



# **Bluff Estates**

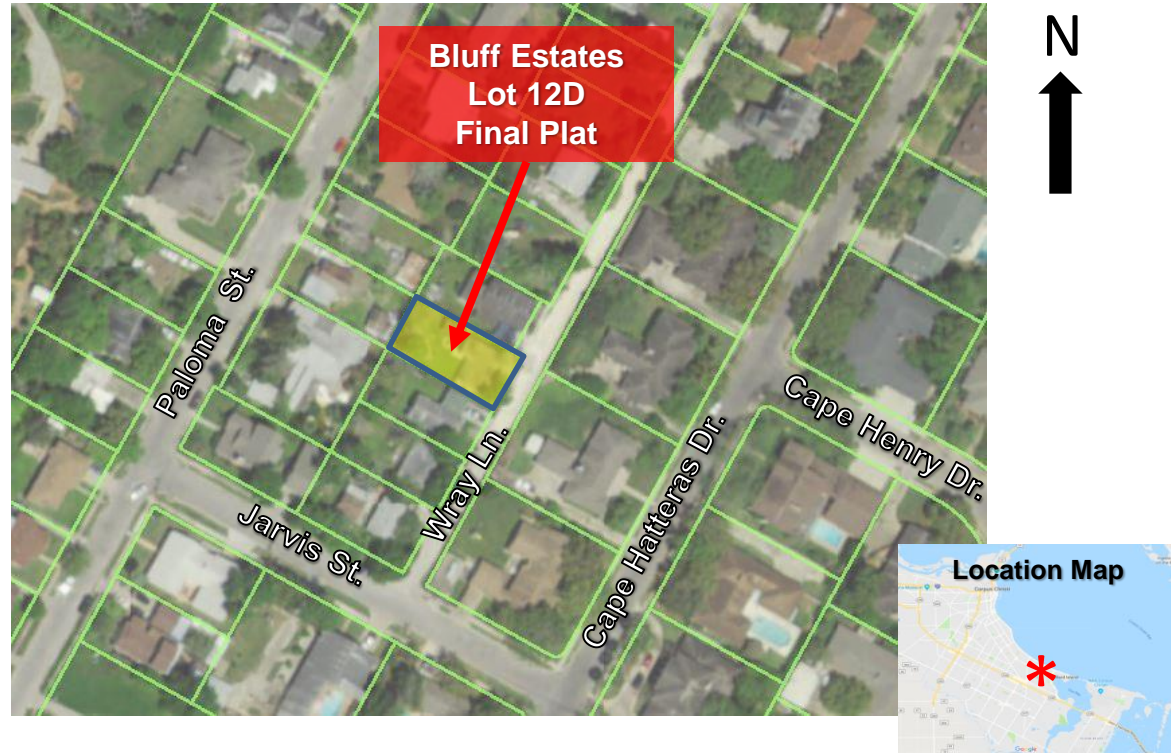
**Lot 12D (Final Plat)**

**Request for Plat Waiver  
from the Street, Curb and Gutter, and  
Sidewalk Construction Requirement**

Planning Commission Meeting  
May 29, 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”



