

Indigo Subdivision Special Exceptions (SPX08262025-007025)

348st 8000 South, Sandy, UT

Special Exception: Residential Lots without frontage on a public street (21-21-21(b)(1))

87_87_87.Lots

(b).Except.as.may.be.otherwise.provided.in.this.title?all.lots.shall.have.the.required.frontage.upon.a.dedicated.and.improved.street;Exceptions.may.include.the.following;

- (7) Residential.building.lots.that.do.not.have.frontage.upon.a.public.street.shall.obtain.a.special.exception.from.the.Planning.Commission.as.part.of.the.preliminary.review.process;

Response: Indigo is 171.42' wide along 8000 South and 599.47' deep. It is about 3.5x deeper than it is wide, making the site difficult to develop and impractical to develop with frontage along the existing public street, 8000 South. We are proposing 20 detached lots, 2 of which will have public street frontage on 8000 South and the remaining 18 will have frontage on an improved private street. The private street will function as a public street in that the public would be able to access the private street from 8000 South, but the street would be maintained by the HOA.

Special Exception: Creation of a private street for access to dwellings (21-21-11(a))

87_87_77.Additional.Standards.For.Private.Streets-Lanes-Alleys-Pedestrian.Mews

- a) Public.street.systems.shall.be.required.for.access.to.all.residential.dwellings?unless.it.is.demonstrated.by.the.developer.that.a.public.street.cannot.be.constructed.due.to.the.following.issues;Property.width?connectivity.(or.the.inability.to.connect.to.the.existing.street.patterns)?topographical.concerns?overall.subdivision.design?utility.connections?and.the.ability.to.provide.service?which.includes?but.is.not.limited.to?snow.plowing?street.sweeping?trash.collection.and.overall.street.maintenance;

Response: A public street within the Indigo subdivision cannot be constructed due to property width and overall subdivision design. Indigo is surrounded by established neighborhoods. The property is only 171.42' wide, the public right-of-way width requirement of 52' would not leave sufficient area to develop the proposed subdivision. We are proposing 20 detached homes, 10 along the east property line and 10 along the west property line, with a private road running through the middle. With lot setback and a 20' garage setback requirements, we are asking for some additional room to both develop the

property to single family lots and install an improved private street. The private street would meet all fire access requirements.

Special Exception: Private street with less than 52 feet of right-of-way width (21-21-10(f)) and (21-21-10(g)(1))

87_87_76.Street.Standards.For.All.Types

(f).Street.right_of_way.widths.shall.be.as.shown.on.the.Transportation.Master.Plan.and? where.not.shown.therein?shall.not.be.less.than.the.following.(unless.modified.by.a. waiver.or.special.exception.as.allowed.herein);

Private.street; 18.feet.(86.feet.pavement.width.minimum)

(g).Half.streets.are.prohibited;

(7).Special.Exception;The.Planning.Commission.may.grant.a.special.exception.to. allow.less.than.a.full_width.dedication.and.improvements.only.in.the.following. circumstances;

a;Where.it.can.be.shown.by.the.developer.that.it.is.essential.to.the.development.of. the.subdivision.

b;All.other.aspects.of.the.subdivision.are.in.conformance.with.the.other.requirements. of.these.regulations.

c;The.City.Engineer.recommends.to.the.Planning.Commission.that.it.will.be. practicable.to.require.the.dedication.and.improvements.to.the.other.half.when.the. adjoining.property.is.developed.upon.reviewing.a.neighborhood.master.plan.

d;A.minimum.pavement.width.of.86.feet.will.be.required.as.recommended.by.the.City. Engineer.and

e;Conformance.with.Fire.Access.Roads.requirements;

Response: Indigo cannot be developed with a full-width dedication because of the property width and subdivision design. A 52' wide improvement would be too difficult to make work at this site. In our proposed private street, we do show a 27' pavement width on Indigo Lane which meets the minimum requirement. Our original proposal showed sidewalk on one side of the private road to make the private road work but after staff feedback we included a 6' sidewalk on both sides that would improve subdivision circulation. Indigo Lane has a minimum pavement width and is in conformance with fire access roads requirements.

