



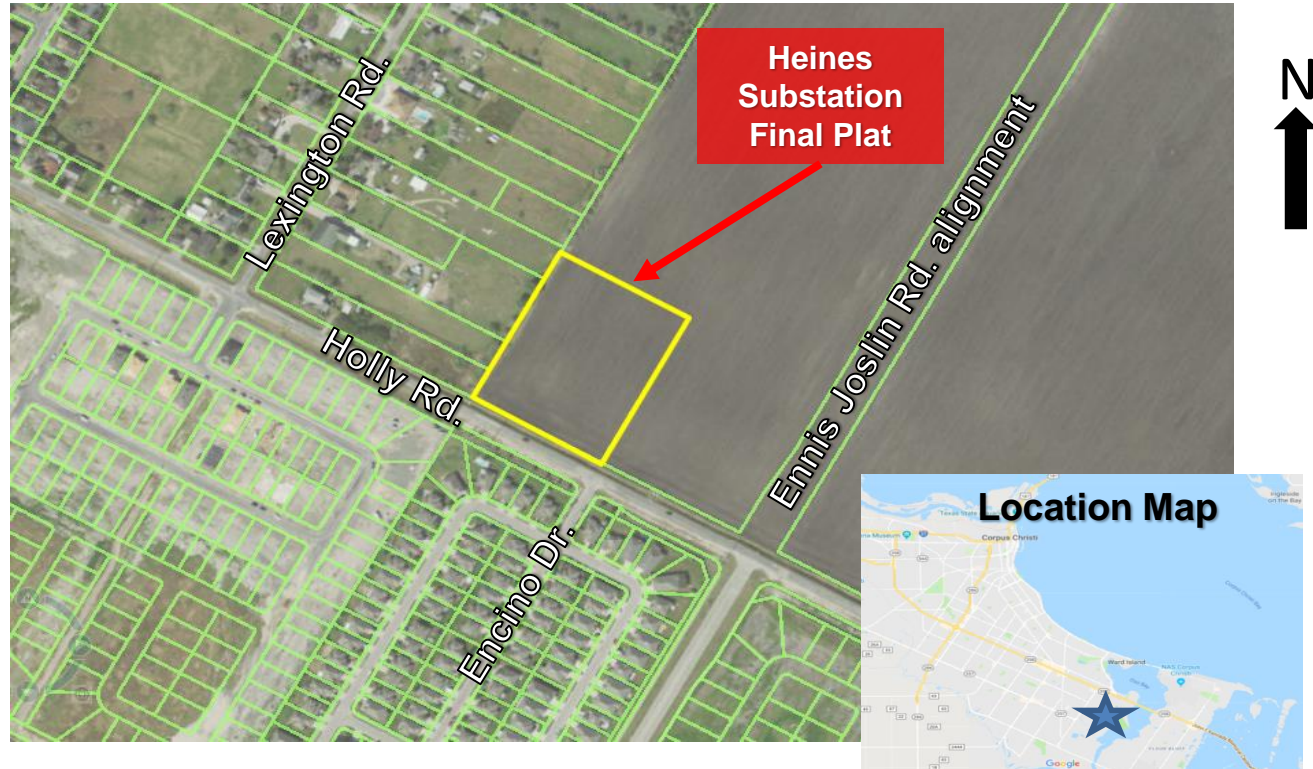
Heines Substation (Final Plat)

