

Development Services 100 N. Wilcox Street Castle Rock, CO 80104 720-733-2200 FAX 720-733-2231 O. TCV21-0074

DATE	9/2/2021
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TE HNICAL CRITERIA VARIAN APPLICATION DEVELOPMENT Meadows Filing 19 Lot 2 North LEGAL DESCRIPTION OF SUBJE T PROPERTY T7South. Range 67 West. Sections 21 & 28 VARIAN E REQU ST D: Code Section(s) Transportation Design Criteria Section 2.2.5.4 - Collector Minor Non-Residential Describe the Variance Requested A variance is being requested to have a 10ft sidewalk on one side of a non-residential minor collector road, rather than an 8ft sidewalk on both sides of the road.

1. Describe the exceptional situation or condition that exists

Existing town utilities restrict opportunity for placement of swales and storm sewer facilities needed to capture existing off-site drainage between Timber Mill Parkway and the existing railroad right of way (see Pedestrian Sidewalk with Utilities Exhibit). Additionally, there is no planned development on the side of the road where we are requesting removing the sidewalk (see Pedestrian Sidewalk Location Exhibit). The only development is located on the east side of the right of way where we are proposing a 10ft wide sidewalk. The sidewalk we are requesting be removed would ultimately lead to a dead end within the Town boundary Lastly, placing a pedestrian sidewalk along an active railroad line poses a safety concern to the public.

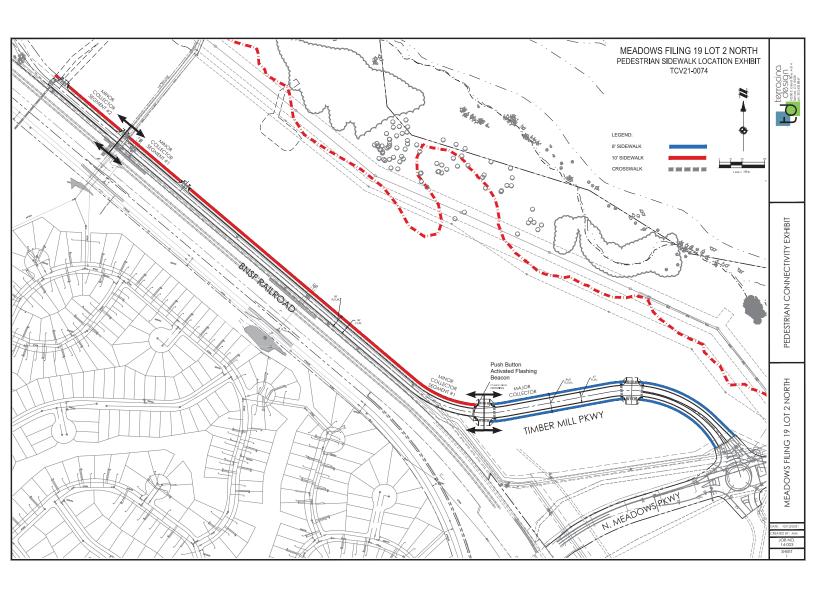
- 2. Describe the difficulty or hardship that would be created by a strict enforcement of the code Strict enforcement of the code would create additional utility and planting conflicts within the right of way (see Timber Mill Roadway Profile Exhibit). Installing sidewalk on the west side of the right of way, which does not connect to anything, will create additional long-term maintenance obligations for the Town with snow removal, repair and replacement responsibilities. Lastly, it would create a safety concern for the public by placing a sidewalk along an active railroad line.
- 3. Describe why there would not be any adverse impact on public health, safety and welfare Removing the sidewalk along the existing railroad right of way will increase the public's safety by removing a pedestrian corridor adjacent to the railroad. Additionally, we would be creating a wider (10ft) sidewalk opposite of the railroad that allows for a larger amount of pedestrian traffic at a safer distance from the railroad (see Timber Mill Roadway Exhibit). Additionally, by removing the sidewalk on the west side, it would reduce the Town's snow removal, sidewalk repair and replacement responsibilities, thus reducing their long term maintenance obligations.

3. Provide any other information helpful to discussion. PROPERTY OWNER APPLICANT'S REPRESENTATIVE (If applicable) R.C. Hanisch Martin Metsker Name: Name: Address: 3033 E. 1st Avenue, Ste 305 3473 S. Broadway Address: Denver, CO 80206 Englewood, CO 80113 Phone #: __303-394-5500 720-854-9456 Phone: _ Fax #: Signature of Applicant For Staff Use Only Digitally signed by Daniel J Sailer DN: cn=Daniel J Sailer, o=Town of Staff Recommendation: Approved ☑ Yes ☐ No Daniel J Sailer Castle Rock, ou=Public Works, email=dsailer@crgov.com, c=US Date: 2021.10.25 09:17:56 -06'00' Signature □ Public Works Director □ Director of Castle Rock Water □ Parks & Recreation Director **Development Services Director** 10/25/21 Date Comments Upon staff approval, Town Council will need to approve the variance as well before it's considered complete Conditions of Acceptance Applicant shall construct or pay cash-in-lieu of construction for a Push

Button Activated Flashing Beacons as shown the attached exhibit.

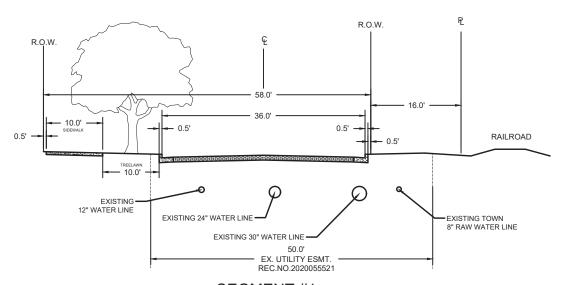
1. Attach an improvement survey.

2. Attach a drawing showing the intended uses.

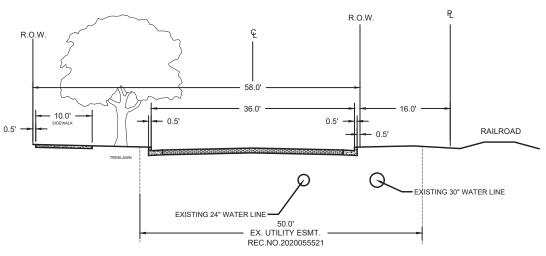


TIMBER MILL PARKWAY ROADWAY CROSS SECTIONS

TCV21-0074



SEGMENT #1
TIMBER MILL PKWY MINOR COLLECTOR
NON-RESIDENTIAL



SEGMENT #2
TIMBER MILL PKWY MINOR COLLECTOR
NON-RESIDENTIAL



THE MEADOWS FILING 19

SHEET NUMBER

F 1 SHEETS JOB NUMBER

DATE: 10/13/2021

OB NUMBER 14-003

