



**Planning and Community  
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# DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

## PROJECT INFORMATION

Project Name :	Security Fire Station No. 4
Schedule No.(s) :	5528200005
Legal Description :	A portion of Section 28, T15S, R65W of the 6 <sup>th</sup> PM, El Paso County, Colorado.

## APPLICANT INFORMATION

Company :	Security Fire Department
Name :	David Girardin, Fire Chief
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	400 Security Blvd, Colorado Springs, CO 80911
Phone Number :	719-392-3271
FAX Number :	719-390-6776
Email Address :	dgirardin@securityfiredept.org

## ENGINEER INFORMATION

Company :	M.V.E., Inc.	Colorado P.E. Number: 31672
Name :	David R. Gorman	
Mailing Address :	1903 Lelaray St, Ste 200, Colorado Springs, CO 80909	
Phone Number :	719-635-5736	
FAX Number :		
Email Address :	daveg@mvecivil.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 Section **2.2.4.B.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.2.4.B.2 *“Principal Arterial - Principal arterials serve high-speed and high-volume traffic over long distances. Access is highly controlled with a limited number of full movement intersections and medians with infrequent openings, and **no direct parcel access**. Adjacent, existing and future, land uses shall be served by other network roadways, service roads, and inter parcel connections.”*

This request is to allow “Emergency Only” access for the subject parcel at one location onto Mesa Ridge Parkway for the fire station which is planned for the site.

State the reason for the requested deviation:

The proposed project site is being planned for a fire station. Effective and efficient emergency response for the Security Fire Department requires the option to directly access Mesa Ridge Parkway (Urban Principal Arterial), which is located on the south side of the site. Depending on the location of the emergency incident, direct access to Mesa Ridge Parkway will decrease response times which is critical for the success of life-saving efforts of fire department staff. The access from Mesa Ridge Parkway will be used under emergency conditions only and by fire department apparatus vehicles only. It is anticipated that the access will be for egress only. All ingress traffic will be from the Wayfarer Drive access on the north side of the site.

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

The proposal is to allow one emergency-only driveway access onto Mesa Ridge Parkway (Urban Principal Arterial) for the Security Fire Department. The emergency access for the fire department would be located on the north side of Mesa Ridge Parkway, approximately 1000 feet west of the intersection of Wayfarer Drive and Mesa Ridge parkway. The Parkway is currently a two-lane roadway at this location. The proposed alternative is to allow one emergency-only driveway access onto Mesa Ridge Parkway (Urban Principal Arterial) for the Security Fire Department. The deviation would be made under the principal to uphold the duty to provide for public safety.

**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 proposed emergency access drive onto the Urban Principal Arterial is intended to enhance public safety by allowing emergency access to the fire department for increased efficiency in answering emergency calls. The restriction posed by limiting access to the northerly Wayfarer Drive access will cause the spending of additional time to reach emergency incidents.

**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.

There are no financial considerations associated with the deviation request. The deviation will allow access which will enhance public safety by reducing emergency response times for Security Fire Station No. 4 to the surrounding neighborhoods and area of El Paso County.

The deviation will not adversely affect safety or operations.

This deviation will not adversely affect safety or operations. The use of the emergency access will be for emergency response only and is expected to be infrequent. Security Fire Department responds to an average 5400 calls per year, which equates to an average of 4 calls per day per each of the department’s four stations. Emergency response will be by the department’s marked emergency vehicles with audible sirens and emergency vehicle lighting. Furthermore, some of the emergency responses will be carried out using the fire department’s Wayfarer Drive access on the north side of the site. Granting the deviation will result in increased safety and will not affect El Paso County operations on the roadway.

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

There is no aspect of allowing the emergency access that would affect maintenance or costs of El Paso County.

The deviation will not adversely affect aesthetic appearance.

There is no aspect of the proposed emergency access driveway that would adversely affect the aesthetic appearance of the roadway.

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

The emergency access will be a paved driveway meeting el paso county criteria for driveways.

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 fire station site provides storm detention and water quality treatment in an on-site private BMP with Water Quality Treatment Volume and slow release.

