



For office use:

Case #:	Submission Date:	Planner Assigned:
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

29-5.1(c)(3)(F) - Cul-de-sac Length

1. The design adjustment is consistent with the City’s adopted comprehensive Plan and with any policy guidance issued to the Department by Council;
 Elin Drive measures 305' from centerline of Hailey to center of cul-de-sac. The extra 5' over what is allowed is to provide better driveway access to lot 425 and the open/common area without intruding into the open/common area.
2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;
 The neighbors prefer this layout over previous concepts.
3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
 A sidewalk is proposed from the cul-de-sac to Talco Dr. to provide pedestrians access from the end of the cul-de-sac.
4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
 The design adjustment is being sought to address the neighbors request to maintain undivided open space.
5. The design adjustment will not create adverse impacts on public health and safety.
 Public health and safety will not be adversely impacted as it is only 5' longer than allowed.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

29-5.1(c)(3)(K)(ii) - Block Length

1. The design adjustment is consistent with the City’s adopted comprehensive Plan and with any policy guidance issued to the Department by Council;
 The proposed length of street between Elin Drive and the west end of Euliss Drive is 620 feet, 20 feet longer than allowed. A sidewalk is proposed between the cul-de-sac and existing street to mitigate the longer block length proposed.
2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;
 The existing neighbors prefer this plan and believe the sidewalk is a good alternative.
3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
 The proposed sidewalk from the cul-de-sac provides pedestrian circulation.
4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
 This is the preferred layout of the neighbors.
5. The design adjustment will not create adverse impacts on public health and safety.
 There are no impacts to public health or safety.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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If a design adjustment is requested, the Director or Commission may recommend approval of the design adjustment if it determines that the following criteria have been met, and the Council shall consider these criteria in making a decision on the requested design adjustment¹:

Please explain how the requested design adjustment complies with each of the below criteria:

29-5.1(c)(4) - Private Streets

1. The design adjustment is consistent with the City's adopted comprehensive Plan and with any policy guidance issued to the Department by Council;
The proposed private streets will be built as shown on the plan and are consistent with the private streets within all of Arbor Falls.
2. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands;
The proposed private streets are consistent with all streets in Arbor Falls.
3. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the Subdivision Standards of Section 29-5.1 were met;
Sidewalks are proposed on both sides of the road.
4. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments; and
The request is to align the streets to be consistent with the existing streets.
5. The design adjustment will not create adverse impacts on public health and safety.
Public health and safety are not negatively impacted.

¹ Per Section 29-5.2 (b) Subdivision of Land Procedures General Provisions
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