



**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

Updated: 6/26/2019

Rev: 2022-07-12

PROJECT INFORMATION

Project Name : Koinonia Ranch Minor Subdivision
Schedule No.(s) : 5219000059
Legal Description : TRACT IN SW4 OF SEC 19-12-65 AS FOLS, BEG AT A PT 3300 FT W + 30 FT N OF SE COR OF SD SEC,
TH W + PARA TO S LN OF SD SEC 660 FT, N + PARA TO E LN OF SEC TO A PT 30 FT S OF E-W C/L
OF SEC, E PARA TO SD E-W C/L 660 FT, TH S PARA TO E LN OF SEC TO POB

APPLICANT INFORMATION

Company : KOINONIA RANCH LLC
Name : Sally Bartels
 Owner Consultant Contractor
Mailing Address : 3647 Tuscanna Grove
Colorado Springs, CO 80920-2820
Phone Number : 719-332-0628
FAX Number : N/A
Email Address : 3rdbelle@gmail.com

ENGINEER INFORMATION

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

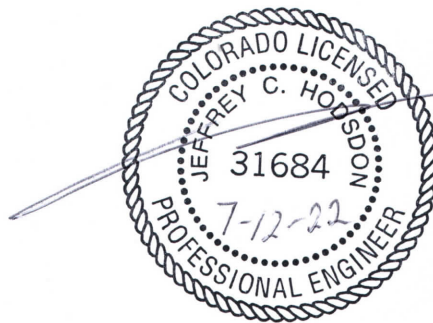
OWNER, APPLICANT, AND ENGINEER DECLARATION

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)

Date

Engineer's Seal, Signature
And Date of Signature



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

A deviation from the standards of or in Sections 2.3.8.A of the Engineering Criteria Manual (ECM) is requested. The request is to allow a proposed non-through road to provide access to the lots in this proposed subdivision with a length of 2,542 feet. Please refer to Deviation Exhibit 1.

Identify the specific ECM standard which a deviation is requested:

2.3.8.A, Roadway Terminations - Cul-de-Sacs
Cul-de-sacs shall have a maximum length of 1,600 feet for rural condition.

State the reason for the requested deviation:

- No adjacent or connecting public road ROW available, except for Old Ranch Road
- Old Ranch Road is currently a non-through street itself.

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

- The cul-de-sac termination would be located 1,625 feet from Old Ranch Road would exceed the ECM standard of 1,600 feet by 25 feet. With Old Ranch Road also being a non-through street, the additional distance of about 3,700 feet would also be part of the "cul-de-sac length" for a total of 5,325 feet from Black Forest Road.
- If and when Old Ranch Road is connected to Milam Road to the West, the cul-de-sac length would be 1,625 feet from Old Ranch Road and would only exceed the ECM standard of 1,600 feet by 25 feet.
- The proposed cul-de-sac is shown in the attached exhibit Figure 1 (site plan).
- Six lots from this subdivision would access this proposed cul-de-sac roadway.

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:

- No adjacent or connecting public road ROW available, except for Old Ranch Road; Old Ranch Road is currently a non-through street itself.
- El Paso County is planning a future (through) connection to Milam Road to the west. The timing is not known.
- The Wolf Ranch Master Plan shows a future realignment of the east end of Old Ranch Road. This would not significantly shorten the cul-de-sac length. However, the start of the non-through street would be at Wolf Lake Drive/Old Ranch Road – a future intersection to be designed to City standards. See attached exhibit.

There are more than 10 units along Old Ranch Road and Forest Drive. Revise statement to include all units that use Old Ranch Road for access.

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.

- The proposed subdivision roadway will be built to County standards.
- The proposed number of dwelling units (six units, plus the 10 along Old Ranch Road to the east) on a non-through street would not exceed the limit (25 units) established by the Land Development Code. Therefore, a waiver would not be necessary.

Per TIS the ADT will be 78 vpd. Revise to be consistent with TIS.

The deviation will not adversely affect safety or operations.

