

PUBLIC WORKS
& UTILITIES

February 28, 2005

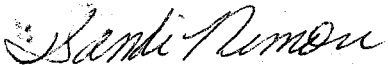
Mark Austin, P.E.
RG Consulting Engineers, Inc.
Western Slope Project Manager
336 Main Street, Suite 203
Grand Junction, CO 81501

DE8-05 – Design Exception – Shared Driveway Standards – On-Site Parking
Camelot Gardens

Dear Mark:

Please find attached the committee's decision to deny the above request.
If you have any questions concerning this decision, please feel free to contact the
Development Engineer in charge of your project or Tim Moore at (970)244-1557.

Sincerely,



Sandi Nimon, Sr. Administrative Assistant
Public Works Administration
City of Grand Junction

xc: Rick Dorris, Development Engineer (256-4034)

DESIGN EXCEPTION #DE 8-05

To: Mark Relph, Director of Public Works & Utilities
Bob Blanchard, Director of Community Development
Rick Beaty, Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer

Date: February 22, 2005

RE: Shared Driveway Standards – on-site Parking

DESCRIPTION OF THE SITUATION

Section 13.2.1 part 6 of TEDS reads, in part, “for lots abutting a shared driveway shall provide four on-site parking spaces. For homes on shared driveways that access a cul-de-sac, five on-site parking spaces shall be provided. These additional spaces may be provided on the shared driveway if it is widened to accommodate such parking”.

Site Description:

Camelot Gardens Phase II is a Habitat for Humanity project. Their houses don't have garages so all parking is outside. They have designed the project to provide two parking spaces on the site. Most lots for this project access from shared driveways on a cul-de-sac.

The applicant indicates that the income level of the future residences will be such that ownership of multiple cars is not likely and that the two spaces proposed is realistic and appropriate.

EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**
Staff does not believe that granting the exception for a reduction in the number parking spaces required will create a safety issue.
- 2. Have other alternatives been considered that would meet the standard?**
The applicant indicates the alternative would be to meet the parking requirements in TEDS.
- 3. Has the proposed design been used in other areas?**
Staff is not aware of any other projects that have utilized this specific design.
- 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

Because staff is not aware of other projects utilizing this design, a comparison of the appropriateness of the request is difficult. Staff has observed several cars present in Camelot Gardens Phase, adjacent to the proposed project, but these observations did not provide conclusive evidence of the number of vehicles owned by similar occupants. Absent data to confirm the appropriateness of the request, staff would recommend denial of the request.

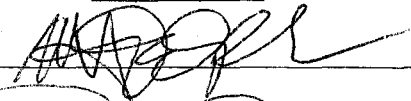
Recommended by: _____


Approved as Requested: _____

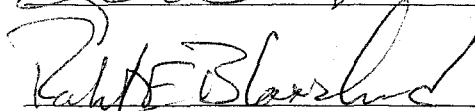
Approved as Modified: _____

Denied

Dated: 2/23/05







DE#8-05 Camelot Gdns, Parking 2-23-05



rg consulting engineers, inc.

denver • durango • grand junction • trinidad

December 28, 2004

Mr. Rick Dorris
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

**Re: Request for TEDS Exemption for Shared Driveway Standards
Camelot Gardens II
2843 Elm Avenue**

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from City of Grand Junction's Transportation Engineering Design Standards (TEDS) shared driveways requirements specified in Section 13.2.1, Part 6, which specifies:

- 6. Each lot abutting a shared driveway shall provide four on-site parking spaces. For homes on shared driveways that access a cul-de-sac, five on-site parking spaces shall be provided. These additional spaces may be provided on the shared driveway if it is widened to accommodate such parking.**

This project is an affordable housing and "infill" infill development project. The applicant for this development is Habitat For Humanity. Habitat For Humanity recently completed the Camelot Garden Subdivision, immediately adjacent to this proposed development. The Habitat For Humanity' home projects for this development, as well as the adjacent Camelot Garden development, do not include garages with the homes. The residences that purchase these homes generally do not have income levels that allow multiple vehicles or garages.

They don't have the income to afford five vehicles, which is the requirement stated in TEDS. We ask that this requirement be lowered to 2 vehicles per household, which is more realistic as a result of the income associated with individuals that reside in such units. Residents can then use the 9' Parking Easement for parking and utilize more of their lot for landscaping, etc.

