

Request for Acceptance of a portion of Rights-of-way at 6030 Hillandale Drive

FACT:

Applicant submitted Building Permit and other Permit applications in November 2020 and Permits including a Demolition/Land Disturbance Permit were issued starting November 2021 for a Commercial Development at 6030 Hillandale Drive. In early 2023, Staff found that the original Land Disturbance permit application review didn't include rights-of way requirement review based on Stonecrest Code Chapter 14-191 Improvements, Rights-of-way Dedication.

Stonecrest Land Development Code Chapter 14-191 Improvements, Rights-of-way Dedication Sections (b) and (d) covers the Rights-of-way dedication.

*Chapter 14-191 (b) Where a proposed subdivision or **project** requiring a land development permit has frontage on an existing public street, right-of-way shall be dedicated along that frontage so as to meet the standards of that street's classification in the city thoroughfare plan. The right-of-way shall be improved wherever required as further provided in this section. For existing streets on which a proposed subdivision or project requiring a land development permit has frontage, the applicant shall:*

(1) Dedicate a minimum of 50 percent of the required right-of-way width as measured from the centerline of the existing street right-of-way;

(2) Install all required sidewalks, street trees, streetlights, and place utilities according to the standards in section 14-190; and

*(d) **Right-of-way dedication** and road widening shall extend for the full length of road frontage of the property under development and shall conform the standards in these regulations. Flares at pavement ends may be required to extend beyond property under development.*

Upon request by staff, the Applicant has agreed to dedicate a portion of rights-of-way to match the rights-of-way line on both sides of 6030 Hillandale Drive (see the existing rights-of-way map) and provided an executed deed. Applicant has constructed sidewalk at the frontage of the development.

REQUEST:

Accept a portion of additional rights-of-way dedicated by the Applicant at 6030 Hillandale Drive at no Cost to the City of Stonecrest.

RECOMMENDATION: Staff recommend acceptance of additional rights-of-way dedicated by the Applicant at 6030 Hillandale Drive.

No City funding is required for this acceptance of the referenced Rights-of-Way.