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**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

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General Property Information:

Address of Subject Property (Street Number/Name): 11910, 11930, 11950 Tourmaline Dr
 Tax Schedule ID(s) #4230319054
 Legal Description of Property: LOT 4 THE SHOPS FIL NO 1 AT MERIDIAN RANCH
 Subdivision or Project Name: The Shops at Meridian Ranch

Section of ECM from Which Deviation is Sought: 2.2.5.D Roadway Access C

Specific Criteria from Which a Deviation is Sought: On major collector roadway intersection to an arterial roadway shall be 660 feet (right-of-way line of arterial roadway)

Proposed Nature and Extent of Deviation: The deviation is a request is to all Tourmaline Drive (a Collector) 257 feet east of Meridian Road (a Principal Arterial)

The specific criteria which the deviation is sought is regarding Table 2-7, access is not permitted onto a non-residential collector since the property can access a private/local road (Fleece Flower Way). Update all subsequent narrative accordingly.

The 660' criteria is regarding intersection spacing and what is proposed is a driveway.

Applicant Information:

Applicant: Tech Contractors
 Applicant is: Owner Consultant Contractor
 Mailing Address: 3575 Kenyon St., Suite 200 San Diego
 Telephone Number: (619) 223-1663

Email Address: raul@techbilt.com
 State: CA Postal Code: 92110
 Fax Number: _____

Engineer Information:

Engineer: Jeffery C. Hodsdon
 Company Name: LSC Transportation Consultants, Inc.
 Mailing Address: 545 East Pikes Peak Ave. Suite 210, Colo. Springs
 Registration Number: 31684
 Telephone Number: 719-633-2868

Email Address: jeff@lsctrans.com
 State: CO Postal Code: 80903
 State of Registration: CO
 Fax Number: 719-633-5430

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: 2.2.5.D Roadway Access Criteria Collector Access Standards

Specific Criteria from Which a Deviation is Sought: On major collector roadways, the closest local roadway intersection to an arterial roadway shall be 660 feet (right-of-way line of arterial to centerline of local roadway).

Proposed Nature and Extent of Deviation: The deviation is a request is to allow for a full-movement access to Tourmaline Drive (a Collector) 287 feet east of the right-of-way line of Meridian Road (a Principal Arterial)

Revise. Site plan only shows RIRO for this access.

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.

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

- 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.

JUSTIFICATION

Revise. This does not provide justification for "undue hardship".

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 site frontage on Tourmaline Road is 660 feet.

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.

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.

El Paso County Procedures Manual
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This explanation does not seem to provide a comparable or superior design from the current condition.

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. The center painted median on Tourmaline could be restriped for a center, two-way left turn lane or back-to-back exclusive left turn lanes on Tourmaline between the access point and Fleece Flower Way. There would be about 230 feet between the intersections for left turn lanes. This would accommodate back-to-back left turn bays of about 85 feet and a shared 60-foot reverse curve transition taper between the lanes. The left turning volumes are not anticipated to be high using these left turn lanes. 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 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)

7/11/18

Date

Signature of applicant (if different from owner)

Date

Signature of Engineer

Date

Engineer's Seal



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 (4)

Number/Name: 11916, 11920, 11950 Tourmaline Dr
THE SHOPS F.L. NO. 1 AT MERIDIAN RANCH
near at Meridian Ranch
The specific criteria which the deviation is sought is regarding Table 2-7, access is not permitted onto a non-residential collector since th property can access a private/local road (Fleece Flower Way). Update all subsequent narrative accordingly.
The 660' criteria is regarding intersection spacing and what is proposed is a driveway.

Subject: Callout
Page Label: 1
Author: dsdgrimm
Date: 8/6/2018 4:39:05 PM
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tion is requested to provide sufficient access and site circui
ie property. The access would provide direct access to To
rdard: The proposed full-movement access would be 287

Subject: Callout
Page Label: 2
Author: dsdgrimm
Date: 8/6/2018 4:41:04 PM
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Revise. Site plan only shows RIRO for this access.

Required spacing of 660 feet.
Basis:
JUSTIFICATION
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 site frontage on Tourmaline Road is 660
feet.

Subject: Callout
Page Label: 2
Author: dsdgrimm
Date: 8/6/2018 4:43:56 PM
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Revise. This does not provide justification for "undue hardship".

saline/Meridian is prohibited and there will be no access on
saline aligning with this proposed access, there will be left-
Tourmaline on the section of Tourmaline Road between Me
s.

Subject: Callout
Page Label: 2
Author: dsdgrimm
Date: 8/6/2018 4:46:40 PM
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This explanation does not seem to provide a comparable or superior design from the current condition.