



# **Riverbend Subdivision**

## **(Preliminary Plat)**

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

**Planning Commission Meeting  
January 23, 2019**



# Vicinity 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** ....”
- 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

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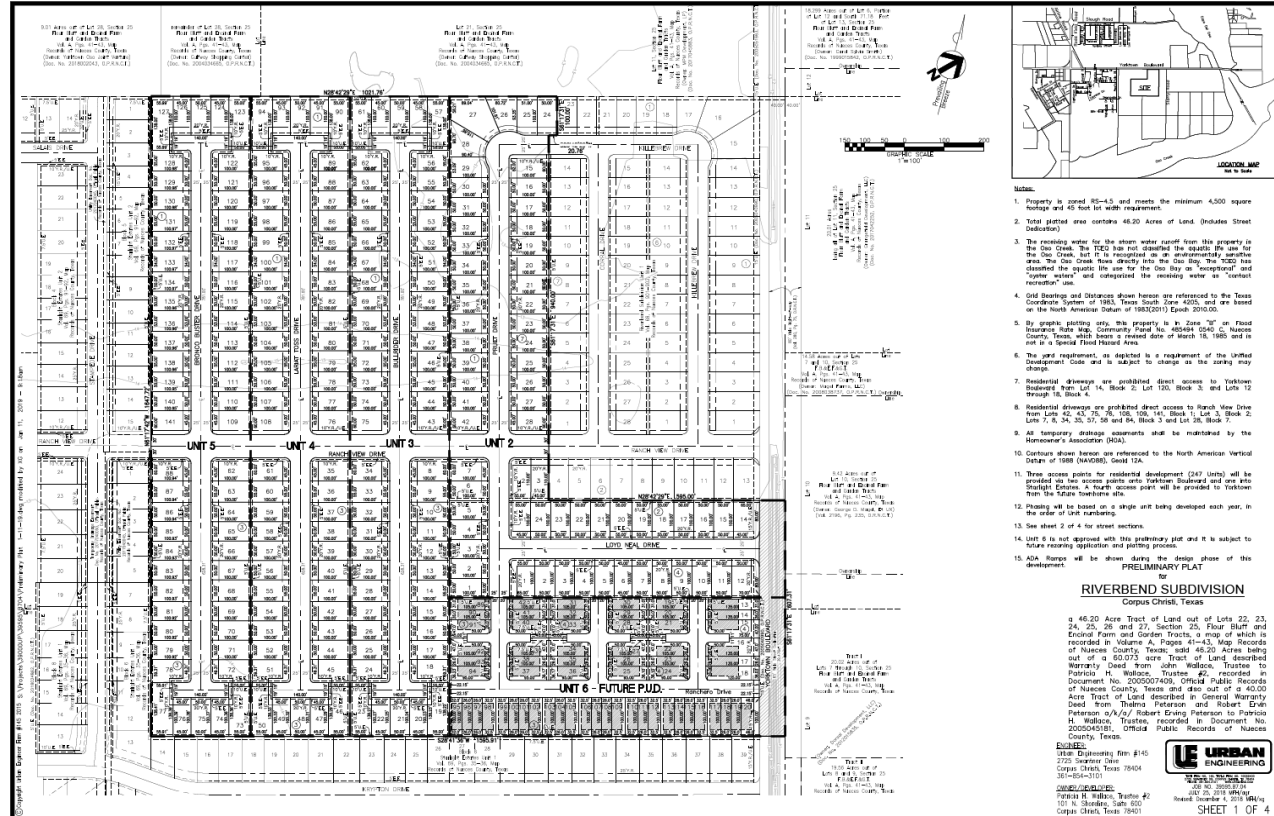