Special Exception: Not providing full street improvements (21-21-10(n))

(n).Curbs?gutters?parkstrips?and.sidewalks.shall.be.required.on.all.existing.and.
proposed.public.and.private.street.frontage.of.any.lot.within.a.subdivision.or.legal.
buildable.parcel.in.conformance.with.the.Standard.Specifications;The.Planning.
Commission.may.grant.a.special.exception.to.waive.any.of.these.improvements?after.
considering.a.recommendation.from.the.Director.and.City.Engineer;They.shall.
consider.and.evaluate.the.following.criteria;

(7) The.number.of.homes.within.the.subdivision.

(8) The.length.of.a.cul_de_sac.

(9) The.precedence.of.adjoining.improvements.

(0) The.configuration.of.lots.

(1) Where.the.only.other.alternative.is.a.private.road.design.

(2) Flood.control.and.storm.drainage.

(3) Pedestrian.safety.and.walkable.element.demands.

(4) The.proposal.equitably.balances.the.needs.of.the.public.and.presents.the.most.
efficient.use.of.land.

(5) The.potential.negative.impacts.created.by.the.waiver(s).and

(76) The.cumulative.effect.of.all.the.waivers.and.any.other.exceptions.
requested.for.the.development

Response: Indigo needs to request a special exception to full-width street improvements. We have worked with city staff to ensure we provide a safe and walkable subdivision. Indigo will have curbs, gutters, sidewalks, flood control and stormwater drainage. Because of the property width constraints, we will not be able to provide a full-width improvement and have also removed the parkstrips within the subdivision to make the private street work and provided the minimum pavement width needed. The sidewalks are 6' wide providing improved pedestrian safety and walkability. The private street will serve 20 single family lots and is the best solution as proposed for the configuration of lots in the subdivision.

Special Exception: One point of ingress/egress (21-21-10(d))

(d).At.least.two.points.of.ingress-egress.shall.be.provided.for.each.subdivision?PUD?or.
multifamily.project;They.shall.be.located.at.a.distance.apart.equal.to.not.less.than.
one_half.of.the.length.of.the.maximum.overall.diagonal.dimension.of.the.property.area.
to.be.served?measured.in.a.straight.line.between.accesses;

(7) Special.Exception;The.Planning.Commission.may.grant.a.special.exception.to.allow.a.subdivision.to.have.only.one.point.of.ingress-egress?after.considering.a.recommendation.from.the.Director.and.City.Engineer?under.the.following.circumstances;

7; Thirty.or.fewer.lots-units.are.accessed.from.the.single.ingress-egress.

8; The.Director.and.City.Engineer.have.reviewed.the.potential.for.impairment.of.such.single.access.resulting.from.vehicle.congestion?.condition.of.the.terrain?climatic.conditions.or.other.factors.that.could.limit.access.and.have.made.either.a.positive.or.negative.recommendation.to.the.Planning.Commission.with.regards.to.a.single.point.of.ingress-egress.and

9; The.proposed.development.project.has.one.or.more.of.the.following?as.determined.and.recommended.for.approval.or.denial.by.the.Director.and.City.Engineer.to.the.Planning.Commission;

7; One.or.more.cul_de_sacs?hammerheads?or.other.approved.turn_around.that.comply.with.all.development.standards.herein;

8; An.emergency.access.(a.point.of.ingress-egress.that.provides.access.for.emergency.vehicles.to.respond.to.a.building?or.facility?.in.the.event.the.main.access.is.compromised;The.design.of.this.access.must.meet.the.International.Fire.Code);

9; The.future.extension.of.a.stub.street.that.will.provide.additional.access?including.a.temporary.turn_around;

0; All.buildings.are.equipped.throughout.with.automatic.sprinkler.systems.approved.by.the.Fire.Marshal.and.Chief.Building.Official;

Response: Indigo Subdivision's unique geometry makes it impractical for two points of ingress and egress into the subdivision. Indigo is surrounded by established neighborhoods and uses on three of the four sides and is on the border of Sandy and Midvale. We are proposing 20 single family lots that would be accessed from the single point of ingress/egress. Indigo will include a hammerhead turnaround to Sandy city standards. Indigo Lane and the hammerhead turnaround meet emergency access requirements of the International Fire Code. We also show a possible future extension of a stub street that if developed could provide additional access.