

## Block Length

### 6-6(P)(3) Review and Decision Criteria

#### 6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
  - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
  - b. 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.
  - c. 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.
  - d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

**1.d applies per the DPM Section 7-4(A)(5) and IDO 14-16-5-4(E) where block length maximum is 600'.** The IDO states the maximum block length for local streets is 600'. After meeting with city planning, it was our understanding that this was to allow for pedestrian connectivity. We are requesting a waiver to the pedestrian access points as it relates to the proposed layout and adjacent property to follow the pedestrian specific movements and connectivity. The waivers include along Scholer Ave in which putting a pedestrian\vehicle access to Houser Ave doesn't provide any advantage as Houser Ave is 638' (which is within the allowable 10% deviation) and providing an access provides no advantage to connectivity than continuing to Dillingham and Rockwell directly. With that said, we are also requesting a waiver to Houser Ave as it is in the allowable 10% deviation. Another waiver, along Paolo Alley is being requested, which is a private, alley tract. We don't feel this waiver is necessary and it is not a public access and the lots the roadways are fronting do meet the 600' block criteria. We wanted to include it in case a variance was necessary. The alley only accesses the garages for the adjacent home and there are no thoroughfare or pedestrian facilities. This same request for Cassett Alley is being requested as it is also a private alley, which is slightly longer than the 600' but like Paolo Alley above, it is a private tract with only access to the garages for the lots backing to it with no thoroughfare or pedestrian facilities. The fronting streets do meet the criteria of the 600' block length.

**The block length waiver does not/will not adversely affect Items 2, 3, 4, 5 below.**

2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. 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.

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

**Criteria does not apply as there is not a floodplain in the area after a LOMR is complete.**

**The block length waiver does not/will not adversely affect Items 7, 8, 9, below.**

7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. 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 DHO as part of this approval.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. If the request is 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.

**Criteria does not apply as this is not a sidewalk waiver.**