

Proposed Nature and Extent of Deviation: The deviation is a request for the following local roadway intersections closer than 200 feet from a Non-Residential Collector:

- "E" Street 190 feet north of "A" street
- "F" Street 175 feet south of "C" street
- "N" Street 190 feet south of "A" street
- "O" Street 190 feet west of "A" street
- "O" Street 188 feet south of "K" street
- "U" Street 175 feet south of "K" street.

Reason for the Requested Deviation: Given a combination of factors -- the Powers Boulevard access restriction, the requirement to reserve future ROW for a Bradley/Powers grade-separated interchange, limited access to Bradley Road, limited connections to the City property to the east and no current available streets to the south, and the need to achieve the planned lot sizes -- the resulting street layout resulted in several of the segments of proposed Urban Local street to be shown slightly below the 200-foot spacing criteria.

Comparison of Proposed Deviation to ECM Standard:

- "E" Street 190 feet north of "A" street - 10 feet short of the 200' criteria.
- "F" Street 175 feet south of "C" street - 25 feet short of the 200' criteria.
- "N" Street 190 feet south of "A" street - 10 feet short of the 200' criteria.
- "O" Street 190 feet west of "A" street - 10 feet short of the 200' criteria.
- "O" Street 188 feet south of "K" street - 12 feet short of the 200' criteria.
- "U" Street 175 feet south of "K" street - 25 feet short of the 200' criteria.

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.

Given a combination of factors -- the Powers Boulevard access restriction, the requirement to reserve future ROW for a Bradley/Powers grade-separated interchange, limited access to Bradley Road, limited connections to the City property to the east and no current available streets to the south, and the need to achieve the planned lot sizes -- the resulting street layout resulted in several of the segments of proposed Urban Local street to be shown slightly below the 200-foot spacing criteria.

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 not based exclusively on financial considerations.

The request is not based exclusively on financial considerations, the request is based on the justification described above.

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

Except the 175-foot spacing to the first intersection back from a Collector for U and F Streets, the other streets listed would be within 12 feet of the 200-foot standard. The segments along U and F street for which a deviation is requested would not have back-to-back left turning movements along these segments as the first intersection back from the collector would be a T intersection with only through and right turning movements approaching the first Local street intersection when traveling outbound from the Collector/Local intersection (except, perhaps, for the individual lots adjacent to the intersection).

The deviation will not adversely affect safety or operations.

The segments along U and F street for which a 25-foot spacing deviation is requested would not have back-to-back left turning movements along these segments as the first intersection back from the collector would be a T intersection. The other street segments listed in the deviation would be either 10 feet or 12 feet short of the 200-foot standard. These minor differences would have little impact on traffic operations.

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

The deviation would not adversely affect maintenance and associated cost.

The deviation will not adversely affect aesthetic appearance.

The deviation would not adversely affect aesthetic appearance.

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.

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

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| <p>Approved <small>by Elizabeth Nijkamp El Paso County Planning and Community Development on behalf of Jennifer Irvine, County Engineer, ECM Administrator</small></p>  <p>10/01/2018 4:36:11 PM <small>Date</small></p> |
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This request has been determined to have met the criteria for approval. A deviation from Section 2.2.5E of ECM is hereby granted based on the justification provided. Comments: Approval of this deviation is limited to the layout as shown in this preliminary plan. Any changes to this layout or zoning shall void this approval.

