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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	The Shire at Old Ranch
Schedule No.(s) :	
Legal Description :	S2S2SW4 Sec 23-12-66

APPLICANT INFORMATION

Company :	Kess Properties, LLC
Name :	Mark Phelan
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	4955 Austin Bluffs Parkway Colorado Springs, CO 80918
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ENGINEER INFORMATION

Company :	Kimley-Horn and Associates, Inc	Colorado P.E. Number :	CE-36355
Name :	Curtis D. Rowe, P.E., PTOE		
Mailing Address :	4582 South Ulster Street Denver, CO 80237		
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Email Address :	curtis.rowe@kimley-horn.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



04/21/2020

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

A deviation from the standards of or in Section **2.2.4.A.4** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.3.2 Design Standards by Functional Classification

No full movement access is permitted where the local roadways can be expected to provide access.

State the reason for the requested deviation:

Full movement access requested along Howells Road. Lessens project impact on adjacent residential neighborhood and local Ridgeway Lane roadway by not forcing all project traffic to use that roadway. Proposed access condition meets sight distance requirements, spacing, auxiliary turn lanes, acceptable operations, lower vehicle queues, less vehicle miles traveled, lower vehicle emissions, maintains Local Road ADT under threshold for Ridgeway Lane (not true otherwise), improves air quality, and no degradation of traffic progression.

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

ECM Standard would require access only from Ridgeway Lane Local Roadway. This would cause a more significant traffic impact to the residents who live along Ridgeway Lane. Request is for access from Howells Road (full movement) instead to lessen project impact on adjacent residences. ECM 2.3.2, Table 2-5 used as basis. Kimley-Horn believes The Shire at Old Ranch project will be successfully incorporated into the existing and future roadway network. We respectfully request that El Paso County consider approval of this deviation request to allow access along Howells Road. If granted, the following provides recommendations and conclusions based on this requested access condition:

- It is recommended that the access along Howells Road be located a minimum of 330 feet (measured center to center) north of Old Ranch Road based on the deviation request analysis.
- A northbound right turn lane should be provided at the access along Howells Road and be constructed with a lane length of 165 feet plus a 120-foot taper. Of note, since clear zone is calculated from the edge of the through lane, adding a right turn lane at this access intersection isn't anticipated to impact the clear zone. Based on fence lines along Howells Road, it appears that the roadway right-of-way is 60 feet, which is sufficient for the three-lane section proposed.
- The proposed project access along Howells Road should be stop controlled with the installation of R1-1 "STOP" sign on the exiting access approach.
- Howells Road should be paved from Old Ranch Road to the proposed Howells Road Access per ECM Section 2.2.7.B.2: Existing Roads.
- The southbound approach of Howells Road to Old Ranch Road is recommended to include a 365-foot right turn lane with a 120-foot taper.
- The existing 235-foot long two-way left turn lane striping between the roundabout splitter island and Howells Road intersection along Old Ranch Road is recommended to be reconstructed and restriped to include a 165-foot left turn lane with 90-foot taper as available between the crosswalk on the east leg of the roundabout and Howells Road.

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:

Loading of all vehicles on local residential street has significant impact on local residents and character of existing roadway.

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.

No, it is not based on financial reasons. It is proposed to lessen the traffic impact on local residents and character of local street. Also, reduces vehicle miles traveled, vehicle emissions, and vehicle queues. It maintains the local character roadway of Ridgeway Lane by maintaining the ADT under the traffic_volume threshold for local roadways.

The deviation will not adversely affect safety or operations.

Intersection operations of the access as proposed with the deviation works well and access will meet spacing ECM spacing requirements. Likewise, sight distance was evaluated and it will meet the El Paso County sight distance requirements.

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

Roadway maintenance costs reduced with less vehicle miles traveled.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance not impacted. Whether access is provide from Howells Road or Ridgeway Lane, won't affect the aesthetic appearance of the site either way.

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

See attached deviation letter for access intersection operations and vehicle queuing, intersection access spacings (ECM 2.2.5.D, sight distances (ECM Table 2-22, Table 2-36), roadway average daily traffic volumes, vehicle miles traveled

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.

Deviation is for traffic related purposes and additional site civil or drainage details can be provided upon request. The drainage report for the site development plan will address requirements of the County's 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.

