

TRANSPORTATION ENGINEERING DESIGN STANDARDS (TEDS)  
**DESIGN EXCEPTION REQUEST**  
ABBEY CARPET AND FLOOR  
June, 2010

INTRODUCTION – This request is prepared in response to Chapter 14 of the current TEDS manual and future land use applications for Lot 4, American Subdivision. Additional information about the American Subdivision can be found in file number PRE-2009-229 in the City of Grand Junction’s Public Works and Planning Department.

LOCATION – The Abbey Carpet and Floor site is: Lot 4, American Subdivision consisting of 1.3 acres commonly located southwest of American Way and Maldonado Street in the City of Grand Junction as show on the accompanying Exhibit A.

SURROUNDING LAND USE – The surrounding land uses in the vicinity of the subject property are considered to be “high” intensity. The dominate land uses in the area of the requested Design Exception include; the future American Furniture Warehouse building site, Gold’s Gym and a variety of office/warehouse facilities. A vacant parcel adjoins the south side of the subject site. A 2010 air photo depicting the property in relationship to the surrounding area can be found on Exhibit B.

DEVELOPMENT PROPOSAL – The ultimate short term objective is to construct a new facility for Abbey Carpet and Floor in order to vacate and demolish their nearby existing building to allow for the construction of American Furniture Warehouse Company’s new 150,000 square foot building. The proposed two level structure will consist of a 5,000 square foot showroom with approximately 4,000 square feet of upper level office and storage. The balance of the building will include two attached 4,000 square foot warehouses with overhead doors. Proposed access to the property includes two driveways on each of the adjoining streets. The access drive on American Way is to be shared with the lot to the west. The access drive on Maldonado Street is intended to be primarily a delivery service drive. 24 parking spaces are will be provided for use by the facilities customers and employees. Outdoor storage of marble slab products will occur in accordance with the requirements contained within the *Zoning and Development Code* for C-1 land use zone designations. A conceptual Preferred Alternative plan map for the new facility is depicted on the accompanying Exhibit C.

Detailed engineering documents not only for the private “on-site” improvements, but planned adjoining public roadway and utility improvements will be provided for review and acceptance in a separate procedural phase.

REQUESTED DESIGN EXCEPTION – This request is for an exception to Section 4.1.2, Offsets in the *Transportation Engineering and Design Standards* manual from 150 feet for a collector designated roadway to approximately 66 feet. Exhibit D is a reproduction of the aforementioned standard.

The City recently adopted an update to the *Grand Valley Circulation Plan* (GVCP). The primary purpose of the GVCP serves to identify both major and minor routes for circulation and connectivity in the Grand Junction vicinity. A key component of the GVCP in the area surrounding the subject site indicates a new “major collector” connection between the westbound and the separated eastbound lanes on the Interstate 70 Business Loop. Exhibit E is a reproduction of part of the updated GVCP and indicates that the north 416 feet of Maldonado Street is classified as a “Minor Collector” the remained of Maldonado Street is classified as:”Local”. A drawing illustrating the City of Grand Junction’s typical minor collector street section is also shown on Exhibit E.

Exhibit F illustrates the location of the proposed service driveway in relationship to the nearby street system as well as other existing private driveways in close proximity.

CASE STUDIES – Three Case Studies were conducted on various existing offset intersections along Minor Collector streets. Exhibit G includes a graphic view of the subject street intersections, obtained from 2010 air photo of the surrounding area. The Case Studies were selected based on the following:

- Classified as “Minor Collector” streets on the GVCP.
- Located in a predominately non-residential neighborhood.
- A variety of geographic settings within the community.
- Have similar anticipated traffic volumes.
- Have been continually used over a long period of time.

A visual onsite examination of each Case Study reveal that the configuration of each street functions well and that there are no apparent safety problems.

ALTERNATIVE – Exhibit H illustrates a design alternative that has been prepared in accordance with the location of the existing driveway on the east side of Maldonado Street. There is no significant cost differential between the Preferred Condition and the Alternative Condition.

