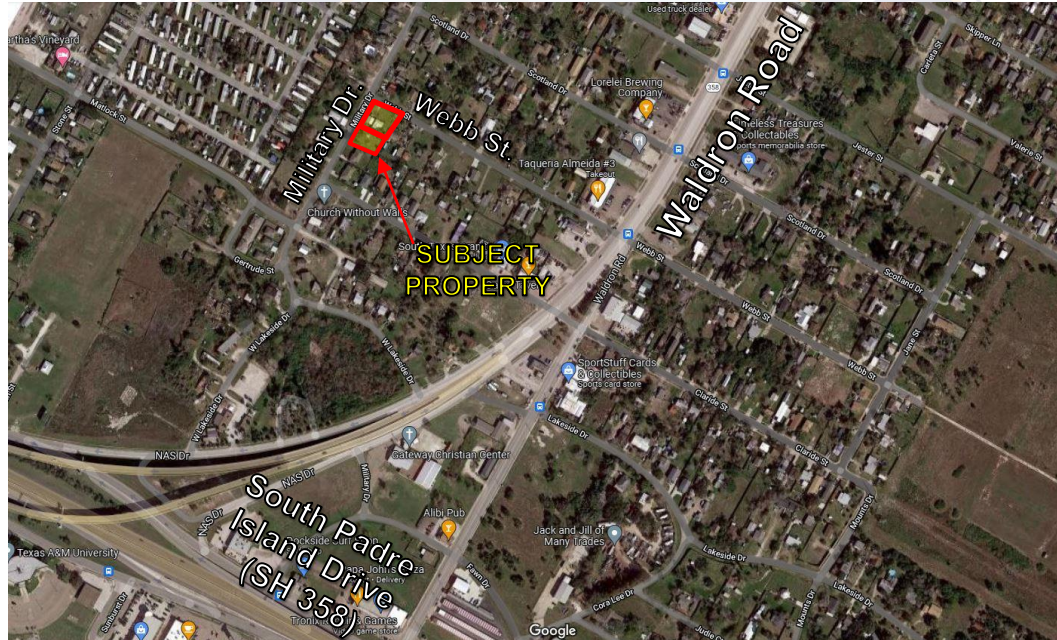


# Request for Sidewalk Waiver

## Flour Bluff Estates No. 2, Block 4, Lots 1A & 1B



Planning  
Commission  
October 13, 2021

# Aerial



# Subject Property South on Military Drive

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# Subject Property, North on Military Drive

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[illegible]

# Factors in Sidewalk Waiver

## **Applicant's Factors in Support of Sidewalk Waiver**

1. No current sidewalk network exists along Military Drive. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at an east intersection with NAS Drive.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued.
2. The property is approximately 956 feet distance to a commercial area on NAS Drive, which has a sidewalk network on both sides and a bus route.
3. The subdividing of the property to add a new lot affords the opportunity to begin a sidewalk network on a corner lot and the new adjacent lot.
4. The property fronting Military Drive (Lot 1B) does not meet the Exemptions in UDC Section 8.2.2.C administrative Exemptions as the lot fronts on and is adjacent to a street designated on the MobilityCCPlan.

# Plat Requirements

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- 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

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- 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

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**Denial** 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