



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

April 2, 2018

DESCRIPTION:

Consider a request for a variance to the Subdivision Ordinance, Article 3, Block Sizes and Arrangement, Section 3.04.002.E.1.a, Cul-de-sac and Disconnected Street Limitations for Southglen Phase 11 Subdivision located at 214 Cascade Caverns Road (KAD No. 11567). Take necessary action.

ITEM NO.

12.

RECOMMENDED ACTION (be specific)

Approve a request for a variance to the Subdivision Ordinance, Article 3, Block Sizes and Arrangement, Section 3.04.002.E.1.a, Cul-de-sac and Disconnected Street Limitations for Southglen Phase 11 Subdivision located at 214 Cascade Caverns Road (KAD No. 11567).

DEPARTMENT

Planning and Community Development

CONTACT PERSON

Laura Talley

SUMMARY

Per the requirements of the Subdivision Ordinance, a street may not have dead end cul-de-sacs longer than 600 feet. The developer has requested a cul-de-sac length of 1,100 feet. This section of the Southglen subdivision has some topography that makes it difficult to make thru street connections, thus the need for the longer street ending in a cul-de-sac. Typically the city requires the shorter cul-de-sac lengths for water flow (looping) and fire truck access. The developer proposes to mitigate these concerns by providing an emergency access easement to/from Cascade Caverns Road and providing sufficient water looping through the drainage area. The emergency access will be gated so there will be no traffic in and out of this section of the development onto Cascade Caverns Road unless there is urgent need. Both the Fire Department and Public Works have indicated support for the longer cul-de-sac. Staff recommends approval of the variance as submitted.

ARTICLE 3. BLOCK SIZES AND ARRANGEMENT

E. Cul-de-sac and Disconnected Street Limitations.

	<p><i>In any case where a disconnected street may be permitted by the standards, exceptions, or alternative compliance of these regulations, they shall be further limited by the following standards and design requirements:</i></p> <p><i>1. Permanent: a. Residential – In the interior of a subdivision, Local streets ending in cul-de-sacs may be platted where the Planning and Zoning Commission deems appropriate. Where the land being subdivided adjoins property not being subdivided, Local streets ending in cul-de-sacs may be platted provided the streets are carried to the boundaries of the subdivision. Streets permanently ending in cul-de-sacs may not be longer than 600 feet. The closed end of the cul-de-sac in residential areas where the lots are 65 feet or wider shall provide a paved turnaround at least 80 feet in diameter on a street right-of-way of at least 104 in diameter and in residential areas where lots are less than 65 feet in width the closed end of the cul-de-sac shall provide a paved turnaround at least 100 feet in diameter on a street right-of-way of at least 120 feet in diameter.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	
POWER POINT ?	

This summary is not meant to be all inclusive. Supporting documentation is attached.