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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:

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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.

nch

Ridgeway Ln

RECOMENDATIONS PER TRAFFIC STUDY

- Access along Howells should be located a minimum of 330 feet (measured center to center) North from Old Ranch Rd.
- Access along Old Ranch Rd. should be located a minimum of 500' East of Howells Rd.
- Entrances necessitate turn lanes per recommendations in Figure 15



Proposed Entrance from Howells Rd:

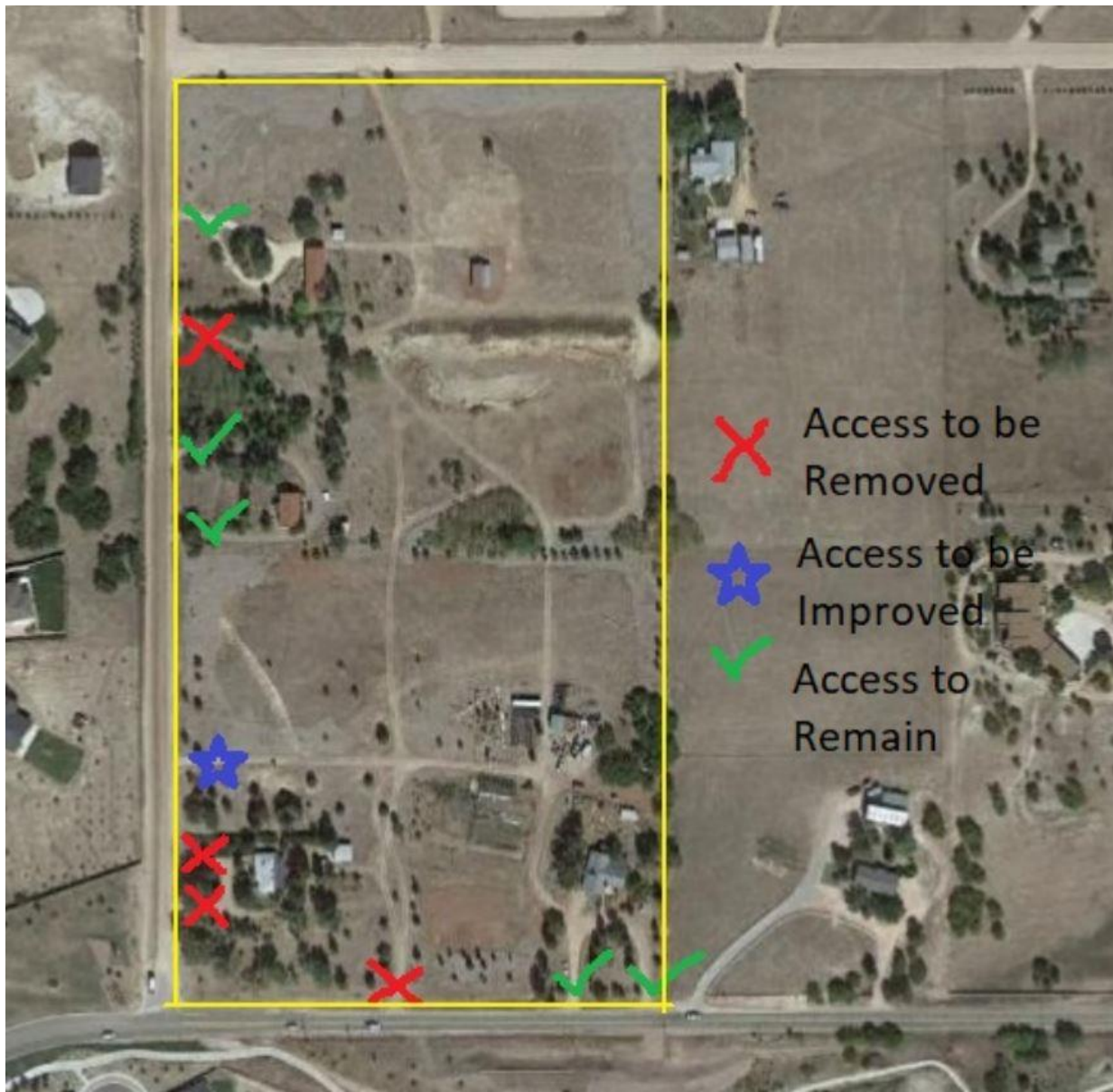
- > Good visibility
- > Satisfies recommended spacing

