



The Esplanade

Unit 1, Block 1, Lots 2A & 2B (Replat)

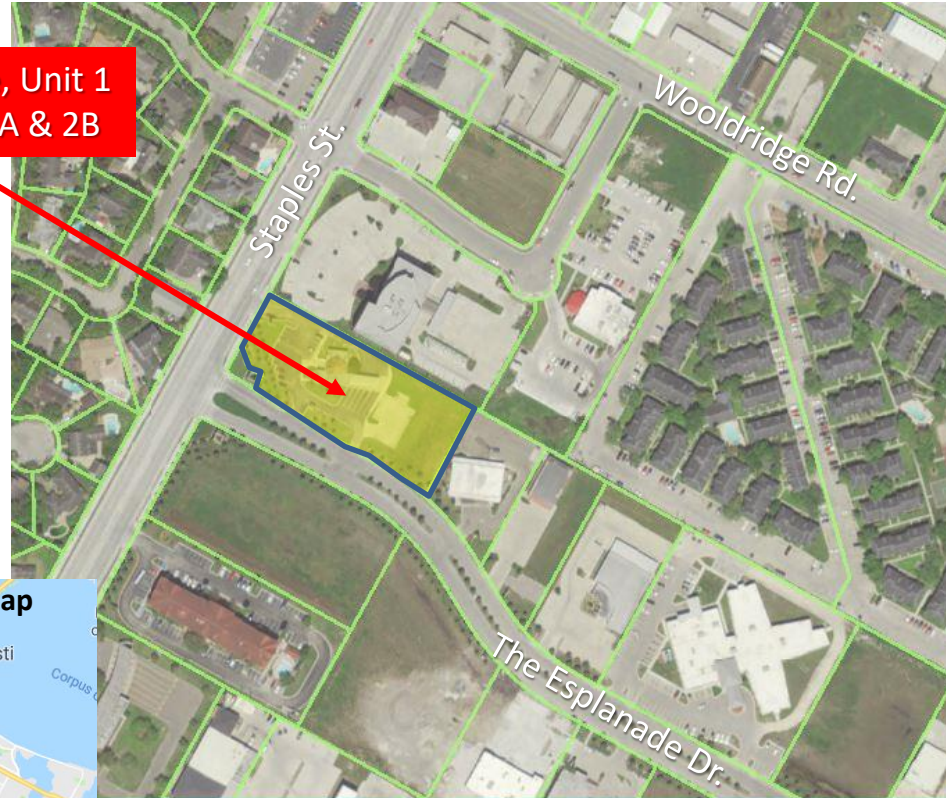
**Request for Plat Waiver
from the Sidewalk Ramp Construction Requirement**

Planning Commission Meeting
May 29, 2019



Vicinity Map

The Esplanade, Unit 1
Block 1, Lots 2A & 2B







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.2: “All required sidewalks ... shall extend along all street frontages....”
- 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.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.								

