



**Planning and Community
Development Department**
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

Rev: 2022-07-12

PROJECT INFORMATION

Project Name : Koinonia Ranch Minor Subdivision
Schedule No.(s) : 5219000059
Legal Description : TRACT IN SW4 OF SEC 19-12-65 AS FOLS, BEG AT A PT 3300 FT W + 30 FT N OF SE COR OF SD SEC,
TH W + PARA TO S LN OF SD SEC 660 FT, N + PARA TO E LN OF SEC TO A PT 30 FT S OF E-W C/L
OF SEC, E PARA TO SD E-W C/L 660 FT, TH S PARA TO E LN OF SEC TO POB

APPLICANT INFORMATION

Company : KOINONIA RANCH LLC
Name : Sally Bartels
☒ Owner ☐ Consultant ☐ Contractor
Mailing Address : 3647 Tuscanna Grove
Colorado Springs, CO 80920-2820
Phone Number : 719-332-0628
FAX Number : N/A
Email Address : 3rdbelle@gmail.com

ENGINEER INFORMATION

Company : LSC Transportation Consultants, Inc.
Name : Jeffrey C. Hodsdon
Mailing Address : 2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
Phone Number : 719-633-2868
FAX Number : 719-633-5430
Email Address : jeff@LSCtrans.com
Colorado P.E. Number : 31684

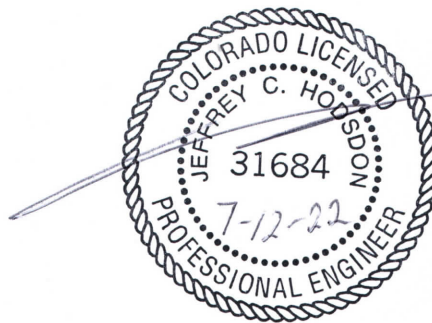
OWNER, APPLICANT, AND ENGINEER DECLARATION

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 Sections **2.3.8.A** of the *Engineering Criteria Manual (ECM)* is requested. The request is to allow a proposed non-through road to provide access to the lots in this proposed subdivision with a length of 2,542 feet. Please refer to Deviation Exhibit 1.

Identify the specific ECM standard which a deviation is requested:

2.3.8.A, Roadway Terminations - Cul-de-Sacs

Cul-de-sacs shall have a maximum length of 1,600 feet for rural condition.

State the reason for the requested deviation:

- No adjacent or connecting public road ROW available, except for Old Ranch Road
- Old Ranch Road is currently a non-through street itself.

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

- The cul-de-sac termination would be located 1,625 feet from Old Ranch Road would exceed the *ECM* standard of 1,600 feet by 25 feet. With Old Ranch Road also being a non-through street, the additional distance of about 3,700 feet would also be part of the "cul-de-sac length" for a total of 5,325 feet from Black Forest Road.
- If and when Old Ranch Road is connected to Milam Road to the West, the cul-de-sac length would be 1,625 feet from Old Ranch Road and would only exceed the *ECM* standard of 1,600 feet by 25 feet.
- The proposed cul-de-sac is shown in the attached exhibit Figure 1 (site plan).
- Six lots from this subdivision would access this proposed cul-de-sac roadway.

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:

- No adjacent or connecting public road ROW available, except for Old Ranch Road; Old Ranch Road is currently a non-through street itself.
- El Paso County is planning a future (through) connection to Milam Road to the west. The timing is not known.
- The Wolf Ranch Master Plan shows a future realignment of the east end of Old Ranch Road. This would not significantly shorten the cul-de-sac length. However, the start of the non-through street would be at Wolf Lake Drive/Old Ranch Road – a future intersection to be designed to City standards. See attached exhibit.

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 subdivision roadway will be built to County standards.
- The proposed number of dwelling units (six units, plus the 10 along Old Ranch Road to the east) on a non-through street would not exceed the limit (25 units) established by the Land Development Code. Therefore, a waiver would not be necessary.

