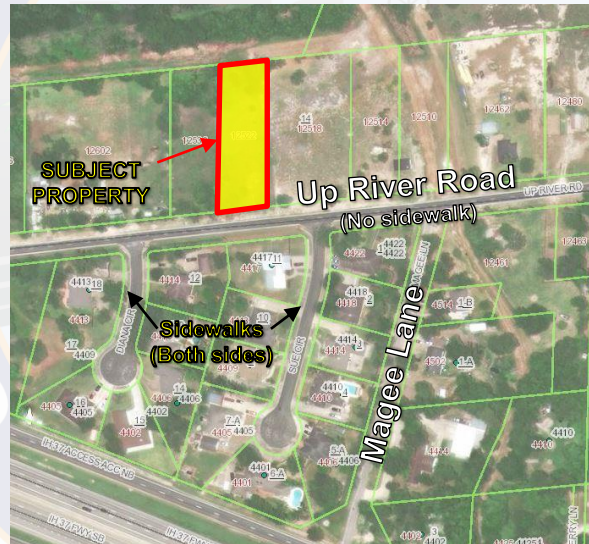


Request for Sidewalk Waiver

Countiss Addition, Block 1 Lot 15 (Final)
Property at 12518 Up River Road

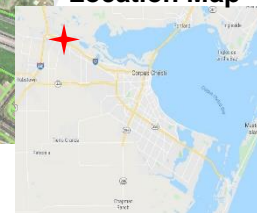


Planning Commission
June 23, 2021

Aerial Overview



Location Map



Subject Property, West on Up River Road



INCORPORATED
1852

Subject Property, East on Up River Road



Bakers Acres, Block 2, Lots 4A & 4B (Replat)

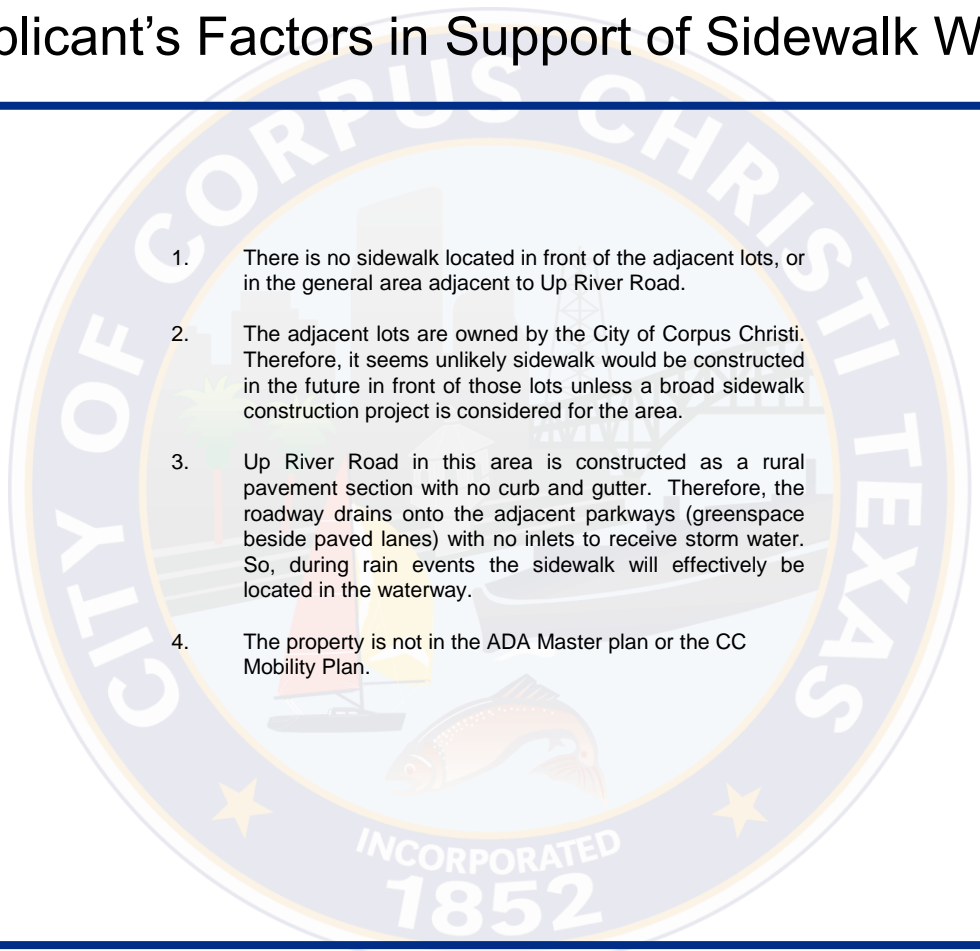
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Staff Recommendation

Approval of the request for a waiver from the sidewalk construction requirement.

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

Applicant's Factors in Support of Sidewalk Waiver

- 
1. There is no sidewalk located in front of the adjacent lots, or in the general area adjacent to Up River Road.
 2. The adjacent lots are owned by the City of Corpus Christi. Therefore, it seems unlikely sidewalk would be constructed in the future in front of those lots unless a broad sidewalk construction project is considered for the area.
 3. Up River Road in this area is constructed as a rural pavement section with no curb and gutter. Therefore, the roadway drains onto the adjacent parkways (greenspace beside paved lanes) with no inlets to receive storm water. So, during rain events the sidewalk will effectively be located in the waterway.
 4. The property is not in the ADA Master plan or the CC Mobility Plan.

Factors against Sidewalk Waiver (For sidewalk construction)

1. The property is zoned “RS-6 Single-Family 6 District from which a sidewalk network can be provided meeting current standards for a residential street.
2. Up River Road is a C1 Collector street as per the Urban Transportation Plan with a sidewalk network on both sides on the streets.
3. There is a sidewalk network across the street in the nearby River Bend Estates neighborhood accessing Up River Road.

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 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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