

DESIGN EXCEPTION #14-07

To: Lisa Cox, Planning Division Manager
Tim Moore, Director of Public Works & Planning
Ken Watkins, Fire Chief

From: Eric Hahn, Development Engineer

Copy to: Ken Kovalchik, Senior Planner

Date: July 9, 2007

RE: Pear Park Place Subdivision
- number of lots fronting, but not necessarily accessing, a shared driveway.

DESCRIPTION OF THE SITUATION

Site Description:

Section 13.2.1.2 of TEDS specifies the following: "Not more than four single-family lots shall abut or touch any portion of the shared driveway and no more than four single-family units may access a shared driveway." This exception request proposes that five single-family lots be allowed to abut a shared driveway tract, but only four lots will be allowed to access the shared driveway. The fifth lot will have frontage on a public street and will take access directly from the street rather than the shared drive. It should be noted that Section 13.2.1.7 of TEDS appears to support such an approach, stating: "Each lot abutting a shared driveway shall access off of the shared driveway unless approved otherwise at the time of subdivision."

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Staff does not believe the exception will compromise safety.

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

Other alternatives considered include the following:

- Alter the lot layout so that the fifth lot has frontage only on the public street and does not abut the shared driveway tract.

- Reduce the overall number of lots so that there are only four lots abutting the shared driveway tract.

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

No, the proposed design has not been used in other locations.

4. Will the exception require CDOT or FHWA coordination?

No.

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

This is a one-time exception, but staff feels strongly that the issues identified in this case should be examined further, and a potential TEDS Manual revision should be considered.

Staff Recommendation

Staff believes the requested exception will not cause an unsafe situation and does not have any specific objections to the proposal.

Recommended by: _____

Approved as Requested:

Approved as Modified:

Denied

Dated: 7-9-07

Tom Moa

Dina Cox

John Watkinson

DI# 14-07