A comparison between the proposed condition and the presented alternative is presented on the following table:

COMPARISON TABLE						
CATEGORY	PROPOSED			ALTERNATIVE		
	Positive	Negative	Neutral	Positive	Negative	Neutral
Delivery Vehicle Accessibility	✓				✓	
Applicant's Preference	✓				✓	
Adequate Outdoor Storage Area	✓				✓	
Parking Ratio			✓			✓
Site Inefficiencies	✓				✓	
Cost Effectiveness			✓		✓	✓

SUMMARY – Since final engineered drawing for the site improvements have not been prepared as of this date, the applicant understands that they have a continuing duty to inform the Community Development Department of any substantial modifications to any aspect of the site development features proposed within this document that may affect acceptance of this request.

Following are justifications for acceptance of the requested Design Exemption:

1. The Preferred Condition reduces the circuitous route for delivery trucks using the service drive in comparison to the Alternative Condition.
2. Access by emergency service vehicles is not compromised.
3. Access by oversized vehicles is not compromised.
4. The Preferred Condition meets the minimum site distance requirements.
5. Driveway traffic volumes will be low since it will be mainly used for deliveries and emergency responders.
6. The Minor Collector designation for Maldonado Street is about one third the length of the entire street.
7. The request exceeds the offset requirements for a local commercial street designation.
8. Only one parcel of land remains undeveloped adjacent to that part of Maldonado Street that is designated as a Minor Collector.
9. Maldonado Street improvements will be upgraded to the current standards for a Minor Collector prior to occupancy of the proposed use.
10. The proposed configuration has been successfully used in other areas of the community.