- The projected ADT of 56 vehicles per day (vpd) on this subdivision road would be relatively low. The projected total ADT just west of Old Ranch Road (the highest volume on the non-through street prior to Old Ranch connection to Black Forest Road) is 275 vpd.
- Old Ranch Road will remain single-loaded on the north side.
- A letter from the fire district will be required. The applicant has requested this letter and it is our understanding that the fire district prefers to wait to review until the application is submitted. Attached is the proposed location of a proposed stern on the site.

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

- The deviation will not adversely affect maintenance cost, as the roadway will be built to County roadway standards and maintained by the HOA. The roadway will include a County-standard cul-de-sac “bulb” constructed at the terminus of the road (which will accommodate County maintenance vehicles and snowplows).

The deviation will not adversely affect aesthetic appearance.

- The roadway will be built to County roadway standards.

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

- The intent can be met considering Old Ranch is planned to extend west to Milam Road and **with that extension** the proposed length would be within 25 feet of the standard. Also, in the interim, the traffic volume on Old Ranch Road will remain low and it will essentially be single-loaded on the north side.
- The number of lots does not exceed the threshold number requiring a waiver of the Land Development Code.

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.

- The proposed deviation requests have no impact on control measure requirements specified by the County's MS4 Permit.
- Appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report and Drainage Plans.

Provide a letter of support from the Fire District to allow the length of the cul-de-sac in the next submittal.

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.

Γ

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J

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.

Γ

Γ

L

J

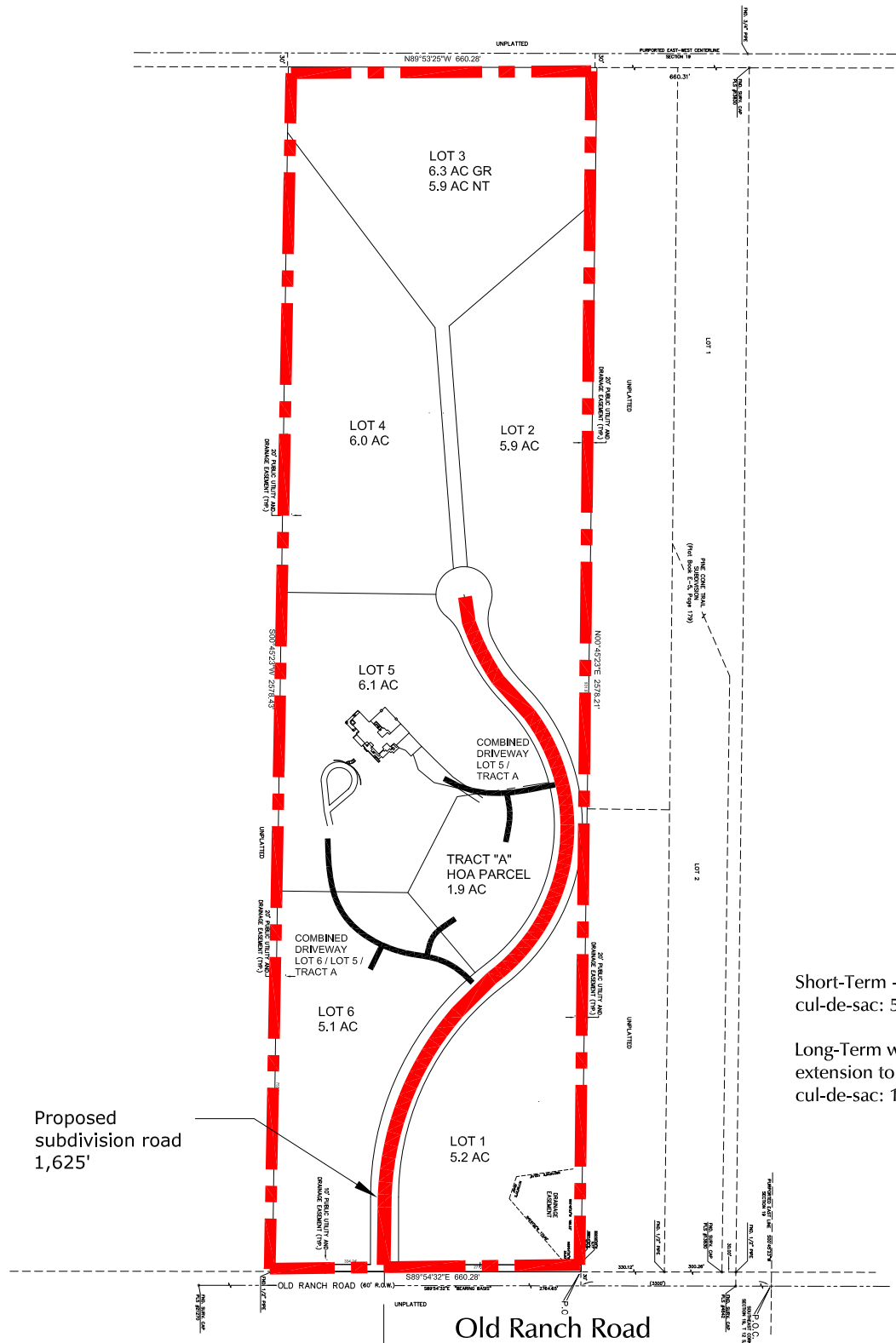
ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Deviation Exhibits





