

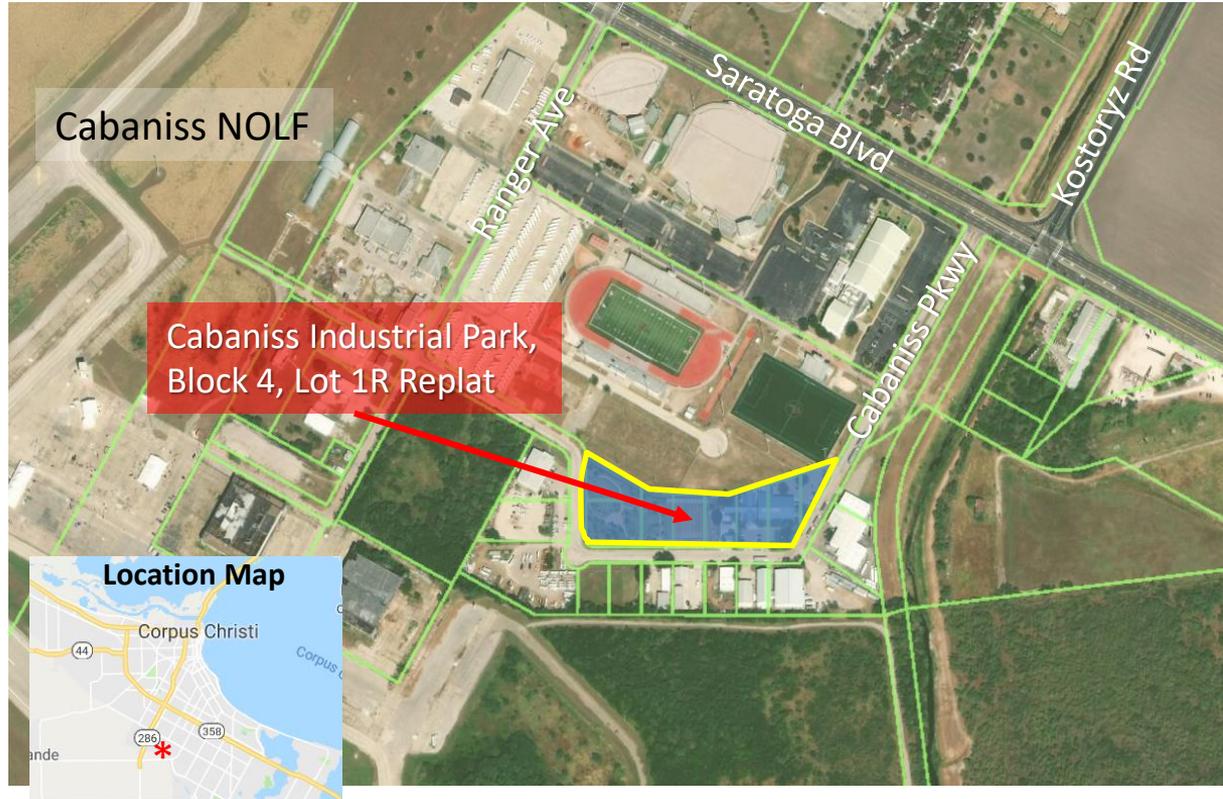


Cabaniss Industrial Park
Block 4, Lot 1R (Replat)
(PAWS-Gulf Coast Humane Society)
Request for Plat Waiver
from the Sidewalk Construction Requirement