## **APPENDIX**

EXHIBIT A – Location Map

EXHIBIT B – Existing and Surrounding Land Use Map

EXHIBIT C – Preferred Condition Plan Map

EXHIBIT D – TEDS Section 4.1.2

EXHIBIT E – Street Classification Map and Street Section

EXHIBIT F – Driveway Location Map

EXHIBIT G – Case Studies

EXHIBIT H – Alternative Condition Plan Map

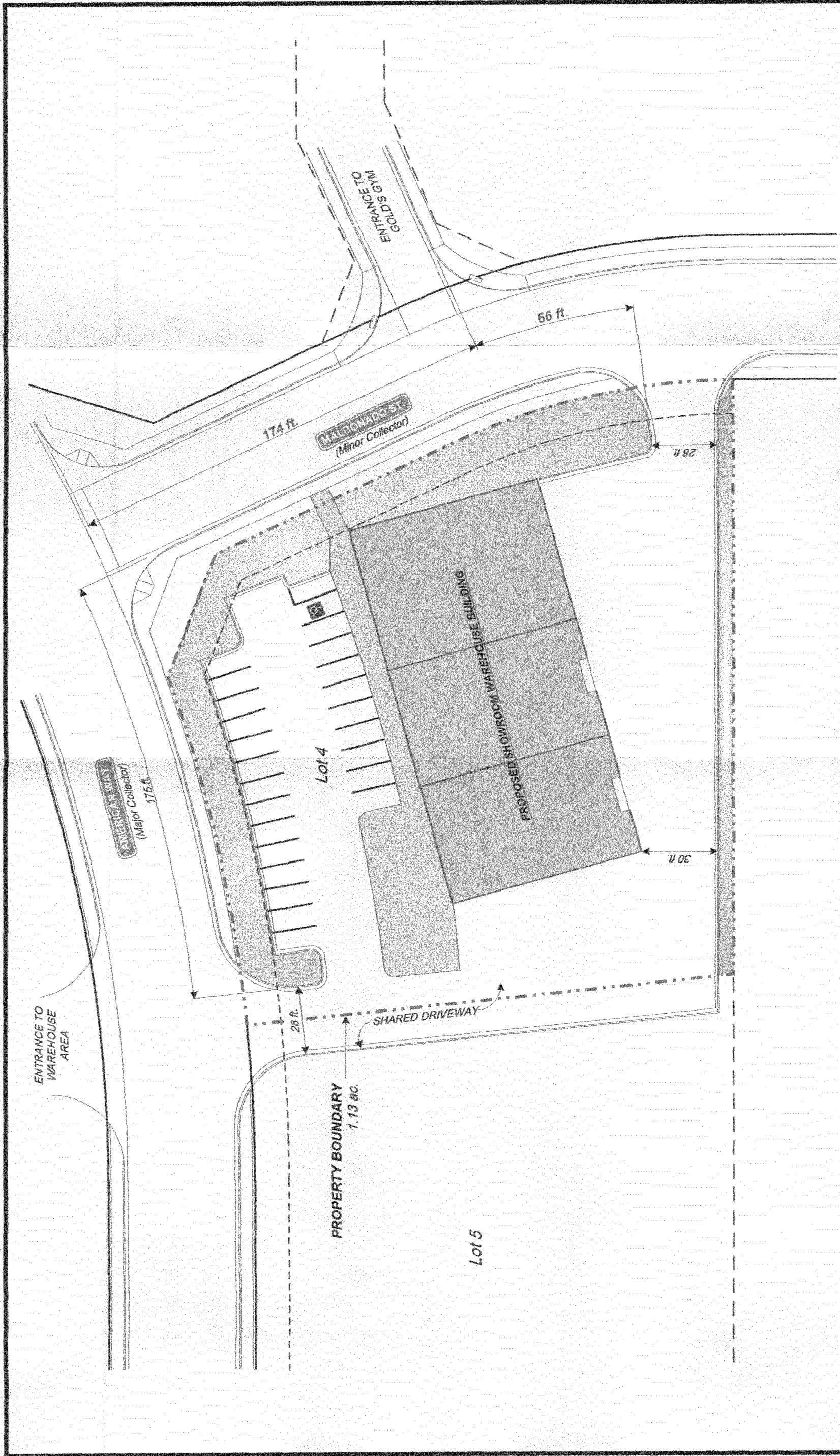


EXISTING and SURROUNDING LAND USE MAP (2010 air photo)

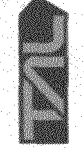


SCALE: 1 in. = 200 ft.





Date: June, 2010  
 Scale: 1 in. = 40 ft.



PREPARED BY:  
**THOMAS A. LOGUE**  
 LAND DEVELOPMENT CONSULTANT  
 537 FRUITWOOD DRIVE, GRAND JUNCTION, COLORADO 81501  
 970-434-8215

PREPARED FOR:  
 AMERICAN FURNITURE WAREHOUSE CO.  
 KEVIN MICHALICK, GENERAL MANAGER  
 8810 AMERICAN WAY  
 ENGLEWOOD, COLORADO 80112

**TEDS DESIGN EXCEPTION**  
**ABBEY CARPET & FLOOR**  
 GRAND JUNCTION, COLORADO

**EXHIBIT C**  
**Preferred Condition**

## 4.0 ACCESS DESIGN AND SITE CIRCULATION

Access is defined as any driveway or other point of ingress/egress such as a street, road, highway or driveway that connects to the public street system. This chapter defines the types of access, their locations, and geometric requirements.

Acceptable site design is achieved when three major elements – access location and design, site circulation and parking, building footprint and location – are integrated. Site circulation can directly affect the safety, traffic operations and the assigned functional purpose of the street system. Good site circulation is necessary to protect the integrity of the public streets as well as public safety within the site.

### 4.1 Access Locations

All entrances and exits to vehicular traffic areas shall be located and constructed to minimize traffic congestion on the public street system.

#### 4.1.1 Spacing

On local residential streets, single-family residential driveways shall be spaced a minimum of 5' measured from property line to allow for maneuvering to occur without trespass. In locations where the 5' minimum spacing cannot be met due to limited lot frontage or other field constraint, the Development Engineer may permit a variance from the spacing standard.