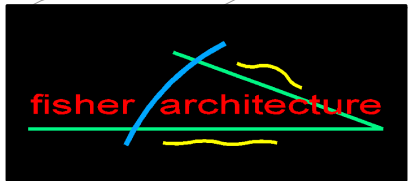
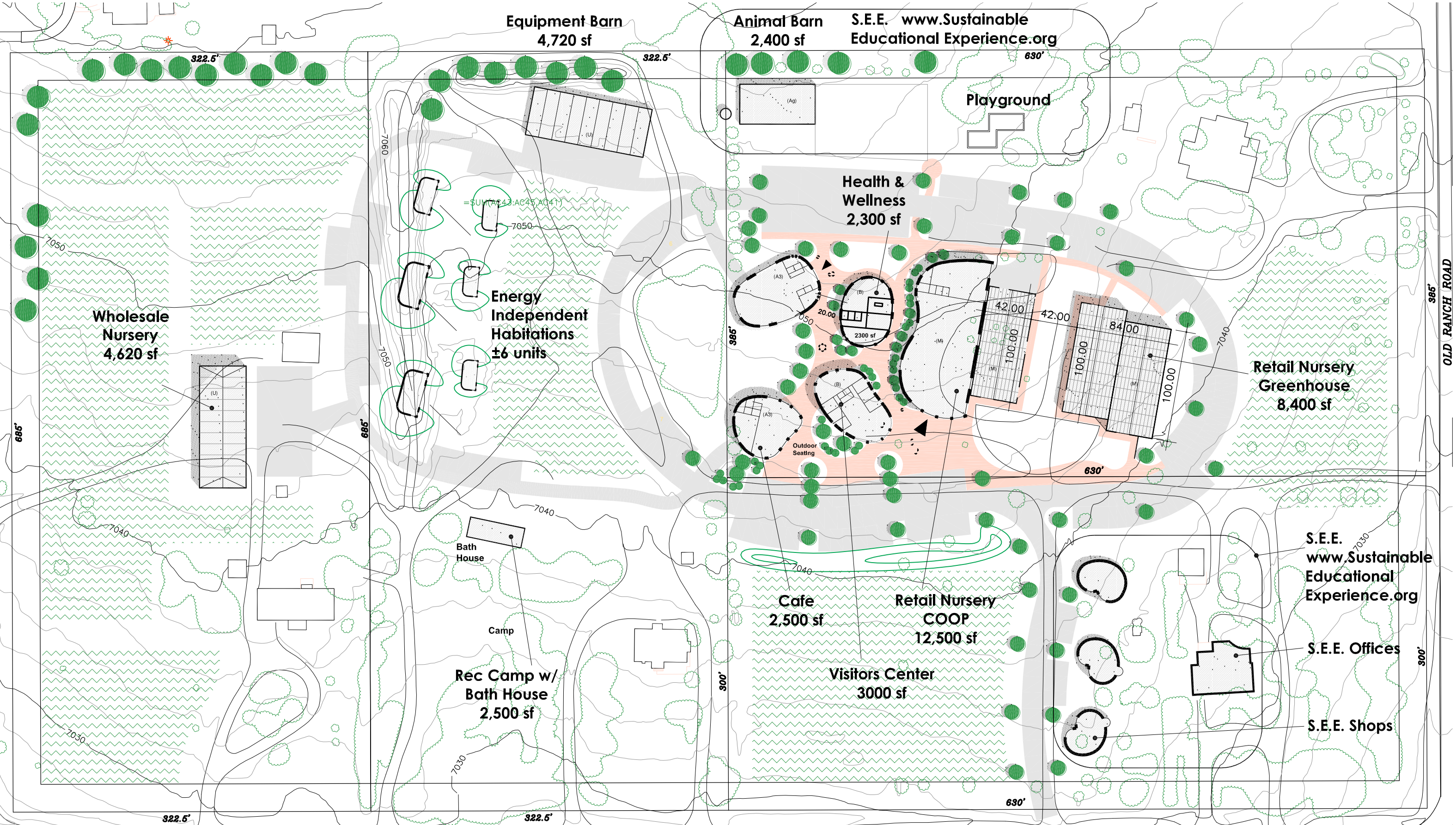
365' 4"

Howells Rd

ch Rd

residences located along Howells Road at 10655 Howells Road and 10755 Howells Road will remain as residences with their accesses to remain unmodified. However, there is an access between these two residences that will be removed. The following aerial shows the accesses to be removed (red X), the access to be improved as the proposed project access, and the residential accesses to remain (green check-mark). For the exhibit, the property is outlined in yellow. Ridgeway Lane is located along the north side of the property, Howells Road along the west side of the property, and Old Ranch Road along the south side of the property (north is up).

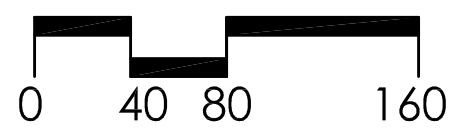




The Shire @
Old Ranch

Site Plan

March 5, 2020



Howells Rd. entrance to The Shire at Old Ranch



View South from proposed Howells Entrance



Panorama from proposed Howells entrance



View North from proposed Howells Entrance