

June 30, 2008

Tom Rolland
Rolland Engineering
405 Ridges Blvd.
Grand Junction CO 81501

Re: TED-2008-177 – Oral Health Partners

The TED's Exception Committee has approved your request as submitted.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,

COPY

Sue Mueller
Sr. Administrative Assistant

Cc: Kent Harbert, Development Engineer
Ronnie Edwards, Associate Planner
File

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: TED-2008-177

Site Location: 2552 F Road

Applicant: Glen R. Dean, DDS

Representative: Rolland Engineering

Development Engr.: Kent Harbert, Development Engineer

Parent Project:

Name: Oral Health Partners

File No.: SPR-2008-173

Planner: Ronnie Edwards

TEDS Exception Request #1: TEDS 4.1.2 – Reduce minimum offset from existing driveway.

Approved as requested.

Approved with the following modification(s):

Denied.

The following additional information is required before a decision can be made:

TEDS Review Committee:

Public Works: *Tom Nov*

Date: 6-29-08

Planning Division: *Lisa E Cox*

Date: 6/24/08

Fire Department: *Charles Mathis*

Date: 6/24/08

APPLICATION

Transportation Engineering Design Standards (TEDS)

Exception Request

Submit six (6) copies of the application and associated drawings. Use the instructions provided to fill out this form. Additional Sheets are recommended; it is important to provide complete information.

Project: Oral Health Partners

Site Address: 2552 F Road

City File Number
(If Applicable): TED - 2008 - 177

Applicant: Glen R Dean

Representative: Blythe Design

Date: June 12, 2008

1. Referenced section in TEDS and brief description of the request(s)

Request #1 – TEDS 4.1.2 – Reduce minimum offset to driveway.

2. Site Description

The new Oral Health Partners building is being proposed on Lot 1 of Miller Subdivision. The site is on the northeast corner of Patterson Road and 25 ½ Road. The site is approximately 0.91 Acres and as such has limited frontage on both Patterson Road and 25 ½ Road. The site is zoned RO and as such meets the requirements for a dental office. This location lends itself well to this use because it's a main roadway which will make travel too and from the office convenient for patients. The site will have one building for the dental offices on the southern portion of the site along Patterson Road which will meet the RO zoning setbacks and a parking area on the north side of the building. There is a high density housing complex on the north side of the site and a church administration building directly to the east, the Pamona elementary school across Patterson and the Post Office annex across 25 ½ road to the west. The church administration building to the east has a driveway on Patterson road which it shares with the building to the east of it. The School has access on 25 ½

Road south of Patterson Road. The Postal complex on the west side of 25 1/2 Road has 2 accesses on 25 1/2 road one 84.5' north of our preferred location and one 73' south of our preferred location. The high density housing has access off of Dewey Place which is the next road north of Patterson.

Our preferred site layout has one proposed access off of 25 1/2 road on the north end of the property. This location is basically centered between the two postal complex driveways. This makes our driveway approximately 75 feet from both of those driveways. This location does not meet section 4.1.2 of the TEDS manual and is the reason for this request.

1. REQUEST #1

A. Description

Section 4.1.2 of the TEDS manual requires 150 foot minimum offset from opposing driveways. The location of the driveway is approximately 73 feet from the opposing driveway to the south, and 84.5 feet from the opposing driveway to the north serving, the postal complex on the west side of 25 1/2 Road. The proposed driveway is basically centered between the existing drives across the street. The two primary reasons for the selection of this location on the site are; 1. Meeting the TEDS Requirement 4.1.3 for Corner Clearance from Patterson Road (which we meet with this location), we feel getting a exception to the corner clearance at this intersection with Patterson would create a potential safety hazard. 2. This driveway location enables us to provide a truly functional cross access easement alignment to the property to the east of this site.

