



Perry's Estates

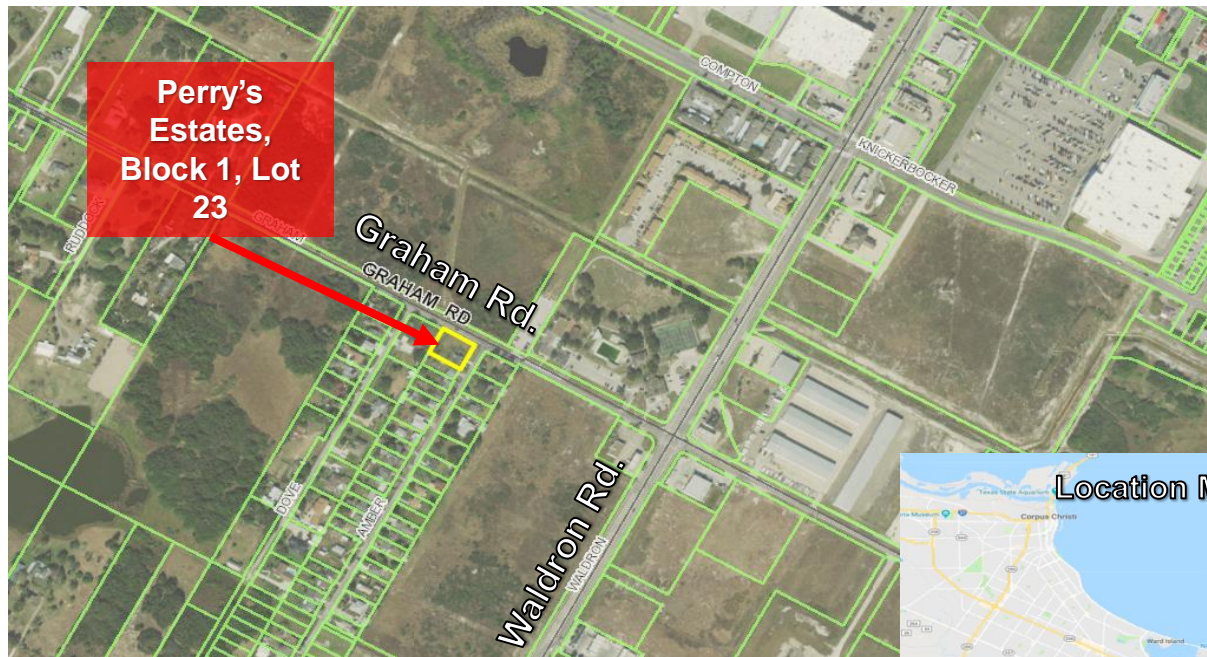
Block 1, Lot 23 (Final Plat)

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

Planning Commission Meeting
December 12, 2018



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.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')



