

Rick Dorris

REQUEST FOR TEDS EXCEPTION

MAY 20 2002

May 15, 2002

File #SPR-2002-104

Location: 1555 Independent Ave.

Title Heading: McCallum Office/Warehouse

Petitioner: Chris McCallum/T.P.I.

1551 Independent

Grand Junction, CO 81505

243-4642

Representative: David Smuin/HydroTerra, Inc.

TO: CITY DEVELOPMENT ENGINEER - Rick Dorris

Per Chapter 14 of the City of Grand Junction Transportation Engineering Design Standards, we are requesting a one-time, single-location, exception to the TEDS for driveway spacing on the above referenced project. The standard calls for the spacing between adjacent commercial driveways to be at least 150 ft apart and for a commercial driveway to be spaced 100 ft from an unsignalized intersection for a minor arterial street (note: this project is located at the intersection of 25 Road and Independent Ave. and 25 Road is proposed by the City to become a minor arterial). The project is currently in site plan review for construction of an office/warehouse building for TPI. The driveway as shown on the current plan is located 127 ft from the adjacent driveway to the east and 158 ft from the 25 Road intersection. The existing driveway is to a similar building with a similar use to the proposed project, that is a commercial office/warehouse. Traffic volume is low, less than 50 vehicles per day to the existing business and will be similar for the proposed business. On the other hand, traffic on Independent Avenue is increasing and will increase tremendously once the new shopping center is completed just southeast of this area.

The current intersection at 25 Road and Independent is not typical. It includes a 40 degree turn that transitions in the intersection, thus there is a blind area for east bound traffic on Independent which tends to fly through the intersection because the stop sign on 25 Road gives the right-of-way to traffic on Independent. The point is that it seems to be more desirable to have the proposed driveway for this project farther away from the 25 Road intersection than required due to the existing safety problem, especially when considering that traffic conflicts from the two low-volume traffic businesses is unlikely.

One alternative considered was to share a driveway with the existing business on the east. This alternative is not feasible because changing the existing driveway location would cause the existing business to lose parking that is required by code and not replaceable at another location on the property. Another alternative would be to move the proposed driveway west to meet the required spacing of 150 ft. This alternative increases the safety hazard with eastbound traffic on Independent as explained above. It also eliminates the proposed parking adjacent to the proposed building making it very inconvenient for people access, especially handicapped access.

The proposed design is shown on the site plan currently under review by the City Community Development Department. The impacts of this proposed TEDS exception should be positive due to the increased spacing of the proposed driveway from a hazardous corner intersection and due to the low volume of traffic that accesses the existing driveway to the east and the resulting low potential for traffic conflicts. Please consider this exception and let us know your decision at your earliest convenience.

Respectfully submitted,


David Smuin



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

DESIGN EXCEPTION #DE13-02

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer

From: Mike McDill, City Engineer

Date: May 22, 2002

RE: Exception from Driveway Spacing Criteria at 1555 Independent Avenue

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a building at the above property. They are proposing to construct one driveway along the south side of Independent Avenue only 127 feet west of an existing driveway on the adjacent property. This will place it 158 feet east of the intersection of Independent Avenue and 25 Road.

Since there is not 300 feet between the intersection and the adjacent driveway and that driveway is not at the common property line (to allow a joint access) it appears that an exception to the TEDS may be in order. However, all of the alternatives for the Riverside Parkway project propose to eventually separate Independent from 25 Road. There will either be an overpass over Independent, or an underpass, which would cause Independent to become a cul-de-sac on each side. With this overall plan in mind, it makes more sense to separate the two driveways by an appropriate distance (taking into mind the accesses on the other side of Independent) and give an exception for the spacing in relation to 25 Road.

The applicant requests exception from Section 4.1.1, Spacing. Due to the configuration of driveways on the north side of Independent, exception will also need to be granted from Section 4.1.2, Offsets.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This portion of Independent Avenue is classified only as a local commercial street. Current traffic counts in front of this property are fairly low and projections for the future are for these volume to drop, depending on the specific major improvements along 25 Road.

Adequate separation from the driveway to the east and best alignment with the driveways along the north side are probably the safest condition we can hope for at this location. Temporary proper separation from 25 Road appears to be inconsequential in the long run.

2. Have other alternatives been considered that would meet the standard?

The applicant presents the attached plan as an effort to comply in relation to the driveway to the east. Although the proposed building location may make other driveway locations farther to the west difficult, the possibility does exist to provide proper separation and best alignment across the street.

3. Has the proposed design been used in other areas?

No comparable situations exist to my knowledge.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

This would be a one-time exception.

Staff Recommendation

I recommend approval of the necessary Design Exceptions to Sections 4.1.1 & 4.1.2 to allow a reduced spacing between the proposed driveway and 25 Road and the best fit with the existing driveways on the north side of Independent Avenue. The minimum separation between this driveway and the one to the east should be maintained.

Recommended by: Michael G. Wood

Approved as Requested: _____

Approved as Recommended: X

Denied: _____

Robert E. Blawie
Rick Burt
Tim M. ...



