



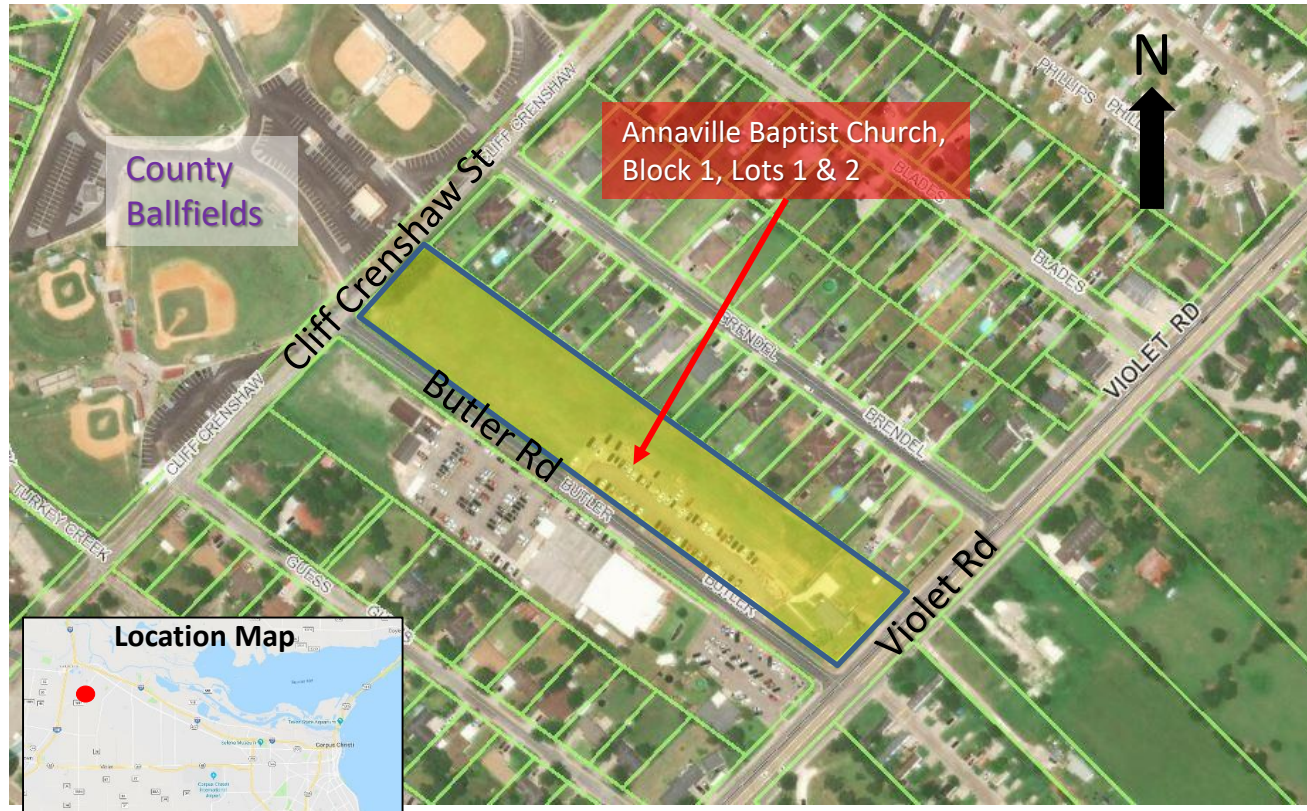
# **Annaville Baptist Church Block 1, Lots 1 & 2 (Final Plat)**

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

Planning Commission Meeting  
August 21, 2019



# Vicinity Map







# 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 the following improvements, as approved in the construction plans, in conformity with the standards, specifications and requirements of this UDC, the Design Standards, utility master plans and any state or federal requirements...”:
  - 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”



