



Development Services Department  
 2880 International Circle  
 Colorado Springs, Colorado 80910

Phone: 719.520.6300  
 Fax: 719.520.6695  
 Website www.elpasoco.com

**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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**General Property Information:**

Address of Subject Property (Street Number/Name): 12015 Tourmaline Drive  
 Tax Schedule ID(s) #: 4230318001  
 Legal Description of Property: Tract F Meridian Ranch Filing No. 4

Subdivision or Project Name: Meridian  
 Ranch Commercial

Section of ECM from Which Deviation is Sought: 2.2.5.C. Urban Minor Arterial Access Criteria  
 Specific Criteria from Which a Deviation is Sought: From the ECM: "Spacing of roads accessing an urban minor arterial that will result in a full movement intersection shall be planned at one-quarter mile. However, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The parcel access will provide for right turns only. The access may allow for left turns in (three-quarters movement) if the addition of left turns will improve the operation at an adjacent full movement intersection and meet appropriate design standards."

Proposed Nature and Extent of Deviation: The applicant is requesting approval of conversion of the existing intersection of Meridian Road/Tourmaline Drive from a right-in/right-out intersection to a three-quarter movement intersection by permitting the addition of a southbound left-turn lane to be added on Meridian Road at this intersection. This intersection is located 1,250 feet north of Stapleton Drive. The attached traffic study provides analysis to demonstrate that the conversion to three-quarter movement would not create safety or operational problems.

**Applicant Information:**

Applicant: Meridian Ranch Investments, Inc. Email Address: Raul Guzman [raul@techbilt.com]  
 Applicant is:  Owner  Consultant  Contractor  
 Mailing Address: PO Box 80036 San Diego State: CA Postal Code: 92138  
 Telephone Number: (619) 223-1663 Fax Number:

**Engineer Information:**

Engineer: Jeffrey C. Hodsdon, P.E., PTOE Email Address: jchodsdon@lscs.com  
 Company Name: LSC Transportation Consultants, Inc.  
 Mailing Address: 516 North Tejon Street State: CO Postal Code: 80903  
 Registration Number: 31684 State of Registration: Colorado  
 Telephone Number: (719) 633-2868 Fax Number: (719) 633-5430

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

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Proposed Nature and Extent of Deviation: The applicant is requesting approval of conversion of the existing intersection of Meridian Road/Tourmaline Drive from a right-in/right-out intersection to a three-quarter movement intersection by permitting the addition of a southbound left-turn lane to be added on Meridian Road at this intersection. This

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intersection is located 1,250 feet north of Stapleton Drive. The attached traffic study provides analysis to demonstrate that the conversion to three-quarter movement would not create safety or operational problems.

Reason for the Requested Deviation: The deviation is requested to provide sufficient access for the proposed commercial/shopping center use on the property as well as improved access for the existing and proposed new residential development east of and adjacent to the proposed commercial. The access would provide a left-in capability from southbound Meridian Road at the northwest corner of the site, understanding that a left-in movement directly into the commercial site is not likely to be permitted. The access would provide much improved access to the site via Tourmaline Drive for southbound motorists arriving from the north. Without the addition of the left-in movement, southbound motorists would need to proceed south to the Meridian/Stapleton intersection, complete a left turn, then complete another left turn into the site from Stapleton--adding both delay and out-of-direction travel. The other option without the left-in movement would be for motorists to complete a left turn farther offsite to the north at the Londonderry intersection and use a longer route to access the site through the residential areas to the north.

Comparison of Proposed Deviation to ECM Standard: The spacing of this intersection is 1,250 feet north of Stapleton Drive. This is only 70 feet south of the ECM standard of one-quarter mile for a full-movement intersection on this roadway based on the new Minor Arterial classification. A full-movement is not being proposed; only the addition of a southbound left turn to the current right-in/right-out is being proposed. A traffic signal is not proposed with this request as the southbound left-turn movement would operate at a good level of service without a traffic signal.

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 street system around this site is already established and the location of Meridian Road/Tourmaline Drive was set as a right-in/right-out intersection at 1,250 feet (70 feet short of quarter-mile spacing for a less-restrictive full-movement access) with the initial development when Meridian Road was envisioned as a higher classification roadway. The access would provide much improved access to the commercial site via Tourmaline Drive for southbound motorists arriving from the north. The classification of Meridian Road has been changed to Minor Arterial with the most recent MTCP, therefore the additional of the southbound left-in movement to the commercial site (via Tourmaline) is reasonable and will improve circulation, accessibility, and viability of the center. The three-quarter would actually provide a benefit to operations on Meridian Road as it would reduce the volume of left turns at the Stapleton/Meridian intersection by allowing southbound motorists to turn left BEFORE they reach that intersection. This will likely improve corridor operations by leaving more signal "green time" for northbound through traffic at the Stapleton/Meridian intersection. The parcel is master-planned for commercial and a Sketch Plan amendment is proposed to reduce the size of the commercial land use with a change on the east portion to residential.

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.

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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 not based exclusively on financial considerations. The request is based on the need for a left-in capability from southbound Meridian Road.

The deviation will achieve the intended result with a comparable or superior design and quality of improvement. The deviation would achieve a superior design by allowing southbound left turns to utilize gaps in northbound traffic to turn into the center (via Tourmaline). This intersection would be comparable to the standard for a FULL-MOVEMENT intersection as it would be only 70 feet short of the quarter-mile spacing for full-movement intersections on Minor Arterials.

The deviation will not adversely affect safety or operations. The access will operate at a satisfactory level of service with the addition of the southbound left turn. Please refer to the traffic study for the project for additional detail. An ECM standard southbound left-turn lane could be added with the conversion to three quarter.

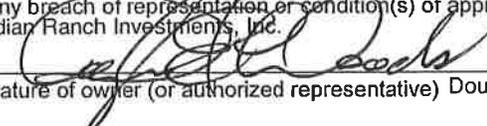
The deviation will not adversely affect maintenance and its associated cost. N/A

The deviation will not adversely affect aesthetic appearance. N/A

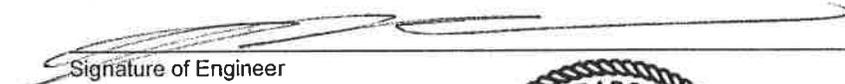
**Owner, Applicant and Engineer Declaration:**

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.

Meridian Ranch Investments, Inc.

  
Signature of owner (or authorized representative) Douglas E. Woods, V. P. Date 4/23/2014

Signature of applicant (if different from owner) Date

  
Signature of Engineer Date 4/23/14

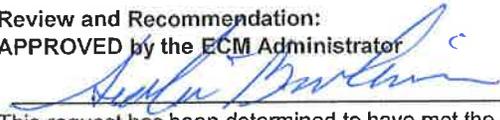
Engineer's Seal



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Review and Recommendation:

APPROVED by the ECM Administrator



Date 5-13-14

This request has been determined to have met the criteria for approval. A deviation from Section 2.2.5.C of ECM is hereby granted based on the justification provided. Comments:

provide data to support ops at this location as a full movement assumption opposite side lines up to provide cross access of McPherson road.

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.