



Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Struthers Ranch Retail Center
 Schedule No.(s) : 7136303010, 7136303011, 7136303012, and 7136303013
 Legal Description : Replat of Lots 1, 2, 3, and 4, Struthers Ranch Subdivision Filing No. 4

APPLICANT INFORMATION

Company : T-Bone Construction, Inc.
 Name : Darin C. Weiss – Project Architect
 Owner Consultant Contractor
 Mailing Address : 1310 Ford Street
 Colorado Springs, CO 80915
 Phone Number : 719/623-3314
 FAX Number : 719/591-5217
 Email Address : Darin.weiss@tboneconstruction.com

ENGINEER INFORMATION

Company : LSC Transportation Consultants, Inc.
 Name : Jeff Hodsdon Colorado P.E. Number : 31684
 Mailing Address : 2504 E. Pikes Peak Ave., Suite 304
 Colorado Springs, CO 80909
 Phone Number : 719-633-2868
 FAX Number : 719-633-5430
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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 **2.3 Roadway Design** of the Engineering Criteria Manual (ECM) is requested. Applicable figures from the TIS report are attached as exhibits. Please refer to the TIS report for complete details.

Identify the specific ECM standard which a deviation is requested:

2.3.2 - No access permitted to an Urban Minor Arterial Table 2-7

State the reason for the requested deviation:

Requesting a new right in/ right out access point to Struthers Road (Minor Arterial) to:

- Allow for significantly better circulation and two points of access to the commercial development.
- Better distribute the trips to be generated by this retail center. The result would be reduced volume (of both passenger vehicles and delivery trucks, on Struthers Ranch Road.
- Provide a second access point for emergency service equipment.
- Provide an access with better sight distance to the south.

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

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

Install a Right-in/Right-out access point on northbound Struthers Road 560 feet south of Struthers Ranch Road. The access would include a northbound right turn deceleration lane. The comparison to the ECM standard is no direct parcel access is allowed to a Minor Arterial.

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:

A new Right-in/Right-out access point along Struthers Road will provide significantly better access and circulation that the commercial center business owners need and patrons would benefit from. It would also provide a 2nd access point to the development for emergency vehicles. The site is on the inside of a horizontal curve on Struthers Road. It would be difficult to ensure adequate line of sight for intersection sight distance for trucks from the Struthers Ranch Road/Struthers Road intersection across the inside of this horizontal curve if the only access were to Struthers Ranch Road. The line-of-sight easement required for multi-unit trucks would cut across the middle of the site, which would be significant hardship to the applicant. Allowing the right-in/right-out would allow for a location for trucks to exit the site and turn onto Struthers Road with sight distance to the south meeting the full ECM entering sight distance criteria. Please refer to the sight distance analysis in the TIS Report.

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 access would meet the access design guidelines contained in ECM section 2.4.1 Access Design Criteria

- Adequate spacing
- Proper alignments
- Clear sight distances
- Coordinated widths with its intended use
- Clearances from intersections

The deviation will not adversely affect safety or operations.

The request is limited to right turns only and a raised center median exists to physically prevent left turning movements. A northbound right turn lane is proposed, the access sight distance would be good, and the projected level of service would be good.

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

Struthers Road currently has curb and gutter along the entire length of the property. The new access point would require removal and replacement of said curb and gutter. The end result would not add any length of curb and gutter for maintenance from the current design.

The deviation will not adversely affect aesthetic appearance.

For the proposed development of the site an access point along Struthers Road would not detract from the streetscape of Struthers Road. Access is expected along "frontage roads" to Interstate 25.

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

The intent of the ECM is to restrict intersection spacing to one-quarter mile and not allow direct parcel access between intersections. Although not permitted by criteria, the access would be limited to right turns only, would be in a good location for sight distance, would meet the access design guidelines contained in ECM section 2.4.1. and would provide a location for trucks to exit with acceptable sight distance.

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.

This request wouldn't affect the drainage of the site. Drainage is being designed to have an on-site water quality pond, that would be connected to the existing detention pond on the opposite side of Struthers Ranch via existing piping that goes under Struthers Ranch.

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 2.3 of the ECM is hereby denied.

