

	AGENDA ITEM SUMMARY
DESCRIPTION:	Consider A Waiver Request To The Subdivision Ordinance, Article 5, Street Specifications And Construction Standards, Section 03. Street Geometry Standards, Reverse Curves For Southglen Phase 2. Take Necessary Action.
STAFF'S RECOMMENDED ACTION (be specific)	Approve a waiver to Article 5, Street Specifications And Construction Standards, Section 03. Street Geometry Standards, Reverse Curves For Southglen Phase 2.
CONTACT PERSON	Laura Talley
SUMMARY	<p>The developer for Southglen Subdivision Phase 2 has requested a waiver to the typical street curve to allow for a curvilinear street design. The curvilinear design was an encouraged feature that was approved with their Master Plan. Our ordinance does not specifically allow for reverse curves, without requesting a waiver. They have provided sufficient vision clearance along the curves by providing deeper setbacks on lots in these areas.</p> <p style="text-align: center;">5.03.003 <u>Reverse Curves.</u></p> <p><i>Reverse curves shall be separated by a minimum tangent of 100 feet, except that the Planning and Zoning Commission may waive this requirement for Local streets where the Commission finds that an exception is justified by the topography of the site and by the sight distance, right-of-way width, setbacks and other features of the subdivision design.</i></p> <p>They have also provided a pad site plan that demonstrates the curve and the location of pad sites. Planning staff is supportive of this waiver and recommends approval.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.