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**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

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**Deviation No. 5
 3-14-19**

General Property Information:

Address of Subject Property (Street Number/Name): 16390 Highway 83

Tax Schedule ID(s) #:6127000064

Legal Description of Property:

THAT PT N2N2 SEC 27-11-66 DESC AS FOLS; COM AT NW COR SD SEC 27, TH S88<54'14"E ALG N LN OF SD SEC 1974.02 FT TO THE NW COR OF THE E2NE4NW4 SD SEC 27, TH S 00<06'40"E ALG W LN OF SD E2 50.04 FT & POB, TH S00<06'40"E 1262.73 FT, S89<30'26"E 443.60 FT, N00<00'00"W 585.28 FT, N90<00'00"E 454.78 FT, S00<00'00"E 247.11 FT, N90<00'00"W 127.15 FT, S00<00'00"E 340.99 FT, TH S90<30'26"E 1212.80 FT, N00<24'12"W 393.03 FT, N02<29'28"W 870.43 FT TO S LN OF THE N 30.0 FT SD SEC 27, TH N88<54'17"W 856.46, S01<05'43"W 20.0 FT, N88<54'17"W 430.09 FT TO W LN NW4NE4 & POB

Subdivision or Project Name: Rollin' Ridge Estates

Section of ECM from Which Deviation is Sought: 2.3.2 Design Standards by Functional Classification

Specific Criteria from Which a Deviation is Sought: Table 2-5 - Intersection spacing along a Rural Principal Arterial.

Proposed Nature and Extent of Deviation: The ECM-prescribed intersection spacing along a Rural Principal Arterial is one-half mile. This deviation request is to allow a spacing of 900 feet instead of the ECM-prescribed one-half mile spacing. This spacing would be along Hodgen Road between State Highway 83 and the proposed south leg/extension of Cherry Crossing Drive south of Hodgen Road. This proposed south leg of the intersection would become a public street and would serve the Rollin' Ridge development.

Applicant Information:

Applicant: Carl Turse, TC&C, LLC

Email Address: carlturse@icloud.com

Applicant is: Owner Consultant Contractor

Mailing Address: 17572 Colonial Park Drive, Monument

State: CO

Postal Code: 80132

Telephone Number: 488-8600

Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E., PTOE

Email Address: jeff@LSCTrans.com

Company Name: LSC Transportation Consultants, Inc.

Mailing Address: 545 East Pikes Peak Ave. Suite 210 Colo Springs

State: CO

Postal Code: 80903

Registration Number: 31684

State of Registration: CO

Telephone Number: 719-633-2868

Fax Number: 719-633-5430

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: 2.3.2 Design Standards by Functional Classification

Specific Criteria from Which a Deviation is Sought: Table 2-5 - Intersection spacing along a Rural Principal Arterial.

Proposed Nature and Extent of Deviation: The ECM-prescribed intersection spacing along a Rural Principal Arterial is one-half mile. This deviation request is to allow a spacing of 900 feet instead of the ECM-prescribed one-half mile spacing. Please refer to the attached exhibit showing the intersection spacing for this section of Hodgen Road. This spacing would be along Hodgen Road between State Highway 83 and the proposed south leg/extension of Cherry Crossing Drive south of Hodgen Road. This proposed south leg of the intersection would become a public street and would serve the Rollin' Ridge development.

Reason for the Requested Deviation: The deviation for the spacing less than one-half mile is needed as the entire frontage of the property along Hodgen Road is less than one-half mile, and no access is allowed to State Highway 83. No other access to the property is available. The 900-foot intersection spacing is requested as this would allow the access to the development to align with an existing intersection, be reasonable distance from State Highway 83 for serving the commercial development.

Comparison of Proposed Deviation to ECM Standard: The proposed centerline intersection spacing along Hodgen Road between State Highway 83 and the proposed public street intersection leg (south leg of the Hodgen/Cherry Crossing Drive intersection) would be 900 feet. This spacing is 1,740 feet short of the ECM standard intersection spacing of one-half mile.

Applicable Regional or National Standards used as Basis:

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

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.

