

18.34 - Adequate Public Facilities

Chapter 18.34 - ADEQUATE PUBLIC FACILITIES

Sections:

18.34.010 Intent.

18.34.020 Applicability.

18.34.030 General Requirements.

18.34.010 Intent. The purpose of the Enhanced Adequate Public Facilities regulation is to ensure that public facilities and services necessary to support new development are available concurrently and meet or exceed the adopted level of service standards established in this regulation, and to coordinate the impact of development with Evans' Capital Improvements Plan. (Ord. 247-03, 2003: Ord. 063-01, 2001)

18.34.020 Applicability. This regulation shall apply to all development applications received after the date on which the regulation is adopted. (Ord. 247-03, 2003: Ord. 063-01, 2001)

18.34.030 General Requirements. An applicant for a development permit shall demonstrate that the following adequate public facilities are available or will be available to serve the proposed development by the time any portion of the development is occupied or in use.

A. Transportation.

1. All developments that are required to prepare a traffic impact study shall demonstrate compliance with the following transportation level of service (LOS) standards.

a. Existing levels of service at peak hour are maintained on all arterial and collector roads and at all intersections within one-fourth (1/4) mile of the primary access to the site, or the level of service shall not fall below LOS "D" as defined by the Transportation Research Board, Highway Capacity Manual, Special Report 209 (Washington D.C.: National Research Council, 1998), as amended, as set forth below.

LOS	Volume to Capacity Ratio
A	0.59
B	0.69
C	0.79
D	0.89
E	0.99
F	1.00

b. However, if the current level of service on streets adjacent to the site or within one-fourth (1/4) mile is currently below LOS "D," then the applicant shall demonstrate that the LOS will not fall below the current level.

2. All developments required to prepare a traffic study shall also provide an overall access management plan that demonstrates free-flowing access to the site and avoids unsafe congestion conditions on adjacent public roads and streets.

3. The City shall prepare a Capital Improvements Plan (CIP) that coordinates transportation projects with Evans Transportation Plan, as amended. The City shall continue to monitor the impact of new and already approved development for adequacy of the CIP.

4. The City Council may waive these requirements upon a showing by the applicant that the impact of the proposed development on roads and intersections will be nominal.

B. Water/Wastewater/Storm Drainage. All development shall provide adequate and functional mains, stubs, and appurtenances to each lot in accordance with the city's design criteria and construction standards and any applicable utility or drainage and/or erosion control report. (Ord. 247-03, 2003: Ord. 063-01, 2001)

18.34 - Adequate Public Facilities

Published on City of Evans Colorado (<http://www.cityofevans.org>)

Code Documents



[18.34 - Adequate Public Facilities](#)

Source URL (retrieved on *Wed, May 16th 12:28pm*):

<http://www.cityofevans.org/municipalcode/1834-adequate-public-facilities>