



Roblex Industrial Subdivision

Block 1, Lots 4, 5 & 6 (Final Plat)

**Request for Plat Waiver
from the Curb & Gutter, Sidewalk Requirement,
and Allowance for Concrete over Utilities**

**Planning Commission Meeting
August 22, 2018**



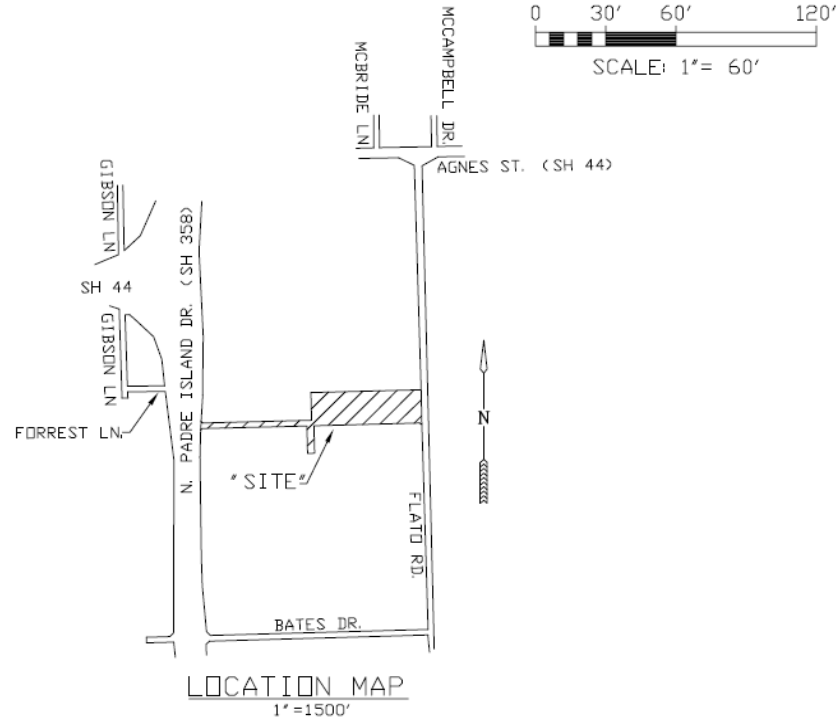
Location Map





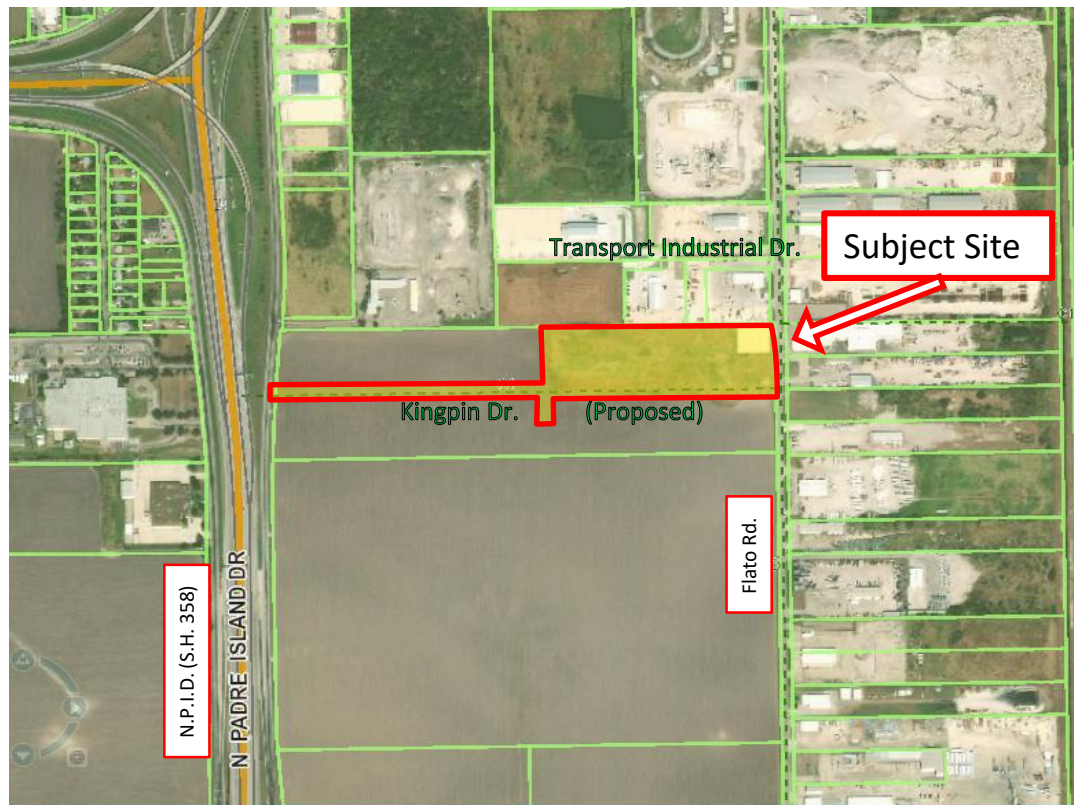
Plat Location Map

NO. 2017023212, U. R.,
PRISES, LTD.





Aerial Overview





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**”
 - B. Sidewalk discrepancy in UDC for industrial subdivisions/areas:
 - UDC 8.2.2.A.1.a: Sidewalks in Industrial Subdivisions: sidewalks not less than 4’ wide, 4” thickness, required for **any** of the following:
 - ✓ Streets in the UTP as arterials or collectors (Kingpin Dr. is a C-1 Collector)
 - ✓ Through-streets that either are connecting to existing streets or to proposed arterials or collectors (Kingpin Dr. connects Flato Dr. (C-1) to NPID (F-1))
 - ✗ Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions
 - + UDC Table 8.2.1.C.: “**Sidewalks are not required in industrial areas”
- Street Design Standards:
 - Public streets: asphalt
 - Private streets: if concrete, neither water nor sewer allowed underneath concrete. (UDC 8.2.1.J)



Plat Waiver Requests

- Waiver from Curb and Gutter requirement
- Waiver from Sidewalk requirement
- Waiver from street design standard requiring asphalt (so that utilities are not under concrete)
 - Plans show 8" water and sanitary sewer laterals (road crossings) under the street



Applicant's Position

- City is constructing more concrete roads (for example: Staples, Kostoryz, and other Bond 2012 and 2016 projects). Flato Rd survey showed almost 50% truck traffic compared to 3%-4% on other city streets
- Curbing is expensive; would rather put money towards concrete street. Heavier rebar and thicker concrete than Transport Industrial Dr.
- Applicant is installing underground storm sewer on both sides of Kingpin Dr., with grate inlets. Similar to Transport Industrial Dr., which has worked well. Easier to maintain, mow. This was originally proposed for Flato Rd, but cost exceeded City budget, according to CH2M
- There are all different types of roads in this area:
 - **Bates Rd.:** Asphalt with no curb and gutter, no storm sewer, no road side ditches, no sidewalks
 - **Flato Rd.:** Asphalt with no curb and gutter and open road side ditches, no sidewalks
 - **Transport Industrial Dr.:** Concrete with no curb and gutter but does have underground storm sewer with grate inlets; no sidewalks