The deviation for the spacing less than one-half mile is needed as the entire frontage of the property along Hodgen Road is less than one-half mile, and no access is allowed to State Highway 83. No other access to the property is available. The 900-foot intersection spacing is requested as this would allow the access to the development to align with an existing intersection and be reasonable distance from State Highway 83 for serving the commercial development. The access to the development needs to be as close as possible to State Highway 83 to create a marketable and sustainable commercial site (from the perspective of ease of customer 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.

If at least one of the criteria listed above is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is The deviation for the spacing less than one-half mile is needed as the entire El Paso County Procedures Manual
Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00
DSD File No. PUD-183

not based exclusively on financial considerations.

frontage of the property along Hodgen Road is less than one-half mile, and no access is allowed to State Highway 83. No other access to the property is available. The 900-foot intersection spacing is requested as this would allow the access to the development to align with an existing intersection and be reasonable distance from State Highway 83 for serving the commercial development. The access to the development needs to be as close as possible to State Highway 83 to create a marketable and sustainable commercial site (from the perspective of ease of customer accessibility).

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The proposed centerline intersection spacing of 900 feet along Hodgen Road between State Highway 83 and the proposed public street intersection leg (south leg of the Hodgen/Cherry Crossing Drive intersection)

would allow for 1) the new public street to tie into an existing intersection (forming the south leg of the intersection 2) be located an acceptable distance from SH 83 in terms of the back-to-back left turn stacking needs between the intersections 3) be located where intersection sight distance is acceptable. 4) reasonable distance from State Highway 83 for serving the commercial development - the access to the development needs to be as close as possible to State Highway 83 to create a marketable and sustainable commercial site (from the perspective of ease of customer accessibility). And 5) Close enough to the signal at SH 83/Hodgen Road to benefit from traffic gaps generated by that signal.

The deviation will not adversely affect safety or operations.

This roadway will only serve a relatively small residential development and a small commercial center. The roadway will basically be for local access with a length of 950 feet (ending in a cul-de-sac/dead end).

The 2040 queuing analysis contained in the TIS indicates that the proposed intersection spacing will be sufficient to accommodate vehicle turning movements, projected vehicle queues, turn lanes of sufficient length and associated tapers (please refer to separate Deviation #3 for turn lane lengths on Hodgen Road. Please refer to the attached exhibit showing the intersection spacing for this section of Hodgen Road.

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

This deviation will not adversely affect maintenance as the proposed access/future public road would tie into an existing intersection. Also, only one access is proposed. The public streets connecting to this access to Hodgen Road would have cul-de-sacs for plows and maintenance vehicles to turn around.

The deviation will not adversely affect aesthetic appearance.

The aesthetic appearance will not be adversely affected as the proposed public intersection spacing is comparable to the intersection spacing and the access would tie in at an existing intersection.

Owner, Applicant and Engineer Declaration:

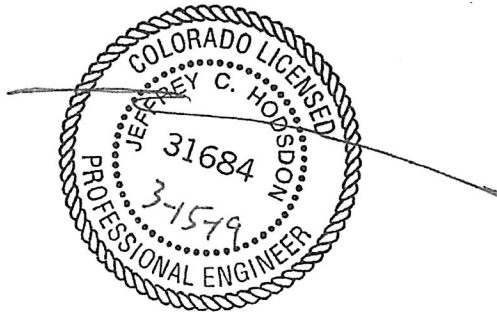
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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, 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.

Craig Turner 3-19-2019
Signature of owner (or authorized representative) Date

Signature of applicant (if different from owner) Date

Signature of Engineer Date

Engineer's Seal



Review and Recommendation:
APPROVED by the ECM Administrator

Approved
By: Elizabeth NijKamp
Date: 04/09/2019
El Paso County Planning & Community Development

