



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

August 18, 2003

Just Companies, Inc.
2505 Foresight #A
Grand Junction, CO 81501

COPY

RE: TEDS Exception No. 30-03, for Access Spacing at 588 North Commercial Drive

Dear Sir;

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 at (970) 256-4047.

Sincerely,

Michael G. McDill, P.E.
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)
Pat Cecil, Development Services Supervisor

VE#30-03 588NCommercial08-18



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

DESIGN EXCEPTION #DE30-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: August 13, 2003

RE: Exception for Access Spacing at 588 North Commercial Drive

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a new office/storage building at the above location. The proposed access is separated from adjacent driveways by 100+ feet to the north and 95 feet to the south. The southerly entrance to a looped driveway across the street from this development aligns within 8 feet of the proposed access. Community Development landscaping requirements do not allow the proposed access to move any farther south to improve this situation. Section 4.1.2, *Offsets*, requires that access either be opposite each other or be separated by at least 150 feet. Section 4.1.1, *Spacing*, requires that accesses be separated by at least 150 feet, centerline to centerline. (This section of TEDS is proposed to be reduced to only 50-foot separation between adjacent driveways).

The applicant requests exception from Section 4.1.2, *Offsets* and Section 4.1.1, *Spacing*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

The proposed revisions to TEDS will allow spacing and offsets as short as 50 feet. The spacing to the north and south on the same side of the street are both less than 150 feet but more than 50 feet. Therefore there should be no compromise of safety regarding Spacing.

Physical restraints do not allow any access configuration along the south side of this site to align with the opposing access. Eight feet is not a serious deviation from our regulation and the offset is in the direction that will avoid conflicting left turns into the sites.

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

The applicant related in a telephone conversation that they considered mirroring the site plan with the building along the south edge and the access to the north. This would put the proposed building only six feet from the neighbor to the south. The edge of the proposed access would then be only eight feet from the gravel access used by the business to the north.

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

We try not to approve situations with conflicting opposing driveways unless there appears to be no other option.

4. Will the exception require CDOT or FHWA coordination?

No.

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

The *Spacing* approval anticipates the propose revision of this section of TEDS. The *Offset* request would be a one time consideration.

Staff Recommendation

I recommend approval of the requested Design Exceptions to Sections 4.1.1, *Spacing*, and 4.1.2, *Offsets* to allow construction as proposed. It appears to be the option that most closely conforms to TEDS in light of the specific situation.

Recommended by: Michael J. McDill

Approved as Requested:

Denied:

Date: 8/18/03

[Signature]

Kathleen M. Portman

[Signature]

MEMORANDUM



Date: August 14 2003

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

From: Sandi Nimon, Sr. Administrative Assistant

*Subj: DE30-03 Exception for Access Spacing at 588 North
Commercial Drive*

*Please make your comments on the above design
exception no later Monday, August 18, 2003.
I would appreciate it!*

*Xc: Laura Lamberty, Development Engineer
Pat Cecil, Development Services Supervisor*

Sn

#30

TEDS EXCEPTIONS REQUEST

588 N. Commercial Drive

July 2003

Submitted By:

**Just Companies, Inc.
2505 Foresight #A
Grand Junction, Colorado 81505**

**TEDS Exceptions Request
for
588 N. Commercial Drive**

Introduction

This document outlines a request for an exception to the 'Access Locations – Spacing' as well as the 'Access Locations – Offsets' defined in Section 4.1 of the TEDS Manual for a proposed commercial building site located in the Westgate Park commercial/industrial subdivision.

Background

The developer is in the process of preparing a site plan application for submittal for a new commercial/industrial building site. The site will have a building for general office and warehouse type use, a paved parking lot, landscape areas, and an area for outside storage in the rear portion of the lot.

During the site layout and design, it became apparent that the access point for the site could not be designed to meet TEDS Manual requirements due to 1) the large number of accesses to existing nearby sites, and 2) the small sizes of the lots within the subdivision.