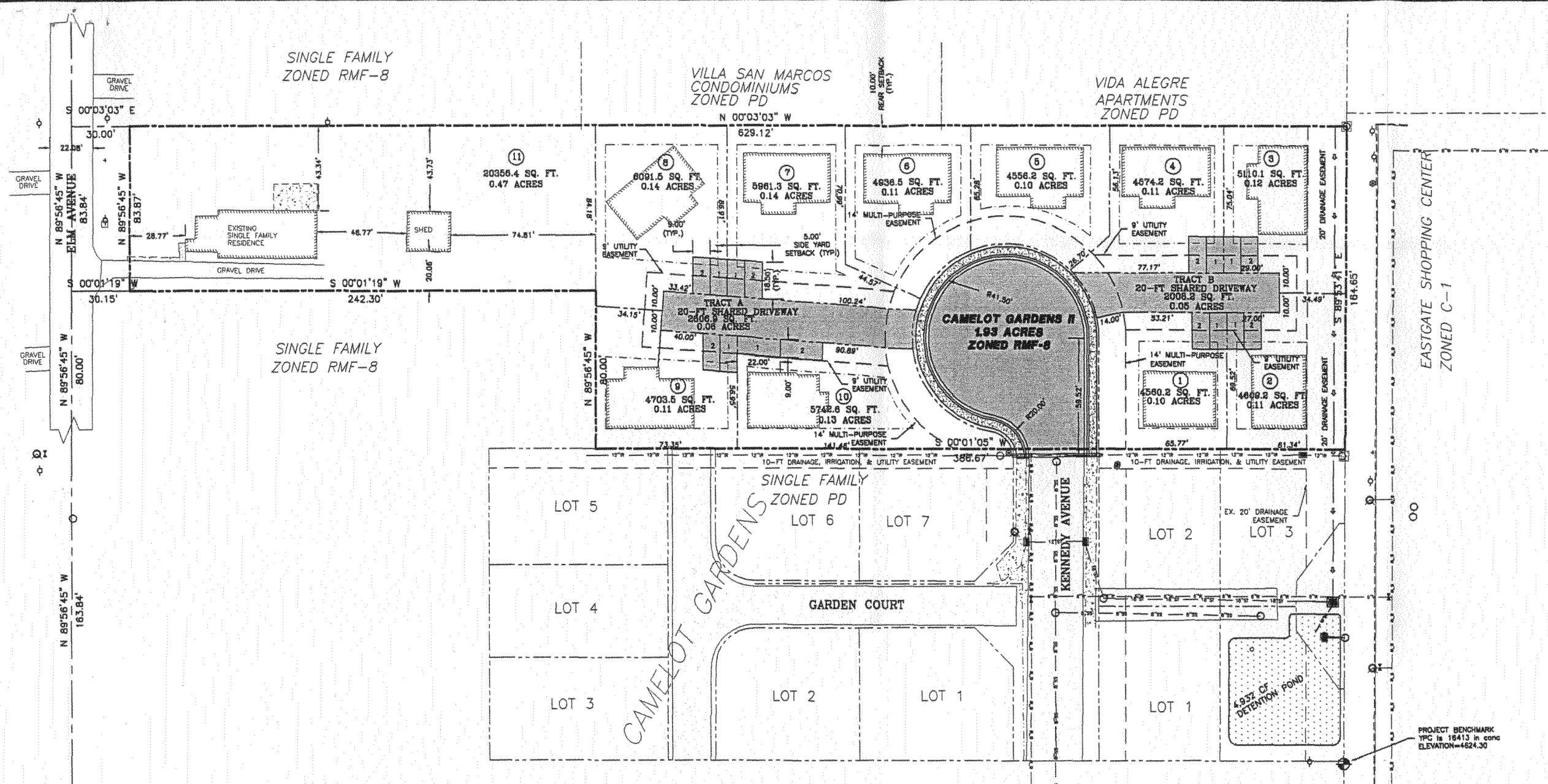
Alternatives to this request would be to comply with the standards outlined in Section 13.2.1 of TEDS. This standard requires too much parking for the small affordable housing projects.

I have included an exhibit that depicts the proposed "Preliminary Plan" layout requested by this exemption. If you have any additional questions or concerns, please give me a call at 242-7540.

Sincerely,

RG CONSULTING ENGINEERS, INC.

