



Laguna Business Center

Block G, Lot 1 (Final Plat)

**Request for Plat Waiver
from the Sidewalk Construction Requirement**

Planning Commission Meeting
January 9, 2019



Vicinity Map





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 Requirements

Article 8: Subdivision Design and Improvements

Table 8.2.1.C Non-Local Street Standards Table

	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median/ Turn Lane	Spacing (miles)	Sidewalk** (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Non-local Streets*								
Minor Res. Collector (C1)	60	40	2	No	0.25 to 0.50	5	10	1,000 - 3,000
Secondary Collector (C2)	65	41	3	Center turn	0.25 to 0.50	5	12	2,000 - 5,500
Primary Collector (C3)	75	50	4	No	0.25 to 0.50	5	12.5	4,000 - 8,500
Parkway Collector (P1)	80	40	2	--	0.25 to 0.50	5 to 8	14.5 to 25.5	1,000 - 3,000
Minor Arterial (A1)	95	64	4	Center turn	1.0 to 1.5	5	15.5	15,000 - 24,000
Secondary Arterial (A2)	100	54	4	Median	1.0 to 1.5	5	15	20,000 - 32,000
Primary Arterial (A3)	130	79	6	Median	1.0 to 1.5	5	17.5	30,000 - 48,000
Freeway (FR)	400	Varies	4-10	Median	--	No	19	60,000 - 200,000

*Non-local streets contain curb, gutter and underground drainage.
 **Sidewalks are not required in industrial areas.

(Ordinance 030769, 02/16/2016)



Plat Requirements

Table 8.2.1.D Rural Street Standards

	ROW Width (ft.)	Pavement Width (ft.)	Lanes	V-Ditch or Left Turn	Bikeway Capable	Sidewalk*	Roadside Ditch Width
Local rural Streets	60	26	2	--	No	No	34
Minor Rural Arterial (RA1)	125	44	2	--	No	No	40.5
Secondary Rural (RA2)	150	82	4	Center turn	No shoulder	No	41.5
Primary Rural Arterial (RA3)	250	76	4	Median v-ditch	No shoulder	No	48

* Sidewalks are not required in industrial areas.

(Ordinance 030769, 02/16/2016)



Plat Requirements

Table 8.2.1.B Local Street Standards

Local Street Section Type	Right of Way Width	Planting/ Utility Area	Street Section Width (BC)	Bump-Out *	Required Sidewalk Width	Tied Sidewalk	Sidewalk Required Both sides	Thru Lane	Traffic Lanes	Parking Sides Allowed	Design Speed (MPH)	Max Trips/Day and Max Length	Cul-de-sac and Max Length
L-1A	50 feet	6 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	Yes **	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1B	50 feet	7 feet	28 feet	6 feet	4 feet	Required	Yes **	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1C	46 feet	7 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1D	46 feet	7 feet	28 feet	6 feet	4 feet	Required	No	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1E	40 feet	7 feet	22 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	1-way	One	25	800 trips/day- NTE 1,320 feet	No
L-1F	40 feet	7 feet	22 feet	6 feet	4 feet	Required	No	One	1-way	One	25	800 trips/day- NTE 1,320 feet	No

* Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
 **Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.



Street View: Compton Rd & 1st Nat'l Dr. Looking West/Northwest





Street View: Compton Rd & 1st Nat'l Dr. Looking East/Northeast





Aerial





Existing Sidewalk





Factors

Applicant's Asserted Factors in Support of Waiver

- Compton Rd is functionally a rural section, and per UDC 8.2.1.D, sidewalks not required
- Compton Rd is incorrectly classified as C1 Collector; property west of 1st Nat'l Dr. is RE zoned.
- Not on the ADA Master Plan

Factors Against Waiver

- Compton is correctly classified as C1 Collector based on distance from S.P.I.D.
- Alternatively, classifying the street based on current dimensions, it would be local street, not rural street. Local street requires sidewalk
- There is existing sidewalk network on plat and connecting to existing commercial/employment node, with numerous places within walking distance
- Site is adjacent to RE zoned property, would connect neighborhood to commercial/employment node
- Plan CC
 - Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



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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Staff Recommendation

Staff recommends denial of the request for waiver from the sidewalk construction requirement.