Proposed Exceptions

As a result of site access design constraints, TEDS Manual exceptions for the access spacing (section 4.1.1) and offsets (section 4.1.2) are requested.

Alternatives Considered

Exhibit 1 shows the proposed access location for the site. In addition, the accesses on the opposite side of the street along with those on the same side of the street are shown with key dimensions given. Following is discussion regarding each TEDS Manual requirement and justification for the access location as proposed.

Access Spacing - Due to the fact that the adjacent property accesses to the north and south are less than 300' apart, it simply is not possible to design the site access spacing to be at least 150' from each.

Access Offsets - In order to design the site access to align perfectly with the access on the opposite side of the street, the 5' spacing to the

property line required in TEDS 4.1.1 cannot be met and the south property line landscape buffer required in the Land Development Code cannot be met. Due to the fact that the accesses across the street are less than 300' apart, it is also not possible to design the site access to be 150' from each.

Proposed Design

The requested access location is discussed above and is shown in Exhibit 1. The on-site layout shown in Exhibit 1 is preliminary only as far as building location, parking stalls, and landscaping.

Impacts of Change

Granting this exception request is not anticipated to have adverse impacts on traffic flow or public safety. See below for further discussion.

Exception Considerations

According to the Design Exception Process flowchart, several items must be considered by staff in review of the exception request. Some of the items are discussed below.

- If granted, will the exception compromise safety?
Safety will not be compromised if the exception is granted. The nature of the traffic within the Westgate Park subdivision is relatively low volume. In addition, the proposed site will have a relatively minor amount of traffic entering and exiting due to it being a small, non-retail business.
- Have other alternatives been considered that would meet current standards?
There is not an alternative available that will meet TEDS 4.1.
- Has the proposed design been used in other areas - locally, state or national? Have examples, including data, been provided?
There are many existing similar small, businesses in Westgate Park and Grand Junction that have accesses that do not comply with TEDS 4.1.
- Will the exception require CDOT or FHWA coordination?
No coordination is required with CDOT or FHWA.