Approximate
Scale:
1" = 350'



Short-Term - Combined length of
cul-de-sac: 5,325'

Long-Term with Old Ranch
extension to Milam - Length of
cul-de-sac: 1,625'

Proposed
subdivision road
1,625'

Old Ranch Road

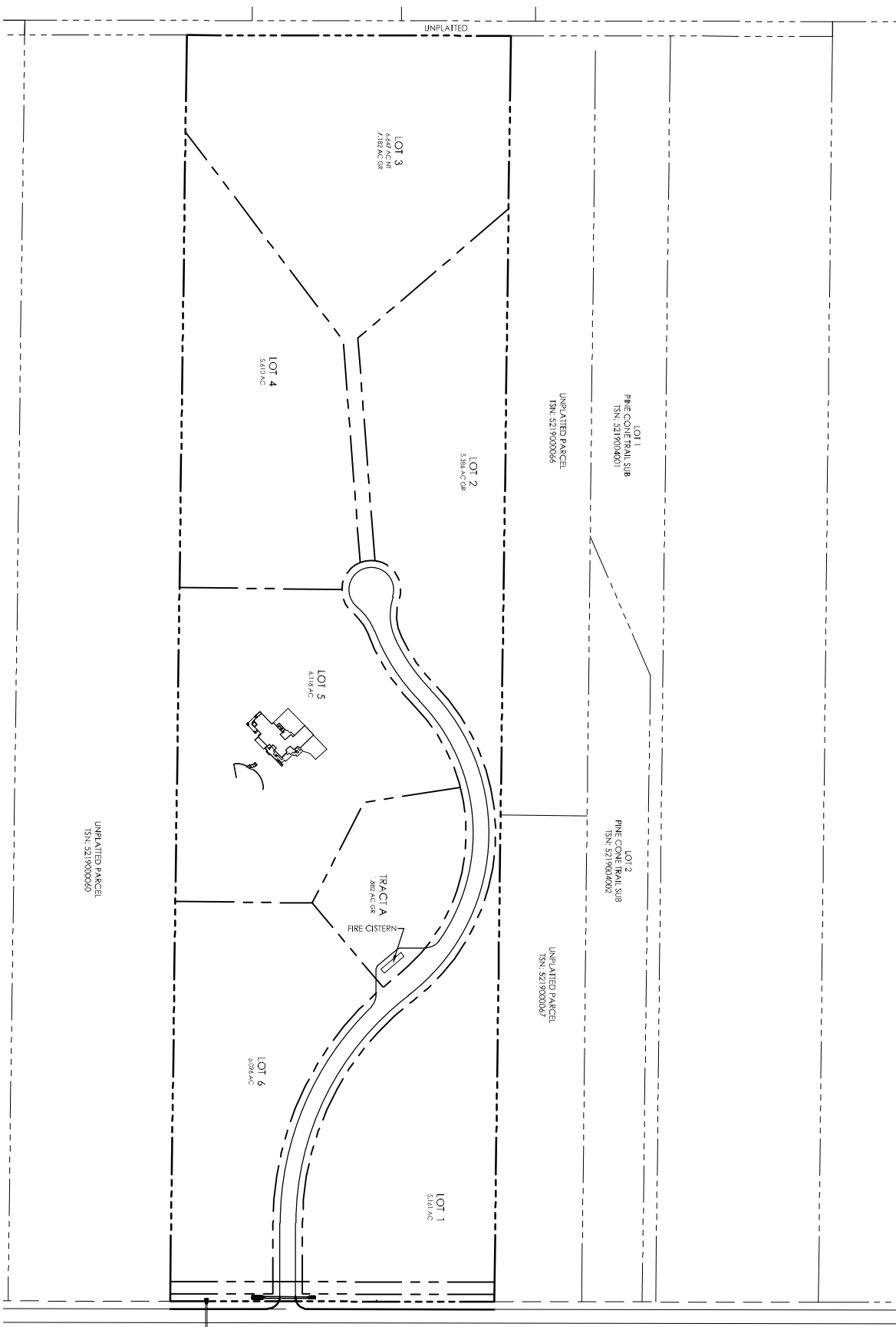
3,700' to Black Forest Road

Deviation Exhibit 1

Length of Cul-de-Sac

Koinonia Ranch Minor Subdivision (LSC# 204710)