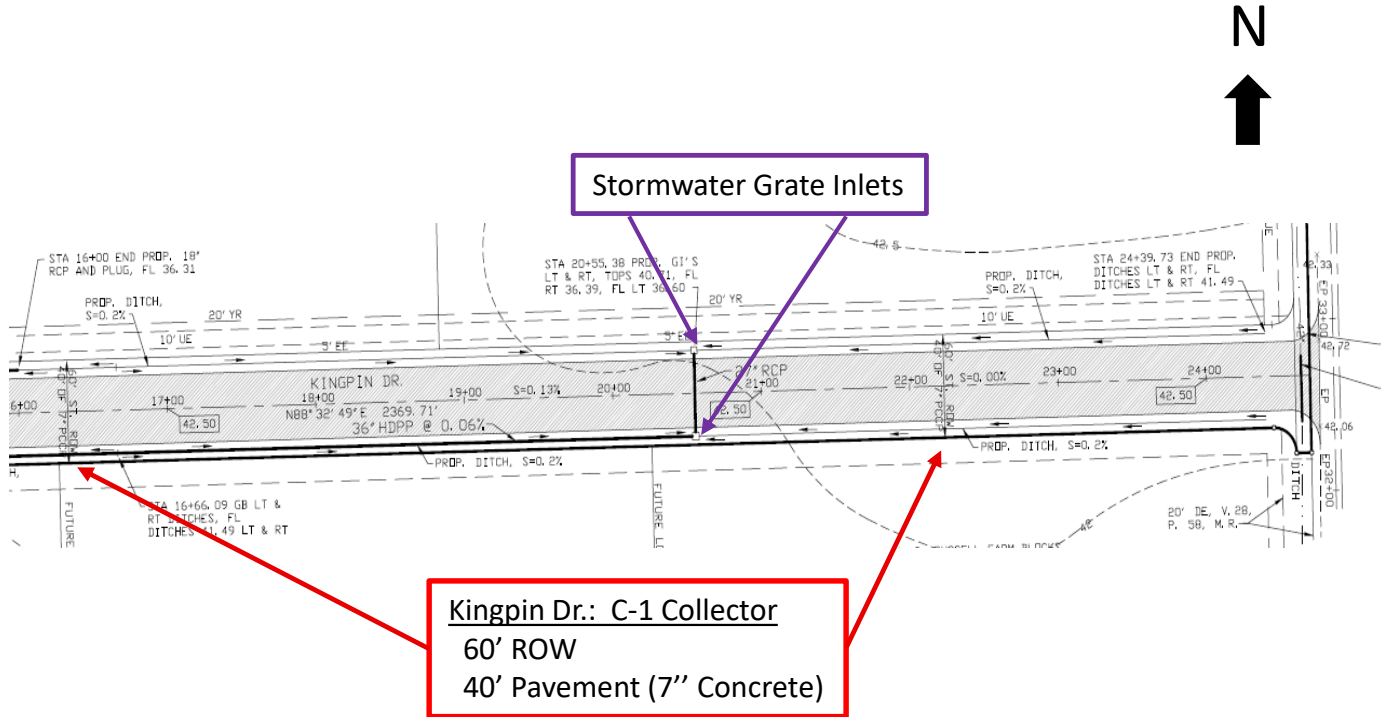
Proposed Kingpin Dr. and Transport Industrial Dr.



