



Planning and Community  
Development Department  
2880 International Circle  
Colorado Springs, Colorado 80910  
Phone: 719.520.6300  
Fax: 719.520.6695  
Website [www.elpasoco.com](http://www.elpasoco.com)

**DEVIATION REQUEST  
AND DECISION FORM IN  
ASSOCIATION WITH A  
REQUEST FOR A PUD  
MODIFICATION FROM  
THE ECM**

Updated: 6/26/2019

Pursuant to the El Paso County Land Development Code, the Board of County Commissioners may approve as part of the Planned Unit Development (PUD) approval a Modification to the Engineering Criteria Manual standards provided the Board can make the findings listed Section 4.2.6.F.2.h of the Land Development Code:

The proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The review and approval of this Deviation does not authorize construction of the requested improvements until and unless the Board of County Commissioners approves the Modifications in association with the Planned Unit Development request, the applicant has received approval of all associated engineering documents, the applicant has provided the necessary financial assurances, and a construction permit has been issued by the Planning and Community Development Department.



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

A deviation from the standards of or in Section **ECM2.2.4.B.7 (Figure 2-17), Table 2-7, ECM 2.3.3.F.3 and standard detail SD\_2-2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Typical urban local cross section (50' ROW with 30' asphalt mat) – ECM 2.2.4.B.7 (Fig. 2-17)  
Table 2-7  
Standard Detail SD\_2-2

200' minimum tangent length between two Broken Back curves – ECM2.3.3.F.3

State the reason for the requested deviation:

The unique urban residential community consists of townhomes. While the main community access is from standard public local roadways, the use of the private roadways is limited to closed looped areas that will be signed as being private. The private roadway a community design that maintains portions of the site vegetation and also maintains the edge along the lake, while also introducing a proposed community trail along the lake.

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

A standard county public urban local roadway is contained within a 50' wide public right of way (with a 30' wide asphalt mat). The proposed private street section is contained within a 29' wide private tract (owned and maintained by the Homeowners Association) and includes a 24' wide asphalt mat. All private roads to be built using county standard curb and gutter, signage and pavement thickness, as well as adhering to county maximum grade criteria. See attached proposed street section, and exhibit depicting locations of urban local and urban local (low volume) private roads. Broken Back curve tangent lengths of 30.07' and 36.58' are proposed on the small looped private Barnet View, where 200- minimum tangent length is required (same as an arterial roadway).



delete highlighted text

**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 unique community attributes include preservation of open space and vegetation that is the result of the private street use with shorter broken back tangent lengths which results in a more compact street network.

**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 private streets with shorter broken back tangent lengths provide individual lot access, including vehicular (both resident and emergency), pedestrian and ADA visitability (where required).

The deviation will not adversely affect safety or operations.

Due to the HOA maintained access and use of county standard materials, no adverse safety or operations impacts are anticipated.

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

As maintenance of the proposed private roads and sidewalks will be by the HOA, no adverse maintenance or its associated costs will be realized.

The deviation will not adversely affect aesthetic appearance.

The private roadway a community design that maintains portions of the site vegetation and also maintains the edge along the lake, while also introducing a proposed community trail along the lake

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

Providing individual lot access is still maintained with the proposed private streets and the asphalt width is the same as an urban local (low volume) roadway. Broken back curve tangents are still being provided, just shorter in length.

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.

All impervious areas (public and private) are being treated in accordance with the County MS4 permit.

**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 Γ

L 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:**

The Deviation is only valid until and unless the Board of County Commissioners approves the Planned Unit Development Modifications.

## **1.1. PURPOSE**

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.

## **1.2. BACKGROUND**

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

## **1.3. APPLICABLE STATUTES AND REGULATIONS**

Section 5.8 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

## **1.4. APPLICABILITY**

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- 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.
- 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.

## **1.5. TECHNICAL GUIDANCE**

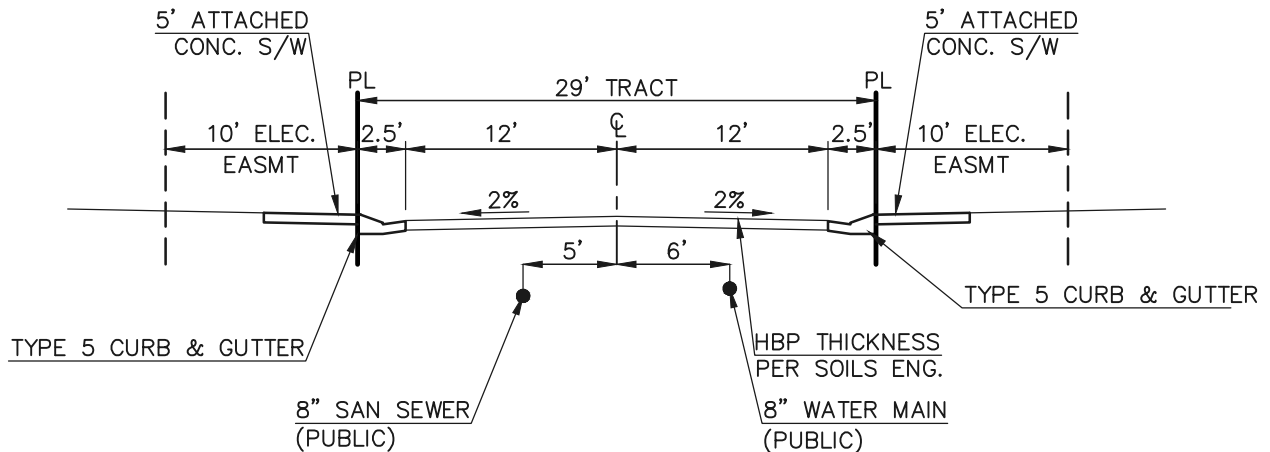
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