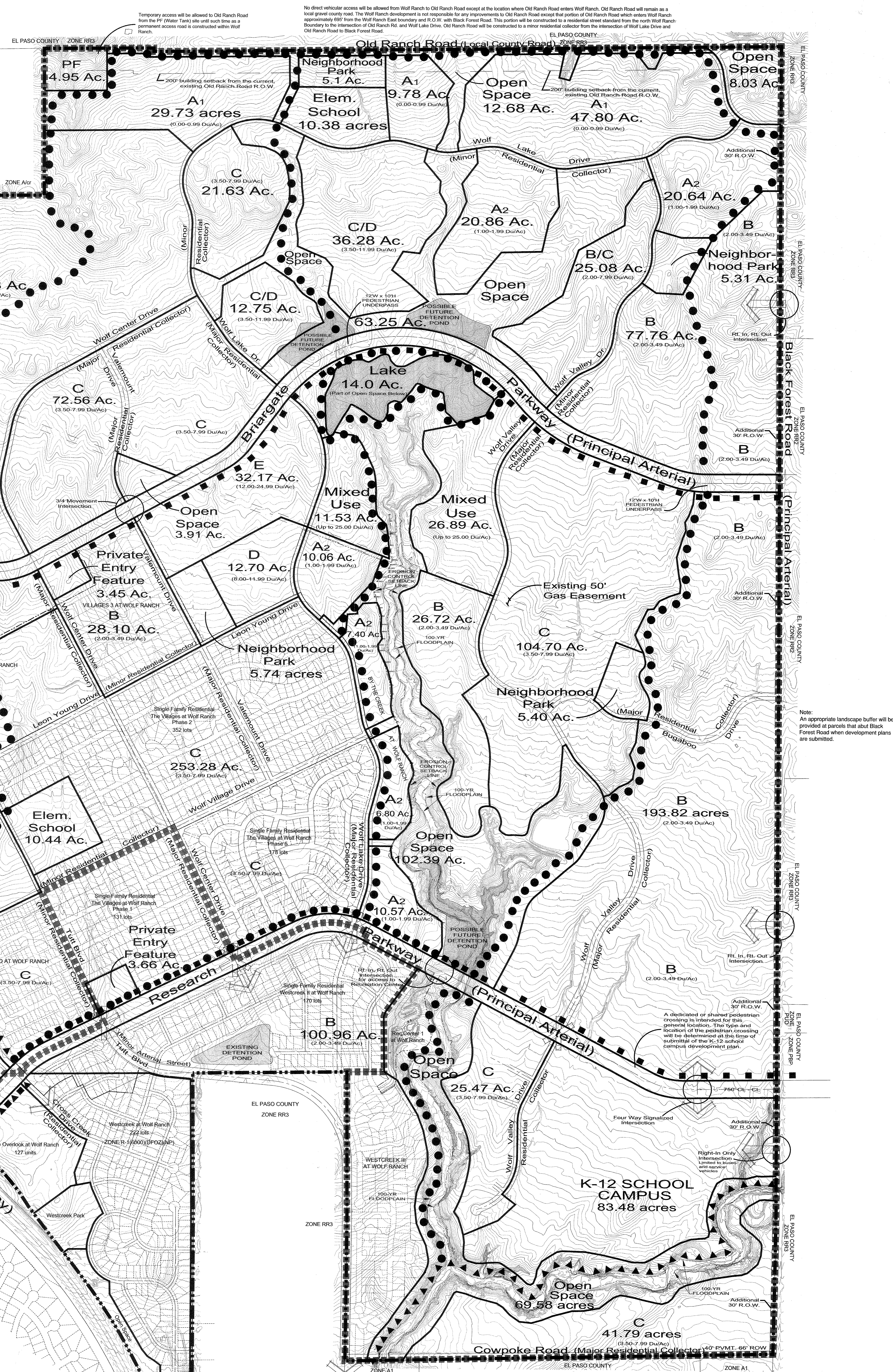


OLD RANCH
ROAD

Wolf Ranch Master Plan



File Number	Approval Date	Revision Description
CPC MP 05-83	November 8, 2001	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC MP 04-00048	February 22, 2005	Original Wolf Ranch PUD Plan Approval
CPC MP 04-00043	January 6, 2005	Revisions to add address to master plan. Addition of 200 ac to plan. Combined previous C1S 4.99 Du/Ac and D5S 7.99 Du/Ac planning areas into a new C1S 7.99 Du/Ac planning area with average density capped at 7.99 Du/Ac for the new C category. Minor adjustments to correct roadway alignments with adjacent master plans. Revisions to show detention ponds as a result of Master Plan Update. Minor plan updates.
CPC MP 05-80	April 4, 2006	Revision of school sites to add 12 campus, eliminate two elementary school sites, and one junior high school site for net increase in school land of 42.7 acres. Revision to central doglegway open space to be reduced by 65.4 acres and reorganized as A2 area. Old Junior High School Site replaced with Community Park. Area along east boundary and south of Briargate Parkway reorganized as A area. One neighborhood park site north of Briargate Parkway relocated to area south of Briargate Parkway adjacent to multi-family sites. Portion of B area located south of Briargate Parkway and Wolf Valley Drive reorganized by area to balance loss of density from revisions. Added Westcreek and Overlook developments (eastern portion of residential parcels) to Wolf Ranch Master Plan. Added right-of-way access to Black Forest Road south of Research Parkway for buses and service vehicles only, to access the K-12 school campus from Black Forest Rd. Minor revisions to acreage of B area and K-12 campus area due to slight realignment of intersection of Black Forest Rd, Research Parkway to align with Research extending east of the revised plan. Revisions to "pull out" and pedestrian crossing across Research Parkway, from E-12 campus. Minor Amendment to master plan and PUD plan to add 28.7-acre quarter movement access from Research Parkway to the Commercial site located just north and east of Powers Blvd. and Research Pkwy.
CPC MP 05-00008 A2M08	January 15, 2009	
CPC MP 05-00008 A2M11	Pending	



Master Plan Boundary

PUD Plan Boundary

Multi-Use Trail

Community Trail System

Off-Street Bike Path

Roundsabout Location

Revision Cloud

Note: If the inbound traffic movement creates operation problems for through traffic on Powers Blvd, Engineering may require the closure of the left movement from Research Blvd.