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



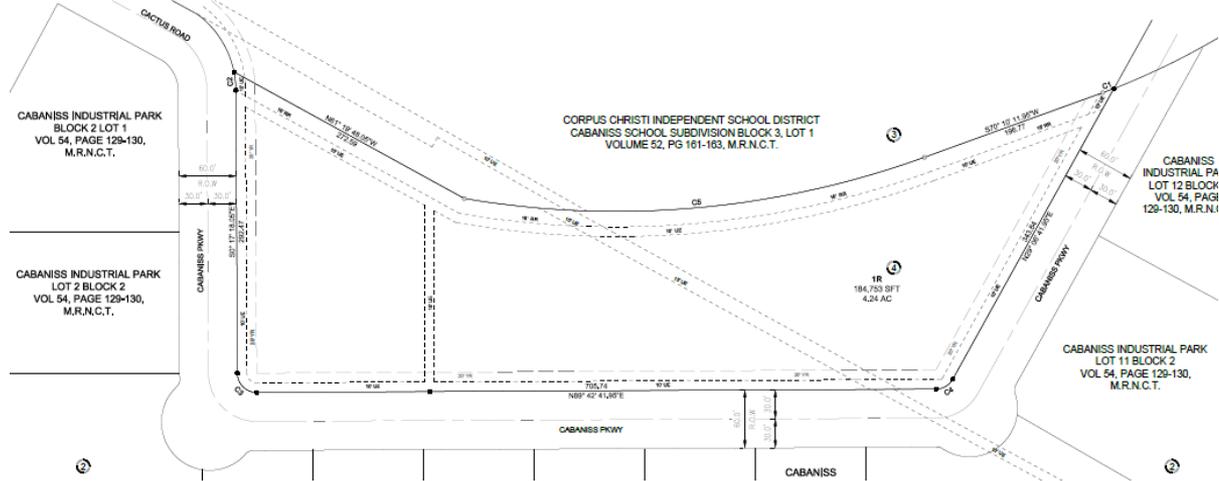


Cabaniss Industrial Park, Block 4, Lot 1R Plat

9. LINES NOT ON RECORD: THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
10. THIS SUBDIVISION IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
11. REFER TO CURB TABLE FOR PLATTING PURPOSES.
12. IRON PIPE FOUND INDICATED ON THE PLAT.
13. IF ANY LOT IS DEVELOPED WITH RESIDENCE USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

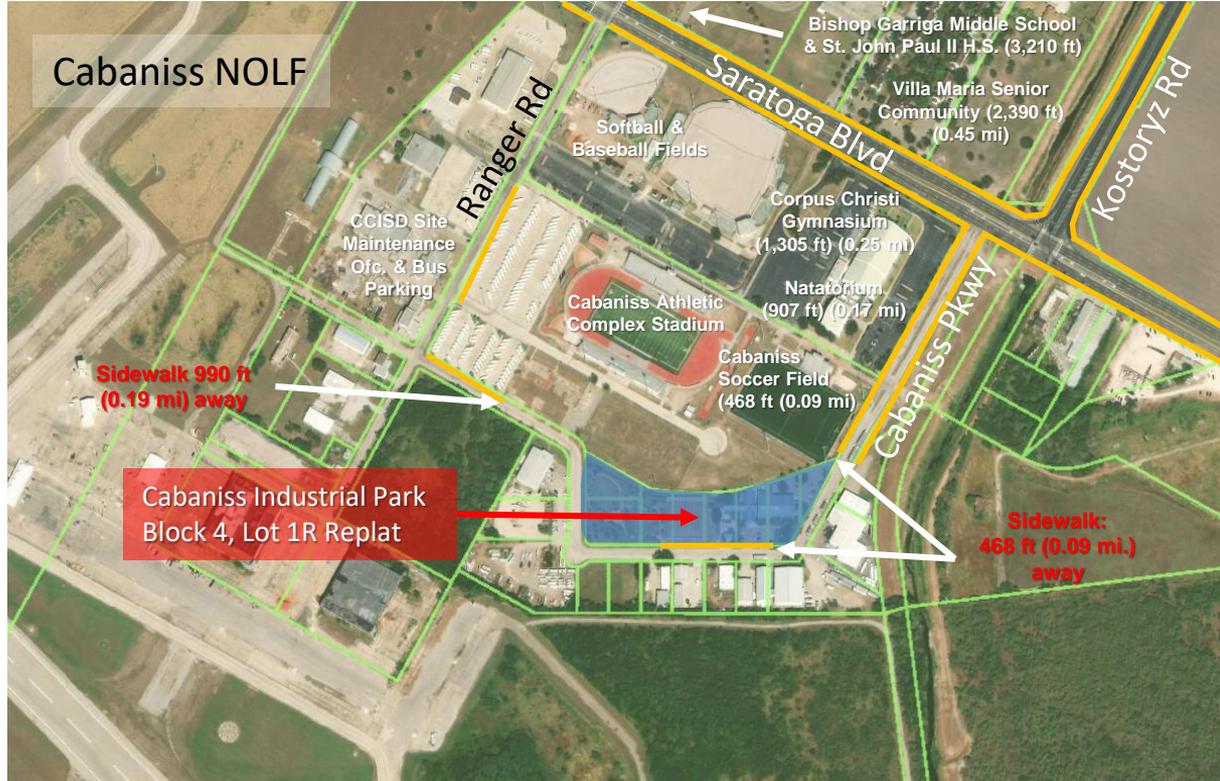
C1	12.44	882.67	0.80	N89° 46' 19"E	12.44
C2	19.09	88.41	11.11	N5° 50' 43"W	19.09
C3	31.42	20.00	90.01	S45° 16' 57"E	28.29
C4	21.15	20.00	60.59	N59° 24' 59"E	20.18
C5	485.18	943.33	26.47	N84° 54' 19"E	479.65

