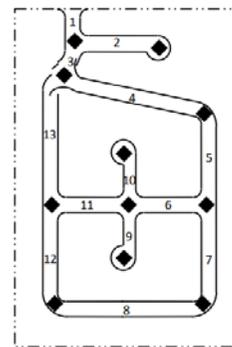


## Agenda Item: Public Improvement Variance – Margaret Wallace Subdivision

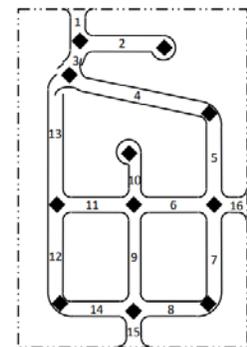
**DATE:** July 5, 2018  
**FROM:** Jay Camp

### Background/Issue:

- Rezoning Application 2018-677 on Margaret Wallace Road is proposed as a 22-lot single family neighborhood. The applicant plans to construct a single street off of Margaret Wallace Road that terminates with a cul de sac.
- During staff review of the plans, it was determined that the layout of the site does not meet the Towns' connectivity index requirements.
- To create a more functional transportation system for the Town, a street connectivity index requirement was introduced when the UDO was adopted in 2014. In general, properties should provide "stub streets" to adjacent undeveloped properties and design development with a system of connected streets that avoid long dead end cul-de-sacs.
- This parcel of land is hemmed in on all three sides by existing development. To the west is an existing subdivision while Crown Point Elementary, a church and a large single-family residence are to the south and east respectively.



**EXAMPLE 1**  
 (13 LINKS/11 NODES) = 1.18 CONNECTIVITY RATIO  
 WHERE ◆ = NODE



**EXAMPLE 2**  
 (16 LINKS/11 NODES) = 1.45 CONNECTIVITY RATIO  
 WHERE ◆ = NODE

Division is often 1.0 or less

**Proposal/Solution:**

- The connectivity index creates a measurement for the number of street nodes (sections of street between intersections) and links (intersections of streets). The number of nodes is divided by the number of links to arrive at the index. In this case, R-VS requires a minimum index of 1.3. The development, with only one intersection and one street, has one node and one link for an index of 1.0. Due to the presence of adjacent development with no stub-outs, the required index for R-VS at this site is reduced to 1.25. The requested Public Improvement Variance is to reduce the connectivity index from 1.25 to 1.0
- Town staff agree that the developer has few options to meet the connectivity standards due to the shape of the lot and adjoining developed property.
- Although Planning Board voted 4-3 to deny the rezoning, it voted 6-1 to recommend approval of the connectivity index variance. The rezoning request cannot be approved unless this Public Improvement Variance is first approved.

**Financial Impact:**

None

**Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

**Recommended Motion/Action:**

Because this request must be considered prior to action on the related zoning action, staff recommends Town Board to approve this Public Improvement Variance.