For this project this driveway location provides a practical access that can be easily found and used by the public. Not granting this TEDS exception will put the developer in a situation where the other possible solutions make it impractical to build this business. The developer would either have to buy the property to the north and demo the building which is cost prohibitive. Access the site directly onto Patterson road which isn't convenient to the site do to having to use a left in left out only, nor is it in compliance with the cities desire to remove access from Patterson Road. Or relocate the opposing driveways to the Postal Annex which given the location of the truck loading docks would create a hardship for the Postal Service which would preclude them from agreeing to allow their accesses to be moved, and would also cause a excessive cost to this project. The only other option would be to ask for a easement through the church property which would again directly access off of Patterson road and also in this location would make the entrance to the dental office extremely difficult for patients to find.

The corner clearance requirement from Patterson Road to our proposed drive is the reason the TEDS requirement can't be met. As mentioned above we feel maintaining this corner clearance is more important than the driveway offsets.

The benefit of giving this TEDS exception is it will allow this project to move forward and therefore eliminate the existing abandoned house on a commercial corridor.

B. Exception Considerations

1. Will the exception compromise safety?

Due to the relatively low level of usage of the driveways on both sides of the street and the nearest distance being 73 feet which doesn't create directly opposing left turn movements we don't feel this will create a safety issue.

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

Alternative 1 - Aligning our drive with the south drive of the property across the street. Doing so would eliminate this issue but require a TEDS exception to section 4.1.3. which would likely create a safety issue with the high volumes of traffic on Patterson Road because an congestion around the entrance to this site would very quickly result in traffic backing up toward the Patterson Road intersection.

Alternative 2 – Using the existing Patterson Road driveway to this site. This alternative doesn't really create any problems except for the fact that is an access directly from Patterson which is a corridor where the City is trying to limit accesses. This would require a re-design of our site because we were under the understanding that the city wouldn't allow access off of Patterson.

Alternative 3 – Access through the church parking lot to the east. This would not create a new access on Patterson but would increase the volume of traffic using the existing church admin building entrance. This entry would also make it extremely difficult for people to find the entrance to this site given they would have to turn before they could see the proposed dental office and go all the way around the church building to enter the parking lot. This would also require getting an easement from the church and the building to the east of the church that already shares that drive.

Alternative 4 – Buying the property to the north and demolishing the building would allow us to expand our building and parking lot to the north thereby allowing our driveway to be either located on Dewey Place or directly across from the north postal entrance. This would be cost prohibitive and likely would end up tied up with legal issues due to leases for years.

Alternative 5 – Moving or eliminating the Post office access on the west side of 25 1/2 road. This would be difficult at best. As mentioned above do to truck circulation on the property it would create a hardship on the post office to eliminate or change their access to accommodate our driveway. Given that it is of no benefit to the post office they would likely be reluctant if not hostile in their response to moving the driveways. This would also likely take years to get through the postal and planning systems. We feel it also would place an unfair burden on our client being as the post office was allowed to build their driveway in a location that makes it impractical for us to build a driveway on our site without a TEDS exception.

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

In 2002 we requested and received a TEDS exception for a driveway located just north of North Ave. on 29 ½ road for the Mesa County Health and Human Services building for a very simiar situation. The County would have had to buy the lot to the north to line up with the apartment building driveway on the west side of 29 ½ road. The other option would have been to move the driveway to the car lot on the northwest corner of 29 ½ Road and North Ave. that was built too close to North avenue just as the post office driveway was built too close to Patterson Road.

4. Will the exception require CDOT or FHWA coordination?

No.

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

One Time Exception.

Though clarification of the manual may be a good idea. It's often argued that corner clearance doesn't apply in a case such as here where the post office entrance is too close to Patterson Road because on the southbound lane the traffic won't back up to the higher classified road.

It seems it would be advantageous to clarify in the manual that corner clearance shall be complied with on the west side where not complying would force the lot on the opposite side of the road to have a TEDS exception for driveway offsets.

LAND USE: FEDERAL-GEN SERV ADM
ZONED: I-O
POSTAL ANNEX.

