

TEDS EXCEPTION SUBMITTAL DISTRIBUTION LIST

File #: TED – 2010-129

Date of submittal: September 17, 2010

Site location: 157 30 Road

Parent Project:

Name: Hawk's Nest Subdivision

File No.: FP-2006-196

Distribution List:

Development Engineer: [REDACTED]

Planner: Senta Costello

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. 5th Street

Committee Meeting: [REDACTED] [REDACTED]

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

Transportation Engineering Design Standards (TEDS) Exception Recommendation Form

Date: September 21, 2010

To: TEDS Review Committee

From: Rick Dorris, Development Engineer

Project Number: TED- 2010-129

Project Location: 2997 Black Hawk Way

Parent Project:

Name: Hawk's Nest Subdivision

File No.: FP-2006-196

Planner: Senta Costello

TEDS Exception Request #1: TEDS Section 13.2.1, #7

Comment: They didn't make a case why the City should change the standards. They basically just stated they want it. There is a suitable alternative that meets standards and they provided no other locations where this has been done. The shared drive standards were created to provide subdivision design flexibility for the Developer and create a better looking streetscape with more on-street parking. Allowing this lot to access Black Hawk Way adds yet another garage fronting the street and limits on street parking, albeit not very much.

Recommendation:

Approve as requested.

Approve with the following modification(s): _____

Deny.

Hold until the following additional information is submitted and reviewed:

Letter of Transmittal

Date: 05/15/08

To: Rick Dorris
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

From: Patrick M. O'Connor
O'Connor Design Group, Inc.
2350 G Road, Suite 113
Grand Junction, CO 81505

RE Hawks Nest TEDS Exception Request

Included: *6 sets of*

Application for TEDS Exception re: Lot 9, Block 2 of Hawks Nest Subdivision, Filing 1
Drawing of Hawks Nest Subdivision
Drawing of surrounding area of Lot 9, Block 2 of Hawks Nest Subdivision
GIS Map of Hawks Nest Subdivision Vicinity
GIS Map of Lot 9, Block 2 of Hawks Nest Subdivision and surrounding area

RECEIVED
SEP 16 2010
COMMUNITY DEVELOPMENT
DEPT.

TEO-2010-129

*Scouts
Tim
Lisa
Chris
Judy*

APPLICATION
Transportation Engineering Design Standards (TEDS)
Exception Request

City File No.: TED- (To be filled in by City Staff)

Project: Hawks Nest, Filing 1

Site Address: 157 30 Road, Grand Junction, CO

Applicant: 30 Road LLC

Representative: O'Connor Design Group, Inc.

Date: September 14, 2010

Parent Project:

Project Name: Hawks Nest Subdivision

City File No.: FP-2006-196

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

Request #1 - Section 13.2.1 - # 7: Allow driveway access for Lot 9, Blk 2 from Black Hawk Way, rather than shared driveway

Request #2 -

Request #3 -

2. Site Description

Description: Lot 9, Block 2 is located in the southeast corner of Hawks Nest Subdivision. It is one of four lots abutting a shared driveway in that location. This lot is, however, also abutting Black Hawk Way, with over 75 lineal feet of frontage along the sidewalk. Given the geometry of the lot (longer than it is wide – approximately 120' x 90'), it is more feasible to provide the required 4 on-site parking spaces (Teds 13.2.1 - # 6) with a driveway off of Black Hawk than it is to provide the spaces in the narrower dimension along its width. There is no shortage of on-street parking available along the frontage, given the 75' dimension. Addition of a driveway along the frontage would still provide adequate available on-street parking comparable to most single-family lots in similar zoning. In our opinion, a driveway off of the shared lane would not encourage less on-street parking by visitors to the household. The site was originally designed to

be accessed from the street and is on the outside radius of an oversized "corner knuckle". The designers were not aware of this specific requirement by TEDS at the time of original design.

A. Description:

Lot 9, Block 2 is located in the southeast corner of Hawks Nest Subdivision. It is one of four lots abutting a shared driveway in that location. This lot is, however, also abutting Black Hawk Way, with over 75 lineal feet of frontage along the sidewalk. Given the geometry of the lot (longer than it is wide – approximately 120' x 90'), it is more feasible to provide the required 4 on-site parking spaces (Teds 13.2.1 - # 6) with a driveway off of Black Hawk than it is to provide the spaces in the narrower dimension along its width. There is no shortage of on-street parking available along the frontage, given the 75' dimension. Addition of a driveway along the frontage would still provide adequate available on-street parking comparable to most single-family lots in similar zoning. In our opinion, a driveway off of the shared lane would not encourage less on-street parking by visitors to the household. The site was originally designed to be accessed from the street and is on the outside radius of an oversized "corner knuckle". The designers were not aware of this specific requirement by TEDS at the time of original design.

B. Exception Considerations

1. How will the exception affect safety? Safety would not be compromised, in our opinion, by this exception given the available length of existing frontage. We feel safety would actually be improved by potentially eliminating 25% of the traffic and usage on the shared drive. The proposed driveway centerline would be located approximately 35' east of the west boundary of the lot and would have excellent site distance in both directions (to the west and to the north) on the corner. As stated above, adequate on-street parking would continue to be available along the remaining frontage.

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

Alternatives considered include a driveway off of the shared drive which has less available room to provide the required off-street parking spaces and contributes additional traffic and burden to the shared drive.

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

We are not aware of other specific requests for this exception, but feel fairly

certain that they exist in other locations of the City. We feel confident in this, given the nature of "corner layout geometry" encountered throughout the design of many previous subdivisions.

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?

This request is for a one time exception.