- YARD REQUIREMENT
 ———— BASEMENT
 M.R.N.C.T. - MAP RECORDS UE - UTILITY BASEMENT
 D.A.N.C.T. - DEED RECORDS SE - SUBTERRANEAN BASEMENT
 VOL. - VOLUME AE - ABOVE BASEMENT
 PG. - PAGE OE - ORANGE BASEMENT
 AC. - ACRES HE - HATCH BASEMENT
 SF - SQUARE FEET RW - RAILROAD EASMENT
 YR. - YEAR REQUIREMENT GR - GARAGE SET BACK REQUIREMENT



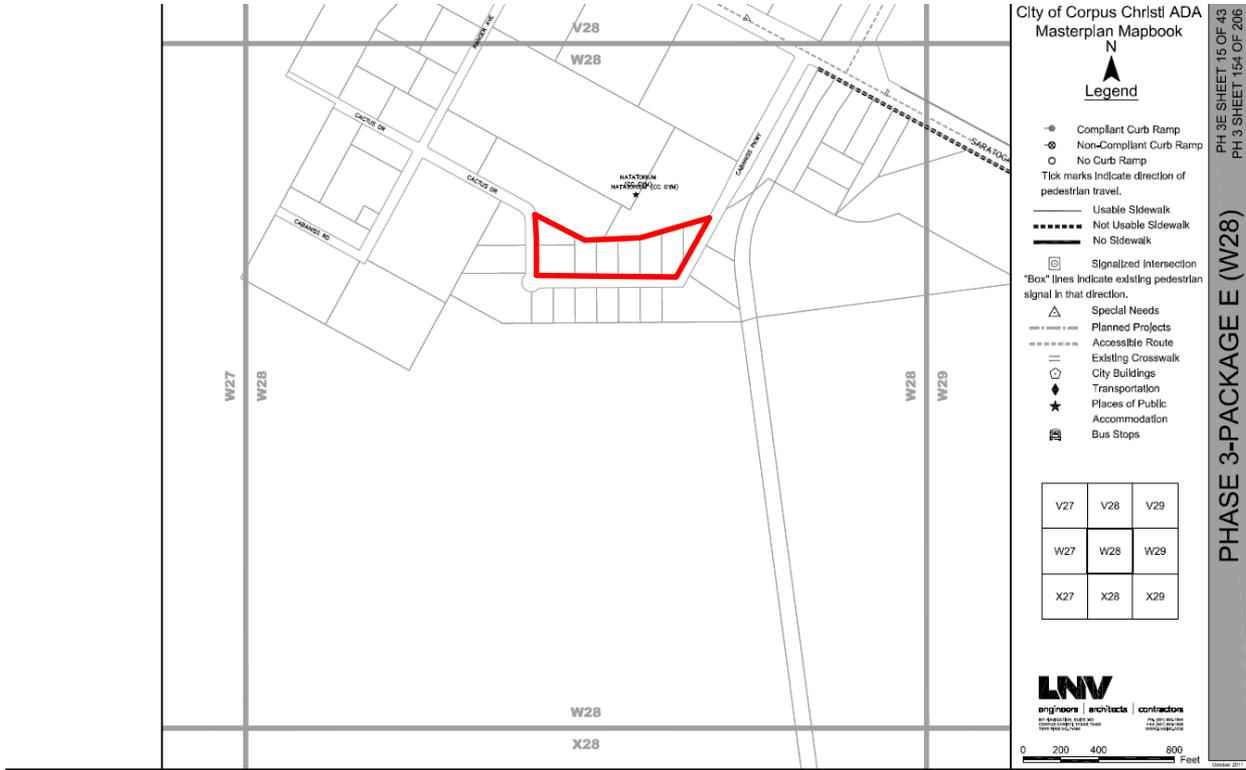


Neighborhood





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)