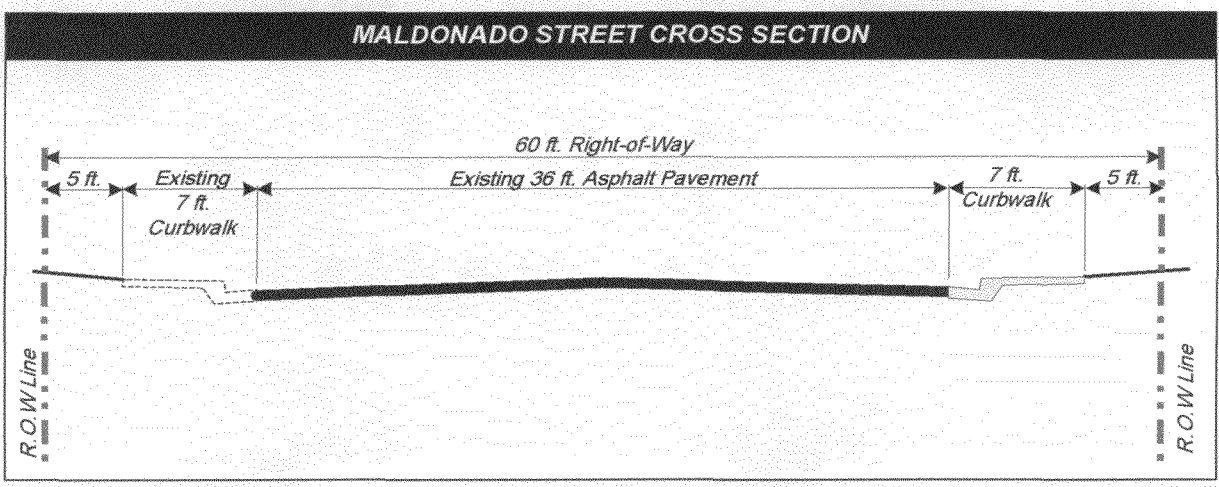
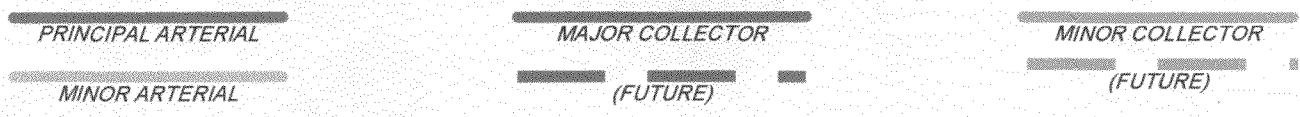
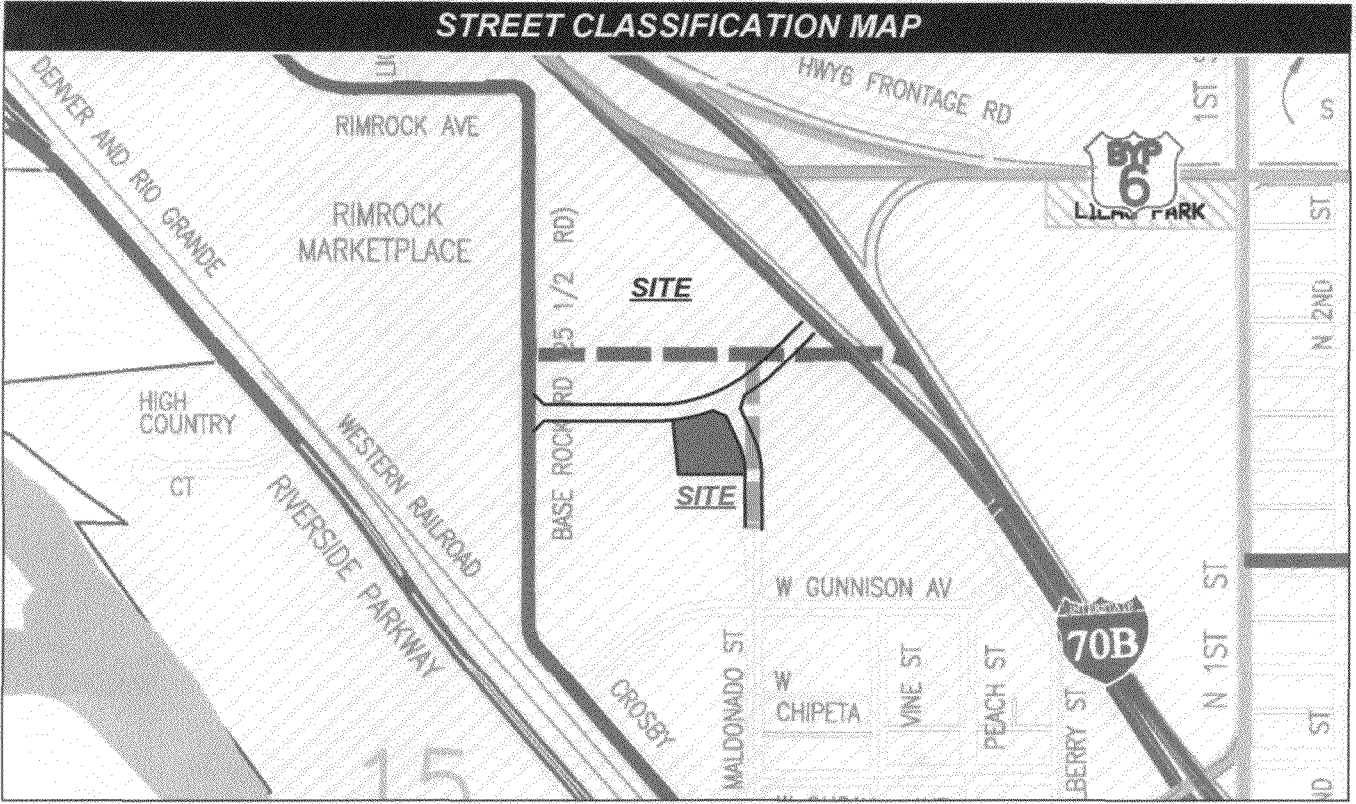
On local commercial and industrial streets, driveways shall be spaced a minimum of 50 feet, measured from edge of access to edge of access. On collector streets, driveways shall be spaced a minimum of 150 feet apart. On arterial streets where no other access to lower order streets is available, commercial driveways may be allowed where spaced a minimum of 300 feet and may be restricted to right-in, right-out movements. No new residential driveways shall be allowed on arterial streets.

