

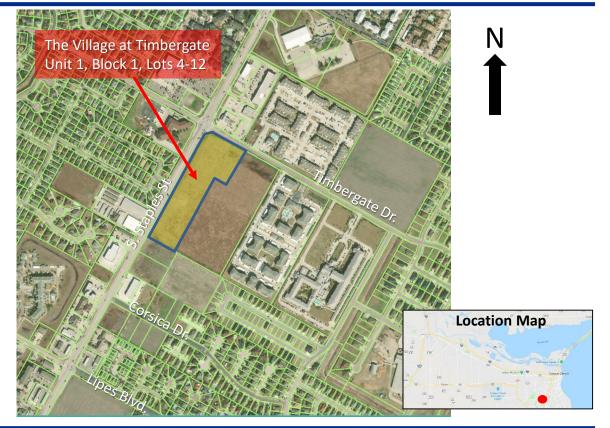
The Village at Timbergate Unit 1, Block 1, Lots 4-12 (Final Plat)

Request for Plat Waiver From the Street Dedication Requirement

Planning Commission Meeting August 21, 2019

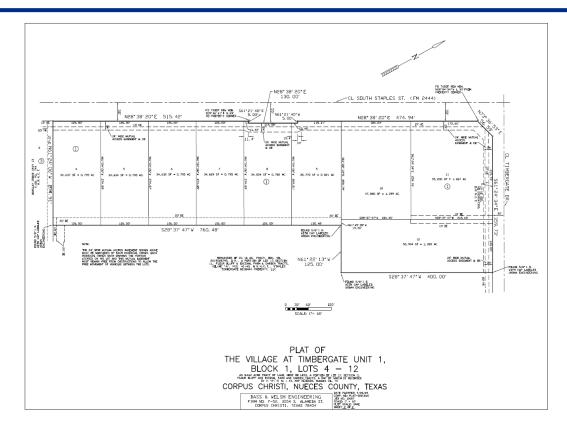


Vicinity Map



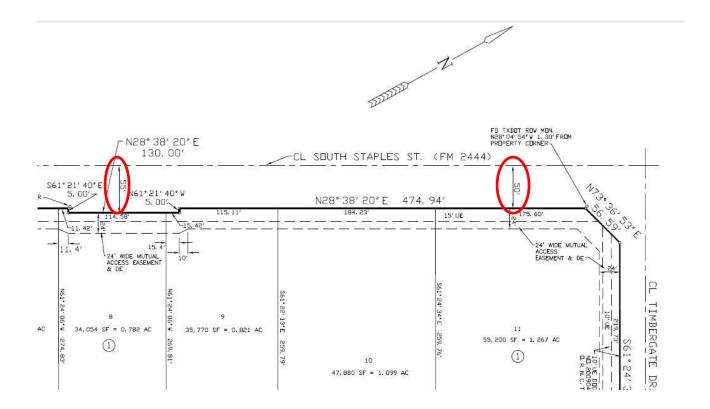


Final Plat: Unit 1, Block 1, Lots 4-12





Final Plat 1/2 ROW: Less than 65 feet





Plat Requirements

Article 8: Subdivision Design and Improvements

	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.								

Table 8.2.1.C Non-Local Street Standards Table

(Ordinance 030769, 02/16/2016)

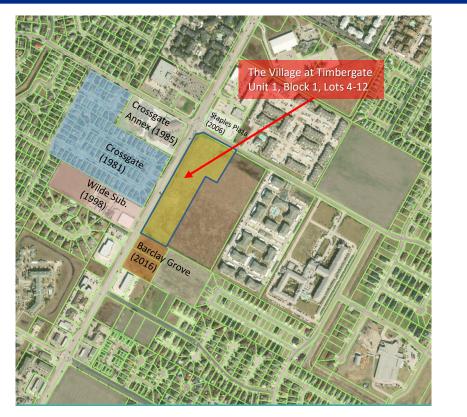


UTP Streets





Plats



N



Right-of-Way Widths (approx.)



8



Right Turn Lane





















Factors

Factors in Support of Waiver from Street Right-of-Way Dedication Requirement

- Several recently platted lots on the same side of S. Staples St. were platted without similar ROW dedication
- S. Staples will not be widened in the future

Factors Against Waiver (in favor of street right-of-way dedication)

- Staples Plaza (2006), north of Timbergate, additional ROW acquired to achieve 130'
- Barclay Grove (2016), south of site, is mid-block, over 1,000 feet from collector
- ROW west of center line is greater than ROW east of center line
- Sidewalk on east side of Staples might not be in ROW (+5 feet)
- Right-turn lane into this commercial subdivision would relieve stacking congestion (+10 feet)
- Right-turn lane from Staples onto Timbergate advisable (similar to what's already at NW corner)



- 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 recommends denial of the request for waiver from the street right-of-way dedication requirement

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request