Don Patricio

Block A, Lot 7R (Final Plat)

Request for Plat Waiver
from the Street and Sidewalk Construction Requirement

Planning Commission Meeting
January 23, 2019

Vicinity Map

Don Patricio, Block A, Lot 7R Final Plat

Plat Requirements

- <u>UDC 3.30.1.A</u>: requires installation of improvements, or financial guarantee, during platting

- <u>UDC 8.1.4</u>: During platting, the "developer shall provide":

  A. "Streets, including but not limited to pavement, curb and gutter, sidewalks …."

- <u>UDC 8.2.2.A.4</u>: "Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks"

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')
L-1C	46 feet	7 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1D	46 feet	7 feet	28 feet	6 feet	4 feet	Required	No	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1E	40 feet	7 feet	22 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	1-way	One	25	800 trips/day- NTE 1,320 feet	No
L-1F	40 feet	7 feet	22 feet	6 feet	4 feet	Required	No	One	1-way	One	25	800 trips/day- NTE 1,320 feet	No

* Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
**Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.

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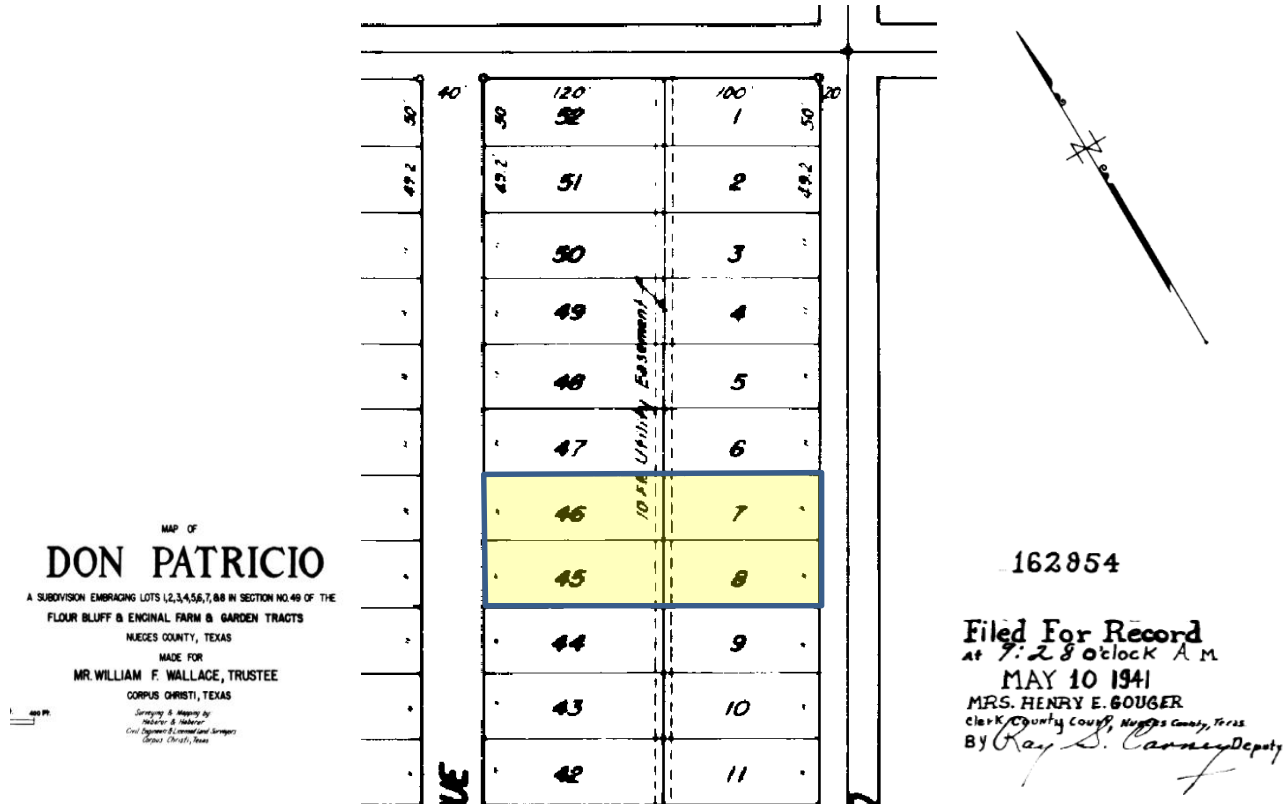
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Utilities

Street View:
Looking West/Northwest

Street View: Waldron Rd.
Looking Northeast

Subject Site

Street View: Waldron Rd.
Looking Southwest

Street View: Ridgewood Dr. R-O-W from Don Patricio Rd, Looking South

Factors

Factors in Support of Waiver

- Don Patricio originally platted 1941, before annexation and before street and sidewalk standards in 1955
- No portion of Ridgewood Dr. along its entire 0.25 mi. extent is built, and there is no existing sidewalk. This replat is an interior lot in the old subdivision. The frontage of this replat is about 100 ft out of 1,320 feet total
- The cost of street and sidewalk construction along the frontage of this lot is not roughly proportionate to the proposed development on this lot

- Ridgewood not on the ADA Master Plan and no transit stops
- Waiver should not conflict with Comp Plan and purposes of UDC; not on UTP

Factors Against Waiver

- Residential Single-Family 6 ("RS-6") zoning
- 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

Staff Recommendation

Staff recommends approval of the request for waiver from the street and sidewalk construction requirement.