#### 4.1.2 Offsets

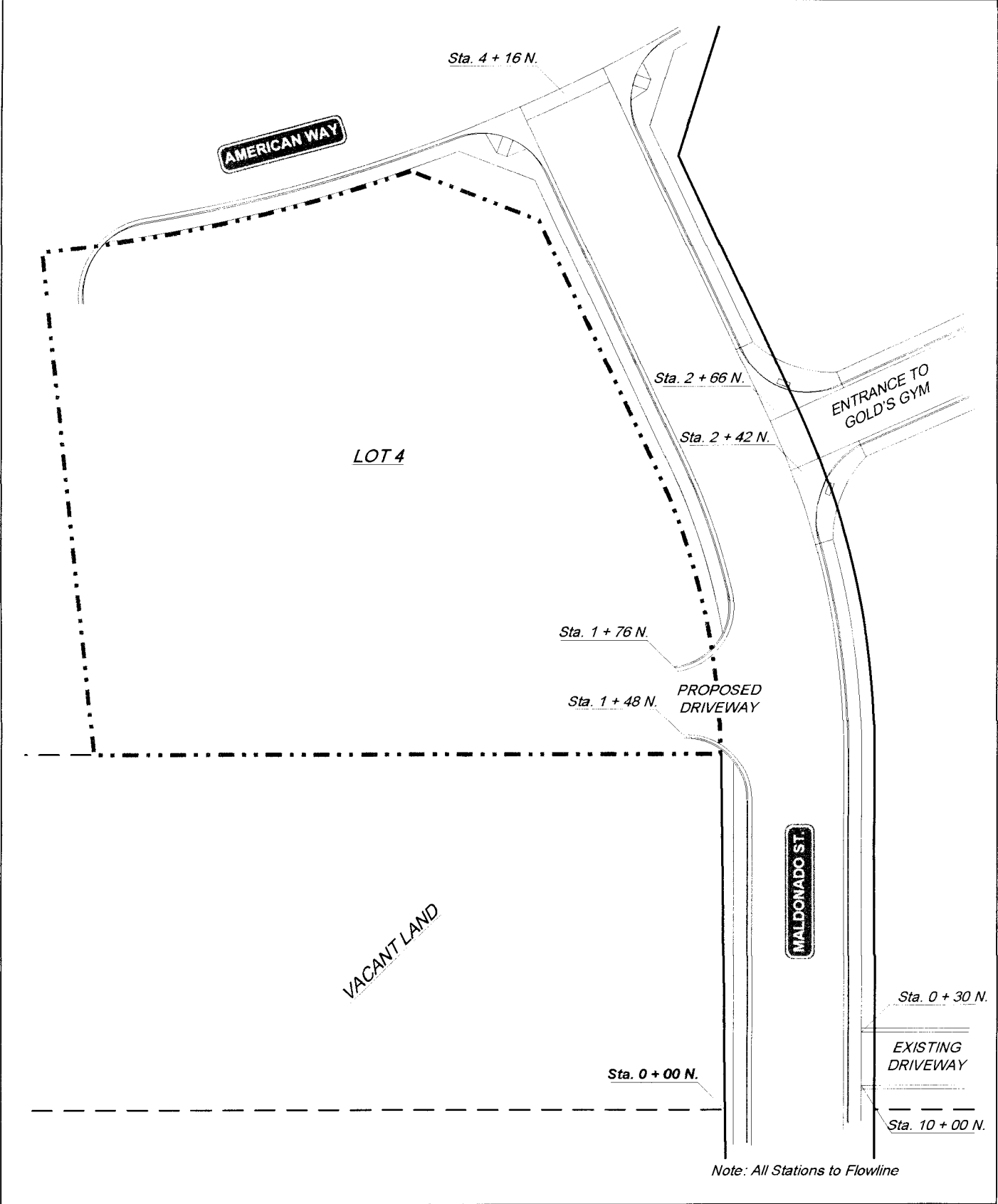
Where properties are not large enough to allow accesses on opposite sides of the street to be aligned, the center of accesses and intersections not in alignment shall be offset a minimum of 50 feet on local commercial streets, offset 150 feet or greater on all collector streets and offset 300 feet or greater on all arterial streets. Greater distances may be required for left turn storage lanes. Shared accesses shall be encouraged wherever possible

---





DRIVEWAY LOCATIONS





CASE STUDY 1



CASE STUDY 2



CASE STUDY 3



Date: February, 2010

Scale: N.T.S



**THOMAS A. LOGUE**  
 LAND DEVELOPMENT CONSULTANT  
 537 FRUITWOOD DRIVE, GRAND JUNCTION, COLORADO 81501  
 970-434-8215

PREPARED FOR:

