



**Planning and Community
Development Department**
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Colorado Springs, Colorado 80910
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Identify the specific ECM standard which a deviation is requested:

2.3.8 Roadway Terminations

Requested is a rural local roadway that exceeds 1,600 feet for rural conditions that terminates at a cul-de-sac. A deviation is requested to exceed this length with a 2,400 LF section of road that terminates at a cul-de-sac turnaround as a temporary condition until such time that this roadway extends south to Holmes Road.

State the reason for the requested deviation:

The roadway termination is considered a temporary turnaround condition for fire protection. This roadway is an access for 21 lots within this filing, not exceeding the number of lots requiring a secondary access. The roadway is ultimately to connect to Holmes Road to the south of the Flying Horse North subdivision.

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

The alternative is to provide a secondary access which is not feasible for this filing. The filing is limited to 21 proposed lots for this reason.

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 roadway terminates at the limits of the filing and subdivision boundary. There are no other routes for secondary access for this filing at this time. It is planned to have a future extension to Holmes Road to the south with a PUD amendment to incorporate additional property to allow this right-of-way extension. Until such time that this PUD amendment is proposed and approved, this filing is a standalone development with the roadway as proposed.

[WE WILL PROVIDE CORRESPONDENCE FROM THE FIRE DISTRICT FOR APPROVAL OF THIS DEVIATION. WE ARE IN TALKS WITH BLACK FOREST FIRE PROTECTION DISTRICT RIGHT NOW REGARDING THIS AND THE FIRE CISTERN REQUIREMENT. WE DO NOT YET HAVE OFFICIAL CORRESPONDENCE TO ATTACH TO THIS. WE WILL ADDRESS IT NEXT ROUND.]

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 deviation will achieve the intended result with a comparable design by meeting the roadway’s traffic criteria.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations as it meets traffic criteria and provides the necessary infrastructure for vehicular access, pedestrian access, and stormwater drainage. A cul-de-sac is provided for a fire truck turnaround and the number of lots proposed that are accessed by this roadway does not exceed the number of lots requiring a secondary access.

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

The deviation will not adversely affect maintenance and its associated cost as it is not change in typical section, only length of roadway to a termination point.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearance as there is no proposed change to the typical section.

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

The deviation meets the design intent and purpose of the ECM standards by meeting traffic criteria, stormwater drainage criteria, and allows for vehicular and pedestrian use.

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 deviation will not be applicable regarding the County's MS4 permit. Stormwater drainage patterns and conveyance within this proposed modified roadway section is consistent with the standard section.

Water Quality and full spectrum detention ponds are provided for this filing to comply with the County's MS4.

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.

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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.

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:



11445 Teachout Rd. Colorado Springs, CO 80908

719-495-4300

Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908

20 December 2024

Mr. Richie Lyon, PE
Project Manager – Land Development
HR Green
1975 Research Pkwy, Suite 160
Colorado Springs, Colorado 80920

Mr. Lyon,

This letter is in response to your email request that was received on 13 December 2024, regarding specifically Filing No. 5 and its cul-de-sac roadway. As you outlined in your email Filing No. 5 is going to be temporarily built out to 21 lots with what you consider to be a temporary dead-end roadway with a firetruck turnaround. You defined this as temporary because you intend to extend that road down to Holmes Road in Filing No. 7. Per your email the County is requesting that you get correspondence from Black Forest Fire Rescue Protection District approval of this roadway and its cul-de-sac / turnaround. The roadway is 2,400 LF which is longer than the allowable 1,500 LF roadway termination length without a deviation.

Upon review of your request and an on-sight visit the Black Forest Fire Rescue Protection District is approving this temporary deviation of a cul-de-sac / turnaround in Filing No. 5. Please let it be known that if this cul-de-sac / turnaround is still in existence in five years (20 December 2029) you will need to request an extension to the deviation.

Sincerely,
Josh Bartlett
Fire Chief

"Always Ready. Always Forward. Always Learning."

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