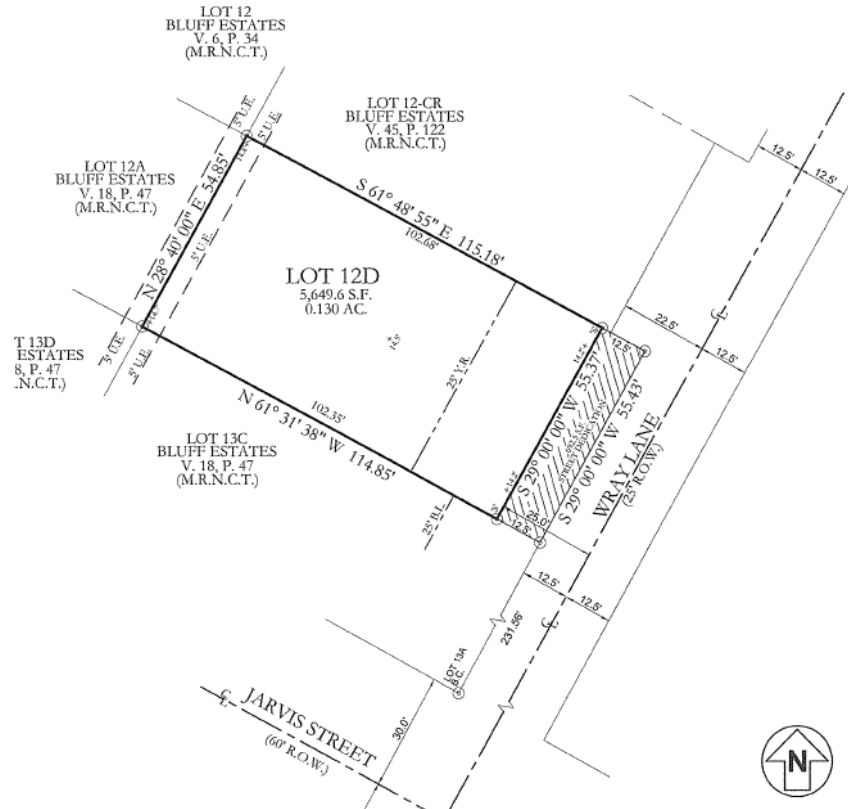
# Plat Requirements

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.													



# Bluff Estates, Lot 12D Final Plat





# Street View: Wray Lane Looking North

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# Street View: Wray Lane Looking South

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# Street View: Wray Lane Looking West

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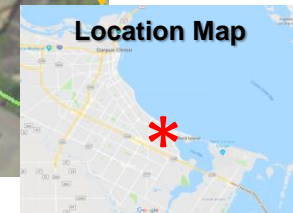
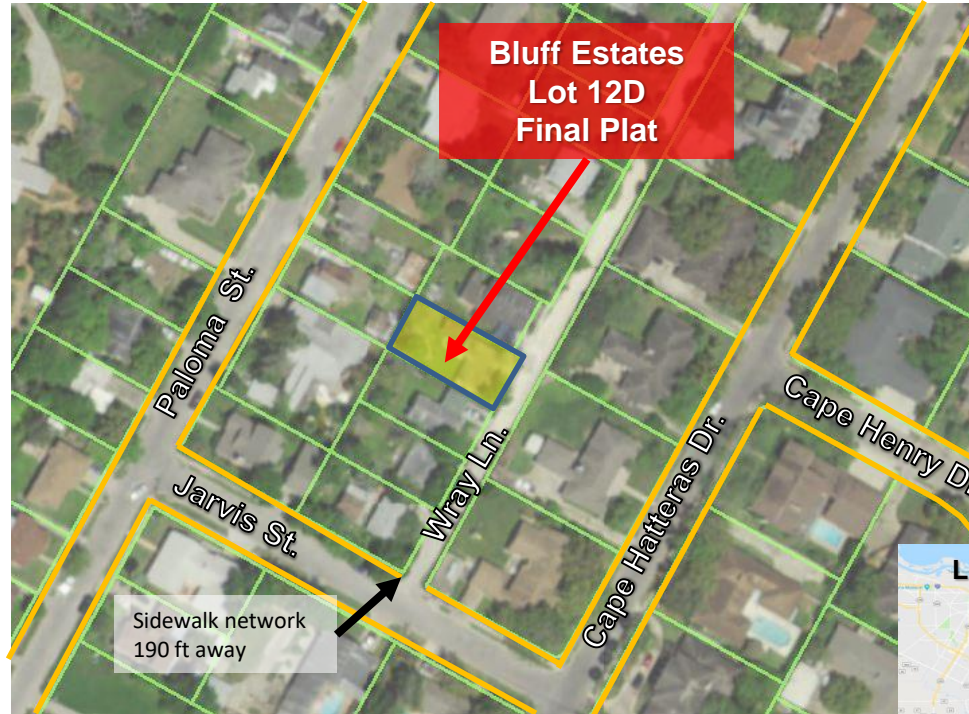






# Neighborhood

Sidewalk





# Neighborhood





# Factors in Street, Curb & Gutter Waiver

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## **Applicant's Factors in Support of Street and Curb & Gutter Waiver**

- Widening street along this lot would create discontinuity in street pavement and alignment of Wray Lane

## **Factors Against Street and Curb & Gutter Waiver**

- Table 8.2.1.B requires 28-foot pavement



# Factors in Sidewalk Waiver

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## **Applicant's Factors in Support of Sidewalk Waiver**

- Platted in 1936, before sidewalk requirement in 1955
- No sidewalks in the whole neighborhood along Wray Ln (except northern neighbor)
- Not on the UTP or ADA Master Plan
- No transit stops on Wray Ln; nearest transit stop around 0.43 mile away
- Nearest commercial/employment node is 0.38 mile away
- Waiver should not conflict with Comp Plan and purposes of UDC; not on UTP

## **Factors Against Sidewalk Waiver (for sidewalk)**

- Northern neighbor has sidewalk
- Existing sidewalk on Jarvis St., 190 ft. away
- Residential Single-Family 10 ("RS-10") 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

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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 street, curb & gutter, and sidewalk construction requirement.**