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DISAPPROVED
Engineering Department

06/14/2021 3:33:58 PM
dsdnijkamp

EPC Planning & Community
Development Department

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Adequate justification has not been provided for this request.
Recommend request to the Planner for allowance of a variance for the landscape requirements to move the required plantings to the east side of the site to provide for additional plantings between SF homes and this site.



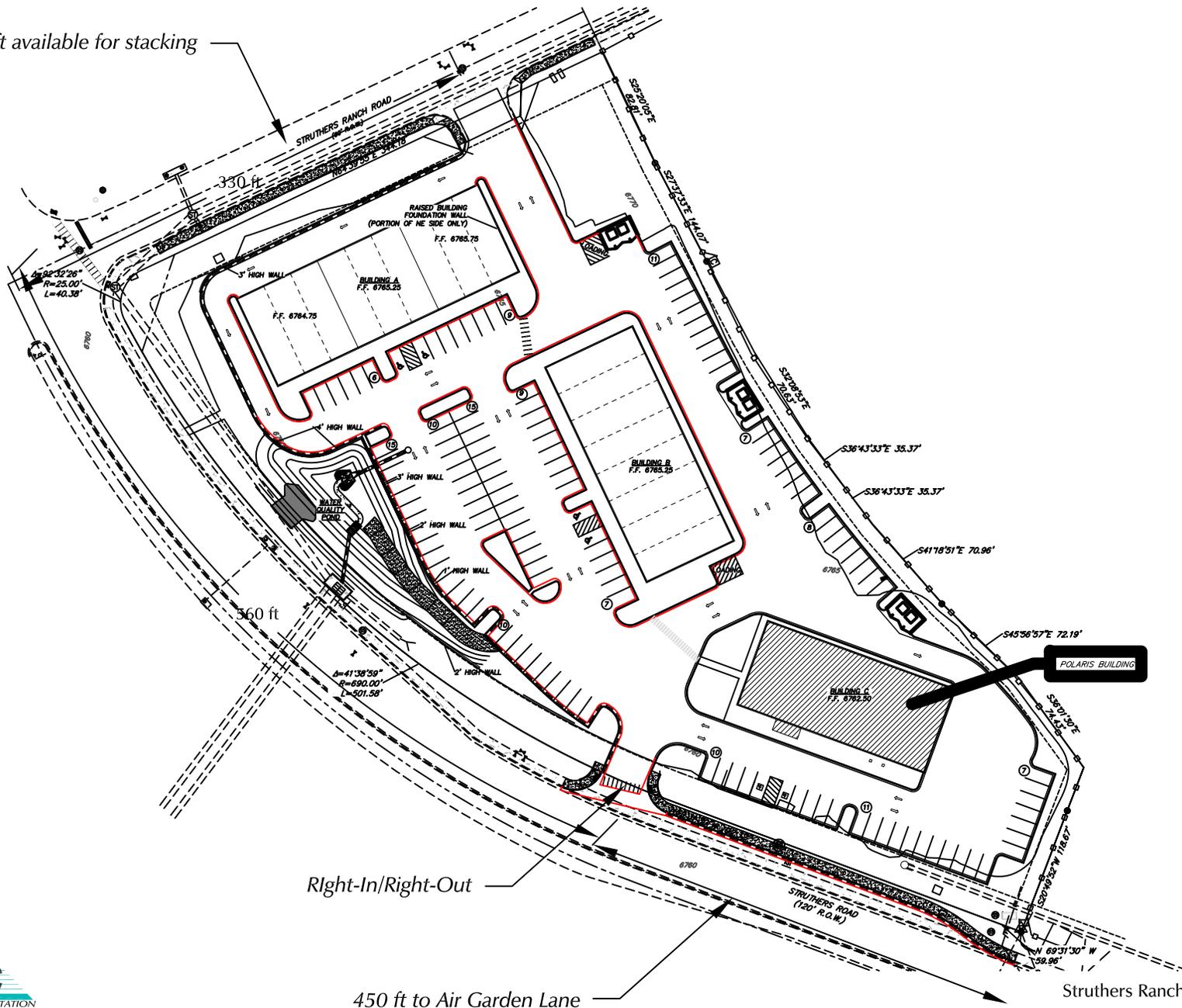
Figure 1
**Vicinity
Map**

Struthers Ranch Tract B (LSC #204110)

250 ft available for stacking



Approximate Scale:
1" = 100'



