

DESIGN EXCEPTION #DE 14-05

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: Eric Hahn, Development Engineer

Date: June 29, 2005

RE: Shared Driveway Length – 2713 G Road

DESCRIPTION OF THE SITUATION

The Fire Department Access section of TEDS specifies the standards for shared driveways. Those standards include a minimum width of 16 feet and a maximum length of 150 feet. The applicant is requesting a TEDS Exception to increase the length of a shared driveway to 171 feet and construct a Hammerhead Tee Turnaround at the end of the 171 foot shared driveway. This lot was granted a TEDS Exception for Access Offset and Spacing for the driveway to the existing home in 2003.

EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**
Potentially, depending on the Fire Department's ability to respond to calls for emergency services at the end of the shared driveway.
- 2. Have other alternatives been considered that would meet the standard?**
The applicant indicates that there are no other alternatives, other than a TEDS Exception feasible for this site due to topography and site conditions.
- 3. Has the proposed design been used in other areas?**
Not that I am aware of.
- 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

PW & Fire Staff recommends approval of the TEDS Exception as proposed.

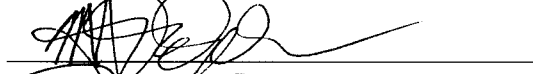
Recommended by: _____

Approved as Requested:

Approved as Modified:

Denied

Dated: 6/29/05







\\DE#14-05 Shared Driveway Length 6-29-05

MEMORANDUM

TO: TIM MOORE
FROM: ERIC HAHN
SUBJECT: TEDS EXCEPTION REQUEST FOR 2713 G ROAD
DATE: 6/17/2005
CC: NONE

The following summarizes my review of this TEDS Exception request:

- If granted, will the exception compromise safety?
 - o Not unless the Fire Dept believes that a hammerhead turnaround at the end of a driveway that is greater than 150' creates a hazard.
- Have other alternatives been considered that would meet current standards?
 - o Yes. However, the applicant's statement that an access easement would not be allowed by the Z&DCode may be incorrect. I will verify this with the Planner if necessary.
- Has the proposed design been used in other areas?
 - o Not that I'm aware of.
- Will the exception require CDOT or FHWA coordination?
 - o No.
- Is this a one-time exception based upon unique circumstances – location, topography, traffic flow, etc?
 - o Yes, because the lot is very long and narrow, but it highlights an existing TEDS requirement that may need some review and revision.
- If not a one-time exception, is manual revision needed?
 - o Maybe. This exception would set precedent that emergency turnarounds can be built and safely used at the ends of shared drives that are longer than 150'. This request could be considered more consistent with other areas of TEDS which state that emergency turnarounds are required only if the dead-end length is greater than 150'.

This exception does not mention the fact that a previous TEDS exception was issued for this lot, allowing the access spacing to be reduced. The previous exception was conditioned with the requirement that the access tract or easement be configured such that the adjacent lots to the east could access through this lot at a future date, to account for the possibility that the existing accesses on G Road could be lost upon reconstruction of the corridor.

P. H. Taylor
245-8641

TEDS EXCEPTION APPLICATION

2713 G Roadx

PROPOSED EXCEPTION -

June 12, 2005

Shared driveway standards, as stated in city design guidelines, conflict with the efficient utilization of this RMF-5 zoned property. This is due to constraints imposed by the 70 by 420 foot dimensions of the property. An exception is asked that would allow a 171 foot long shared driveway.

ALTERNATIVE CONSIDERATIONS -

The 70 foot width of the property is not enough to create a flag lot access to the proposed lot number two. An access easement was proposed but is not allowed in this zoning. Use or purchase of enough property to the West has met with a negative response from the neighbor.

PROPOSED DESIGN -

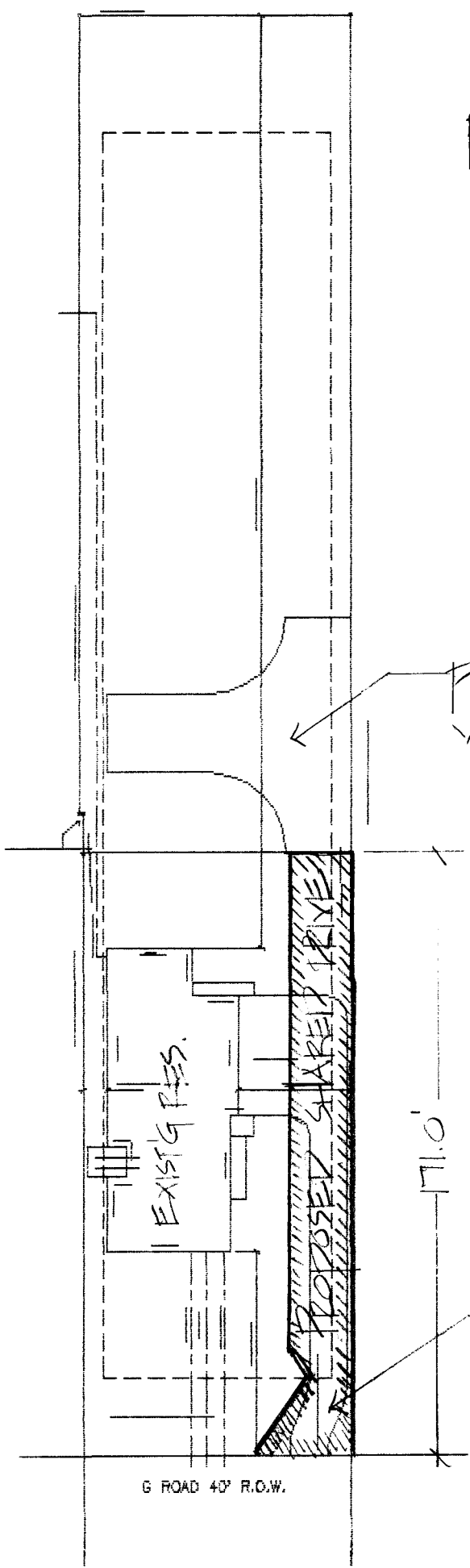
An exception is asked for that would allow a 171 foot long shared driveway. The property required for this drive would be platted as a tract of land owned by a home owners association formed for lots one and two of the proposed minor subdivision. Fire truck and other emergency vehicle turn around would be accommodated with the use of a "Tee Turnaround" at the entrance to lot two.

IMPACT OF CHANGE -

The proposed TEDS exception would make it possible to infill this vacant land, thus more fully utilizing existing city owned improvements. The property is zoned RMF-5 and is just under three quarters of an acre. This zoning would suggest construction of three homes on the property. Currently one home has been built. By using a shared driveway no additional access would be required onto G Road, existing utility lines would not have to be extended, and the home is within easy walking distance to shopping, restaurants, and medical facilities. This proposal minimizes the impact on existing infrastructure, does not impose any danger to and helps meet the needs of the community.

2713 G ROAD

PROPOSED SITE PLAN
SCALE 1" = 40.0'



PROPOSED EMERGENCY
VEHICAL TURN AROUND

EXIST'G GRAVEL DRIVE

G ROAD 40' R.O.W.

2710 G Rd.

Parcels
□ Address Label

Air Photos
▣ 2002 Photos
— Highways
— Rivers
■ Grand Mesa Lakes
■ Lakes
— Streets 2

USGS
▣ 2001 Air Photos



SCALE 1 : 2,400