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

May 28, 2002

Mr. Chris McCallum
T.P.I.
1551 Independent
Grand Junction, CO 81505

RE: TEDS Exception for Access Spacing at 1555 Independent Avenue

Dear Chris;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me.

Sincerely,

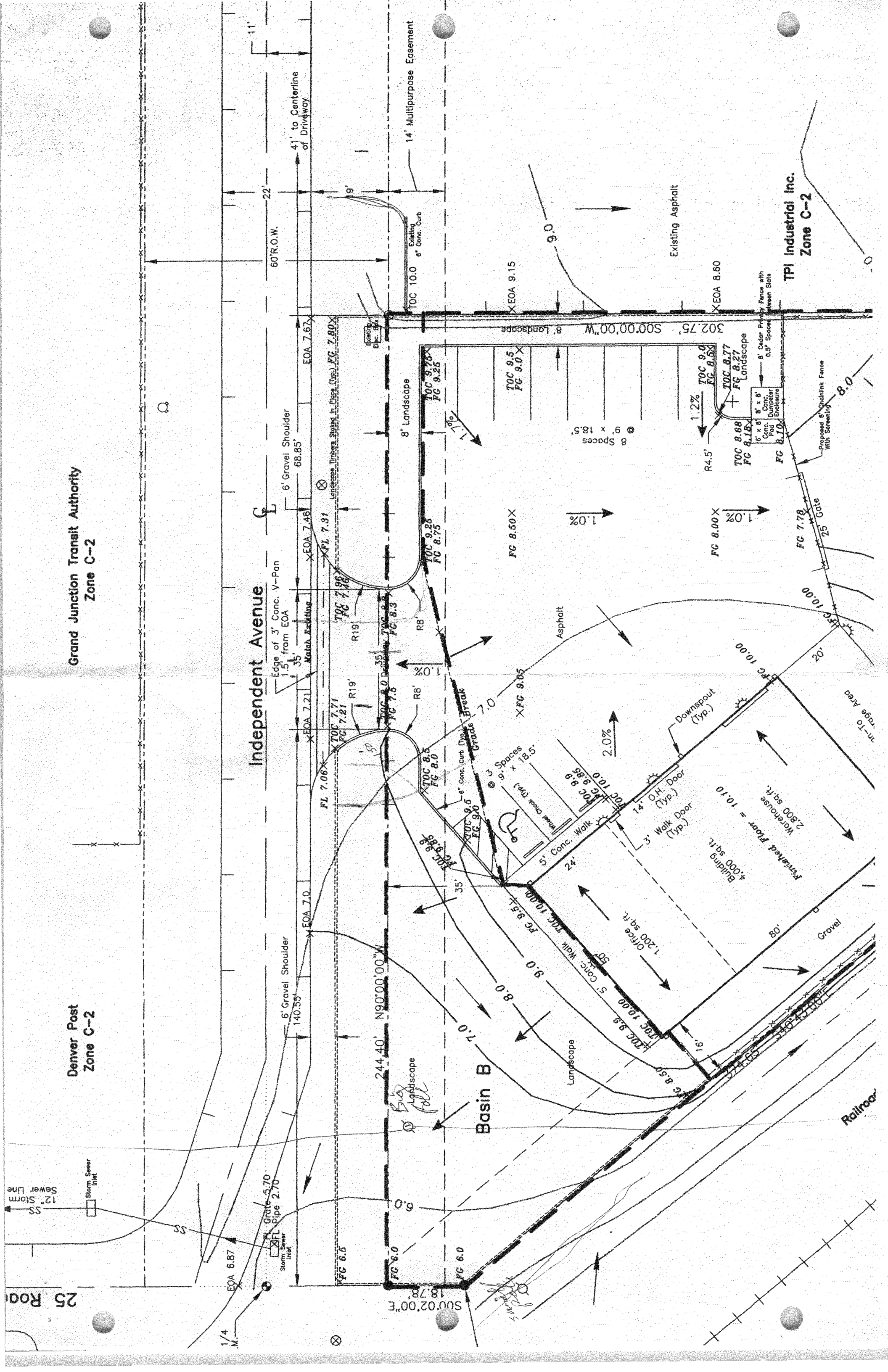
Michael G. McDill, P.E.
City Engineer

C: Rick Dorris, Development Engineer (256-4043)

Denver Post
Zone C-2

Grand Junction Transit Authority
Zone C-2

Independent Avenue



TPI Industrial Inc.
Zone C-2

Railroad

on-to
arge Area

MEMORANDUM

Date: May 23, 2002

To: Bob Blanchard, Community Development
Rick Beaty, Fire Department

From: Sandi Nimon, Sr. Administrative Assistant

Sandi

Subj: Design Exception for Driveway Spacing Criteria at 1555 Independent Avenue

Mark Relph and Mike McDill will only be here Tuesday of next week because they will be attending Transforming Local Government 2002 in Tuscon.

Therefore, it would be appreciated if your responses to this exception can be E-mailed no later than tomorrow at noon, so we can get this exception out on Tuesday before Mark and Mike leave. If you have any questions, please do not hesitate to call me at extension 1554.

sn