



Plat Waiver from the Cul-de-Sac Length Limitation in UDC 8.2.1.G

Kenley Estates (Final Plat)

(east of Flour Bluff Dr., between Glenoak and Grand Canal Drive)

Planning Commission Meeting

August 8, 2018

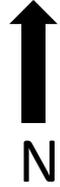


Location Map



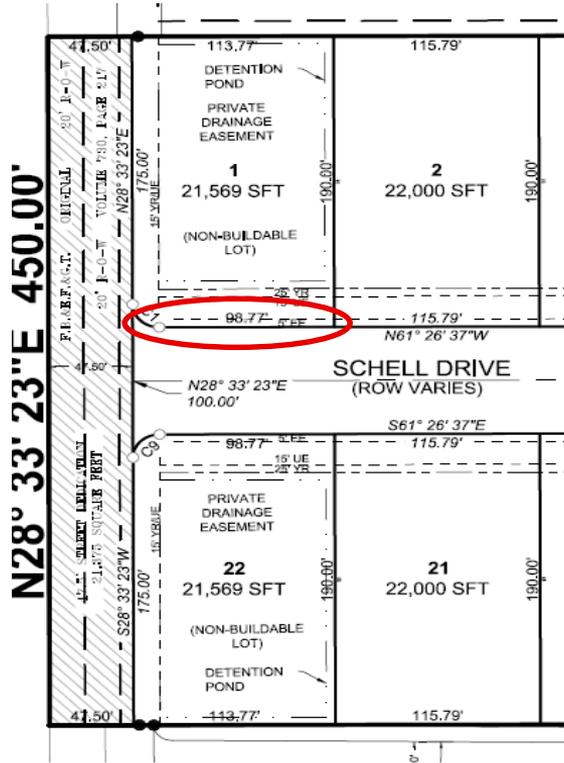


Aerial Overview





Dimensioned Lay out



- 1,143 feet > 1,000 feet limit.
However, mitigating factors:
- Lots 1 & 22 are non-buildable lots, for detention ponds; *not traffic generators*
- Width of Lots 1 & 22:
 $98.77' + \frac{1}{2} \text{ Curve Length } 11.78' = 110.55'$
- Subtract the non-traffic generating lot width from the cul-de-sac length:
 $1,143 \text{ feet} - 110 \text{ feet} = \mathbf{1,033 \text{ feet}}$
- **33 foot excess**

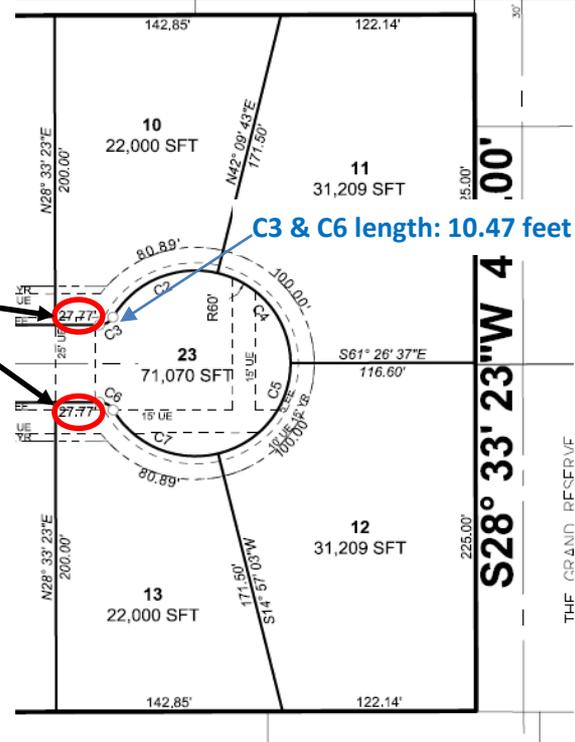


Shortened Street still allows 20 lots

Mitigating factor:

Shortening street length by 33 feet, still allows 4 cul-de-sac lots

No reduction in traffic, by shortening street length





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 Assessment

- Waiver from cul-de-sac length limit, with mitigating factors, satisfies the standards in UDC 3.8.3.D
 - Topography & drainage require front detention ponds, which eliminates two traffic-generating lots
 - Land area constraints prevent construction of a looped street
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