The deviation will not adversely affect safety or operations.

- The projected ADT of 56 vehicles per day (vpd) on this subdivision road would be relatively low. The projected total ADT just west of Old Ranch Road (the highest volume on the non-through street prior to Old Ranch connection to Black Forest Road) is 275 vpd.
- Old Ranch Road will remain single-loaded on the north side.
- A letter from the fire district will be required. The applicant has requested this letter and it is our understanding that the fire district prefers to wait to review until the application is submitted. Attached is the proposed location of a proposed stern on the site.

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

- The deviation will not adversely affect maintenance cost, as the roadway will be built to County roadway standards and maintained by the HOA. The roadway will include a County-standard cul-de-sac “bulb” constructed at the terminus of the road (which will accommodate County maintenance vehicles and snowplows).

The deviation will not adversely affect aesthetic appearance.

- The roadway will be built to County roadway standards.

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

- The intent can be met considering Old Ranch is planned to extend west to Milam Road and **with that extension** the proposed length would be within 25 feet of the standard. Also, in the interim, the traffic volume on Old Ranch Road will remain low and it will essentially be single-loaded on the north side.
- The number of lots does not exceed the threshold number requiring a waiver of the Land Development Code.

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 proposed deviation requests have no impact on control measure requirements specified by the County's MS4 Permit.
- Appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report and Drainage Plans.

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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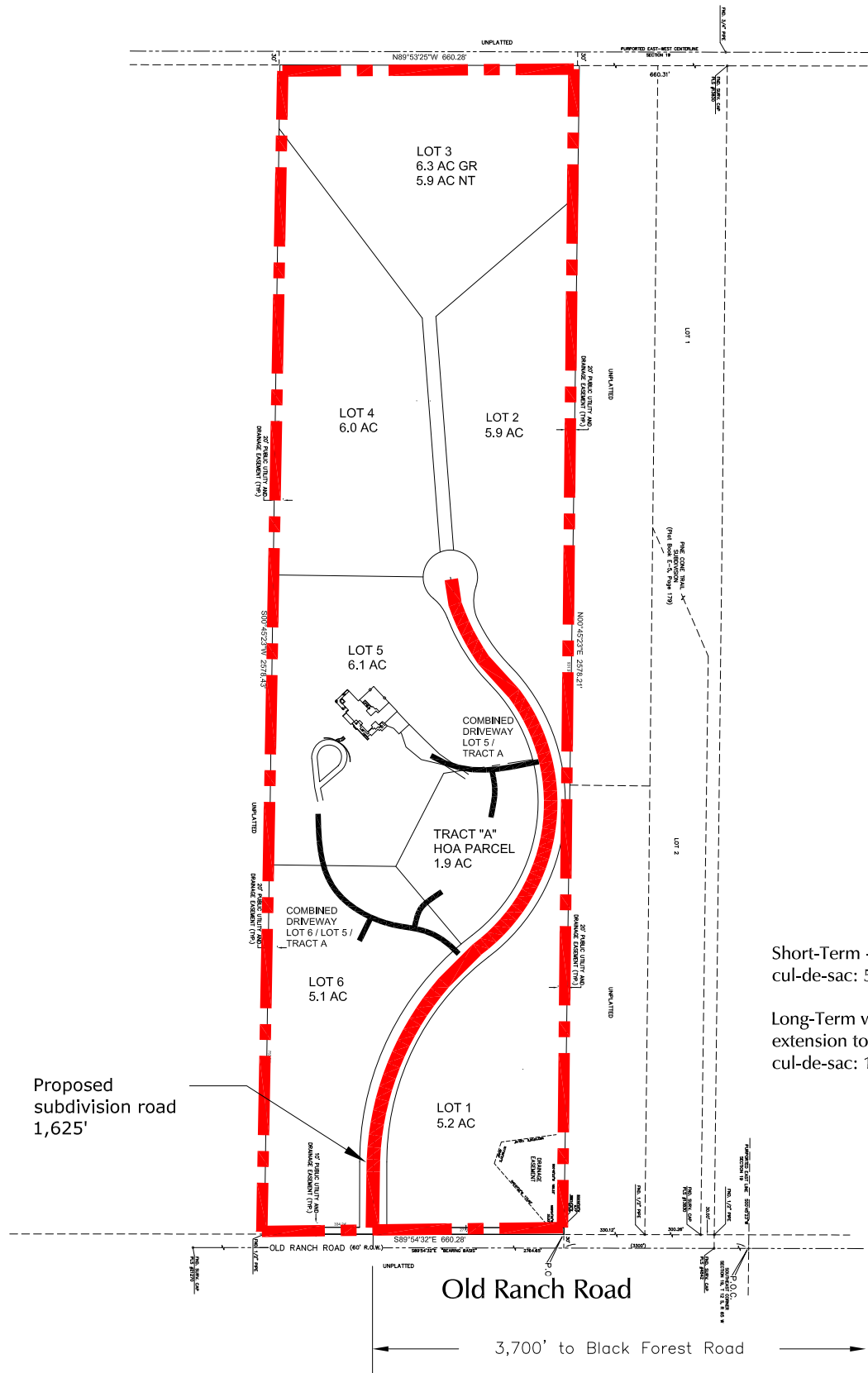
ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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Deviation Exhibits