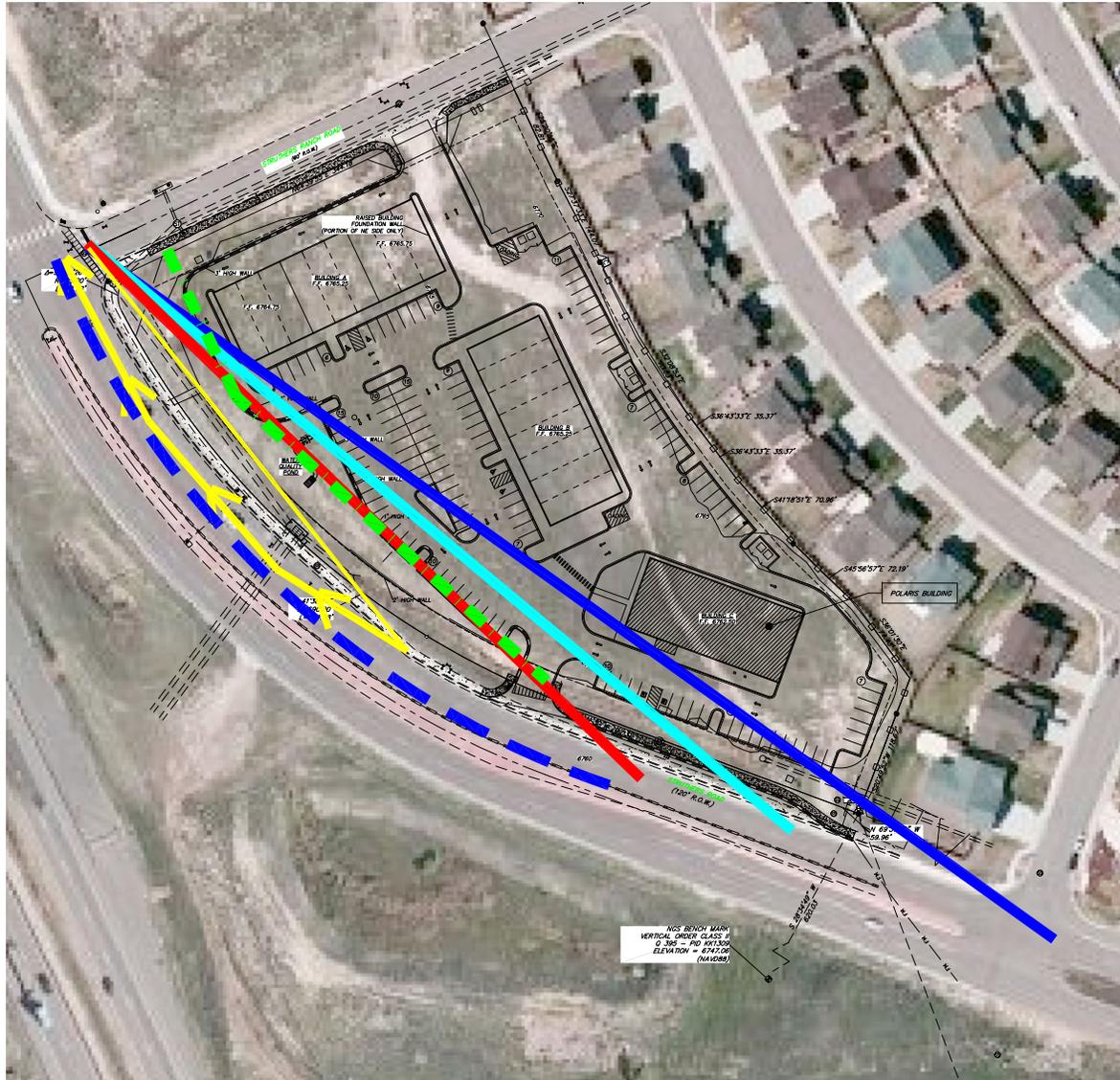
Right-In/Right-Out

450 ft to Air Garden Lane

Struthers Ranch Tract B (LSC #204110)