## **1.6. LIMITS OF APPROVAL**

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

## **1.7. REVIEW FEES**

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



**PROPOSED TYPICAL SECTION – PRIVATE ROADWAY TRACT**

SCALE: 1" = 10'

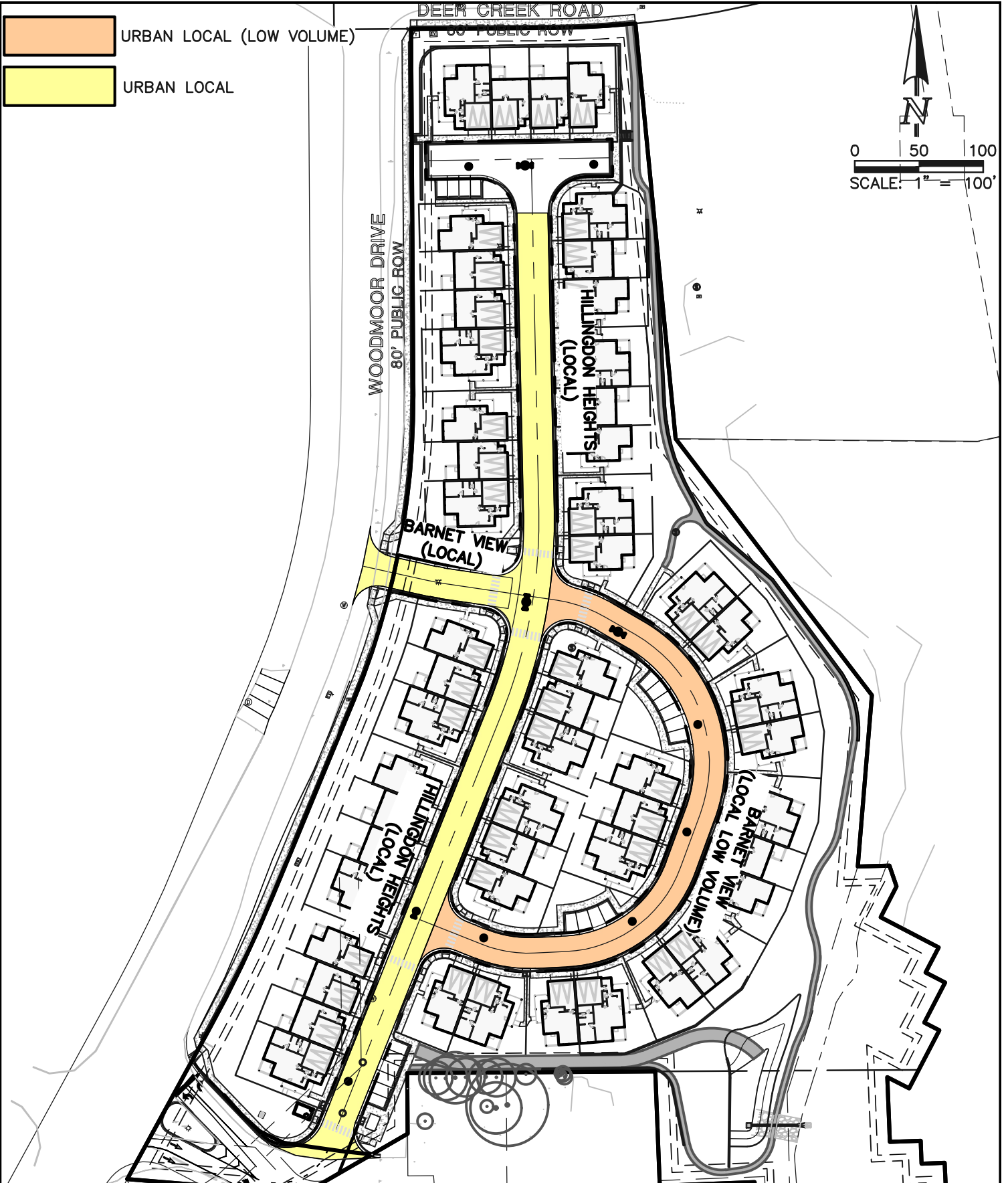
- HILLINGDON HEIGHTS – URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)
- BARNET VIEW BETWEEN WOODMOOR DRIVE AND HILLINGDON HEIGHTS – URBAN LOCAL ROADWAY (MIN. 200' CL RADIUS)
- BARNET VIEW EAST OF HILLINGDON HEIGHTS – URBAN LOCAL (LOW VOLUME) (MIN 100' CL RADIUS)

-16 HOMES = 160 ADT < 300ADT

-NO TANGENT LENGTH MINIMUM FOR LOCAL (LOW VOLUME) IDENTIFIED IN ECM

Delete highlighted statement





**WATERSIDE TOWNHOMES**  
 DEVIATION REQUEST - ECM SEC. 2.2.4.B.7.  
 FIGURE 2-17, TABLE 2-7  
 PCD FILE NO. PUDSP-22-009

**SHEET**  
 1