



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	4	0	0	3
---	---	---	---	---	---	---	---

General Property Information:

Address of Subject Property (Street Number/Name): 12015 Tourmaline Drive
Tax Schedule ID(s) #: 4230318001
Legal Description of Property: Tract F Meridian Ranch Filing No. 4

Subdivision or Project Name: Meridian
Ranch Commercial

Section of ECM from Which Deviation is Sought: 2.2.5.C. Urban Minor Arterial Access Criteria
Specific Criteria from Which a Deviation is Sought: From the ECM: "Spacing of roads accessing an urban minor arterial that will result in a full movement intersection shall be planned at one-quarter mile. However, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The parcel access will provide for right turns only. The access may allow for left turns in (three-quarters movement) if the addition of left turns will improve the operation at an adjacent full movement intersection and meet appropriate design standards."

Proposed Nature and Extent of Deviation: The applicant is requesting approval of a right-in/right-out access to the east side of Meridian Road 700 feet north of Stapleton Drive. The traffic study for this site provides analysis to demonstrate that the access would not create safety or operational problems.

Applicant Information:

Applicant: Meridian Ranch Investments, Inc. Email Address: Raul Guzman [raul@techbilt.com]
Applicant is: ☒ Owner ☐ Consultant ☐ Contractor
Mailing Address: PO Box 80036 San Diego State: CA Postal Code: 92138
Telephone Number: (619) 223-1663 Fax Number:

Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E., PTOE Email Address: jchodsdon@lscs.com
Company Name: LSC Transportation Consultants, Inc.
Mailing Address: 516 North Tejon Street 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: 2.2.5.C. Urban Minor Arterial Access Criteria
Specific Criteria from Which a Deviation is Sought: From the ECM: "Spacing of roads accessing an urban minor arterial that will result in a full movement intersection shall be planned at one-quarter mile. However, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The parcel access will provide for right turns only. The access may allow for left turns in (three-quarters movement) if the addition of left turns will improve the operation at an adjacent full movement intersection and meet appropriate design standards."

Proposed Nature and Extent of Deviation: The applicant is requesting approval of a right-in/right-out access to the east side of Meridian Road 700 feet north of Stapleton Drive. The traffic study for this site provides analysis to demonstrate that the access would not create safety or operational problems.

Reason for the Requested Deviation: The deviation is requested to provide sufficient access for the proposed commercial/shopping center use on the property. The access would provide a direct access to Meridian Road into the

El Paso County Procedures Manual

Procedure # R-FM-051-07

Issue Date: 12/31/07

Revision Issued: 00/00/00

RECEIVED

VERSION

MAY 01 2014

1

center. The access would connect directly to the internal access drives with the center providing convenient access to commercial establishments northeast and southeast of the access intersection as well as the remainder of the center. The access drive connected to this access point would be central to the commercial uses along the Meridian Road frontage and would be a key part of the commercial center circulation. The access would provide much improved access for northbound traffic on Meridian over indirect access via Tourmaline Drive only. The right-out capability would provide direct and convenient egress for traffic exiting to the north on Meridian Road.

Comparison of Proposed Deviation to ECM Standard: The spacing would be 700 feet from Stapleton Drive and 550 feet from Tourmaline Drive whereas the ECM standard is a quarter-mile. The one-access-per-parcel (with conditions) provision in the ECM listed above would apply in this situation. The parcel has over 1,100 feet of frontage on Meridian Road.

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.

The street system around this site is already established and the location of Meridian Road/Tourmaline Drive was set as right-in/right-out with the initial development when Meridian Road was envisioned as a higher classification roadway. The additional access to Meridian between Meridian and Tourmaline is needed to create a much improved access situation for the planned retail/commercial center. The classification of Meridian Road has been changed to Minor Arterial with the most recent MTCP, therefore the additional right-in/right-out commercial access is reasonable and will improve circulation, accessibility and viability of the center. The parcel is master-planned for commercial. Reliance on only the Tourmaline Drive connection to Meridian Road will be less than optimal as Tourmaline is at the rear of the center. A continuous right turn-lane exists along Meridian Road.

☐ 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 based on the need for a direct access to Meridian Road. Moreover, the ECM has a provision for this type of additional access with a deviation.

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

The deviation would achieve the intended result of providing better access with comparable design containing a continuous right-turn lane along Meridian Road.

El Paso County Procedures Manual

Procedure # R-FM-051-07

Issue Date: 12/31/07

Revision Issued: 00/00/00

DSD File No. _____

The deviation will not adversely affect safety or operations.

The access will operate at a satisfactory level of service with Stop-sign control. Please refer to the traffic study for the project for additional detail. Sufficient right-turn deceleration lengths would be provided for this access and Tourmaline to the north. Per ECM criteria, acceleration lanes are generally not required, although there is currently an acceleration lane extending north from Meridian. This was built when Meridian had a higher classification. Acceleration lanes may be used but are not necessary as the signal at Meridian/Stapleton provides gaps in northbound traffic for westbound right-turning movements to occur without the need for an acceleration lane.

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.

Meridian Ranch Investments, Inc.

Signature of owner (or authorized representative) Douglas E. Woods, V.P.

4/23/2014

Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

Date

Engineer's Seal



Review and Recommendation:

APPROVED by the ECM Administrator

Date

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:

El Paso County Procedures Manual

Procedure # R-FM-051-07

Issue Date: 12/31/07

Revision Issued: 00/00/00

DSD File No. _____

____ Additional comments or information are attached.

DENIED by the ECM Administrator

Date

5-8-2014

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

More traffic evaluation required to justify operation of
four-way intersection as a full movement. Provide
warrant study for traffic signal.

____ Additional comments or information are attached.