

Entrance Spacing Modification Requests

Three (3)-Tiered Review System: Within each of the tables (see separate document) are three (3) sets of entrance-spacing values listed in columns. The first set of columns (to the far right) is for ideal situations that employ ultra-conservative values: “Approved – No Justification Needed”. Entrance-spacing designs that utilize these values would be automatically approved.

The second set (middle columns) contains more lenient standards that require reviews of the Planning and Engineering Staffs of the Division of Permitting and Development Review. The Staffs will review a proposed entrance design based on “decision tree” criteria labeled as “Staff Review—Justification Required”. The third set of columns is the most lenient set of values and requires FcPc review-- “FcPc Review – Modification Needed”. The third and last set of values provides flexibility to address special cases needing Planning Commission review.

Applicants would first be directed to start with the most conservative: use the “Approved”-column set of values. If the Applicant could not fulfill these criteria, the Applicant would have to provide “decision tree” justifications to the Planning and Engineering Staffs, as to why the “Approved” category could not be used. The Applicant would be allowed to use the second set of values only if both County Review Staffs agreed that the Applicant successfully fulfilled one or more of the criteria of a “decision tree/criteria matrix”. Otherwise, the modification request would be sent to the FcPc for public review.

An Entrance-Spacing applicant must provide written justification why their design meets one of the following justifications:

Justification Criteria for Entrance Space Modifications:

- 1) **Environmental Features:** Are there environmental features—such as steep slopes, floodplain, wetlands, forest, etc.—that are worthy of preservation, and that can be saved by an entrance-spacing design that utilizes values less than the “Approved”-column values?
- 2) **Cultural/Historic Features:** Are there cultural or historic features—such as stone fence rows, gravesites, structures, vistas or landscapes--that are worthy of preservation that can be saved by an entrance-spacing design that is less than the “Approved”-column values?
- 3) **Existing Features/Conditions:** Are there existing conditions that are beyond the control of the Applicant to mitigate, that preclude the property from providing an entrance-spacing design that meets the “Approved”- column values?
- 4) **Reduction of Potential Conflict Points:** Can the Applicant substantially reduce the overall number of entrances (potential conflict points) by combining entrances (or other ways) to reduce potential conflict points by an entrance-spacing design that is less than the “Approved”-column values?
- 5) **Sight-Distance Improvement:** Can substantially better sight-distance be achieved--proven by quantitative analyses showing actual sight-distance at all relevant locations--by an entrance-spacing design that is less than the “Approved”-column values?
- 6) **Better Site Access:** Are there field conditions that suggest that a substantially better access to a site can be achieved at a specific location, even if the entrance-spacing design that is less than the “Approved”-column values?
- 7) **Smart-Growth Planning Goals:** Can planning goals of clustered land-use or “Smart-Growth” designs be substantially facilitated by an entrance-spacing design that is less than the “Approved”-column values?