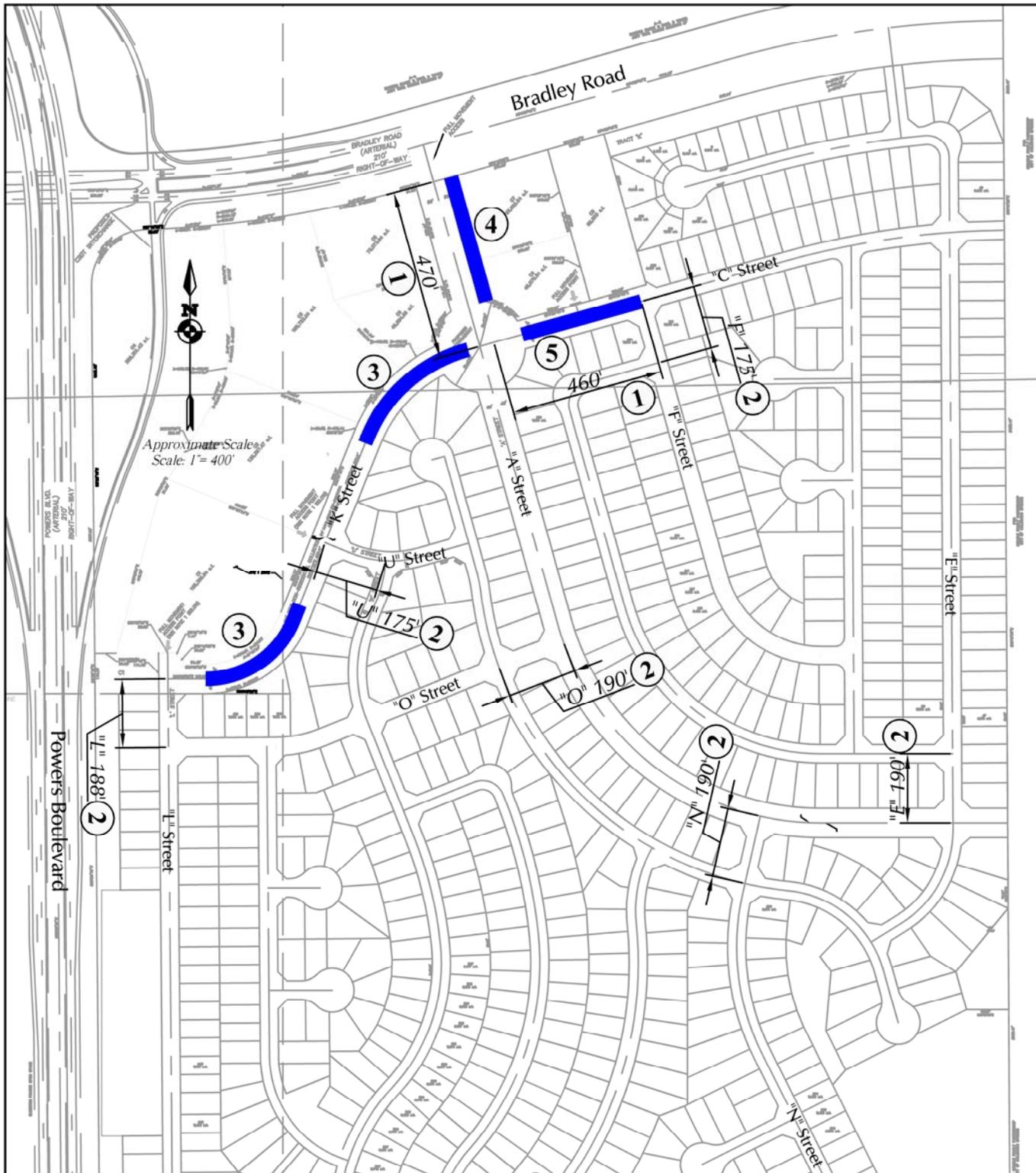
____ Additional comments or information are attached.

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.



Legend

- ① Intersection spacing along a Non-Residential Collector
- ② Intersection spacing along an Urban Local
- ③ Center-line radius on a Non-Residential Collector
- ④ Reduction in auxiliary turn lane lengths - "A" Street s/o Bradley Rd.
- ⑤ Reduction in auxiliary turn lane lengths - "C" Street w/o "F" Street

Figure 4

Deviation Requests

Springs at Waterview East (LSC #184360)

