

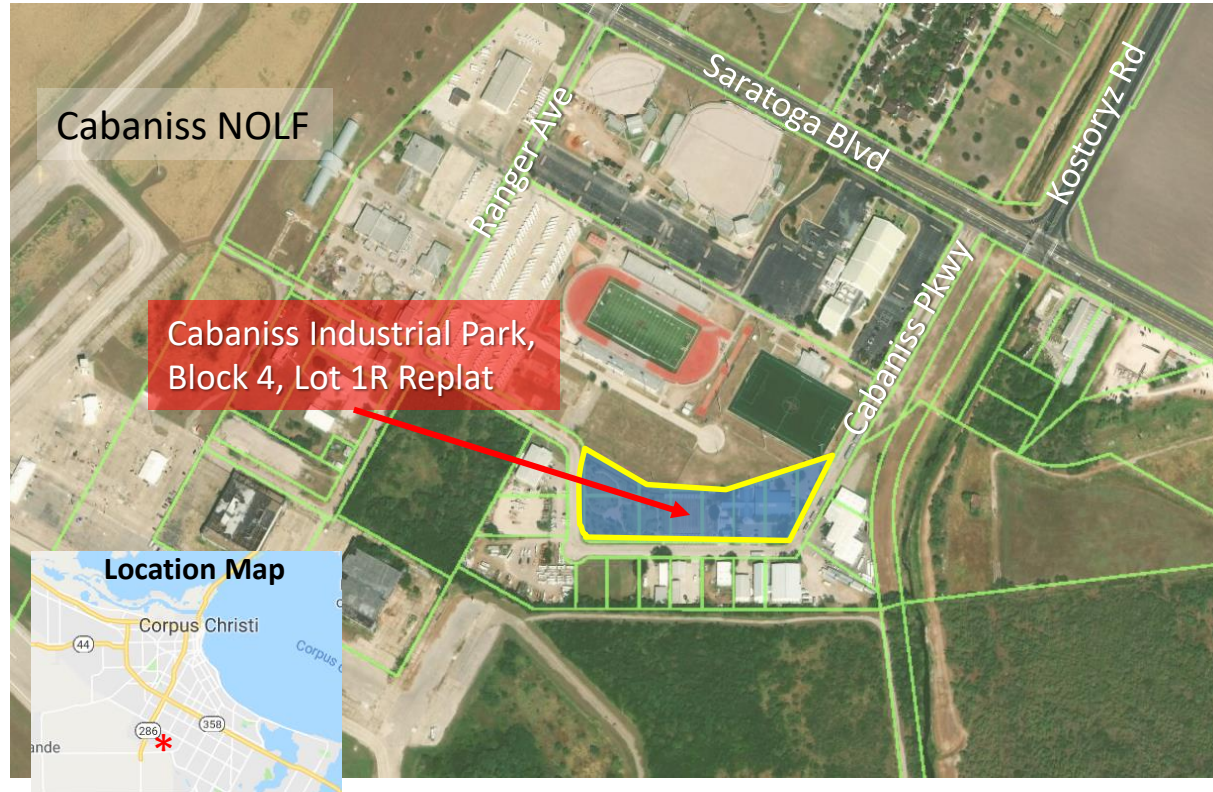


Cabaniss Industrial Park
Block 4, Lot 1R (Replat)
(PAWS-Gulf Coast Humane Society)
Request for Plat Waiver
from the Sidewalk Construction Requirement

Planning Commission Meeting
March 20, 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 8.1.5: Continuity of Improvements: “All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties.”
- 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 (cont'd)

- UDC 8.2.2.A.1.a: Within industrial subdivisions, sidewalks shall be required only on streets that meet any of the following conditions:
 - i. “Streets that are in the Urban Transportation Plan as arterials or collectors.”
 - ii. “Through-streets that either are connecting to existing streets or to proposed arterials and collectors”
- UDC 8.2.2.A.2: “All required sidewalks ... shall extend along all street frontages....”