REQUEST #2 -

A. Description:

B. Exception Considerations

1. How will the exception affect safety?
2. Have other alternatives been considered that would meet the standard?
3. Has the proposed design been used in other areas?
4. Will the exception require CDOT or FHWA coordination?
5. Is this a one-time exception or a request to change the TEDS manual?

REQUEST #3 -

A. Description:

B. Exception Considerations

1. How will the exception affect safety?
2. Have other alternatives been considered that would meet the standard?

3. Has the proposed design been used in other areas?
4. Will the exception require CDOT or FHWA coordination?
5. Is this a one-time exception or a request to change the TEDS manual?

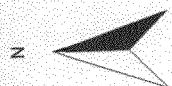
B ROAD



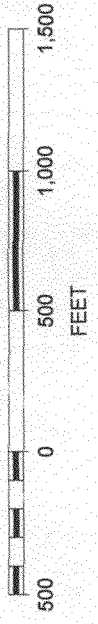
30 ROAD



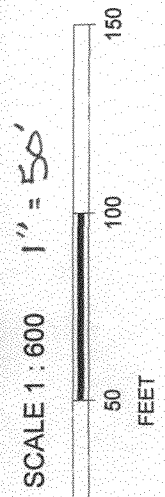
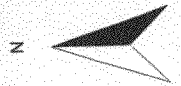
Hawks Nest Subdivision - Vicinity



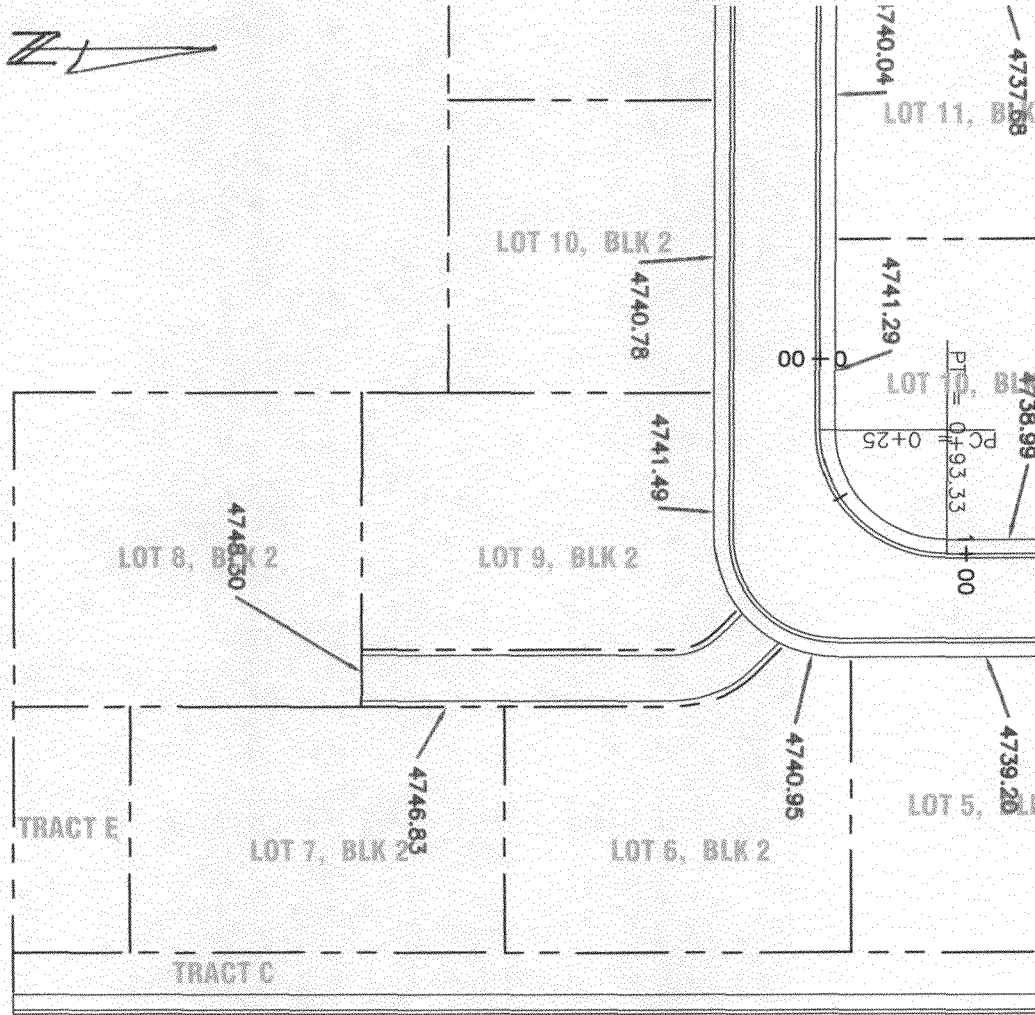
SCALE 1 : 7,988



Hawks Nest Subdivision - Lot 9, Block 2 and surrounding area



N.T.S.



30 ROAD

September 24, 2010

O'Connor Design Group
2350 G Road, #113
Grand Junction CO 81505

Re: TEDS Exception 2010-129 – 2997 Black Hawk Way

The TED's Exception Committee has denied your request for a separate driveway.

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
Senta Costello, Sr. Planner
File

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

Project Number: TED- 2010-129

Site Location: 2997 Black Hawk Way

Applicant: 30 Road, LLC

Representative: O'Connor Design Group

Development Engr.: Rick Dorris

Parent Project:

Name: Hawk's Nest Subdivision

File No.: FP-2006-196

Planner: Senta Costello

TEDS Exception Request #1: TEDS Section 13.2.1 - #7

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 Moran*

Date: 9-23-10

Planning Division: *Lisa E Cox*

Date: 9-23-2010

Fire Department: *Chuck Mathis by J Cox*

Date: 9-24-2010