**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:**

## **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**

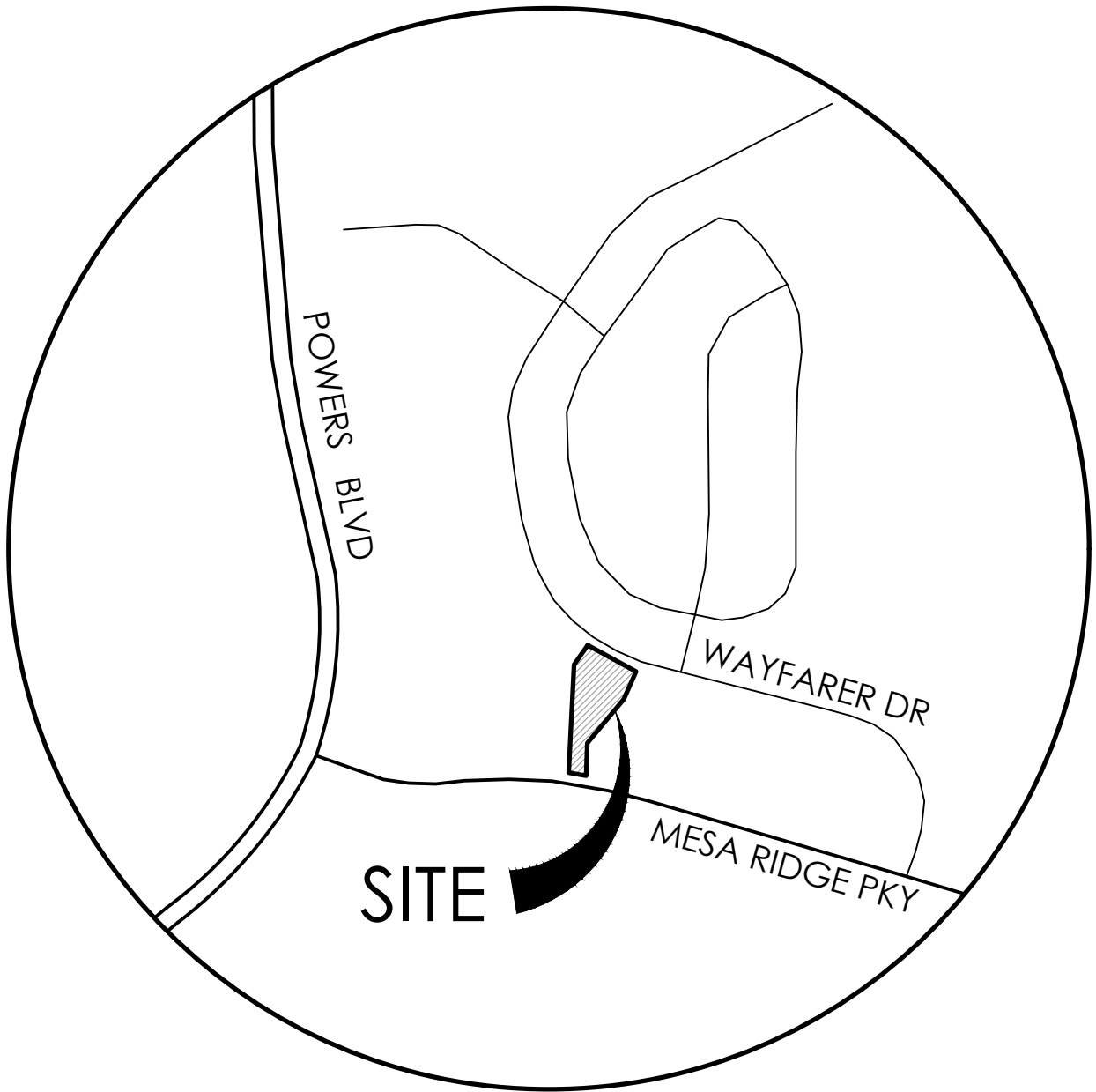
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