SHEET

SITE PLAN

JUST COMPANIES
WESTGATE PARK

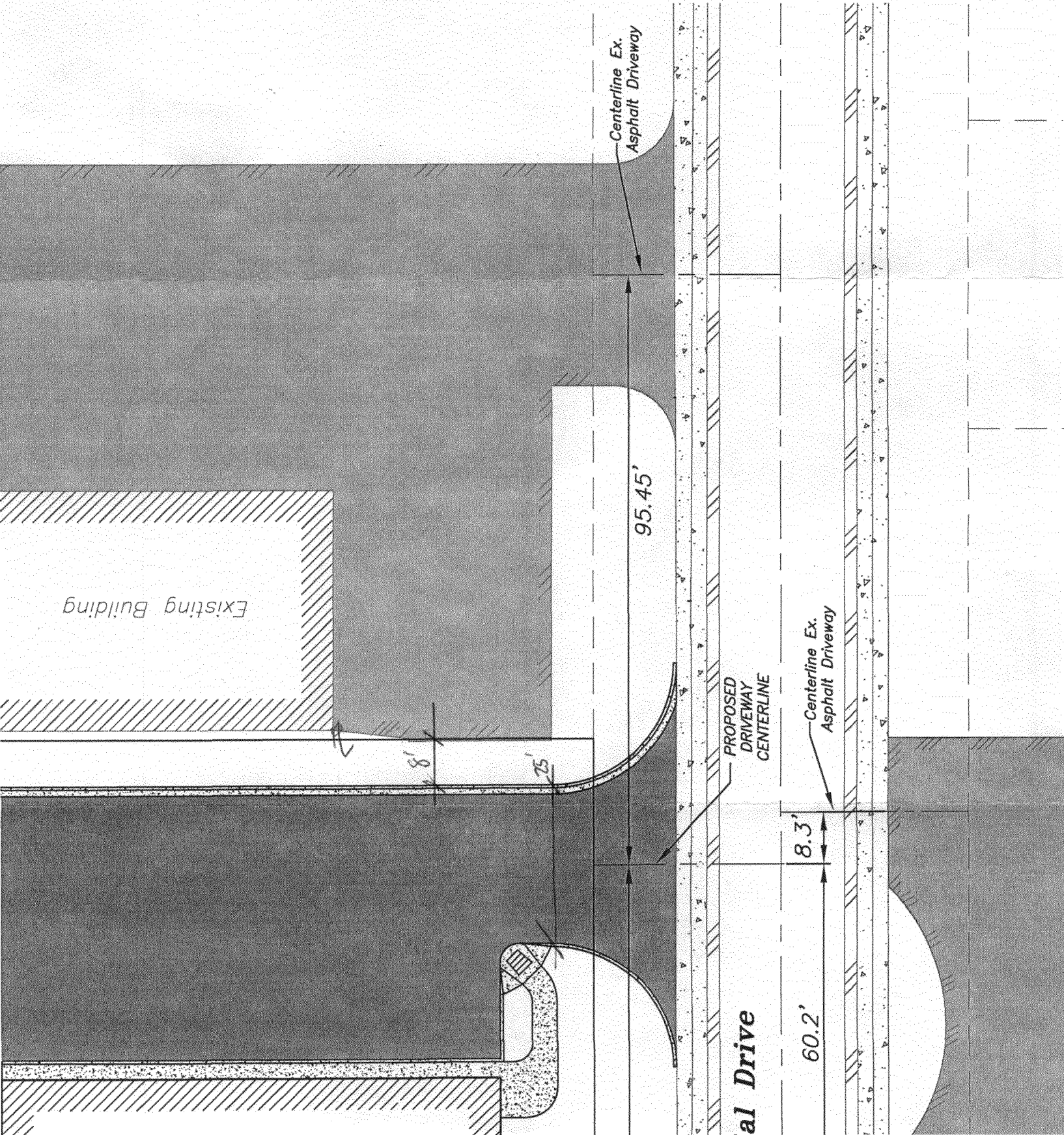
DESIGN
SURVEYORS • PLANNERS
244 NORTH 7th STREET
DENVER, COLORADO 81501 (970) 245-4099

CHK'D: BCH

DRAWN: TLT

DATE: 7/30/03

PRCT NO.: 20306 FILE NAME: 203060-Driveways



Memorandum

To: Mike McDill, City Engineer
CC:
From: Laura C. Lamberty
Date: August 4, 2003
Re: TEDS Exception: Driveway spacing: 588 N. Commercial

Attached please find a TEDS Exception for access spacing on N Commercial Drive. The southerly edge of the access is proposed at a point 8' north of property line. Access could be shifted 8' to the south to permit better, although not perfect, alignment with the opposing drive.

TEDS Exception Commercial Dr 588 Drive Spacing 8-8-03 Miller

I am in favor of this TEDS exception for access spacing.

This site is proposed in an area zoned Commercial, though primarily industrial in use. Typical review processes reference industrial, rather than commercial, standards, due to land use and low volume, low speed traffic pattern.

This site, due to its narrow frontage length, and high density proportion of adjacent properties and related access points, has no ability to provide an access, at any point along its frontage, in compliance with the standard access spacing requirements.

The proposed placement is a "best attempt" to meet spacing standards, and will pose no adverse impact to site ingress-egress, or area traffic flows, again, due to low present and expected area volumes and speeds.

From: Kathy Portner
To: Nimon, Sandi
Date: 8/18/03 2:51PM
Subject: DE30-03

I have reviewed DE30-03 Exception for Access Spacing at 588 North Commercial Drive. I concur with Mike McDill's recommendation for approval since the spacing proposed will conform with the proposed modifications to TEDS and the off-set will not create safety problems. It appears the design proposed is the most reasonable given the existing lot configuration and adjacent building and driveway locations.

CC: Beaty, Rick; Blanchard, Bob; McDill, Mike; Relph, Mark