

# Road Modification Request Narrative for Stephens Hillside Farm

## Project Introduction:

This 43.3 acre site is a proposed subdivision to create 85 residential lots for single family homes in the LDR-7.5 zoning district; along with tracts for stormwater management, critical area buffers, open space and a City Park. The project is located on the west side of Aspen Avenue, between N.18th Street and NE North Fork Road.

## Existing Conditions:

The site slopes generally southerly with grades exceeding 15% in the northeasterly portion of the site. A stream flows westerly near the site's southerly boundary and another stream flows southerly near the site's westerly boundary.

## Road Modification Requests:

1. To allow a small portion of certain street grades to exceed 15%, refer to Exhibit A.
2. To allow the intersection spacing between Aspen Avenue and proposed Court B to be less than 275 feet.

## Approval Criteria for Request No. 1

*(a) Topography, right of way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant and an equivalent alternative which can accomplish the same design is available.*

Existing topography contains slopes exceeding 15% along the northerly portion of the site. Some portions of certain streets must be designed with grades up to 18% to minimize a large cut that will occur at the north property line. The allowance of the street grades of up to 18% will also minimize the amount of filling that would be needed along the southerly portion of the project.

*(b) A minor change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship.*

If the maximum street grade of 15% is held along the entire length of Avenue "C", a cut of 7'- 8' will occur where the street intersects the north property line. This is not only problematic for the "Stephens Hillside Farm" project but will also burden the future extension of this roadway by requiring excessive cutting as it enters the property to the north.

## Approval Criteria for Request No. 2

Refer to the Technical Memorandum regarding the Queuing Analysis, prepared by Lancaster Engineering, Traffic Engineers.