Figure 2
Site Plan



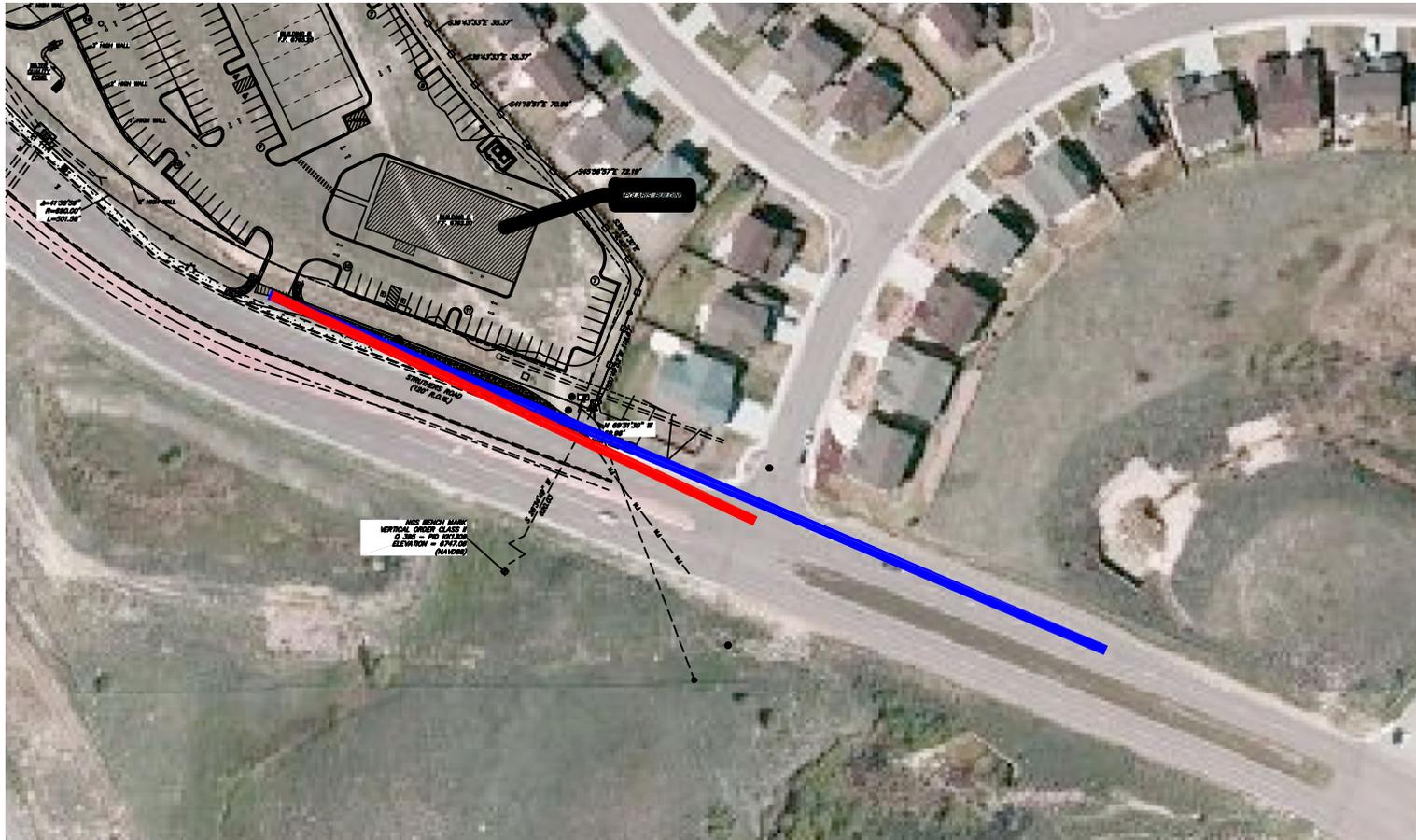



 Approximate Scale
 1" = 150'

- = 590' Required (passenger cars)
- = 750' Required (single unit truck)
- = 900' Required (combination truck)
- - - = Line of Sight Easement
- = Stopping Sight Distance
- - - = 675' Available Sight Distance

Exhibit 2
**Line of Sight for
 Intersection Sight Distance
 (Struthers Ranch Rd to/from the south)**

Struthers Ranch Tract B (LSC #204110)




 Approximate Scale
 1" = 150'

Exhibit 3
*Line of Sight for
 Intersection Sight Distance
 (South Access)*

Struthers Ranch Tract B (LSC #204110)

- = 450' Required (passenger cars)
- = 765' Required (combination truck)