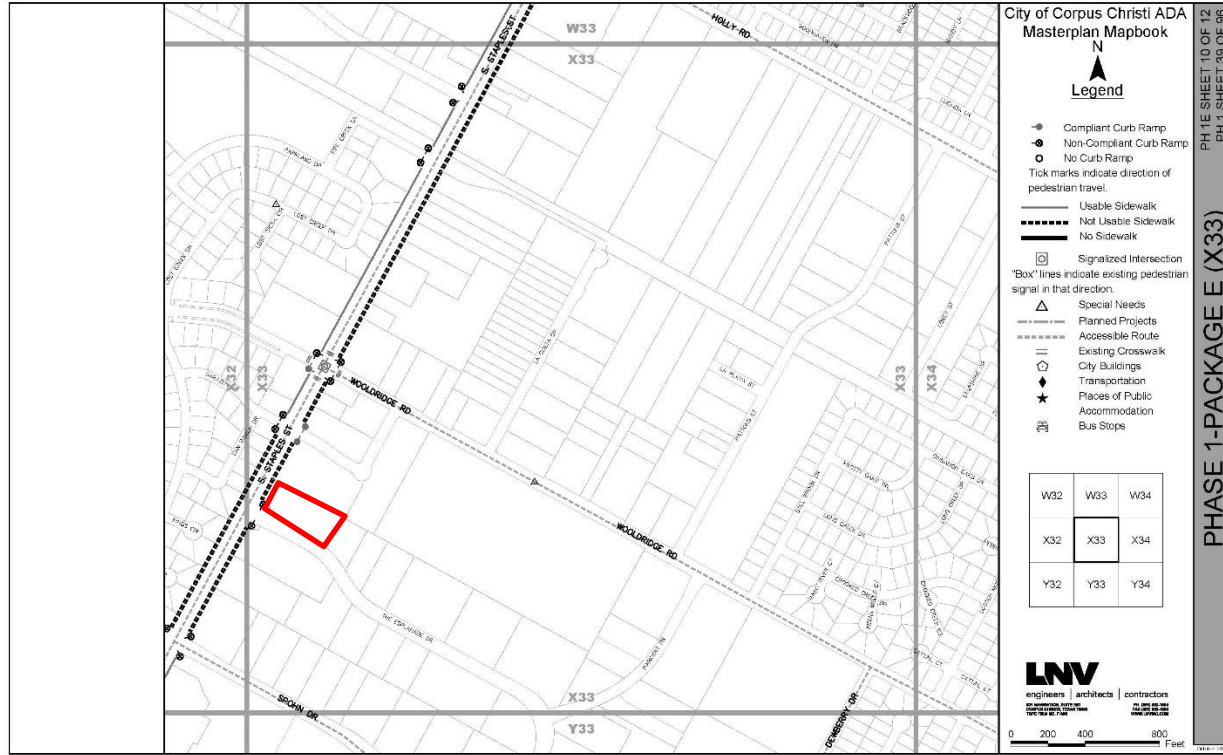


Zoning: CG-2



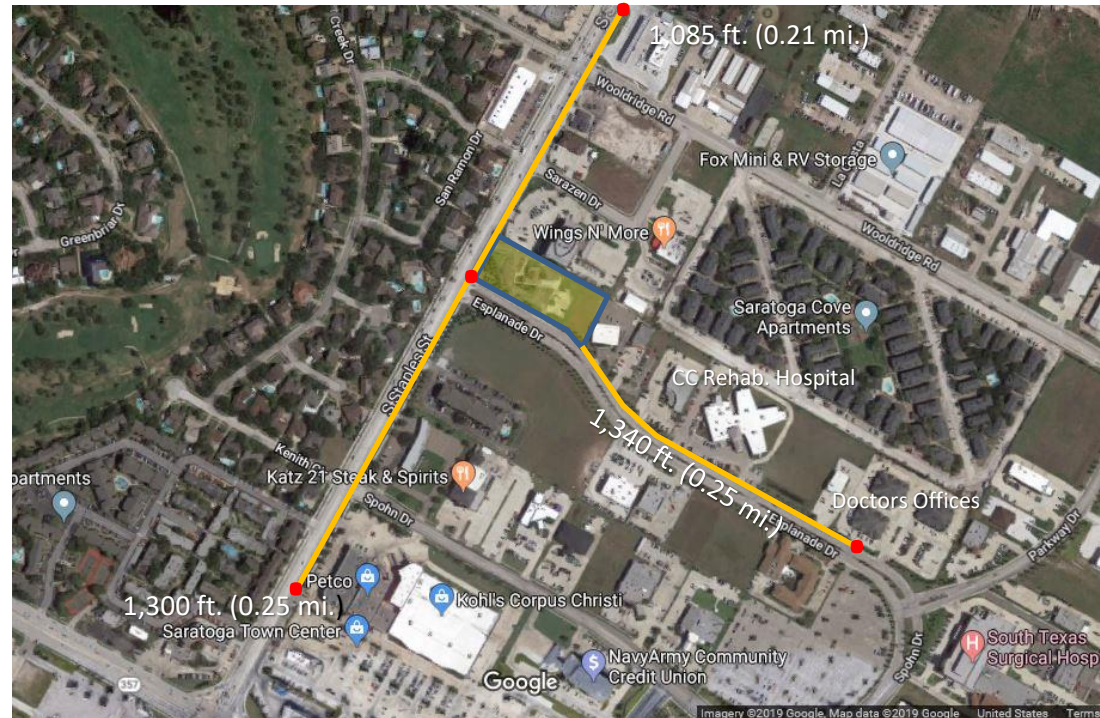


ADA Master Plan





Neighborhood





Street View: Looking East/Northeast, at Lot 2B Driveway





Street View: Looking West/Northwest, at Lot 2A Driveway





Factors

Applicant's Arguments and Factors in Support of Waiver

- Slope of existing driveway may exceed ADA maximum of 2%, which may require removal of 6 or 7 feet of driveway
- No new construction planned for Lot 2A
- UDC Article 8 intended for new subdivisions, not replats
- Prior plats public infrastructure built to standards existing at that time

Factors Against Waiver (for sidewalk ramps)

- Prior plats pre-date ADA of 1990
- City Staff and TRC review new plats and replats based on current subdivision standards
- Applicant states there may be new construction on Lot 2B
- Comprehensive Plan calls for "connected networks of good streets and sidewalks and 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
-



Staff Recommendation

Denial of the waiver of sidewalk ramp construction.