Approximate
Scale:
1" = 350'

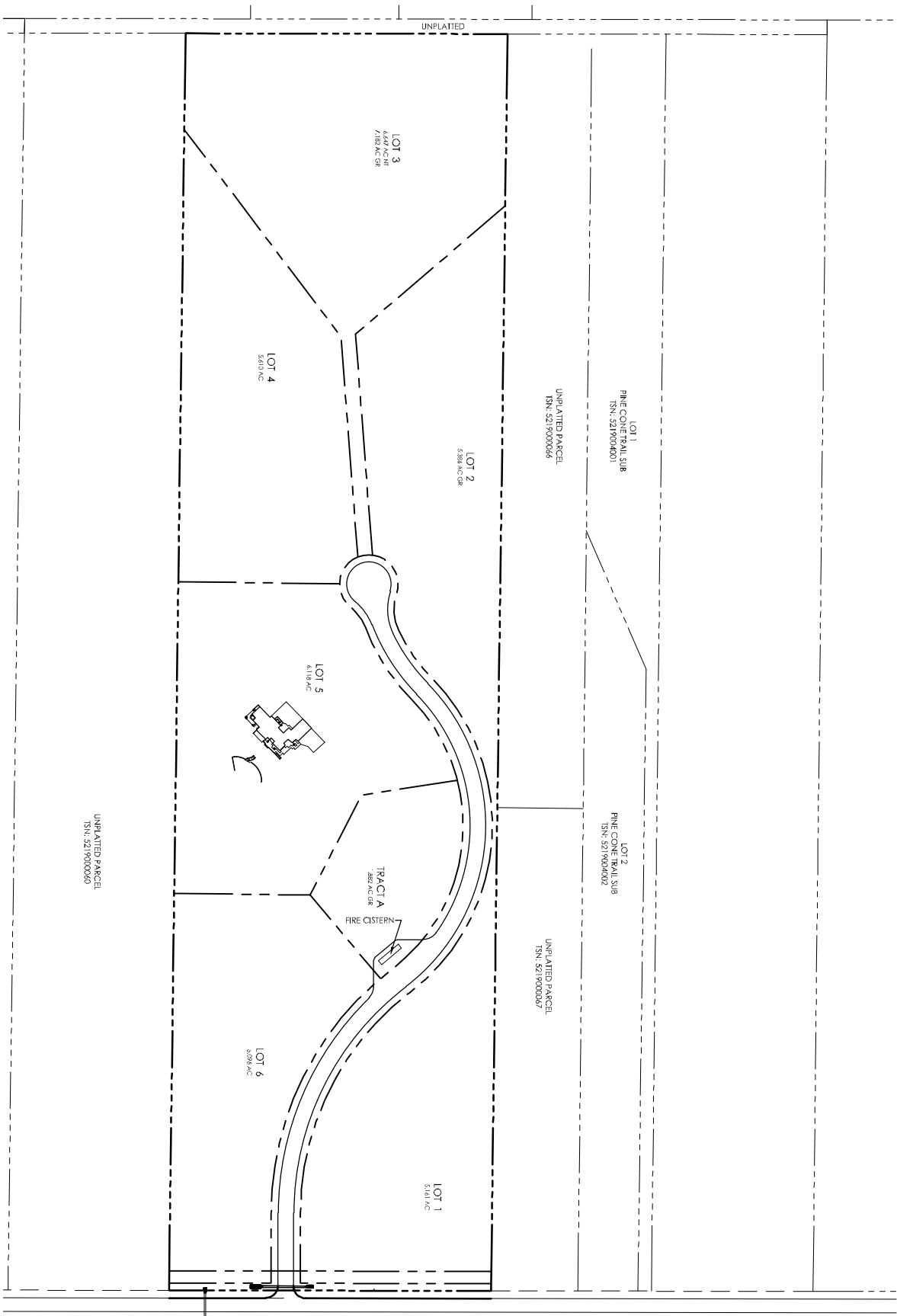


Short-Term - Combined length of
cul-de-sac: 5,325'

Long-Term with Old Ranch
extension to Milam - Length of
cul-de-sac: 1,625'



Deviation Exhibit 1
Length of Cul-de-Sac
Koinonia Ranch Minor Subdivision (LSC# 204710)



Wolf Ranch Master Plan




Land Use Summary		
CATEGORY	LAND	AREA
RESIDENTIAL A1		87.31
RESIDENTIAL A2		76.33
RESIDENTIAL B		575.14
RESIDENTIAL C		25.08
RESIDENTIAL C		519.43
RESIDENTIAL C/D		32.00
RESIDENTIAL D		49.58
RESIDENTIAL E		32.17
MIXED USE		27.52
NEIGHBORHOOD COMMERCIAL		38.62
NEIGHBORHOOD PARK		21.51
COMMUNITY PARK		71.57
PRIVATE ENTRY FEATURES		2.15
OPEN SPACE		259.84
ELEMENTARY SCHOOL		20.82
K-12 SCHOOL CAMPUS		1.50
PUBLIC FACILITY (PF)		4.95
PUBLIC FACILITY (PF)		6.76
DETENTION PARK		83.71
SUBTOTAL		1,693.8
LAND USES PREVIOUSLY INCORPORATED IN THE		
WESTCREEK AT WOLF RANCH		
OVERLOOK AT WOLF RANCH		
OPEN SPACE		
PARK		
		1,592.0

No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road except at the location where Old Ranch Road enters Wolf Ranch. Old Ranch Road will remain as a local gravel county road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road except that portion of Old Ranch Road which enters Wolf Ranch approximately 695' from the Old Ranch East boundary and R.O.W. with Black Forest Road. This portion will be constructed to a residential street standard from the north Wolf Ranch Boundary to the intersection of Old Ranch Rd. and Wolf Lake Drive. Old Ranch Road will be constructed to a minor residential collector from the intersection of Wolf Lake Drive and Old Ranch Road to Black Forest Road.



WOLF RANCH
Colorado Springs, CO
A Master Planned Community by
Nor'wood Development Group
1 South Tejon Suite 222 Colorado Springs, CO 80903

 **NDA** **NASS DESIGN ASSOCIATES**
LAND PLANNING • LANDSCAPE ARCHITECTURE

111 S. Tejon, Suite 312
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(719) 475-2408

DATE: 09/12/2001
Revised: 01/24/02, 12/01/04,
11/09/05, 1-23-06, 8-12-08, 2-10-09,
07-14-11
City File No.: CPC MP 05-00080-A2M#11