**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)



Street View: Looking West/Northwest





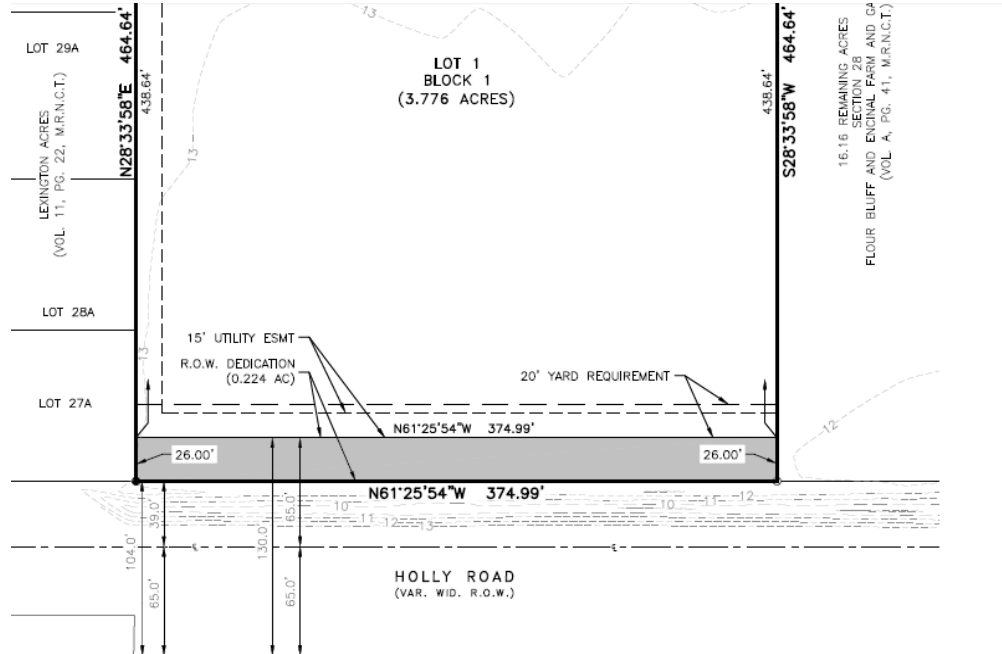
Street View: Looking East/Southeast







Heines Substation Plat





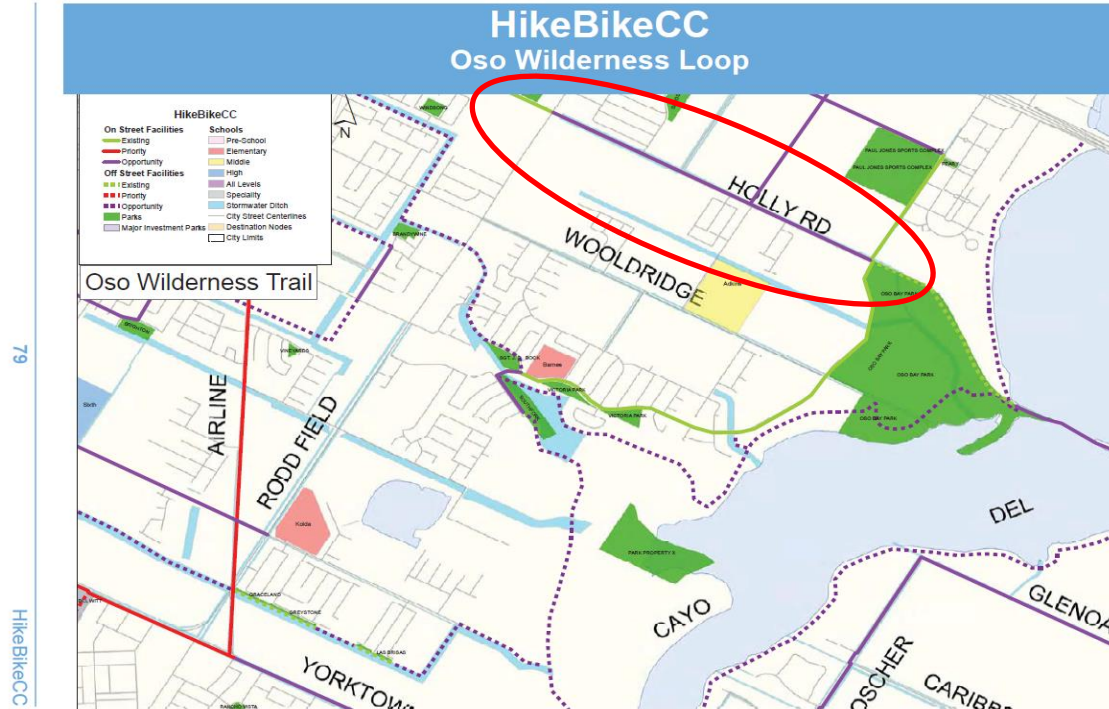
Other Plats on Holly Rd.







HikeBike Trails Master Plan





Factors

Factors in Support of Waiver

- Location too steep for sidewalk and ADA requirements; detention pond and drainage ditch
- No current sidewalk network along the properties adjacent to site
- No transit service along Holly Rd.
- Not on the ADA Master Plan
- Other plats along Holly Rd do not have sidewalk along Holly
- CIP project imminent

Factors Against Waiver

- Plat will dedicate additional 26 feet of ROW that could accommodate sidewalk; detention pond and pad can be shifted north
- Holly is on the HikeBike Trails Master Plan (Mobility CC Plan)
- Site is in RS-TF zoning and adjacent to vacant, unplatted RS-6 land east, and developed RS-6 land west
- 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, and instead require payment of cash in lieu of construction.