



**Development Services Department**  
**2880 International Circle**  
**Colorado Springs, Colorado 80910**

Phone: 719.520.6300  
 Fax: 719.520.6695  
 Website www.elpasoco.com

**DEVIATION REVIEW  
 AND DECISION FORM**

Procedure # R-FM-051-07  
 Issue Date: 12/31/07  
 Revision Issued: 00/00/00

**DSD FILE NO.:**

D	E	V	I	7	0	0	9
---	---	---	---	---	---	---	---

**General Property Information:**

Address of Subject Property (Street Number/Name): N/A

Tax Schedule ID(s) #: 5408000055

Legal Description of Property: PT OF S2 SEC 08-14-65 DES AS FOLS: COM AT W4 COR OF SD SEC 8, TH N 89<43'13" E 1249.50 FT ALG N LN OF S2 SEC 8 TO NE COR OF TR DES IN BK 2190-226 & BEING POB OF TR HEREIN DES, CONT N 89<43'13" E 2006.25 FT TO A PT ON FORMER WLY R/W LN OF DENVER & NEW ORLEANS RR CO, TH SWLY ALG ARC OF CUR TO L HAVING A RAD OF 1196.00 FT A C/A OF 21<21'19" AN ARC LENGTH OF 445.77 FT WHICH CHORD BEARS S 07°02'32" W 443.20 FT, S 89<43'13" W 252.25 FT, S 51<20'00" W 719.23 FT, S 89<43'13" W 1199.14 FT, N 03<56'24" E 888.62 FT TO POB, EX THAT PT OF R/W MEADOWBROOK PKWY PLATTED W/IN CLAREMONT BUSINESS PARK FIL NO 2, EX THAT PT DESC BY REC #216115777

Subdivision or Project Name: Meadowbrook Crossing

Section of ECM from Which Deviation is Sought: 2.3.3.F.3

Specific Criteria from Which a Deviation is Sought: Minimum tangent length between broken back curves on a Local roadway

Proposed Nature and Extent of Deviation:

**Applicant Information:**

Applicant: Meadowbrook Crossing LLC

Email Address: danny@theequitygroup.net

Applicant is:  Owner  Consultant  Contractor

Mailing Address: 90 S. Cascade Ave., #1500, Colorado Springs

State: CO

Postal Code: 80903

Telephone Number: 719-448-4034

Fax Number:

**Engineer Information:**

Engineer: Jeffrey C. Hodsdon, P.E., PTOE

Email Address: jeff@Lsctrans.com

Company Name: LSC Transportation Consultants, Inc.

Mailing Address: 545 East Pikes Peak Avenue, #210

State: CO

Postal Code: 80903

Registration Number: 31684

State of Registration: Colorado

Telephone Number: (719) 633-2868

Fax Number: (719) 633-5430

**Explanation of Request (Attached diagrams, figures and other documentation to clarify request):**

Section of ECM from Which Deviation is Sought: 2.3.3.F.3

Specific Criteria from Which a Deviation is Sought: Minimum tangent length between broken back curves on a Local roadway

Proposed Nature and Extent of Deviation: The request for a deviation is to adjust the centerline tangent length between the two broken back curves on Boreal Drive (Urban Local) located at the western portion of the property from the required 200 feet to the proposed 146 feet as illustrated on the drawings.

SP-17-002  
 SF-17-002

Reason for the Requested Deviation: This area of the site contains several constraints that cannot be mitigated. These constraints include the location and width of Meadowbrook Parkway; the location of Sand Creek and its improvements; and the location of the 30-foot Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site. As a result, the 200-foot minimum tangent length is not achievable given the available width. The lot sizes are as small as they can be in order to remain buildable and effective. In addition, the lack of available width prevents the ability to completely line the street with units as shown on the drawings.

Comparison of Proposed Deviation to ECM Standard: The requested tangent length is 146 feet which is 54 feet less than the ECM standard of 200 feet.

Applicable Regional or National Standards used as Basis: \_\_\_\_\_

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

The ECM standard is inapplicable to a particular situation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

This area of the site contains several constraints that cannot be mitigated. These constraints include the location and width of Meadowbrook Parkway; the location of Sand Creek and its improvements; and the location of the 30-foot Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site. As a result, the 200-foot minimum tangent length is not achievable given the available width. The lot sizes are as small as they can be in order to remain buildable and effective. In addition, the lack of available width prevents the ability to completely line the street with units as shown on the drawings.

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If at least one of the criteria listed above is not met, this application for deviation cannot be considered.**

**Criteria for Approval:**

**PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST**

The request for a deviation is not based exclusively on financial considerations.

The request is not based on financial considerations. The request is based on geographical constraints.

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

N/A

The deviation will not adversely affect safety or operations.

This shortened roadway tangent will not be a high traffic area nor will it become a through way as only a handful of homes are served by this looping local street. Moreover, this situation is for two 90-degree curves with 50-foot centerline radii (combined with corner knuckles) which will have design speed of about 15 mph.

This situation is vastly different from the traditional problematic "broken-back" curve issue which the ECM criteria is intended to prevent - with significantly higher design speed curves on through roadways/arterials etc. One of the reasons the typical broken-back curve situation should be avoided is because drivers do not expect to encounter such arrangement with typical highway geometry. The proposed 146-foot-long tangent length between the curves would actually exceed the stopping sight distance for a 15-mph speed (80 feet). Therefore, a motorist would not only have time to react to the adjacent curve, but could actually come to a stop before reaching the second curve. This particular situation is not uncommon or unexpected in residential neighborhoods. This deviation would not be detrimental to the health, safety, or welfare of the residents.

The deviation will not adversely affect maintenance and its associated cost.

N/A

The deviation will not adversely affect aesthetic appearance.

N/A

**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, 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)

Date

5-5-17

Signature of applicant (if different from owner)

Date

5-5-17

Signature of Engineer

Date

Engineer's Seal



Review and Recommendation:  
APPROVED by the ECM Administrator

Date 17 MAY 2017

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

\_\_\_\_ Additional comments or information are attached.

**DENIED by the ECM Administrator**

Date \_\_\_\_\_

This request has been determined not to have met criteria for approval. A deviation from Section \_\_\_\_\_ of ECM is hereby denied. Comments:

---

---

---

---

\_\_\_\_ Additional comments or information are attached.