RELOCATE POST OFFICE DRIVES (ALTERNATE 5)

ALIGN WITH SOUTH DRIVE
(ALTERNATE 1)

DEWEY PLACE

BUY THIS PROPERTY AND
RE-DESIGN (ALTERNATE 4)
ACROSS FROM NORTH DWY
OR TO DEWEY PLACE

LAND USE: MULTI-UNIT 9&UP
EXISTING APARTMENT BUILDING
ZONED: R24

84.5'

73'

25 1/2' RD

PROPOSED
DRIVEWAY

PARKING

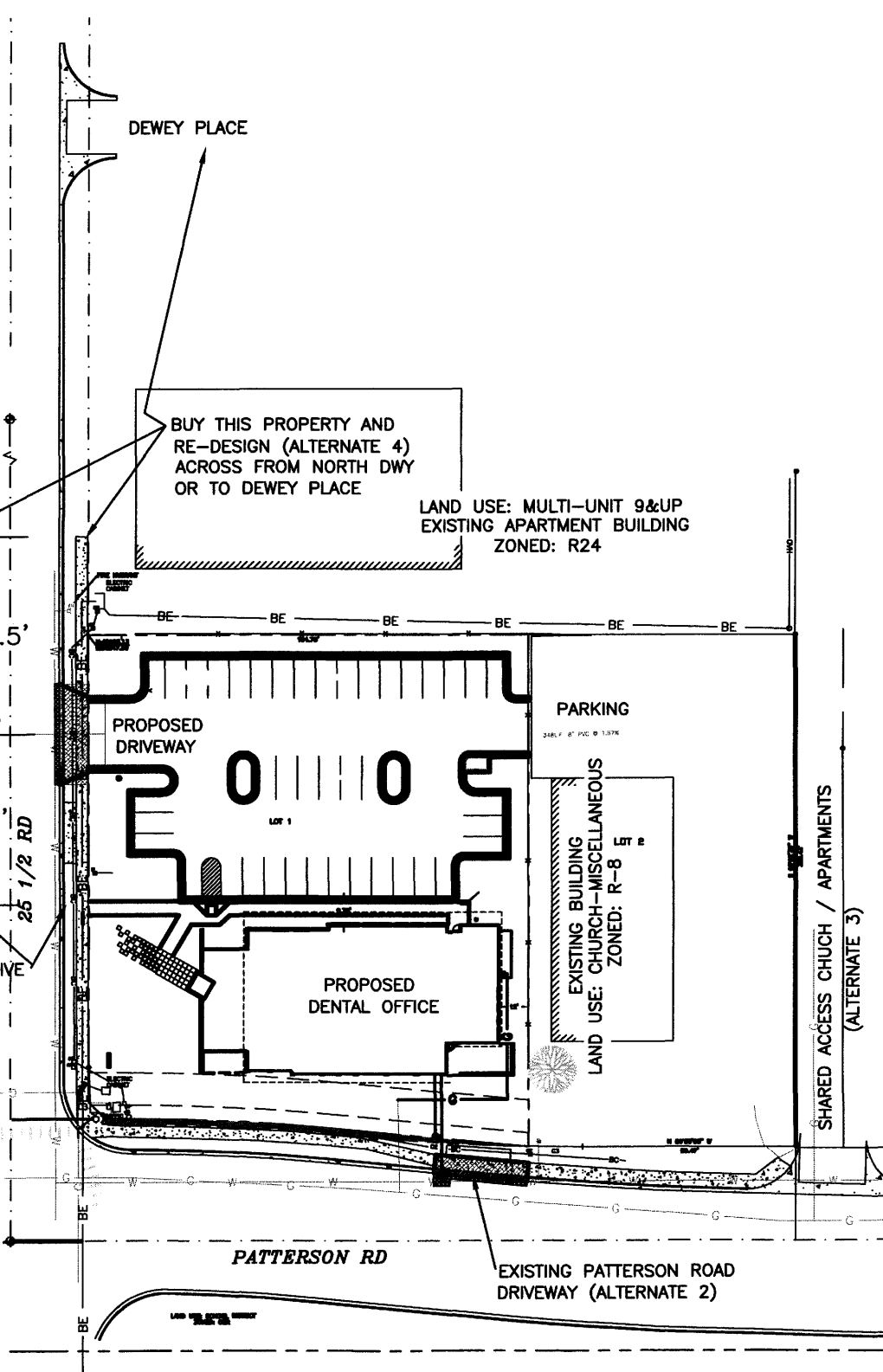
EXISTING BUILDING
LAND USE: CHURCH-MISCELLANEOUS
ZONED: R-8

PROPOSED
DENTAL OFFICE

SHARED ACCESS CHUCH / APARTMENTS
(ALTERNATE 3)

PATTERSON RD

EXISTING PATTERSON ROAD
DRIVEWAY (ALTERNATE 2)



**Transportation Engineering Design Standards (TEDS) Exception
Recommendation Form (Prepared by the Development Engineer
for inclusion with the review packets)**

Date: 6/24/08

To: TEDS Review Committee

From: (Development Engineer)

Project Number: TED- 2008-177

Primary Project: Oral Health Partners

Proj. Mgr Planner: Kent Harbert

TEDS Exception Request #1: TEDS 4.1.2 - Reduce minimum offset to driveway
Comment: This is the best site configuration. All options require some
form of TEDS Exception or cost prohibitive off site changes.
Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:

TEDS Exception Request #2:

Comment:

Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: **TED- 2008-177**

Project: **Oral Health Partner**

Site Address: **2552 F Road**

Applicant: **Glen R. Dean**

Representative: **Rolland Engineering**

Development Engr.: **Kent Harbert**

Planner: **Ronnie Edwards**

TEDS Exception Request #1:

- Approved as requested.
- Approved with the following modification(s):
- Denied.
- The following additional information is required before a decision can be made:

TEDS Exception Request #2:

- Approved as requested.
- Approved with the following modification(s):
- Denied.
- The following additional information is required before a decision can be made:

TEDS Review Committee:

Public Works: _____

Date: _____

Planning Division: _____

Date: _____

Fire Department: _____

Date: _____