# Street View: Looking East/Southeast



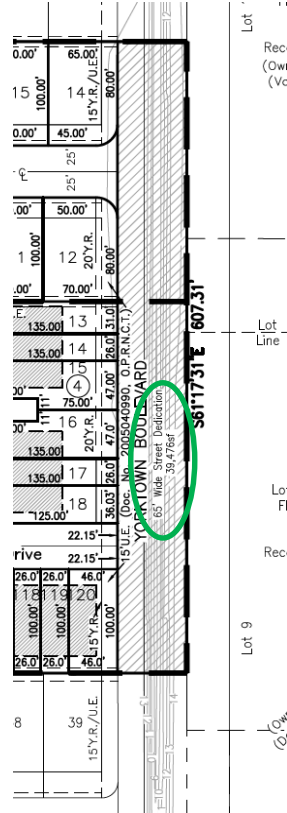


# Riverbend Subdivision Preliminary Plat





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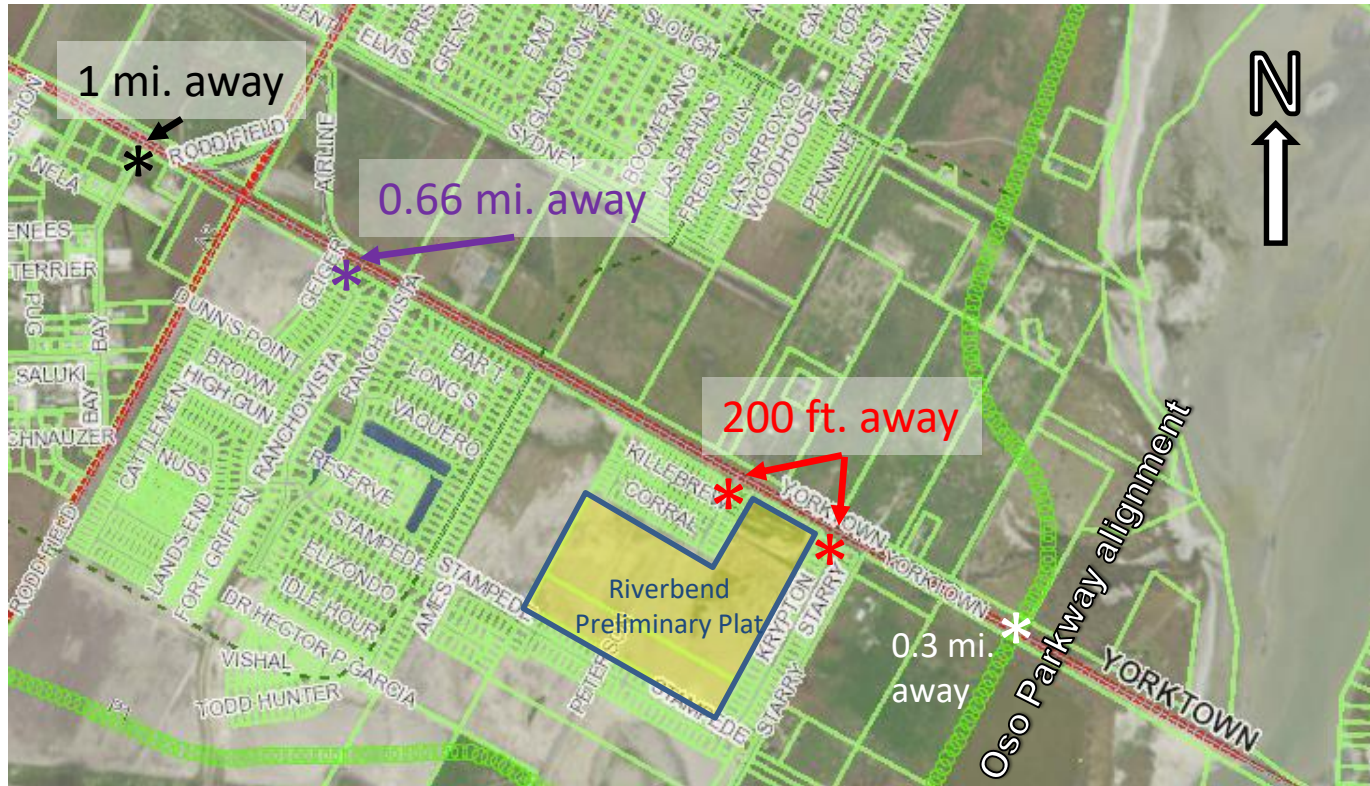








# Aerial View: nearest sidewalks





# Factors

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## Factors in Support of Waiver

- No current sidewalk exists along Yorktown adjacent to the plat; nearest connection is 1 mile away
- Not located along an existing or planned transit route
- Yorktown east of Rodd Field Rd. not on the ADA Master Plan
- Other plats along Yorktown not have sidewalk along Yorktown

## Factors Against Waiver

- Adjacent subdivisions will have internal sidewalk 200 ft. away
- Planned Oso Parkway is 0.3 mi east, with sidewalk & ped/bike path
- Rodd Field Rd expansion will have sidewalk 0.66 mi. away
- RS-4.5 zoning, and adjacent to residential and commercially zoned areas
- Plan CC
  - Vision for Transportation and Mobility: “connected networks of good streets and sidewalks, safe bicycle routes”





## 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, or, in lieu of construction, require cash payment.**