



# **Kaler Addition**

## **Block 3-B, Lot H-2R (Final Plat)**

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

Planning Commission Meeting  
February 6, 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”

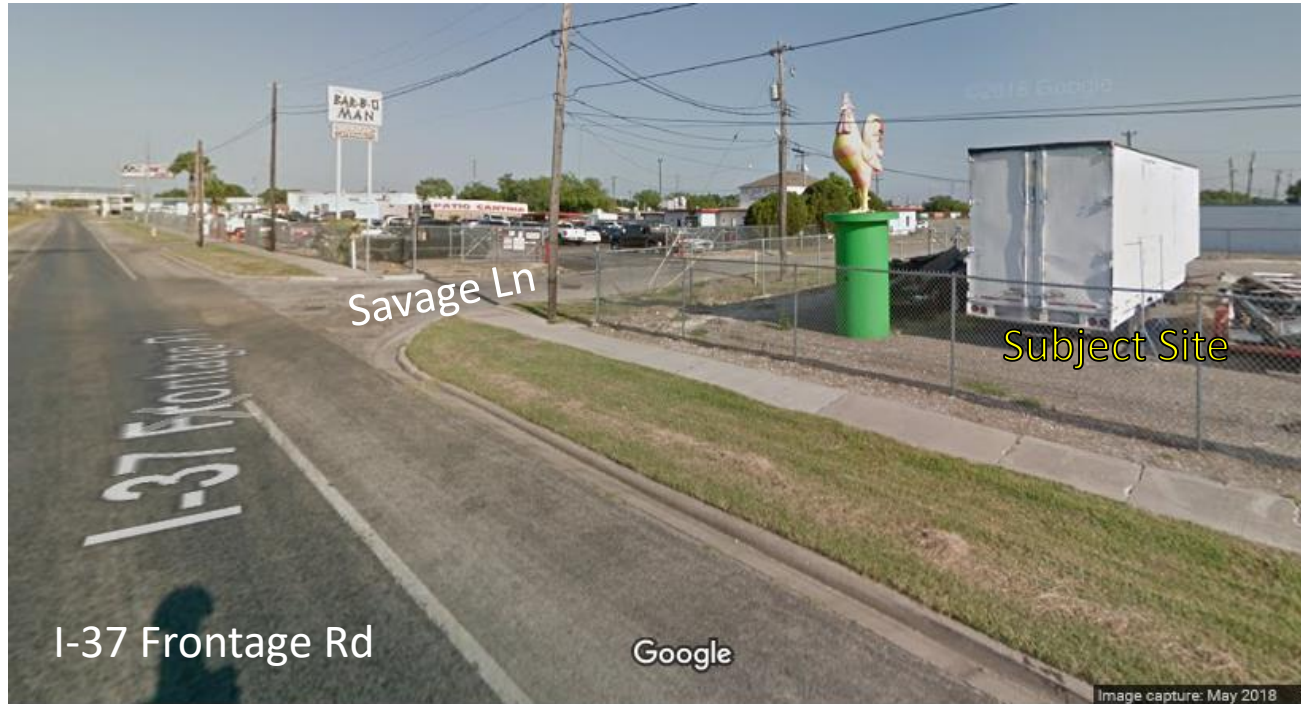


# Street View: Looking West





# Street View: Looking East







# Street View: Looking South





# Street View: Looking North









# Neighborhood





# Factors

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## **Factors in Support of Waiver**

- Open ditch and lack of space in Savage Ln ROW
- Not located along a transit route
- Savage Ln not on the ADA Master Plan
- Savage Ln not on the MobilityCC Plan
- Neighboring lots are platted and have no sidewalk

## **Factors Against Waiver**

- Existing sidewalk to connect to, on property, along I-37 frontage
- Lot is a corner lot
- Commercial/neighborhood amenities within 0.25 mile: motels, restaurants, convenience store/fuel, residences
- 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 approval of the request for waiver from the sidewalk construction requirement along Savage Lane.**