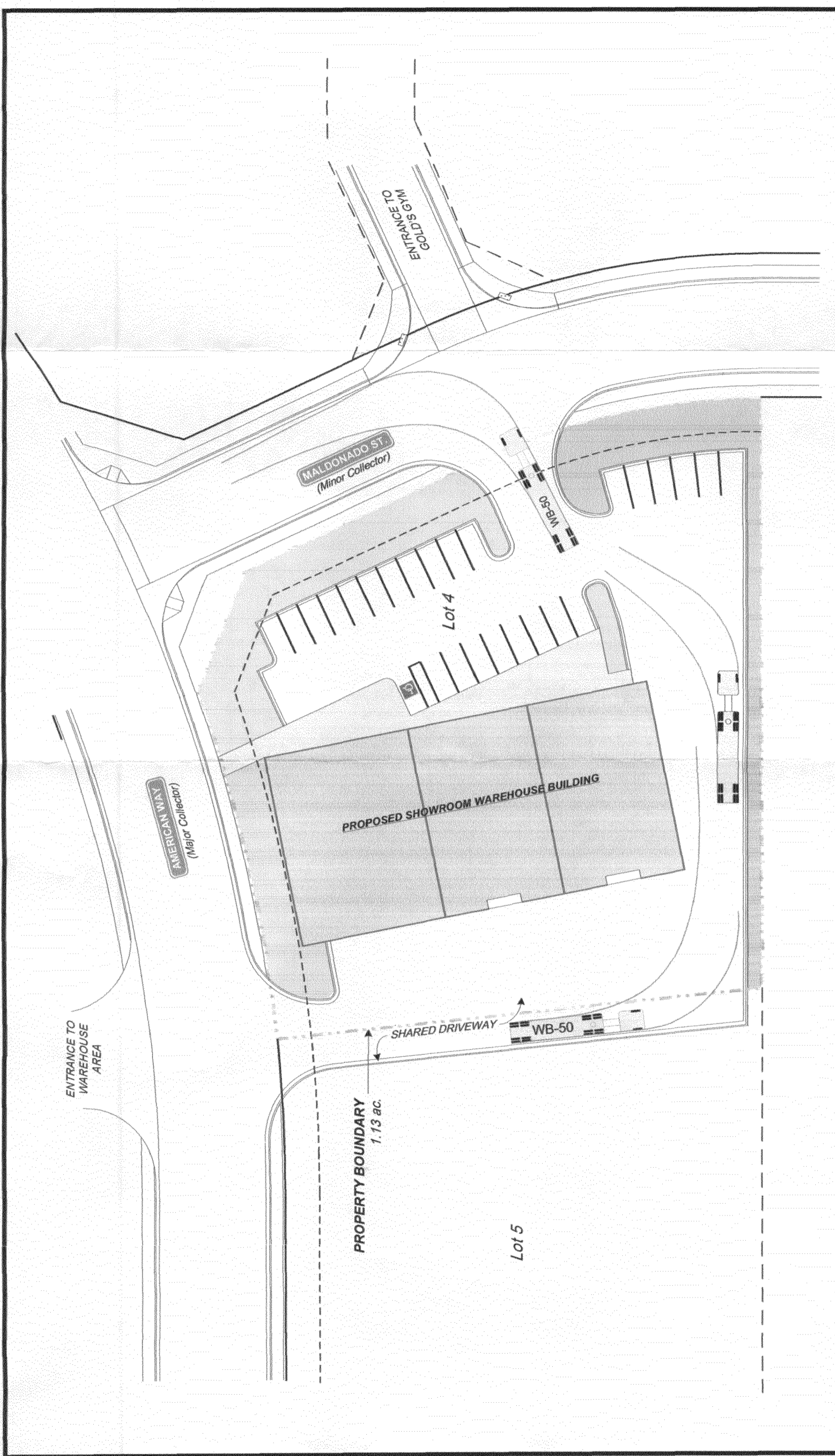
**AMERICAN FURNITURE WAREHOUSE CO.**  
 KEVIN MICHALICK, GENERAL MANAGER  
 8810 AMERICAN WAY  
 ENGLEWOOD, COLORADO 80112

**TEDS DESIGN EXCEPTION**  
**ABBEY CARPET & FLOOR**  
 GRAND JUNCTION, COLORADO

**EXHIBIT G**  
**Case Studies**

SHEET 1 OF 1





Date: June, 2010  
 Scale: 1 in. = 40 ft.



**THOMAS A. LOGUE**  
 LAND DEVELOPMENT CONSULTANT  
 537 FRUITWOOD DRIVE, GRAND JUNCTION, COLORADO 81501  
 970-434-8215

PREPARED FOR:  
**AMERICAN FURNITURE WAREHOUSE CO.**  
 KEVIN MICHALICK, GENERAL MANAGER  
 8810 AMERICAN WAY  
 ENGLEWOOD, COLORADO 80112

