



Rodd Village Block 9-Lot 9R

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

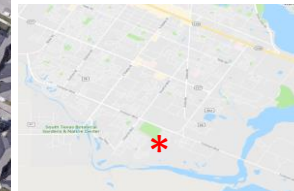
Planning Commission Meeting
October 02, 2019



Vicinity Map

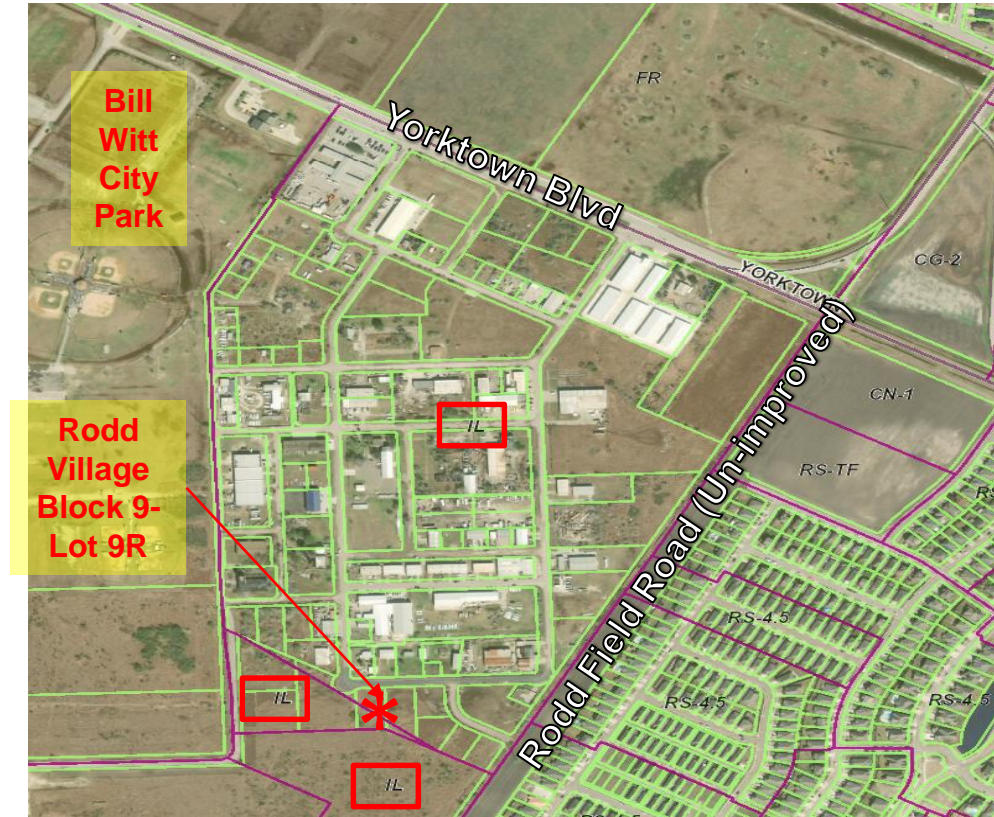


Location Map



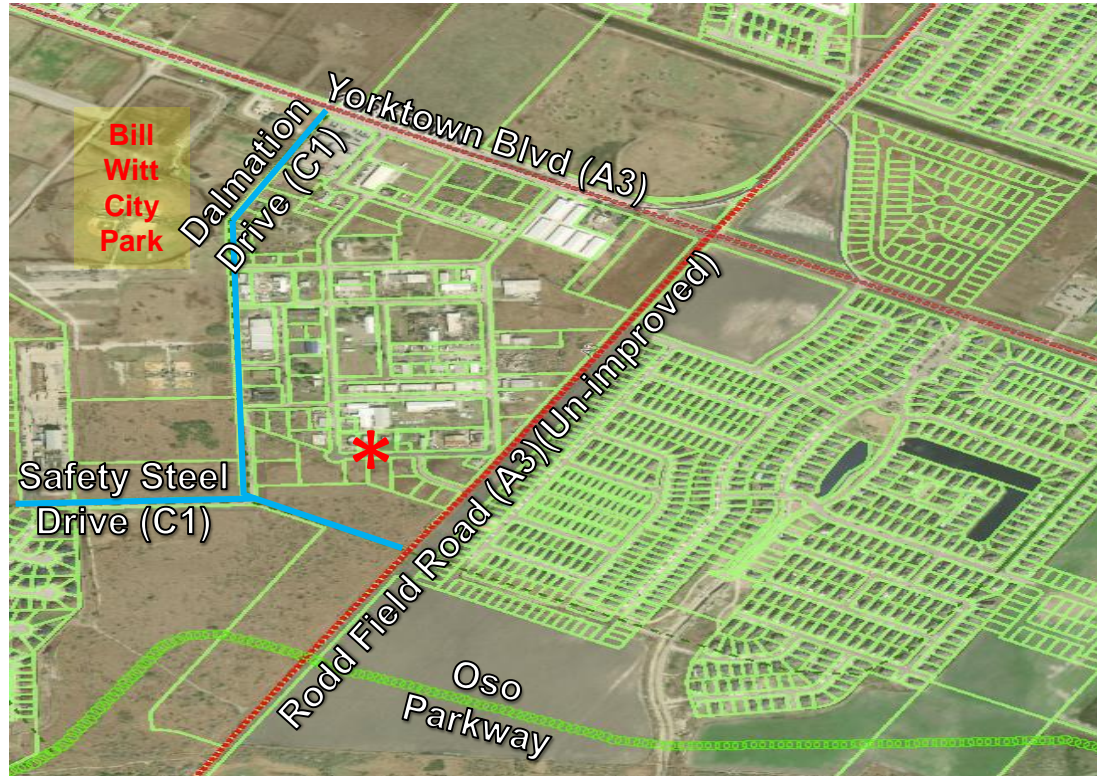


Aerial Map with Zoning





Aerial Map with UTP Streets







Street View: East





Street View: West





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 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”



Plat Requirements (cont'd)

- 8.2.2.A.1.a. Within *industrial subdivisions* sidewalks shall be required only on streets that meet any of the following conditions:
- i. Streets that are in the UTP as arterials or collectors
 - ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors, or
 - iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions



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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Factors

Factors in Support of Waiver

- No existing sidewalk in the entire surrounding industrial area
- Not a UTP street
- Not on the ADA Master Plan
- Not located along an existing or planned transit route
- Several platted lots, industrially-zoned
- Dalmation Drive would be the pedestrian route to Bill Will Park connecting to Yorktown Boulevard and Rodd Field Road

Factors Against Waiver

- Schnauzer Street functions as a through street connecting to proposed Arterial and Collector streets
- Rodd Field Road is a planned A3 Primary Arterial street with 5 feet sidewalks
- Plan CC: Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



Staff Recommendation

**Staff recommends approval of the sidewalk
construction waiver request**