



# **Council Addition**

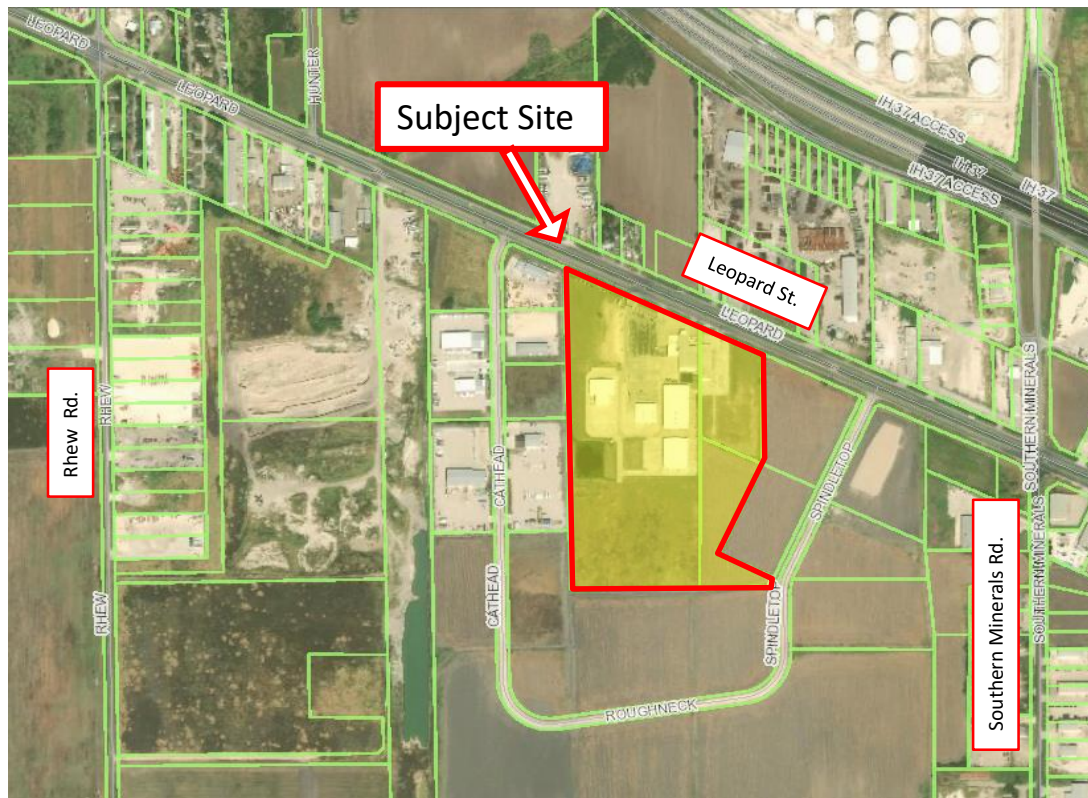
**Block 1, Lot AR (Replat)**

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

Planning Commission Meeting  
September 19, 2018



# Location Map





# Plat Requirements

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- 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 (Leopard St. is an A-2 Arterial)**
    - Through-streets that either are connecting to existing streets or to proposed arterials or collectors
    - Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions
- + 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”
- + UDC Table 8.2.1.C: “\*\*Sidewalks are not required in industrial areas”



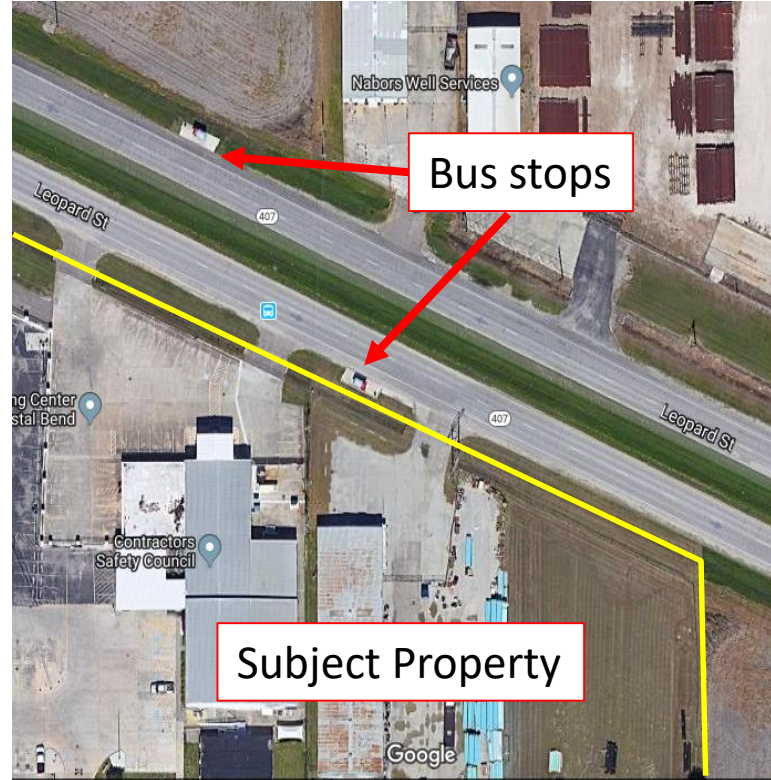
# Applicant's Position

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- Land is zoned and used as Light Industrial
- No current sidewalk network
  - 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"
- UDC Table 8.2.1.C.: "\*\*Sidewalks are not required in industrial areas"



# Street View





# Street View: Looking West







# Street View: Looking South





## Plat Waiver UDC 3.8.3.D

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- **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

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