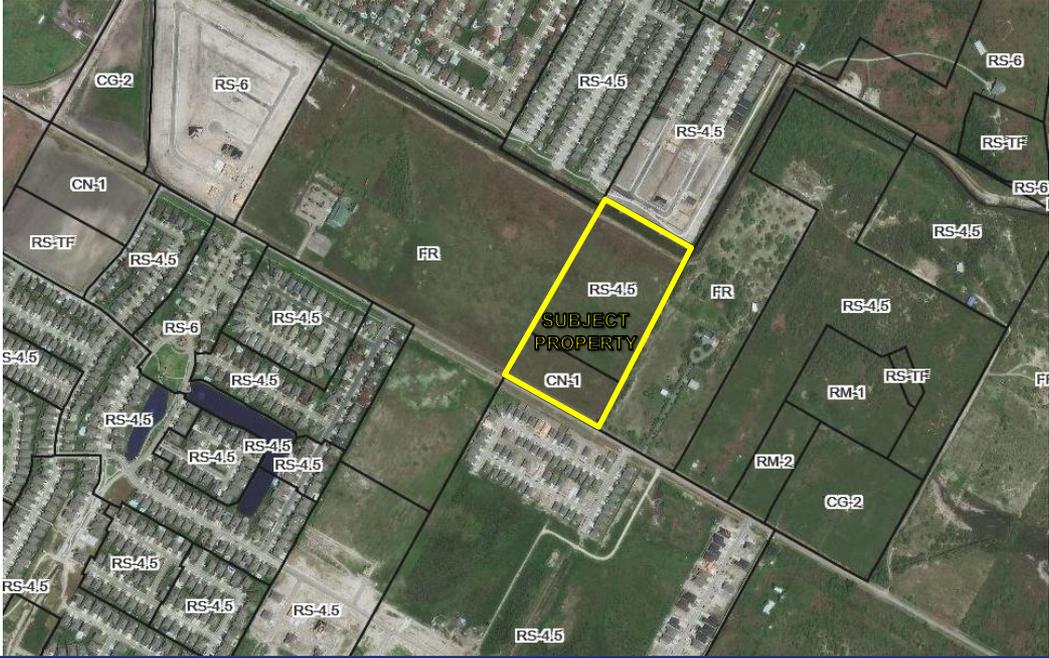


Request for Sidewalk Waiver

Grange Park Unit 3 (Final)

Rezoning for a Property at 7702 Yorktown Boulevard



Planning
Commission
July 22, 2020

Aerial Overview



Subject Property, North on Yorktown Boulevard



Yorktown Boulevard, West of Subject Property



Yorktown Boulevard, South of Subject Property



Yorktown Boulevard, East of Subject Property



Staff Recommendation

Denial of the request for a waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along Yorktown Boulevard. The nearest sidewalk is part of the Rodd Field Road bond project 0.38 miles to the west of the subject property.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.
4. The Comprehensive Plan will not be substantially affected.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zone "CN-1" Neighborhood Commercial District and "RS-6" Single-Family 6 District from which a sidewalk network can be started. The property is less than 0.25 mile from properties to the east that have already been rezoned for single-family residential developments. Additionally, future development could occur between the subject property and Rodd Field Road to the west.

Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks**”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

Plat Waiver UDC 3.8.3.D

- Need for waiver shall be demonstrated to Planning Commission's satisfaction
 - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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