Existing Land Use Summary	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A1	97.31 Ac.	0.99	96
RESIDENTIAL A2	76.33 Ac.	1.99	152
RESIDENTIAL B	575.14 Ac.	3.49	2,007
RESIDENTIAL B/C	25.08 Ac.	4.07	102
RESIDENTIAL C	519.43 Ac.	7.99	2,987*
RESIDENTIAL C/D	49.03 Ac.	6.51	319
RESIDENTIAL D	32.59 Ac.	11.99	391
RESIDENTIAL E	39.17 Ac.	24.99	904
MIXED USE	38.42 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	27.52 Ac.		
NEIGHBORHOOD PARK	21.57 Ac.		*CALCULATED FROM AVERAGE DENSITY OF RESIDENTIAL C
COMMUNITY PARK	26.31 Ac.		
PRIVATE ENTRY FEATURES	7.11 Ac.		5.75 DU/AC FOR RESIDENTIAL C
OPEN SPACE	299.84 Ac.		
ELEMENTARY SCHOOL	20.82 Ac.		
K-12 SCHOOL CAMPUS	83.48 Ac.		
PUBLIC FACILITY (PP)	4.95 Ac.		
DETENTION POND	6.76 Ac.		
SUBTOTAL	1,893.8 Ac.		7,808
LAND USES PREVIOUSLY INCLUDED IN THE BRIARGATE MASTER PLAN:			
WESTCREEK AT WOLF RANCH	37.94 Ac.		122
THE OVERLOOK AT WOLF RANCH	17.65 Ac.		227
OPEN SPACE	7.29 Ac.		
PARK	5.40 Ac.		
TOTAL	1,982.0 Ac.		8,157

LAND USES PREVIOUSLY INCLUDED IN THE BRIARGATE MASTER PLAN:

WESTCREEK AT WOLF RANCH 37.94 Ac. 122

THE OVERLOOK AT WOLF RANCH 17.65 Ac. 227

OPEN SPACE 7.29 Ac.

PARK 5.40 Ac.

TOTAL 1,982.0 Ac. 8,157

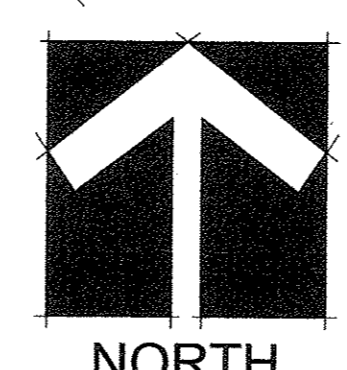
No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road except at the location where Old Ranch Road enters Wolf Ranch. Old Ranch Road will remain as a local gravel county road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road except that portion of Old Ranch Road which enters Wolf Ranch approximately 695' from the Wolf Ranch East boundary and R.O.W. with Black Forest Road. This portion will be constructed to a residential street standard from the north Wolf Ranch Boundary to the intersection of Old Ranch Rd. and Wolf Lake Drive. Old Ranch Road will be constructed to a minor residential collector from the intersection of Wolf Lake Drive and Old Ranch Road to Black Forest Road.

Temporary access will be allowed to Old Ranch Road from the PP (Water Tanks) site until such time as a permanent access road is constructed within Wolf Ranch.

Note: An appropriate landscape buffer will be provided at parcels that abut Black Forest Road when development plans are submitted.

Master Plan
WOLF RANCH
Colorado Springs, CO

A Master Planned Community by
Norwood Development Group
111 South Tejon Suite 222 Colorado Springs, CO 80903



SCALE: 1" = 300'

APPROVED
CITY OF COLORADO SPRINGS
JUL 15 2011

BY CITY PLANNING

DATE: 09/12/2001
Revised: 01/24/02, 12/01/04,
11/09/05, 1-23-06, 8-12-08, 2-10-09,
97-14-11
City File No.: CPC MP 05-00008-A2M11