



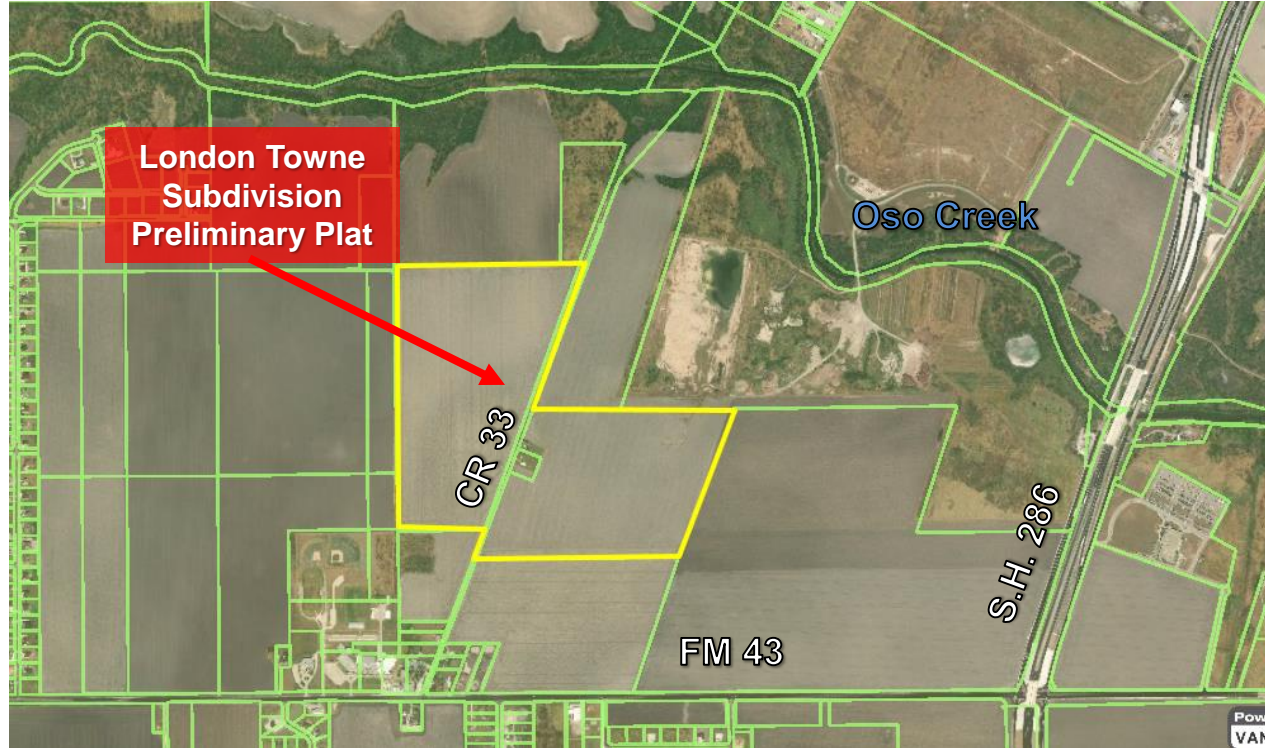
Requests for Waivers of Street Right-of-Way Dimensional and Sidewalk Standards & Request for Approval of Half-Street

London Towne Subdivision (Preliminary Plat)

