

TEDS EXCEPTION SUBMITTAL DISTRIBUTION LIST

File #: TED - 2010-112

Date of submittal: 8-12-10

Site location: 860 21 Road

Parent Project:

Name: Southern Nevada Park Homes

File No.: PP-2010-026

Distribution List:

Development Engineer: [REDACTED]

Planner: Toni Bowers

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: _____

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: [REDACTED]

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

Transportation Engineering Design Standards (TEDS) Exception Request

City File No.: TEO-2010-112
Project: Southern Nevada Park Homes
Site Address: 860 21 Road
Applicant: Austin Civil Group
Representative: Scott Sorensen
Date: July 13, 2010
Parent Project:
Project Name: Southern Nevada Park Homes
City File No.: PP-2010-026

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

Request #1 - TEDS Chapter 8 – requirement for streetlights

2. Site Description

The purpose of this request is to make an exception from *The City of Grand Junction's Transportation Engineering Design Standards (TEDS) Chapter 8- Street Lighting*. This section of TEDS requires streetlights to be installed in the new public roads. This exception is “**only**” being requested for the industrial portion of the project. See attached site plan for subdivision street layout.

Existing Site Conditions

The 100.42-acre property is currently farm and pasture land. An existing single family home, corrals, and several agricultural sheds are located near the southwest corner of the property. 21 ½ Road parallels the eastern boundary and 21 Road parallels the western boundary. The location of the project is depicted in the photo on the following page:



Site location

Surrounding Land Uses and Zoning

The 100.42-acre property was recently annexed into the City of Grand Junction. The northern 20.08-acre portion is currently zoned R-4 while the southern 80.34-acres is currently zoned I-1. Surrounding land uses and zonings generally consist of single family large lot residential with industrial to the south.

Proposed Site Improvements and Site Access and Circulation

This project proposes to develop the 80.34-acres of industrial zoned land into thirty-one (31) industrial lots that range in size from 3.30 to 1.79 acres with a density of 0.385 lots per acre. The 20.08-acres of residential zoned land is proposed to be developed into seventy-two (72) residential lots ranging in size from 15,278 to 8,022 square feet with a density of 3.585 lots per acre. The project is anticipated to be developed into seven (7) phases with the first phase to begin after final subdivision approval. Entire build-out of the development is anticipated to take approximately ten (10) years.

Access to the lots within the proposed development will be taken from interior streets. Primary access to the development will be from 21 and 21 ½ Road with a new major collector street provided by the development of H ½ Road.

Access to the industrial lots will be from H ½ Road with three (3) industrial streets and one (1) court street constructed to provide access to the various industrial lots. A stub street within the industrial area will be provided to H ¾ Road to provide inter-parcel connectivity and a better emergency vehicle response access. Geometry of the stub street at the industrial end will be “bottled necked” to discourage industrial traffic from entering the residential subdivision.

Access to the residential lots will be from H ¾ Road with four (4) residential streets constructed to provide access to the various lots.

In order to mitigate the proposed industrial users from the existing residential homes constructed along the east side of 21 ½ Road, the plan calls for a 55-foot landscape buffer with a six-foot tall landscaped berm to be located along the west side of 21 ½ Road. The developer prefers to use the six-foot berm in lieu of a six-foot tall wall because the landscape berm will help mitigate noise from industrial lots and will provide a better aesthetic buffer to the existing homes along 21 ½ Road. A 25-foot landscape buffer will also be provided along the H ¾ Road alignment to also provide additional buffering between the proposed industrial and proposed R-4 residential development.

H ½ Road is anticipated to include 20-feet of pavement and will primarily be constructed within a 40-foot right-of-way along the eastern end of the site, except for an area near the west end where it becomes its full right-of-way width of 60-feet. During the annexation and zoning process, the developer met with the residential property owner near the southwest corner of the site and agreed to push H ½ Road north of their property to avoid constructing a roadway near an existing structure that is close to their northern property line.

TEDS Exception

TEDS Section 8.1, Street Lighting, requires streetlights to be installed on all new and existing public streets at the expense of the developer. At this point and time for the industrial portion of the development, the roads will primarily only be used during regular business hours of Monday through Friday, 8 A.M. to 5 P.M., therefore not needing any additional lighting. The surrounding residential land uses to the north, east and west won't be in favor of the additional light pollution.

The public safety and welfare of the public will not be impacted as a result of granting this TEDS exception of not requiring streetlights.

REQUEST #1

A. Description

TEDS Section 8.1, Street Lighting, requires streetlights to be installed on all new and existing streets at the expense of the developer. At this point and time for the industrial portion of the development, the roads will primarily only be used during regular business hours of Monday through Friday, 8 A.M. to 5 P.M., therefore not

needing any additional lighting. The surrounding residential land uses to the north, east and west won't be in favor of the additional light pollution.

B. Exception Considerations

1. How will the exception affect safety?

The public safety and welfare of the public will not be impacted as a result of granting this TEDS exception of not requiring streetlights.

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

The only other alternative would be to propose street lights at all industrial street intersections and at the end of court streets.

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

I am aware of a recent approved exception to TEDS Section 8.1, Street Lighting within an industrial subdivision with surrounding residential land uses.

4. Will the exception require CDOT or FHWA coordination?

No. None of the surrounding roads are state or federal highways.

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

This is a simple one-time exception.

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: August 19, 2010

To: TEDS Review Committee

From: Rick Dorris, Development Engineer

Project Number: TED- 2010-112

Project Location: 860 21 Road

Parent Project:

Name: Southern Nevada Park Homes

File No.: PP-2010-026

Planner: Lori Bowers

TEDS Exception Request #1: TEDS 8.1.1

Comment: TEDS table 8-1 establishes that commercial local streets shall have 0.9 foot candles luminance. The applicant is proposing no street lights on only the industrial portion of the project. The residential area would have normal lighting. In the past we have allowed a reduction in street lighting but still required street lights at intersections.

Recommendation:

Approve as requested.

Approve with the following modification(s): Provide street lights at intersections and provide conduit to install street lights at the normal spacing if required in the future.

Deny.

Hold until the following additional information is submitted and reviewed:

August 27, 2010

Terry Lawrence
Grace Homes Real Estate & Construction, Inc.
786 Valley Ct.
Grand Junction CO 81505

Re: TEDS Exception 2010-112 – Southern Nevada Park Homes

The TED's Exception Committee has approved your request with the following modifications: Provide street lights at intersections and provide conduit to install street lights at the normal spacing if required in the future.

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,



Sue Mueller
Sr. Administrative Assistant

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

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

Project Number: TED- 2010-112

Site Location: 860 21 Road

Applicant: Terry Lawrence

Representative: Austin Civil Group

Development Engr.: Rick Dorris

Parent Project:

Name: Southern Nevada Park Homes

File No.: PP-2010-026

Planner: Lori Bowers

TEDS Exception Request #1: TEDS 8.1.1

Approved as requested.

Approved with the following modification(s): Provide street lights at intersections and provide conduit to install street lights at the normal spacing if required in the future.

Denied.

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

TEDS Review Committee:

Public Works:

Toni Mow

Date: 8-24-10

Planning Division:

Lisa Eley

Date: 8-24-2010

Fire Department:

Charles Watkins

Date: 8-24-2010

**Transportation Engineering Design Standards (TEDS) Exception
Request**

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