**TEDS DESIGN EXCEPTION**  
**ABBEY CARPET & FLOOR**  
 GRAND JUNCTION, COLORADO

**EXHIBIT H**  
**Alternative Condition**  
 SHEET 1 OF 1

## APPLICATION

### Transportation Engineering Design Standards (TEDS)

### Exception Request

City File No.: TED-\_\_\_\_\_

Project: *Abbey Carpet and Floor*

Site Address: *SW of Maldonado Street and American Way*

Applicant: *American Furniture Warehouse Company*

Representative: *Tom Logue*

Date: *June 7, 2010*

Parent Project:

Project Name: *Abbey Carpet and Floor, Major Site Plan*

City File No.: *To be assigned*

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

Request #1 : *4.1.2 Reduce minimum driveway offset from 150 ft. to 65 ft.*

Request #2 : *None*

2. Site Description: Lot 4, American Subdivision

#### REQUEST #1

A. Description: *See Attached*

B. Exception Considerations

1. How will the exception affect safety? *See Attached*

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

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

4. Will the exception require CDOT or FHWA coordination? *No*

5. Is this a one-time exception or a request to change the TEDS manual? *One Time exception*



**TEDS EXCEPTION SUBMITTAL  
DISTRIBUTION LIST**

File #: TED - 2010-070  
Date of submittal: June 7, 2010  
Site location: SW of Maldonado St & American Way  
Parent Project:  
Name: American Furniture Warehouse  
File No.: PRE - 2009-229

---

Distribution List:

Development Engineer: Reed Dorris  
Planner: Lori Bauers  
PW&P Director: Tim Moore  
Planning Manager: Lisa Cox  
Fire Department: Chuck Mathis  
Transportation Engineer: Jody Kliska  
Other: \_\_\_\_\_

---

Date and Time of Development Review Meeting: n/a  
To be scheduled at least seven days after review packet distribution date.  
Place: Conference Room 135, Planning Division, City Hall, 250 N. 5<sup>th</sup> Street

---

Committee Meeting: TUES. JUNE 15<sup>th</sup> 10:30 AM  
Attendance is expected of all agencies involved with the TEDS Exception process



PUBLIC WORKS & PLANNING DEPARTMENT  
PLANNING DIVISION

## Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: June 14, 2010

To: TEDS Review Committee

From: Rick Dorris, Development Engineer

Project Number: **TED- 2010-070**

Project Location: Maldonado, across from Gold's Gym

Parent Project:

Name: American Furniture Warehouse and Abbey Carpet

File No.: N/A

Planner: Lori Bowers

TEDS Exception Request #1: TEDS 4.1.2

Comment: The site can meet TEDS but it doesn't make for as efficient a site plan. The TEDS exception requested doesn't sacrifice safety as the offset with Gold's Gym is in the "good" direction (no overlapping left turns) and the access is primarily used for deliveries. The site plan as shown will make it circuitous and undesirable for customers to use this access.

Recommendation:

Approve as requested.

Approve with the following modification(s): \_\_\_\_\_

Deny.

Hold until the following additional information is submitted and reviewed:



PUBLIC WORKS & PLANNING

June 18, 2010

Tom Louge  
537 Fruitwood Drive  
Grand Junction CO 81504

*Re: TEDS Exception 2010-070 – American Furniture Warehouse*

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

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,

A handwritten signature in cursive script that reads "Sue Mueller".

Sue Mueller  
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer  
Lori Bowers, Sr. Planner  
File



PUBLIC WORKS & PLANNING DEPARTMENT  
PLANNING DIVISION

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

Project Number: TED- 2010-070

Site Location: Maldonado

Applicant: American Furniture Warehouse – Abbey Carpet

Representative: Tom Logue

Development Engr.: Rick Dorris

Parent Project:

Name: American Furniture Warehouse – Abbey Carpet

File No.: N/A

Planner: Lori Bowers

TEDS Exception Request #1: TEDS 4.1.2

- 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:	<u><i>Jim Moor</i></u>	Date: <u>6-15-10</u>
Planning Division:	<u><i>Lisa Cox</i></u>	Date: <u>6-15-2010</u>
Fire Department:	<u><i>Claude Morris</i></u>	Date: <u>6-15-10</u>