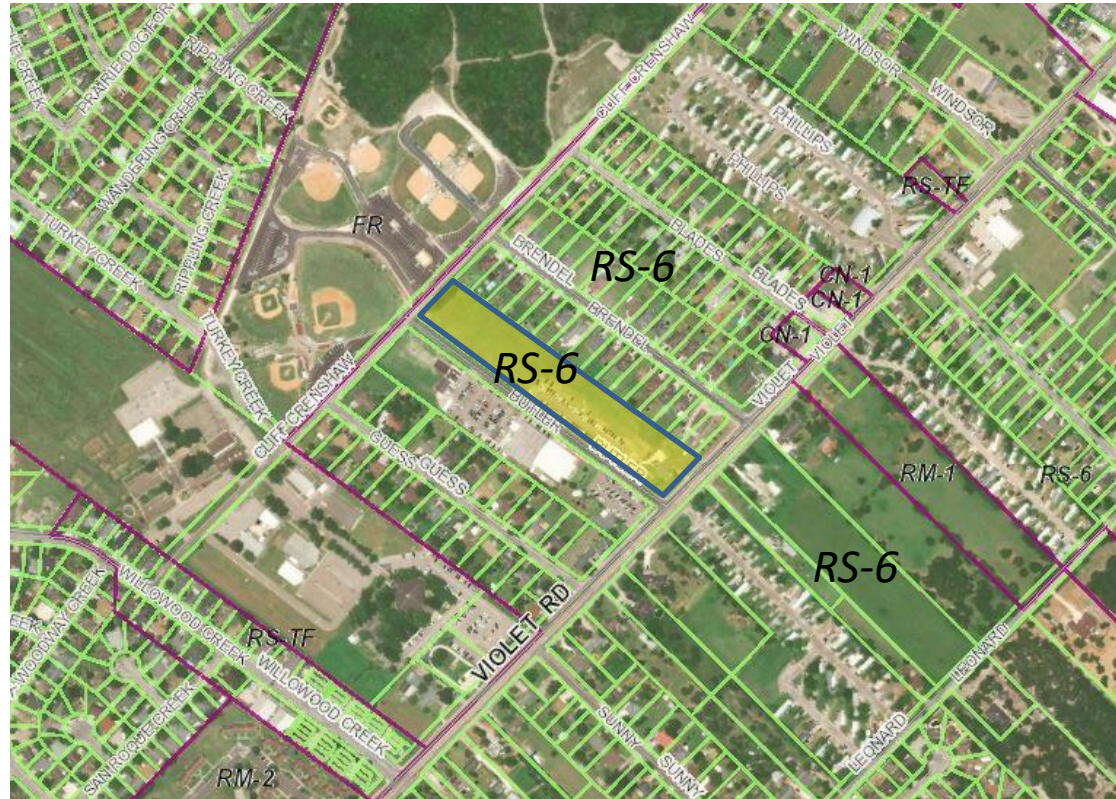


# UTP Streets





# Zoning









## Street View: Looking North at Corner of Violet Rd and Butler Rd

---







## Street View: Looking West/Northwest on Butler Rd

---





## Street View: Looking West/Northwest on Butler Rd

---





## Street View: Looking West/Northwest on Butler Rd

---

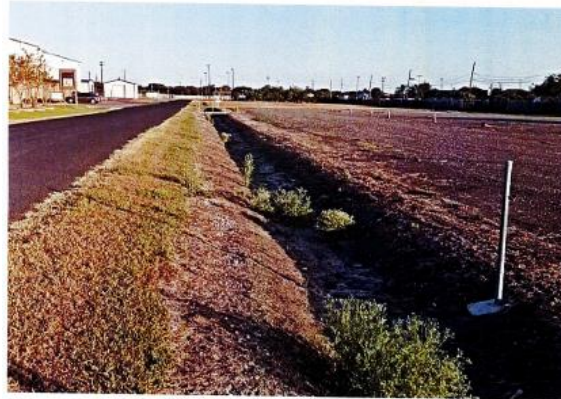






## Applicant's Photos of Drainage Ditch

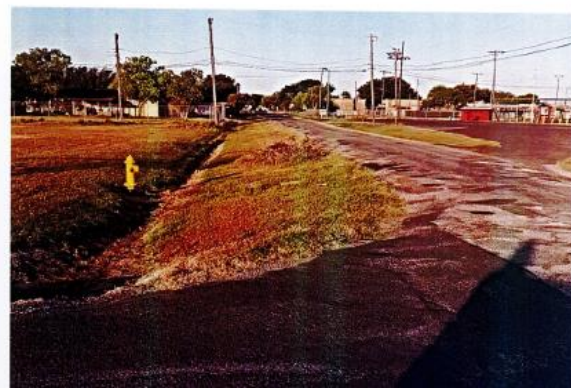
---





## Applicant's Photos of Drainage Ditch

---





## Applicant's Photos of Drainage Ditch

---







# Neighborhood





# Factors in Sidewalk Waiver

---

## Factors in Support of Waiver from Sidewalk Requirement

- Church owns both sides of Butler Rd
- Bar ditches on both sides of Butler Rd and Cliff Crenshaw St
- No bus/transit stops on either street
- Not on the ADA Master Plan
- Not on the Mobility Plan/Bicycle Plan
- No crosswalk or traffic signal at Cliff Crenshaw St to facilitate crossing to County ballfields
- No sidewalk on Cliff Crenshaw St

## Factors Against Sidewalk Waiver (in favor of sidewalk construction)

- Area zoned residential
- Existing sidewalk on this plat, along Violet Rd
- Butler Rd and Cliff Crenshaw St are public streets
- Directly across the street from County ballfields
- Neighboring residential neighborhoods to the north and south both have sidewalk connecting Violet Rd to Cliff Crenshaw St, same as what is being requested here
- None of the exceptional conditions for sidewalk waiver listed in UDC 8.2.2.B exist in this case.
- Although ditch drainage exists, there is 25 feet of Yard Requirement and beyond, to build sidewalk. Access easement can be provided
- Plan CC: Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



## UDC 8.2.2.B Exceptional Conditions for Sidewalk Waiver Do Not Exist in this Case

---

- Permanent dead-end street with access to paved hike/bike trail
  - Streets where each lot has direct access from side or rear to a paved hike/bike trail
  - Residential subdivisions in FR and RE zoning districts
  - Private streets: sidewalk on one side allowed if 6-feet wide and approved by Ass't City Manager of Dev. Services
-





## 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

---

- Staff recommends
    - Approval of the waiver along Cliff Crenshaw St.
    - Denial of the request for waiver from the sidewalk construction requirement along Butler Rd, and
  - **Alternatively, if construction along Butler Rd is not feasible due to drainage ditches**, Staff recommends applicant convey access easement on Lots 1 and 2 to provide space for sidewalk. Revision to this plat (approved 8/7/2019) may be approved administratively.
  - Planning Commission may choose to follow or decline Staff's recommendation
  - Planning Commission may approve, approve with conditions, or deny the waiver request
-