The Applicant is requesting a Waiver-DRB to *DPM Section 7-4(A)(3) Connectivity* to allow two blocks within the La Cuentista Subdivision to exceed 600 feet, the maximum block length for a local street. The two streets are Angelou Lane, which is 1,703 feet in length, and Bronte Avenue, 1,038 feet in length. The justification for these waivers is based on the responses to the criteria below.

6-6(P)(3) Review and Decision Criteria An application for a Waiver – DRB shall be approved if it complies with the following criteria:

6-6(P)(3)(a) Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, watercourses, natural topographic features, manmade obstructions, or utility lines.

2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City’s normal technical standards in that location.

4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in the design of a subdivision, in accordance with accepted principles of site planning.

Applicant Response: The requested Waiver to block length meets Criteria #4. Varying from the standard requirements for block length will allow for the economy of land and ingenuity of subdivision development while meeting pedestrian access requirements. The subdivision design shows strategically placed pedestrian access points consistent with best practices and principles of site planning to provide access to adjacent pedestrian facilities. These pedestrian access points will allow pedestrian movement and enhance connectivity throughout the subdivision.

6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

Applicant Response: The requested Waiver will not be contrary to this area's public safety, health, or welfare or the community because pedestrian access easements are placed throughout the subdivision, providing connectivity and providing physical breaks to the housing blocks. Pedestrian access is provided on the north side of Angelou Lane, at the west and east sides of the block, promoting walking access to the Paseo del Norte sidewalk/trail. Pedestrian access easements are not provided along the east side of Bronte Avenue because there is not a connection to the existing platted subdivision to the east, which is platted in a way that prevents access.

6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

Applicant Response: The Waiver to allow block lengths longer than 600 feet will not cause significant material impacts on surrounding properties since they respond to the surrounding context and existing platting.

6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Applicant Response: The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. The subdivision has identified several public utility easements and has dedicated public right-of-way throughout the subdivision that are not affected Angelou Lane or Bronte Avenue block lengths. In addition, the Applicant has granted right-of-way along Paseo del Norte to the City for the future extension of that roadway.

6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Applicant Response: The requested Waiver will not conflict significantly with the goals and provisions of the IDO or any other City code or ordinance. The goal of the DPM and the IDO for block lengths is to provide a well-connected network of roads and provide pedestrian and non-motorized connectivity on local streets. The requested Waiver will further these goals because, while the block lengths exceed the maximum 600 feet on the perimeter sides of the street, on the opposite side, blocks lengths are shorter, and streets provide access to the interior of the subdivision.

On Angelou Lane, the block length is longest along the northern edge. On the southern side, block lengths are shorter, with connector streets that run north and south. On Bronte Avenue, the longest side is on the eastern edge. The western side of the street is less than 600’, with an HOA Tract\pond just to the west that breaks up the block.

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Applicant Response: Criterion (f) does not apply, as the property is not within the 100-year floodplain.

6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

Applicant Response: The requested Waiver will not materially undermine the intent and purpose of the IDO to “*encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians*” or the R-ML zone district “*to provide for a variety of low-to-medium density housing options*.” The pedestrian access points along Angelou Lane will provide access to Paseo del Norte to the north. Circulation patterns throughout the subdivision will promote connectivity and circulation of vehicles, bicycles, and pedestrians. The longer block lengths will not inhibit or obstruct those patterns.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.

Applicant Response: The requested Waivers will not allow a lot or type of development that does not meet applicable Development Standards for the R-ML zone.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Applicant Response: The requested Waivers are the minimum necessary to provide redress. As stated, two pedestrian easements are provided along Angelou Lane to reduce the block length as much as possible. Access off Bronte Avenue is not feasible given the lack of access to the properties to the east.

6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Applicant Response: Not applicable, the Waiver request is not for sidewalk requirements.