Zoning: IL





Streets





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 South





Street View: Looking West





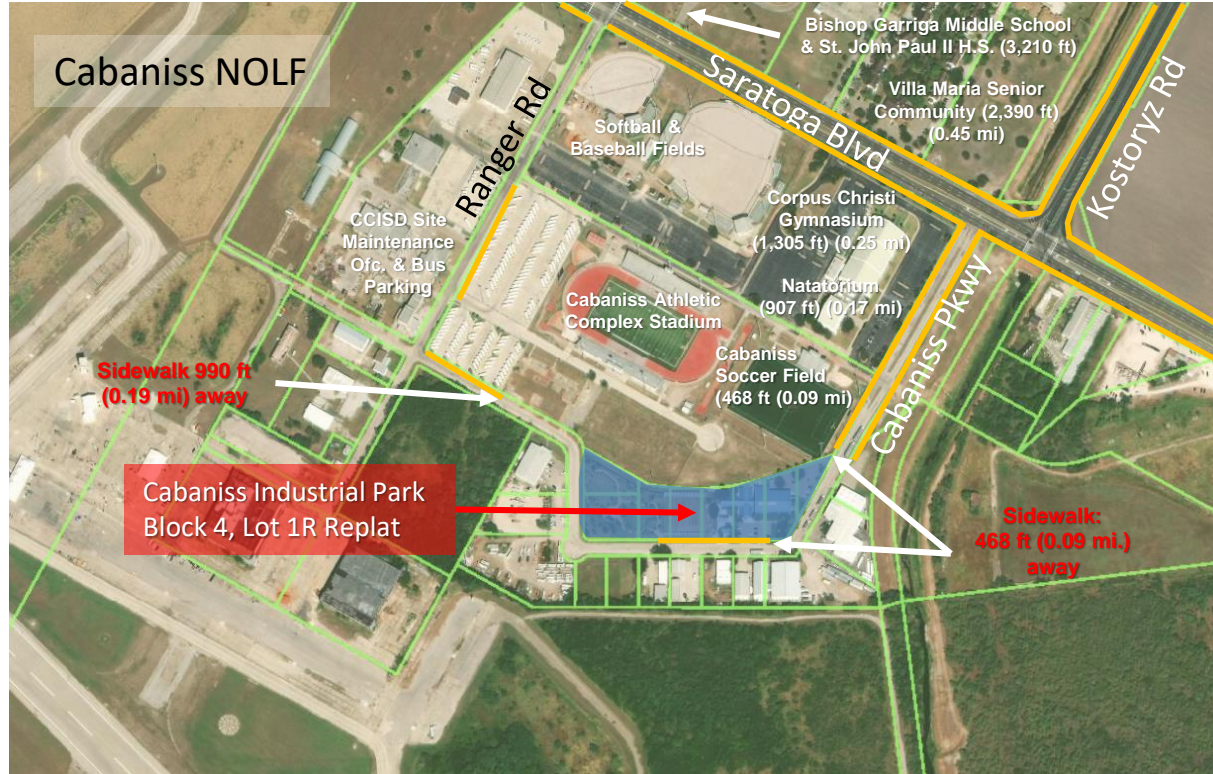
Street View: Looking Northeast





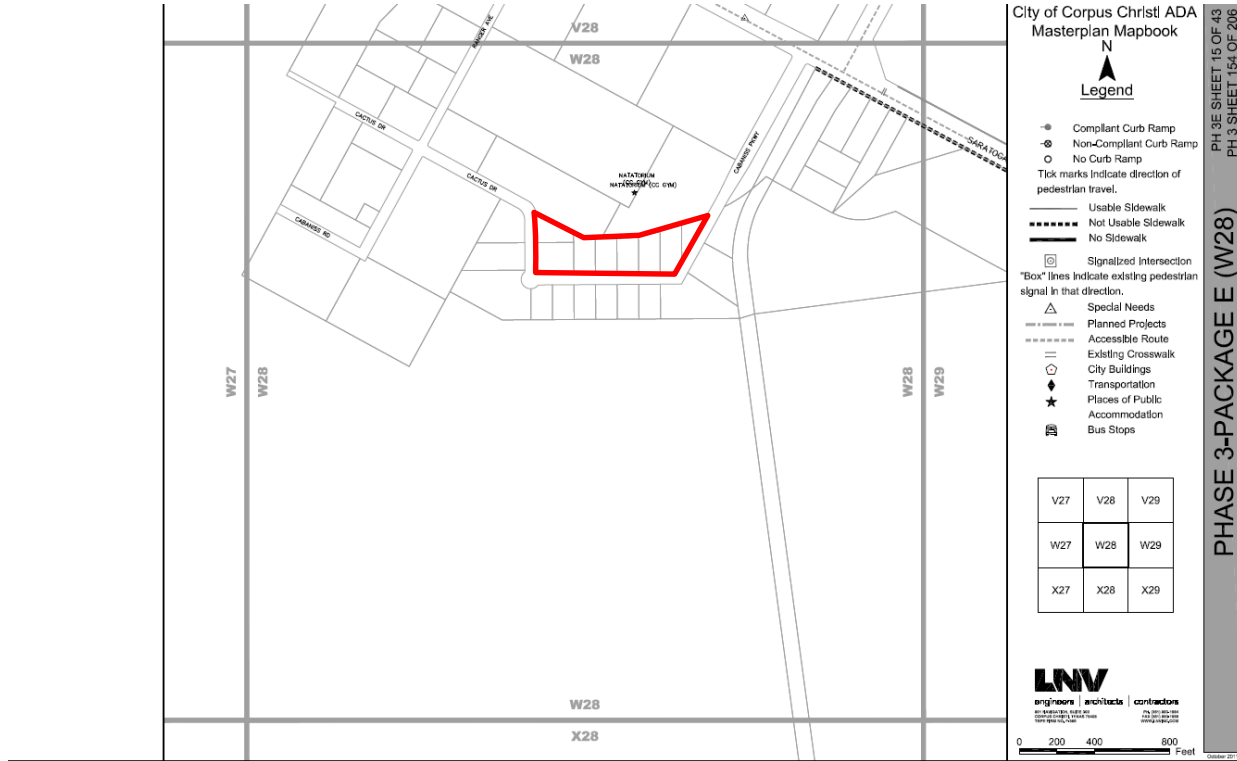


Neighborhood





ADA Master Plan





Factors

Factors in Support of Waiver

- Originally platted in 1974 and replatted in 1990 with no sidewalk required
- Zoned IL
- No sidewalk along west adjacent property
- No transit stops
- Cabaniss Pkwy not on the ADA Master Plan
- Applicant states they currently have sidewalk on property to promote pedestrian circulation through the facility; other areas have no sidewalk to control access, and to promote a park environment
- Applicant states waiver will not be detrimental to public health, safety, or general welfare, and Comp Plan not substantially affected

Factors Against Waiver (for sidewalk)

- Sidewalk currently exists on the property
- Cabaniss Pkwy is C1 Collector; sidewalk required per UDC 8.2.1.C
- Zoned IL & Cabaniss Pkwy is i) a Collector and ii) a "through-street" connecting to arterial. Sidewalk required per UDC 8.2.2.A.1.a. i & ii.
- All required sidewalks shall extend along all street frontages, per UDC 8.2.2.A.2.
- Sidewalk exists on east adjacent property, only 468 ft from existing sidewalk on the subject site.
- Adjacent to Cabaniss Athletic Complex, within walking distance (0.25 mi or less) to soccer field, natatorium, gymnasium.
- Saratoga Blvd is on the ADA Master Plan
- 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

- 1) Along east segment of Cabaniss Pkwy: denial of the request for waiver from the sidewalk construction requirement (require connection to adjacent sidewalk along soccer field)
- 2) Along west segment of Cabaniss Pkwy: approval of the request for waiver from the sidewalk construction requirement (along the dog run / dog park portion of the property)