583 ft



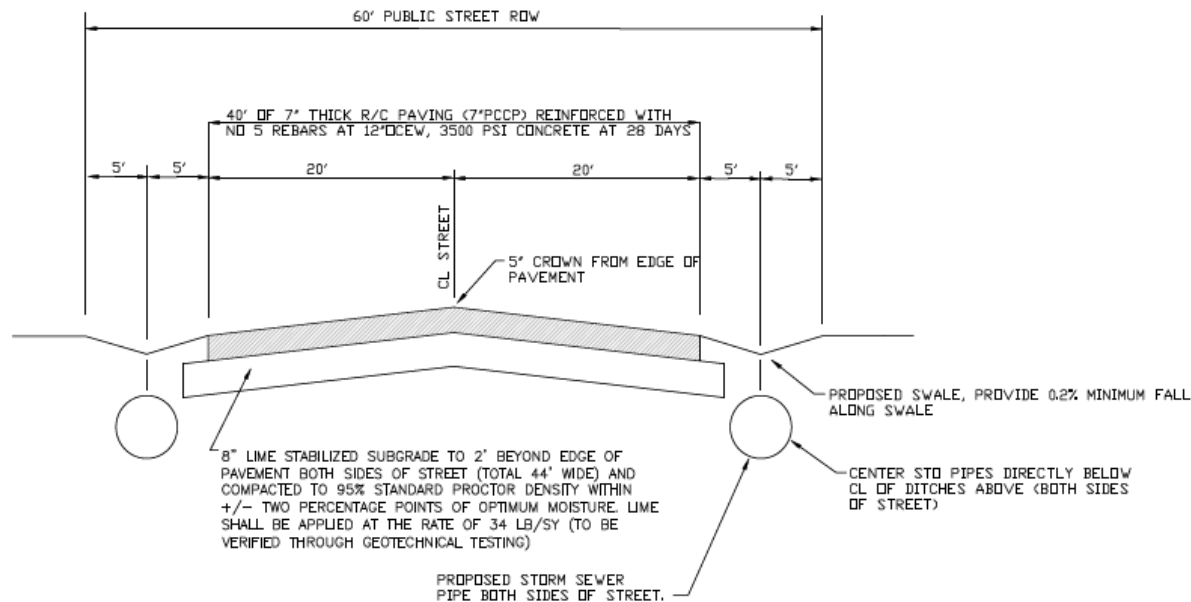
Segment of Kingpin Dr. Street Layout



Excerpt from Public Improvements Plans, Sheet 3



Typical Street Section, 60' ROW

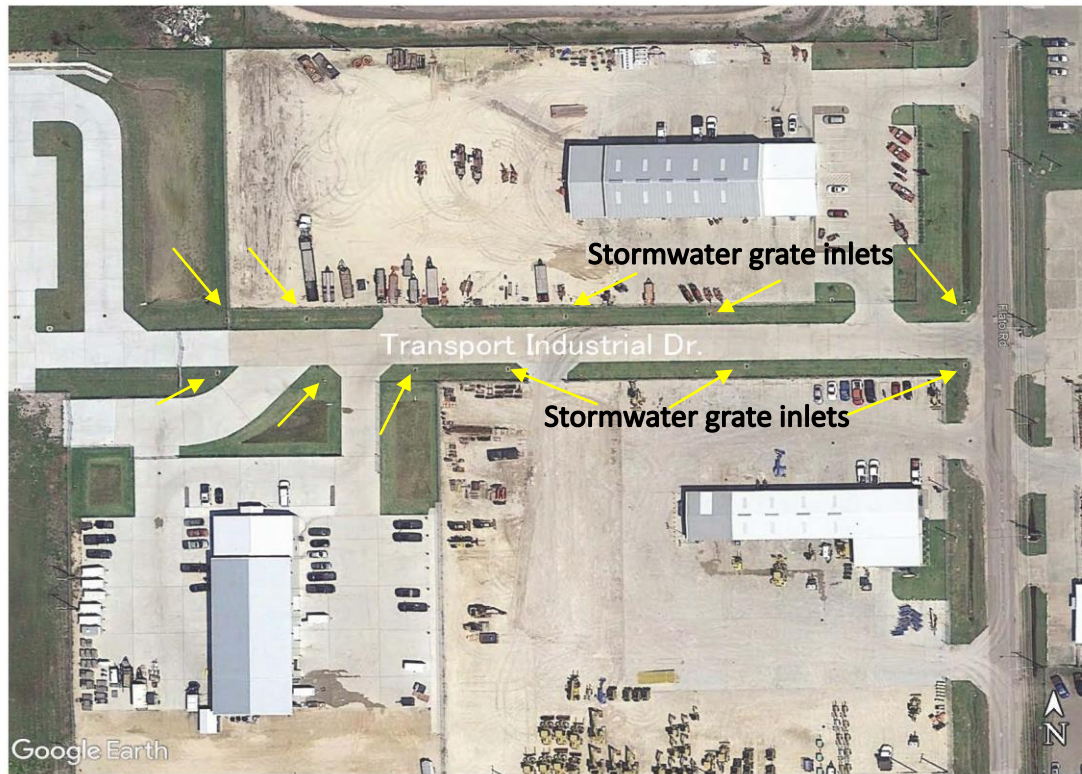


TYPICAL STREET SECTION - 60' ROW
NTS

From Public Improvements Plans, Sheet 10



Example: Transport Industrial Drive





Example: Transport Industrial Drive



Looking east towards Flato Rd.



Example: Transport Industrial Drive



Looking west towards S.H. 358/NPID



Example: Transport Industrial Drive



Looking south on Flato Rd.



Example: Transport Industrial Drive



Curbs in Industrial areas: examples of traffic leaving pavement



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
-



Staff Assessment

UDC 3.8.3.D Factors

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Waiver Requests

- **Curb & Gutter:**

- Factor 1 satisfied: Omitting curbs from street enables drainage, allows soaking into soil, filtration, and is a low-impact development practice.
- Factors 2-4: Staff neutral; no recommendation

- **Sidewalk:** Staff neutral; no recommendation

- **Utilities under Concrete:**

- Staff neutral; no recommendation