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## **DEVIATION REQUEST AND DECISION FORM**

Updated: 6/26/2019

### **PROJECT INFORMATION**

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Project Name : Citizen on Constitution  
Schedule No.(s) : 5405000051 and 5405000035  
Legal Description : Tracts M and N, Urban Collection at Palmer Ridge, County of El Paso, State of Colorado  
To be re-platted as Lot 1 and Tracts A and B of Citizen on Constitution Filing No. 1 (PCD File No. SF-22-06)

**APPLICANT INFORMATION**

Company : Citizen on Constitution, LLC  
Name : Rachel Harmon  
 Owner    Consultant    Contractor  
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**ENGINEER INFORMATION**

Company : Kimley-Horn and Associates  
Name : Mitchell Hess, P.E. Colorado P.E. Number : 53916  
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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.

Rachel W. Harmon 10.25.2022  
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 **2.2.5.D** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

The requested deviation is from the 330' intersection spacing criteria for a minor collector roadway intersection distance from an urban arterial intersection (ECM Section 2.2.5.D: Collector Access Standards). A distance of 300' is proposed.

State the reason for the requested deviation:

The deviation is being requested to allow for the construction of a roundabout intersection along the southern extension of Akers Drive that provides access to the proposed development. Because of existing stormwater infrastructure (namely a large box culvert) and other site features, the horizontal location of the proposed roundabout is limited, and is not able to shift further to the south. The proposed intersection is located 300' south of Constitution Ave. The access along Akers Drive is expected to meet operational, vehicle queue, and sight distance standards.

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

As an alternative to the proposed roundabout, a normal T intersection would warrant a left turn lane based on projected 2023 total traffic volumes. To expand the roadway and provide a left turn lane would require additional deviations and conflict with the existing stormwater infrastructure referenced above. A roundabout intersection negates the requirement for a left-turn lane at the intersection with Akers Drive and allows for site ingress and egress.

**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:

Existing Stormwater Infrastructure, namely a large box culvert near the south end of the site and it's associated grading, limits the horizontal location of the roundabout intersection. This infrastructure has driven the alignment of the roadway design for the site access and Akers Drive. The access along Akers Drive is expected to meet operational, vehicle queue, and sight distance standards. A deviation is requested to minimize impacts to existing stormwater infrastructure and keep the intersection located at the proposed functional location.

**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 intersection of the private site access drive with Akers Drive, as well as the intersection of Constitution Avenue and Akers Drive are both expected to meet operational, vehicle queue, and sight distance standards. Construction of the south leg of Akers Drive and associated intersection will result in a comparable or superior design.

The deviation will not adversely affect safety or operations.

The intersection of the private site access drive with Akers Drive, as well as the intersection of Constitution Avenue and Akers Drive are both expected to meet operational, vehicle queue, and sight distance standards; therefore, it is believed the deviation will not adversely affect safety or operations.

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

The proposed deviation will not adversely affect maintenance and its associated cost. By minimizing impacts to the existing stormwater infrastructure, the maintenance and associated costs will be limited as well. The proposed deviation is a part of the build out of Akers Drive on the south side of Constitution Avenue.

The deviation will not adversely affect aesthetic appearance.

The proposed deviation will not adversely affect the aesthetic appearance of the neighborhood. The proposed deviation is a part of the continued build out of Akers Drive on the south side of Constitution Avenue. The proposed roadway will be landscaped per county standards which will enhance the aesthetic appearance of the site.

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

The design intent and purpose of the ECM Access Spacing Standards along collector roadways is to provide controlled traffic access to urban arterial roadways and effectively facilitate the flow and progression of traffic while reducing stops and crashes. The roundabout intersection along Akers Drive is expected to meet operational, vehicle queue, and sight distance standards.

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.

Stormwater at the proposed deviation location (driveway access) will be treated within an extended detention basin proposed as part of the adjacent development.

The access and associated design will conform to the Stormwater Management Plan and will meet the applicable MS4 Permit Standards/requirements.

**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.

Γ \_\_\_\_\_ 7

L \_\_\_\_\_ J

**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.

Γ \_\_\_\_\_ 7

L \_\_\_\_\_ J

**ECM ADMINISTRATOR COMMENTS/CONDITIONS:**

## **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.