## **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**

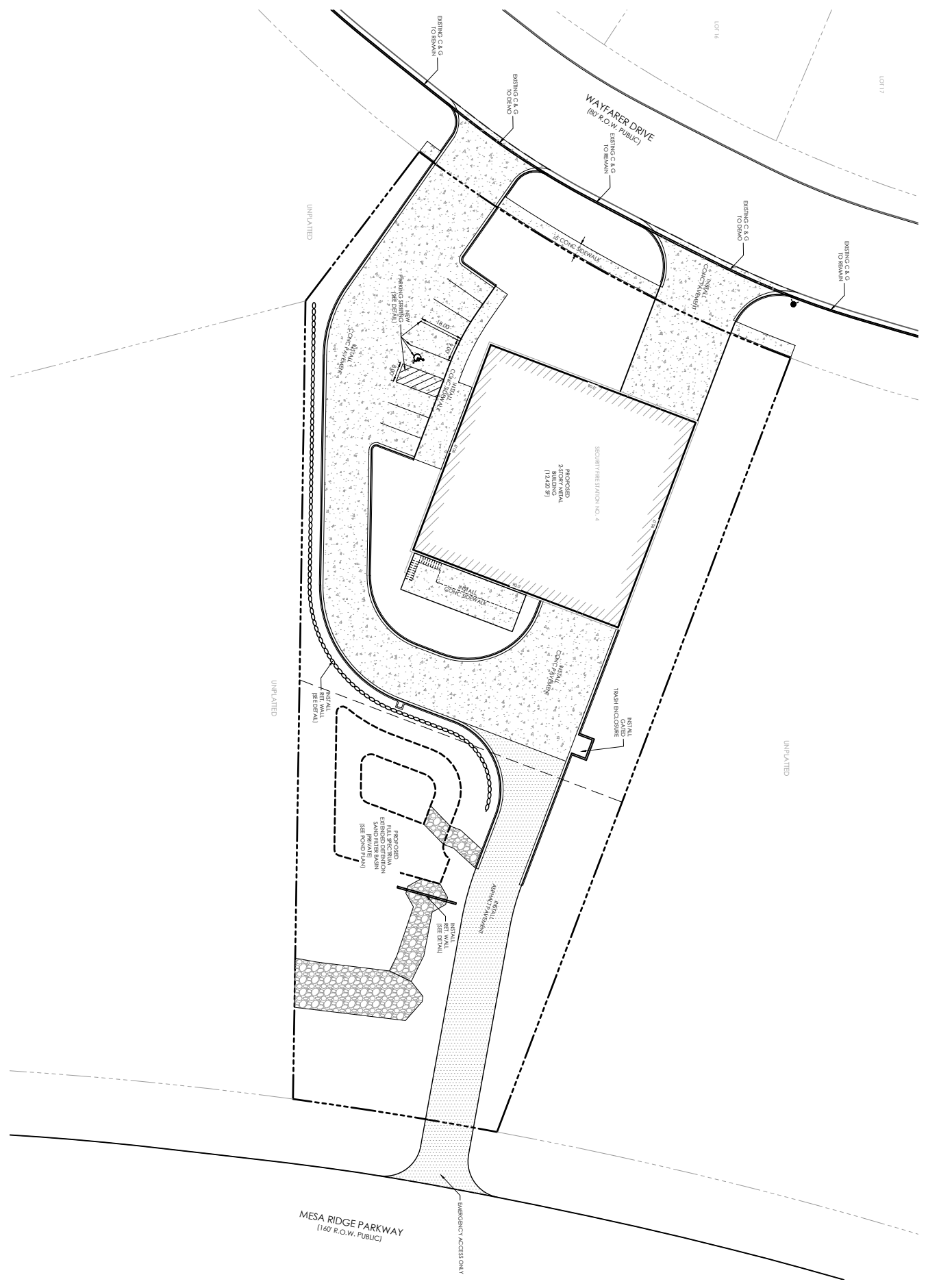
A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



# VICINITY MAP

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NOT TO SCALE



WAYFARER DRIVE  
(180' R.O.W. PUBLIC)

MESA RIDGE PARKWAY  
(160' R.O.W. PUBLIC)

PROPOSED  
2000 SQ FT  
SQUARE FIRE STATION NO. 4  
(12/20/97)

EXISTING C.A.G.  
TO SIDEWALK

EXISTING C.A.G.  
TO SIDEWALK

EXISTING C.A.G.  
TO SIDEWALK

EXISTING C.A.G.  
TO SIDEWALK

EXISTING C.A.G.  
TO SIDEWALK

UNPLANTED

UNPLANTED

UNPLANTED

EMERGENCY ACCESS ONLY

PARKING STALLS  
(SEE DETAIL)

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING SIDEWALK

PROPOSED SIDEWALK

EXISTING SIDEWALK

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