

Proposed Nature and Extent of Deviation: The deviation is a request is to allow for an access (a full-movement access) to Tourmaline Drive (a Collector) 287 feet east of the right-of-way line of Meridian Road (a Principal Arterial); To allow access to a non-residential collector in lieu of funneling the commercial-bound traffic (including delivery vehicles) down a local residential roadway through a residential subdivision.

Reason for the Requested Deviation: The deviation is requested to provide sufficient access and site circulation for the proposed commercial/shopping center use on the property. The access would provide direct access to Tourmaline Drive into the north side of the center. The primary purpose of the request is to encourage the entering and exiting commercial traffic to enter and exit through the proposed driveway instead of having to travel on the adjacent local residential street. This will allow delivery vehicles bound for this phase of the development to access off of Tourmaline instead of adding unnecessary traffic load to a local roadway. The anticipated site-generated ADT (trips generated by Lot 4 of the Shops at Meridian Ranch) that would access through the residential street is 535 vehicles per day if this access were not allowed versus 65 vehicles per day if the access were allowed. This section of street would carry other traffic, but these ADT values demonstrate the reduction in trips associated with Lot 4 if the access were allowed. This access point would reduce the conflicting commercial-residential traffic movements and traffic noise from the commercial center.

Comparison of Proposed Deviation to ECM Standard: The proposed full-movement access would be 287 feet east of Meridian Road. This is 373 feet less than the ECM required spacing of 660 feet.

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 site is bounded by Meridian Road (Principal Arterial), Tourmaline Drive (Collector) and Fleece Flower Way (Local). No access will be allowed to Meridian Road other than the right-in-only at the southwest corner of this lot development. The proposed access point will reduce the commercial traffic impact on the adjacent local residential road (Fleece Flower Way) and reduce traffic noise to the adjacent residential home sites.

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 primary purpose of the request is to encourage the entering and exiting commercial traffic to enter and exit through the proposed driveway instead of having to travel on the adjacent local residential street. This will allow delivery vehicles bound for this phase of the development to access off of Tourmaline instead of adding unnecessary traffic load to a local roadway

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

The proposed access point will reduce the commercial traffic impact on the adjacent local residential road (Fleece Flower Way) and reduce traffic noise to the adjacent residential home sites. The anticipated site-generated ADT (trips generated by Lot 4 of the Shops at Meridian Ranch) that would access through the residential street is 535 vehicles per day if this access were not allowed versus 65 vehicles per day if the access were allowed. This section of street would carry other traffic, but these ADT values demonstrate the reduction in trips associated with lot 4 if the access were allowed.

The deviation will not adversely affect safety or operations.

The sight distance analysis contained in the Transportation Memorandum demonstrates acceptable intersection and stopping sight distance for the access. Regarding traffic operations on Tourmaline, the adjacent intersection of Tourmaline/Meridian is currently restricted to right-in/right-out only. In the future it is planned to be converted to a three-quarter movement access (left-in/right-in/right-out only). As the westbound left turn at Tourmaline/Meridian is prohibited and there will be no access on the north side of Tourmaline aligning with this proposed access, there will be left-turn movements from Tourmaline on the section of Tourmaline Road between Meridian and the access.

The left turning volumes are not anticipated to be high between the access point and Fleece Flower Way. There is a relatively small area of residential to the north and during the afternoon peak hour the westbound left turn into this access from Tourmaline is not expected to be high. The posted speed limit is 25 mph. The length of Tourmaline is only about one-third of a mile, which provides limited east/west continuity. Given this limited continuity, its primary purpose is to provide access to adjacent land uses.

The proposed access point will reduce the commercial traffic impact on the adjacent local residential road (Fleece Flower Way).

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

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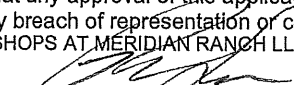
The deviation will not adversely affect aesthetic appearance.

The deviation will reduce the overall impact of the commercial development to the surrounding existing residential homes.

Owner, Applicant and Engineer Declaration:

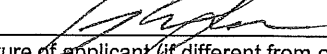
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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.

THE SHOPS AT MERIDIAN RANCH LLC


Signature of owner (or authorized representative) Raul Guzman, Vice President
TECH CONTRACTORS By: Tech Construction Corp.

10/18/18

Date


Signature of applicant (if different from owner) Raul Guzman, Vice President

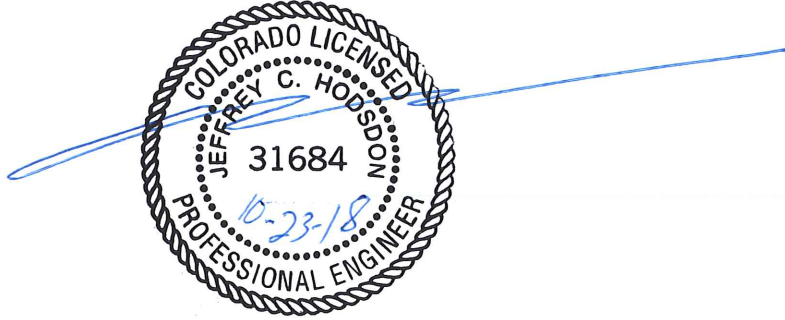
10/18/18

Date

Signature of Engineer

Date

Engineer's Seal



Review and Recommendation:
APPROVED by the ECM Administrator

Date

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

____ 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.

Markup Summary

dsdgrimm (1)



Development Services Department
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Colorado Springs, Colorado 80910

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Website: www.eposoco.com

Process
Issue
Review
DSD

REV: 10-17-18
General Property Information:
Address of Subject Property (Street Number/Name): 11910, 11930, 11
Tax Schedule ID(s): #423019054
Legal Description of Property: LOT 4 THE SHOPS FIL NO 1 AT MERI

Subject: Engineer
Page Label: 1
Lock: Unlocked
Author: dsdgrimm
Date: 11/7/2018 1:33:47 PM
Color: ■

This appears to be the same deviation as the Deviation Request 1 submitted. A deviation is required to be submitted for the "20%/10% rule" in the MS4 permit used for the site.