



Wastewater Waiver from Construction, & Exemption from Lot/Acreage Fee, and Waiver from Sidewalk Construction

Trail Blazer Addition, Lot 5, Block 1 (Final Plat)
(west of Waldron Rd., south of Yorktown Blvd.)

Planning Commission Meeting
August 8, 2018

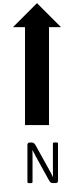


Location Map





Aerial Overview





Preliminary wastewater main layout aerial view





Preliminary wastewater main layout aerial view





Wastewater Master Plan





Wastewater Waiver Standard

UDC 8.2.7.B.1

- Subdivision that is not “reasonably accessible” to a public wastewater facility of sufficient capacity”
- “Reasonably accessible” means
 - Master plan facilities are in the service area & can be extended
 - Collection lines of sufficient capacity are within 1,000 feet of the subdivision
- Options
 - a. Individual aerobic system on each lot (septic), or
 - b. Individual wastewater treatment plant, or
 - c. Interim service (lift station and force main).



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



Exemption Requirements

- Exemption from fees: UDC 8.5.2.G
 - exempted areas shall be those determined by the City Council “not likely to be serviced by City wastewater services within the next 15 years”



Staff Assessment

- ☒ Waiver from construction request satisfies the standards in UDC 8.2.7.B and 3.8.3.D
- ☒ Exemption from Wastewater Lot/Acreage fee request satisfies the standard in UDC Section 8.5.2.G



Sidewalks

- UDC Section 8.1.4 and 8.2.2.A require sidewalk construction

8.1.4. Type of Improvements Required

In the absence of any provision to the contrary, **the developer shall provide the following improvements**, as approved in the construction plans, in conformity with the standards, specifications and requirements of this Unified Development Code, the Design Standards, utility master plans and any state or federal requirements. Improvements eligible for participation shall be in compliance with **Section 8.4:** (Ordinance 029765, 03/19/2013)

- A. **Streets, including** but not limited to pavement, curb and gutter, **sidewalks**, roadside ditches, hike and bike trails, alleys, bridges and street lighting;



Sidewalks

- UDC Section 8.1.4 and 8.2.2.A require sidewalk construction

8.2.2. Sidewalks

A. Required Improvements

1. Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed in accordance with **Subsection 8.2.1.B**, Street Right-of-Way Dimensional Standards, and the ADA Master Plan, within all subdivisions except as provided below.



Sidewalks

- UDC Section 8.2.2.B.

B. Exceptions for Required Sidewalk Improvements

A waiver **may** be granted to the standard in **paragraph 8.2.2.A** in accordance with **paragraph 3.8.3.D** and **only when the following conditions are satisfied:**

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.



Staff Assessment

- ☒ Waiver from sidewalk requirement satisfies the standards in UDC 8.2.2.B. and 3.8.3.D
 - ☒ Zoned Residential Estate
 - ☒ No school or neighborhood amenity nearby