**TEDS EXCEPTION SUBMITTAL
DISTRIBUTION LIST**

Site location: 2552 F Road

DATE of submittal 6/13/08

File #: TED - 2008-177

Public Works & Planning Development Engineer Kent Harbert

Public Works & Planning Director Tim Moore

Public Works & Planning Manager Lisa Cox

Fire Department Chuck Mathis

Transportation Engineer Jody Kliska

Other: (Planner) Ronnie Edwards

Date and Time of Development Review Meeting: 6/24/08

To be scheduled at least seven days after review packet distribution date.

Place: Conference Room 135, Planning Division, City Hall, 250 N. 5th Street

Committee Meeting: _____

**Attendance is expected of all agencies involved with the TEDS Exception
process**

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: June 24, 2008

To: TEDS Review Committee

From: Kent Harbert, Development Engineer *Kent*

Project Number: **TED- 2008-177**

Project Location: 2552 F Road

Parent Project:

Name: Oral Health Partners

File No.: SPR-2008-173

Planner: Ronnie Edwards

TEDS Exception Request #1: TEDS 4.1.2 – Reduce minimum offset from existing driveway.

Comment: Since this property is on the corner of two major streets there are no access options that would not require a TEDS Exception. Given the various options, it is staff's opinion that this is the best solution available.

Recommendation:

Approve as requested.

Approve with the following modification(s):

Deny.

Hold until the following additional information is submitted and reviewed:



PUBLIC WORKS & PLANNING DEPARTMENT
PLANNING DIVISION

Transportation Engineering Design Standards (TEDS) Exception Approval / Denial Form

Project Number: TED-2008-177

Site Location: 2552 F Road

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The following additional information is required before a decision can be made:

TEDS Review Committee:

Public Works: *Tom Mow*

Date: 6/24/08

Planning Division: *Lisa E Cox*

Date: 6/24/08

Fire Department: *Charles Matthews*

Date: 6/24/08