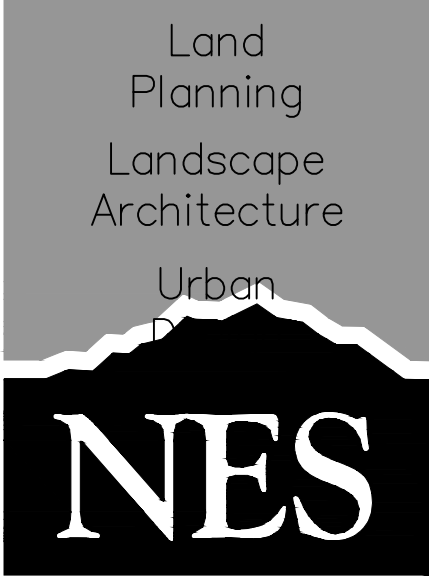
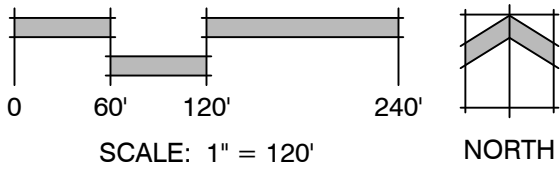
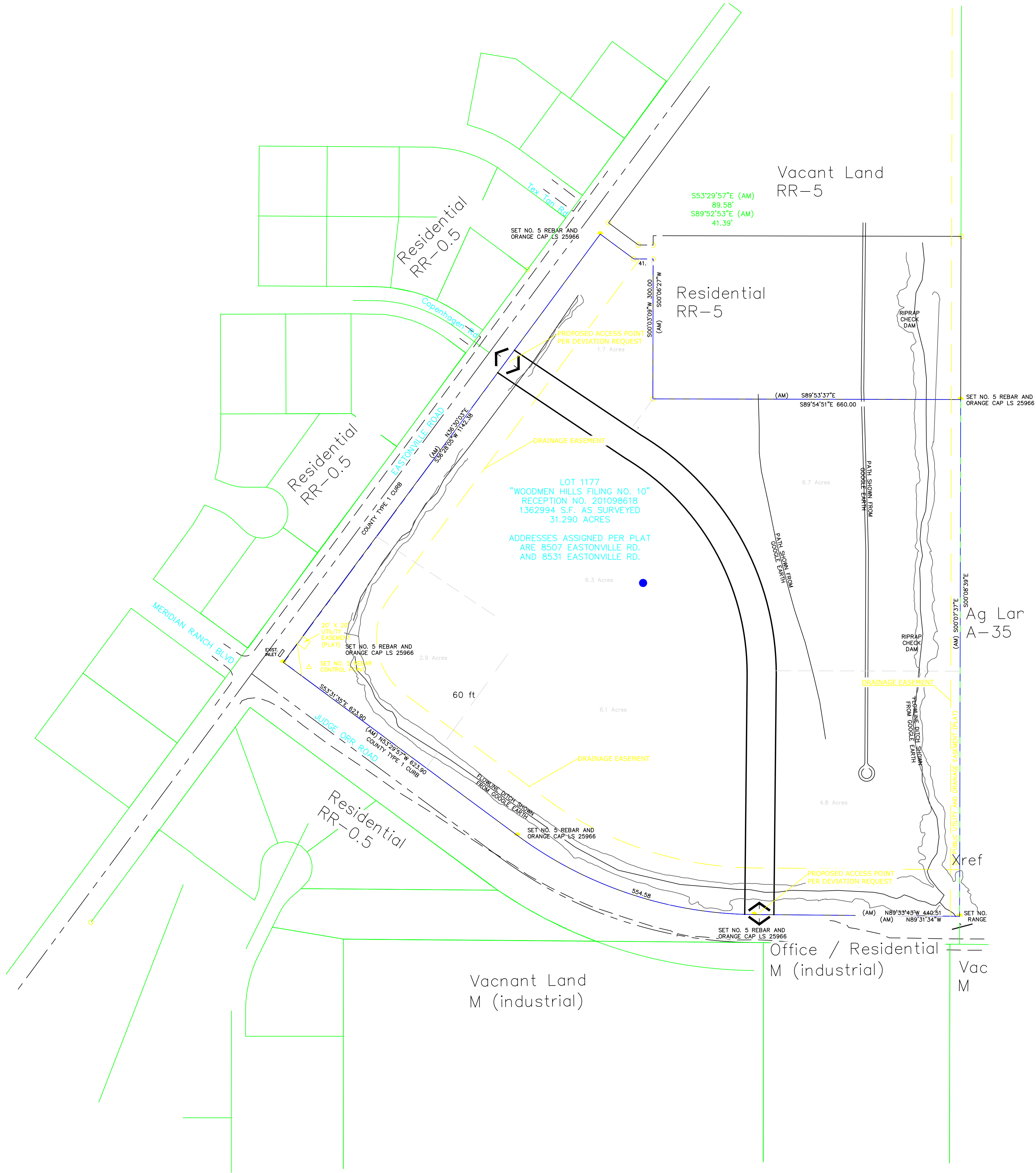
Proposed Intersection Spacing

DHIC Falcon (LSC #S224400)

Additional Attachments

Previously approved Falcon Crossing Site Layout





N.E.S. Inc.
619 N. Cascade Avenue,
Suite 200
Colorado Springs, CO
80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

©2012. All Rights Reserved.

Judge Orr
Eastonville
Commercial
Center

Lot 1177 Woodmen
Hills Filing No. 10

DATE: 10/27/20
PROJECT MGR: John Maynard
PREPARED BY: J. Shagin

PHOTO ANALYSIS

DATE	BY	DESCRIPTION
ISSUE.1	BY	DESCRIPTION
ISSUE.1	BY	DESCRIPTION
ISSUE.1	BY	DESCRIPTION
ISSUE.1	BY	DESCRIPTION
ISSUE.1	BY	DESCRIPTION
ISSUE.1	BY	DESCRIPTION

OF #

CPC #