Street View: Looking West





Street View: Looking Southeast



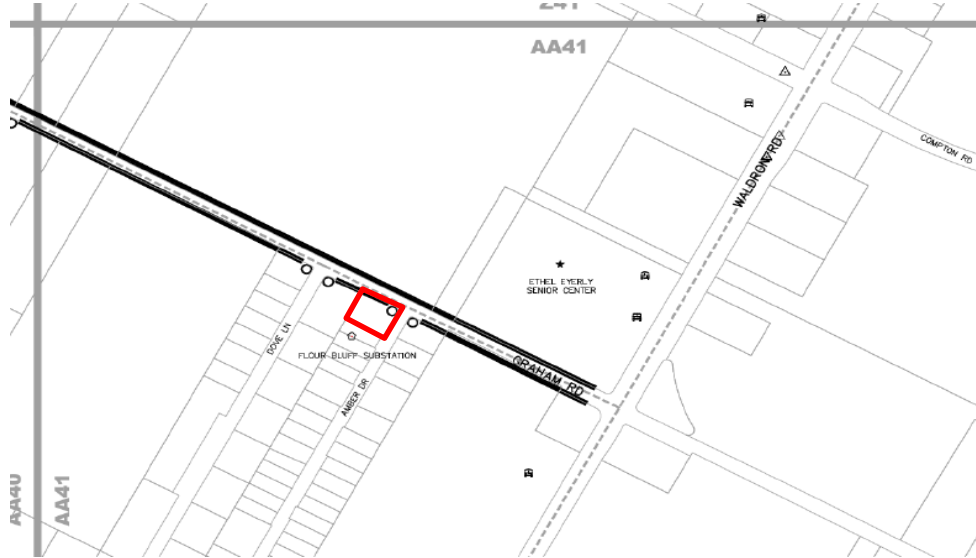


Street View: Graham & Waldron Rd. Looking North





ADA Master Plan



City of Corpus Christi ADA Masterplan Mapbook



- Compliant Curb Ramp
- ⊙ Non-Compliant Curb Ramp
- No Curb Ramp
- Tick marks indicate direction of pedestrian travel.
- Usable Sidewalk
- Not Usable Sidewalk
- No Sidewalk
- ⊞ Signalized Intersection
- "Box" lines indicate existing pedestrian signal in that direction.
- △ Special Needs
- - - Planned Projects
- - - Accessible Route
- - - Existing Crosswalk
- ⬠ City Buildings
- ◆ Transportation
- ★ Places of Public Accommodation
- ⊞ Bus Stops

Z40	Z41	Z42
AA40	AA41	AA42

PH 3D SHEET 37 OF 43
PH 3 SHEET 133 OF 206

PHASE 3-PACKAGE D (AA41)



Applicant Asserts Sidewalk Exception

UDC 8.2.2.A.2:

- “All required sidewalks generally shall be 1 foot from the property line within the street right-of-way (unless otherwise approved) and shall extend along all street frontages, including the side of corner lots and block ends.”
- “If it is impractical for the developer to provide sidewalks on the side lot lines abutting major thoroughfares or drainage ditches, sidewalks shall not be required at such locations.”



Factors

Factors in Support of Waiver

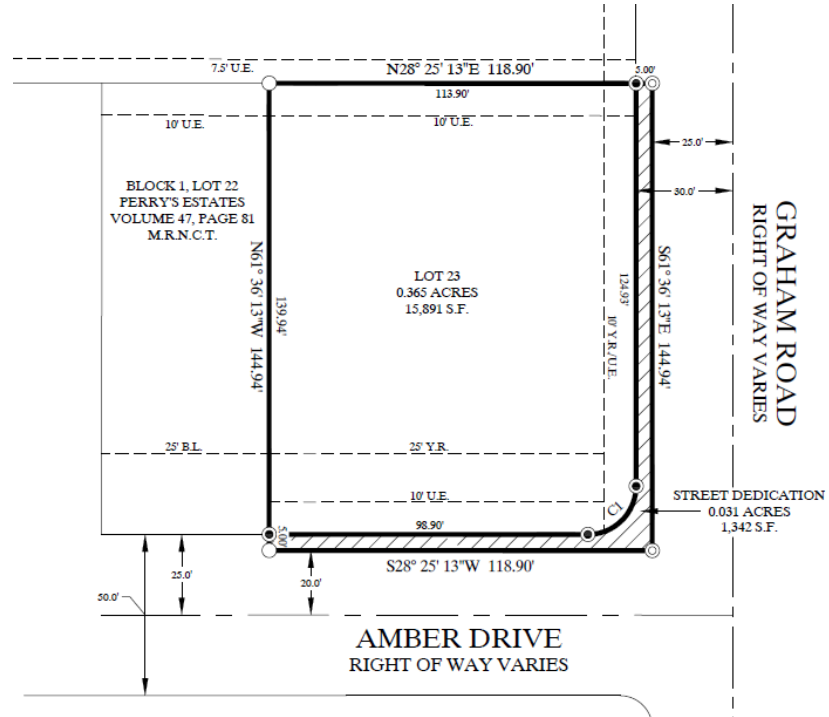
- Established neighborhood, neighboring parcels platted separately, circa 1964-2006.
 - Sidewalk requirement was adopted 3/23/1955
- No current sidewalk network on Amber Dr. or Graham Rd. west of Waldron Rd.
- No fixed route transit along Amber Dr. or Graham Rd.
- Amber Dr. is not on the ADA Master Plan
- Amber Dr. has ditch drainage
- Graham Rd has ditch drainage
- UDC 8.2.2.A.2: impracticality

Factors Against Waiver

- Residential RS-6 district
- Corner lot: Amber & Graham
- Graham Rd is on ADA Master Plan
- 520-990 feet from senior center and park; paratransit stop 385 ft away
- Sidewalk connection 0.18 mile away at Graham & Waldron Rd. commercial/employment node
- Fixed route transit stop 0.25 mi. away
- Impracticality / ditch may be remedied by landowner providing easement for sidewalk
- Plan CC
 - Vision for Transportation and Mobility: “connected networks of good streets and sidewalks, safe bicycle routes”



Perry's Estates Block 1, Lot 23 Plat



North



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.