
UDC 2021 Proposed Amendment

Amendment 5-42**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-506. - Transportation and Street Design.’**Amendment Language:****(e) Connectivity.**

- (7) **Secondary/Additional Access.** Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units ~~and has a minimum of four hundred (400) feet of frontage~~, additional access points to an existing ~~and/or~~ proposed collector ~~and/or~~ Arterial Street shall be required. In cases of limited frontage and/or where no additional access may be obtained despite reasonable efforts, the following options may be considered by the applicant:

- An administrative exception in accordance with Section 35-506(e)(7)(E) may be granted to allow a proposed collector or arterial street to be extended into and across the proposed development in order to provide for additional street capacity and as a means for access.

- The use of an existing or proposed dead-end collector or arterial shall be allowed to meet secondary access by making multiple connections to it, but for dead-end collectors the number of units to be served shall be limited to 500 dwelling units with an approved AEVR by the Director. The applicant may also provide a traffic analysis to show that more dwelling units can have access to the collector through the intersection and maintain a level of service "C". Transportation & Capital Improvements Department must review and approve the traffic analysis to allow more than 500 dwelling units.

When a new subdivision is proposed as part of a phased development which requires an MDP or PUD that will exceed one hundred twenty five (125) buildable lots or units and where the proposed phase is connecting only to prior phases of the overall development and not to any collector or arterial, then the proposed phase or new unit of the subdivision will be required to have a secondary access for connectivity in accordance with Section 35-506(e)(7)(A).

All new collectors or arterials not extended for secondary access requirements shall be extended to a point where it is required for street capacity at which point a street meeting the necessary traffic demands may be extended to the adjoining properties. When connecting to existing adjacent dead end streets the same section shall be extended into the proposed development to a point where traffic demands dictate or allow for a different street classification. In the case where dead-end streets cannot be extended, but the right-of-way associated with the remaining extension can be dedicated, then the right-of-way shall be platted at the request of the City or County in the ETJ with no street plans or fiscal guarantee to ensure access for future build-out of the roadway extension.

In the case where a development is required to extend a collector or arterial street into the proposed subdivision in order to provide sufficient capacity, connectivity or hierarchy requirements, the proposed collector or arterial will not be immediately required to be fully extended as shown and approved by the respective MDP or PUD, but instead extend the collector or arterial street in accordance with the MDP or PUD phasing as approved.