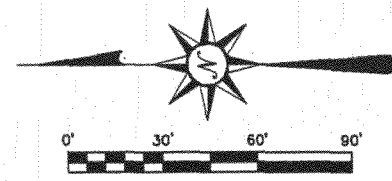

Mark Austin, P.E.
Western Slope Project Manager
Attachments: As Stated.



ALL GRADES AND DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING CURB/GUTTER
- PROPOSED CURB/GUTTER
- FUTURE CURB/GUTTER
- PROPOSED SPILL CURB/GUTTER
- EXISTING RETAINING WALL
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING 8" WATER MAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED 2" WATER SERVICE LINE
- PROPOSED 4" WATER SERVICE LINE
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- BOW BACK OF WALK
- HP HIGH POINT
- PROPOSED METER/BACKFLOW VAULT
- EXISTING FENCE
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED TRAFFIC FLOW
- SURFACE DRAINAGE DIRECTION
- PROPOSED DITCH
- EXISTING STORM LINE
- EXISTING STORM SEWER DRAIN
- PROPOSED STORM LINE
- PROPOSED STORM SEWER DRAIN
- EXISTING BUILDING
- PROPOSED BUILDING
- TC TOP OF CURB
- TOC TOP OF CONCRETE
- FL FLOWLINE
- SS SEWER SERVICE
- BOW BACK OF WALK



UTILITIES AND AGENCIES

UTE WATER DISTRICT	242-7491
CITY OF GRAND JUNCTION PUBLIC WORKS	244-1554
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND JUNCTION DRAINAGE DISTRICT	242-4344
XCEL ENERGY	244-2781
QWEST	244-4333
BRESNAN CABLE	245-8750

NOTE:
 ALL CURBS, GUTTERS, SIDEWALKS, RAMPS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAID WITH AGGREGATE BASE COURSE (CLASS VI) COMPACTED TO NO LESS THAN 95% OF AASHTO T-180 MAXIMUM DENSITY. THE TOP 6 INCHES OF SUBGRADE UNDER THE AGGREGATE BASE COURSE SHALL BE COMPACTED TO NO LESS THAN 95% OF AASHTO T-99 MAXIMUM DENSITY. ALL SATURATED OR UNSTABLE SUBGRADE MATERIAL SHALL BE REMOVED AND REPLACED, WITH SUITABLE MATERIAL.

LAND USE SUMMARY		
	ACRES	PERCENT
PUBLIC R.O.W	0.19	9.8%
TRACT A/B	0.11	5.7%
LOTS	1.63	84.5%
TOTAL	1.93	100%
TOTAL LOTS	11	
DENSITY:	5.7 du/oc	

PROJECT BENCHMARK
 YPC is 16413 in conc
 NEAR SOUTHWEST PROPERTY
 CORNER OF CAMELOT GARDENS
 ELEVATION=4624.30

CITY OF GRAND JUNCTION ENGINEERING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

BY: _____ DATE: _____

ACCEPTED AS CONSTRUCTED

BY: _____ DATE: _____

All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times.

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION:

BY: _____ DATE: _____



CALL UTILITY WORKING CENTER OF COLORADO
 1-800-022-1987

CALL BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE PURPOSE OF UNDERGROUND UTILITY SERVICES.
 SCALE - VERIFICATION
 BAR IS ONE INCH ON THIS SHEET
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	DATE	REVISIONS


ry consulting engineers, inc.
 338 14th Street, Suite 203 • Grand Junction, Colorado • 81501
 (970) 242-7840

CAMELOT GARDENS II
PRELIMINARY PLAN
2845 ELM AVENUE

Project by: **Habitat For Humanity**

DATE: 10-14-04
JOB NUMBER: 762.0001
SCALE: 1"=30'
SHEET NO: S-1

Memorandum

TO: Tim Moore
FROM: Rick Dorris 
DATE: February 16, 2005
SUBJECT: PP-2005-008, Camelot Gardens Phase II

Camelot Gardens is a Habitat for Humanity project. Their position is that their clients can't afford to own and maintain multiple cars. Their houses don't have garages so all parking is outside. They have designed their project to provide two parking spaces on site. Most lots for this project access from shared driveways. This leaves a significant portion of the cul de sac open for parking.

I drove by Camelot Gardens Phase I about 4:45 the other day and there were a few cars present. I don't have knowledge one way or the other to determine if their ascertainment of owning only one or two cars is valid and therefore can't make a recommendation. I can visit other habitat sites at different times of the day but didn't do that to save time.