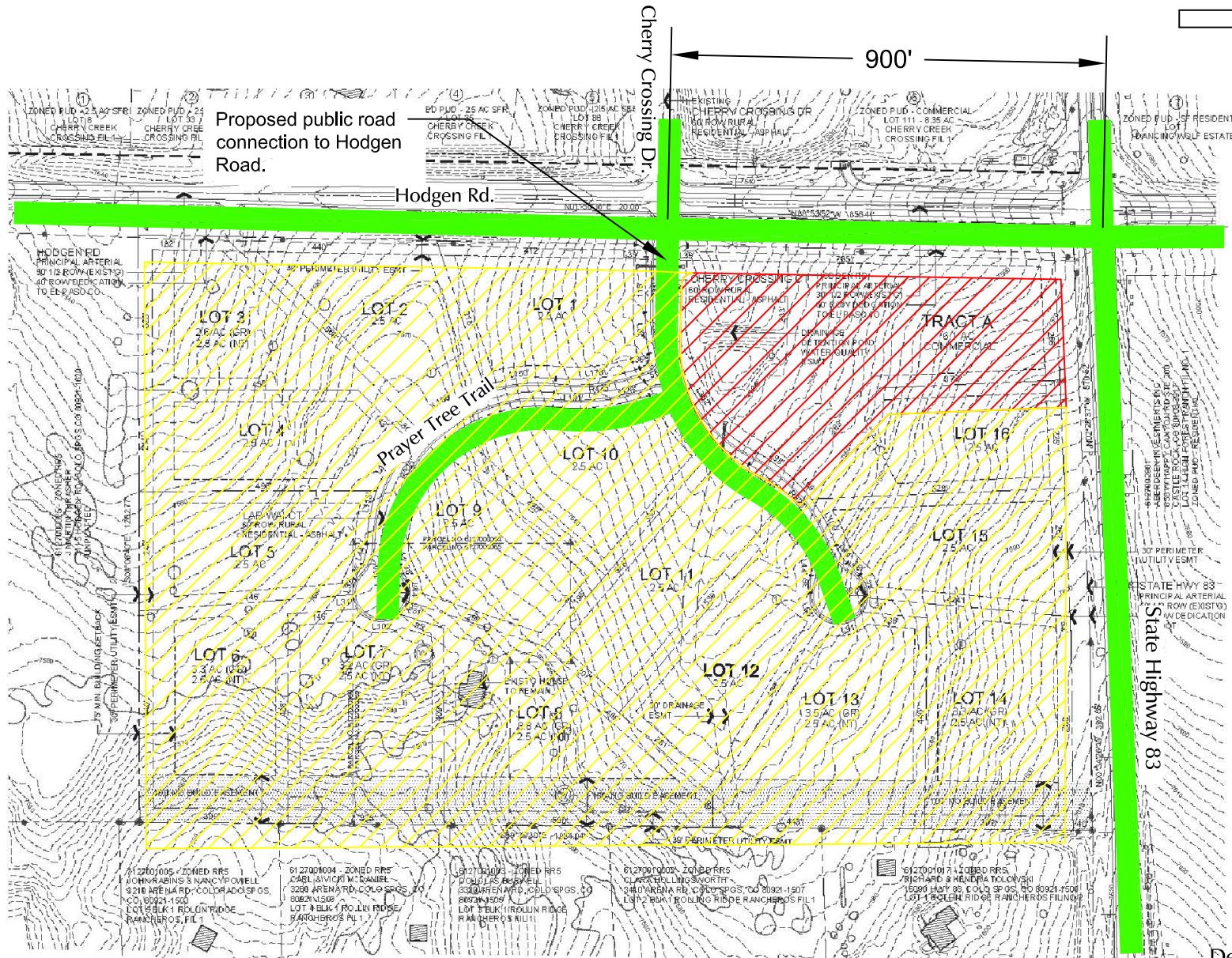
This request has been determined to have met the criteria for approval. A deviation from Section 2.3.2 of ECM is hereby granted based on the justification provided. Comments:

Additional comments or information are attached.

DENIED by the ECM Administrator

Date
This request has been determined not to have met criteria for approval. A deviation from Section _____ of ECM is hereby denied. Comments:

Additional comments or information are attached.



Proposed public road connection to Hodgen Road.

Hodgen Rd.

Cherry Crossing Dr.

900'

180' 360'



Approximate Scale
Scale: 1" = 360'

LEGEND:

- = Commercial Development Site
- = Residential Development Site

Hodgen Road Intersection Spacing

Rollin Ridge Estates (LSC #174470)

Deviation Exhibit