



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









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)



UTP Streets





Plats





Right-of-Way Widths (approx.)





Right Turn Lane





Street Views: Looking South





Street Views: Looking South





Street Views: Looking South





Street Views: Looking South





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)*



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

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