TOWN OF CASTLE ROCK COLORADO

Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

NO. 15-0036

DATE 6/19/15

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT

Hillside at Castle Rock

LEGAL DESCRIPTION OF SUBJECT PROPERTY
TRACT IN SW1/4 3-8-67 & IN SE1/4SE1/4 4-8-67 46.72 AM/L LSP 3561 46.7 acres
TRACT IN SE1/4SW1/4 3-8-67 4.878 AM/L 4.9 acres

VARIANCE REQUESTED:

Code Section(s)\ Town of Castle Rock Transportation Design Criteria Manual Table 2.2 Street Design Criteria.

Describe the Variance Requested
A 1% variance in the maximum street grade for an approximately 500 ft. segment of local road

1. Describe the exceptional situation or condition that exists
Existing slopes on our parcel and the adjacent parcel exceed 10% slope over a majority of the proposed development area thereby falling under the "mountainous" terrain definition.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code
Holding the TOC maximum street grade of 6%, 1) we cannot provide access to the adjacent Beaver parcel through our site. We have prepared the attached documents showing a primary point of access 200 ft. from the Wolfensberger intersection and an emergency access point to the Beaver Property. Using a 6% maximum street slope on our site results a 6.5' cut at the Beaver Property Line for the primary access, which is not acceptable, and a 0.0' cut at the property line at the emergency access point. Using a 7% maximum street slope on our site results a 5.5' cut at the Beaver Property Line for the primary access which is still not acceptable. A solution was found by reversing the access point roles by changing the primary access point into an emergency access point and visa versa, this results in no cut at the property line for the new primary access road and a 1.5' cut at the property line for the new emergency access point based on a maximum street grade of 7% for 500 ft. on our site. 2) We cannot balance the onsite earthwork and would have to export approximately 44,000 Cu. Yds. of dirt. Allowing a 7% street slope for 500 ft. results in balanced onsite earthwork 3) The 6% max. street grade results in approximately 24' vertical cuts into the onsite hillside which will require tiered retaining walls. Allowing a 7% street slope for 500 ft. reduces the wall height by 4 ft. along the entire length of the northerly road.

3. Describe why there would not be any adverse impact on public health, safety and welfare
We do not believe there would be any adverse impact on public health, safety and welfare for the following reasons: 1) Douglas County allows a 7% maximum grade on streets in mountainous terrain. 2) The 1% slope variance is very small over a short distance. 3) There are not "Stop Conditions" within the area of the variance request. 4) The street in question is on a south facing slope and most of the street is outside of building shadows. 5) It would be difficult to assess any additional maintenance cost between 6% slope and 7% slope for 500 ft. of street.

Additional Information:

1. *Attach an improvement survey.*
2. *Attach a drawing showing the intended uses.*
3. *Provide any other information helpful to discussion.*

PROPERTY OWNER	APPLICANT'S REPRESENTATIVE (If applicable)
Name: _____	Name: Troy W. Denning P.E.
Address: _____	Address: 7852 S. Elati Street Suite 106 Littleton, CO 80134
Phone #: _____	Phone: (303) 794-8604
Fax #: _____	Fax: (303) 795-3072

_____
Signature of Applicant

For Staff Use Only

Staff Recommendation: Approved ☒ Yes ☐ No

_____
Signature

- ☒ Public Works Director
- ☐ Utilities Director
- ☐ Parks & Recreation Director
- ☐ Development Services Director

_____
Date

Comments

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Conditions of Acceptance

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