DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

HEARING DATE/AGENDA ITEM NO. 7

Project Number: PR-2020-004692
Application Number: SD-2021-00045

Project Name: Lots 13-A and 15-A, Block 7 Original Townsite of Westland

Request: sidewalk waiver

COMMENTS:

Planning defers to Transportation for the sidewalk waiver.
See waiver criteria below-
6-6(P)(3) Review and Decision Criteria An application for a Waiver – DRB shall be approved if it complies with the following criteria: 6-6(P)(3)(a) Any of the following applies: 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, manmade obstructions, or utility lines. 2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance. 3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location. 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning. 6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare. 6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties. 6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements. 6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance. 6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain. 6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district. 6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the

zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14- 16-6-4(P) (Deviations) and is granted by the DRB as part of this approval. 6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P). 6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Maggie Gould
Planning Department

DATE: 3-3-21