

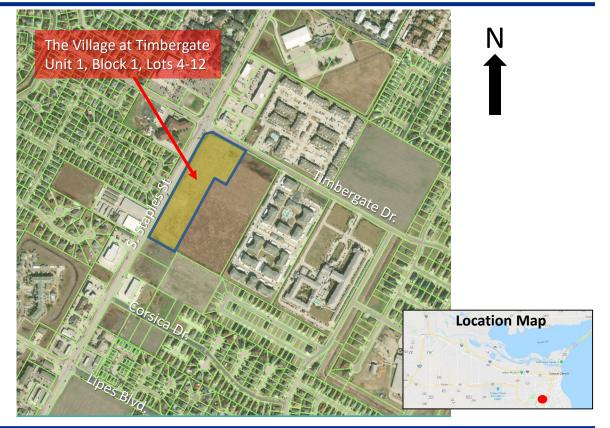
#### The Village at Timbergate Unit 1, Block 1, Lots 4-12 (Final Plat)

#### Request for Plat Waiver From the Street Dedication Requirement

Planning Commission Meeting August 21, 2019

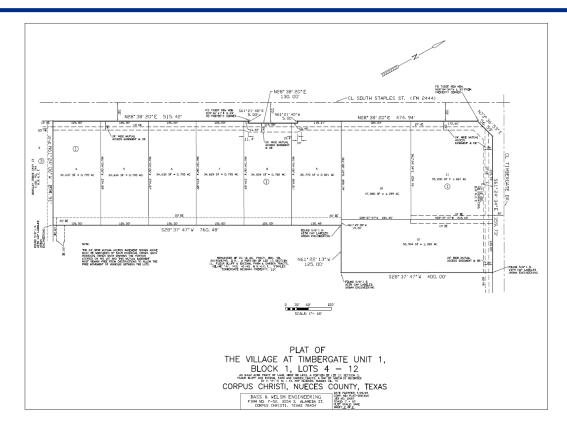


# Vicinity Map



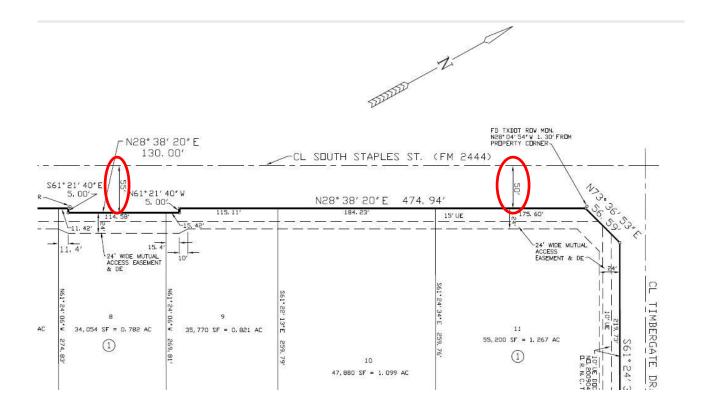


#### Final Plat: Unit 1, Block 1, Lots 4-12





#### 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)

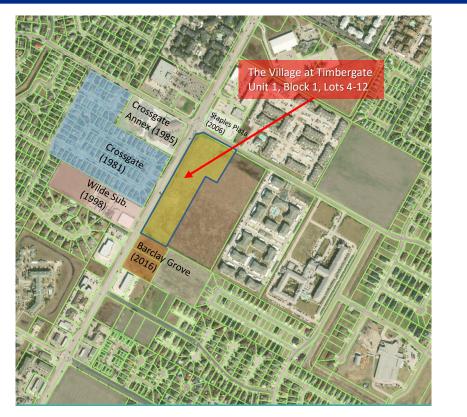


## **UTP Streets**





## 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