Planning Commission Meeting
January 9, 2019

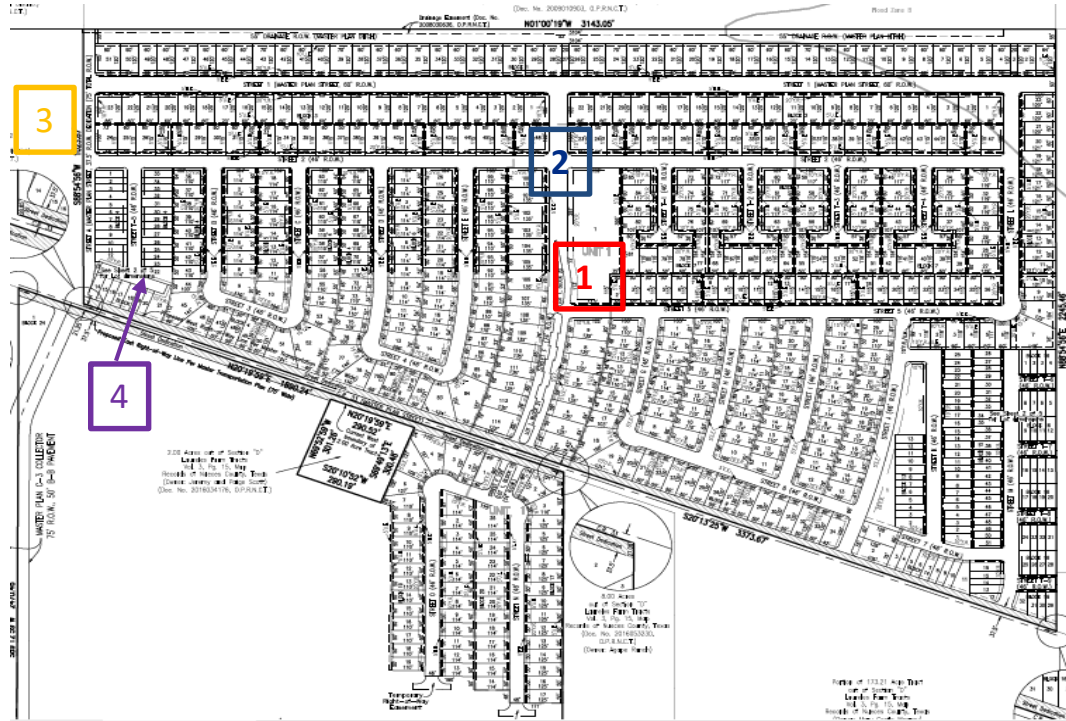


Vicinity Map





Waiver Requests



- 1. Street F: 74' ROW
- 2. Street F: 60' ROW
- 3. Street A: 75' ROW
- 4. T-5 Hammerhead



1. Street F (74' ROW)

Applicant:

- Boulevard, one 6' sidewalk, winding in median

Staff Response: recommend conditional approval:

- Conditions:
 - 8' sidewalk
 - Resolve parking bumpout outside 74' ROW
 - Alternative: Parkway Collector P1, 80' ROW, sidewalks both sides, other P1 standards
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2. Street F (60' ROW)

Applicant:

- Not centered in ROW, sidewalk on one side

Staff Response:

- Recommend denial; C1 Collector, 60' ROW, sidewalks both sides of street (each 5' wide)
 - Sidewalk along south side of ROW will provide connectivity to the sidewalk at the top of the block along western edge of Block 4



3. Street A (75' ROW)

Half-Street Request (37.5' ROW)

Applicant:

- Typical construction requirement is half-street along shared property line; up to 40' wide BB width; based on proportionality
- Propose 37.5' ROW dedication, 28' BB width, curb & gutter one side, ditch on other side
- Storm sewer and inlets on both sides of street



3. Street A (75' ROW)

Half-Street Request (37.5' ROW)

Staff Response:

- UDC 8.2.1.F.1: “Half streets *shall be prohibited except when the Planning Commission may approve* a plat containing half streets if it finds that it is essential to the reasonable development of the subdivision, lot, or lots in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.”
- It will not “be practical to require the dedication of the other half when the adjoining property is platted.”
- Property owned by London ISD, unlikely to plat in near future
 - Water service already, not seeking a new tap, not required to enter into OCL water contract at this time
 - Not subdividing land or consolidating lots, or building over lot lines
 - Outside City Limits: City has no building permit authority
 - No plat requirement trigger



3. Street A (75' ROW)

Half-Street Request (37.5' ROW)

Staff Response (cont'd):

- Current UTP alignment runs through the interior of the plat, deleting lots
- Shifting Street A south but with full dedication, has roughly net neutral effect on number of lots, and appears to create a net gain of buildable lot area in square feet.

Staff Recommendation:

- Recommend Denial
- In the alternative: if Planning Commission declines recommendation and grants waiver, Staff recommends a condition: provide fire access and vehicular turnaround at lower end (eastern end) of Street A, by connecting Street A with Street T-5 hammerhead, by eliminating the small nonbuildable park Lot 13, Block 4.



4. Street T-5 Hammerhead (46' ROW)

Applicant:

- Does not match Staff internal standard; angled, not perpendicular

Staff Response:

- Recommend denial at this time, and deferring this question to final plat stage, to obtain a solution to meet city standard and fire code.



Staff Recommendations

1. Street F (74-foot right-of-way) (main entry into subdivision): conditional approval, or, alternatively, conformity to Parkway P1 standard per UDC Table 8.2.1.C.
2. Street F (60-foot right-of-way): denial, because this street has 60 feet of right-of-way and is a C1 Collector in UDC Table 8.2.1.C, sidewalks on both sides of the street, each 5 feet in width, are required.
3. Street A (75-foot right-of-way) – UTP C3 Collector Street: denial of half-street right-of-way dedication and require full right-of-way dedication and full right-of-way section drawing for C3 Collector per UDC Table 8.2.*
*Alternative, if Planning Commission grants waiver and/or half-street, Staff recommends *conditional* approval, conditioned upon the applicant providing fire access and vehicular turnaround at the lower end (eastern end) of Street A
4. Street T-5 (46-foot right-of-way): denial of the waiver at this time, and deferral of this question to the final plat stage, to obtain a solution to meet city standard and fire code