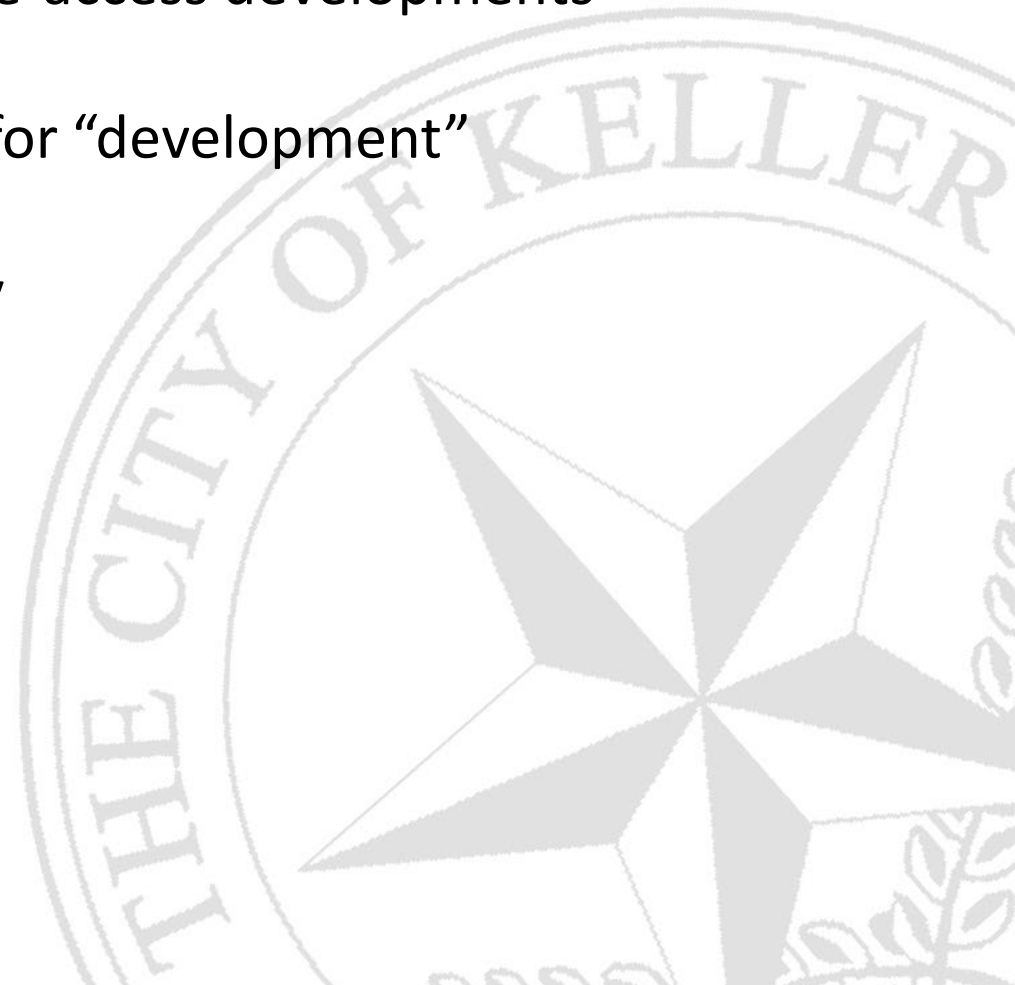


Discuss Amendments to the Code of Ordinances Relating to Single Point of Access and Cul-De-Sac Streets

Bobby Tatum
Fire Chief

Background

- Received permit requests for remodels on single-access developments
- Current UDC requires fire sprinkler installation for “development”
- Balance between redevelopment and life safety
- Need to provide flexibility when reasonable



Current Language

UDC Article 5 G. Points of Access. Subdivisions generally may provide one point of access in each direction (north, east, south and west) to a public street and/or future connection, which is adequately designed and sized to handle the traffic adjacent to the development. For a development of over fifty (50) lots, a minimum of two (2) functional access points shall be required. Developments of fifty (50) lots or less but more than twenty (20) lots may be served with one point of access and one point of future connection. Developments of twenty (20) lots or less may be served with one point of access. Single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided and a recommendation from the Fire Marshal and approval of the City Council.

Proposed Changes: New Development

Current:

Single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided and a recommendation from the Fire Marshal and approval of the City Council.

Suggested:

For new residential development, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided, with a recommendation from the **Fire Chief or their designee** and approval of the City Council.

Proposed Changes: Redevelopment

For existing residential developments, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided **or an alternative plan** is approved by the Fire Chief or their designee.

Would Apply To

Any modification of an existing structure that

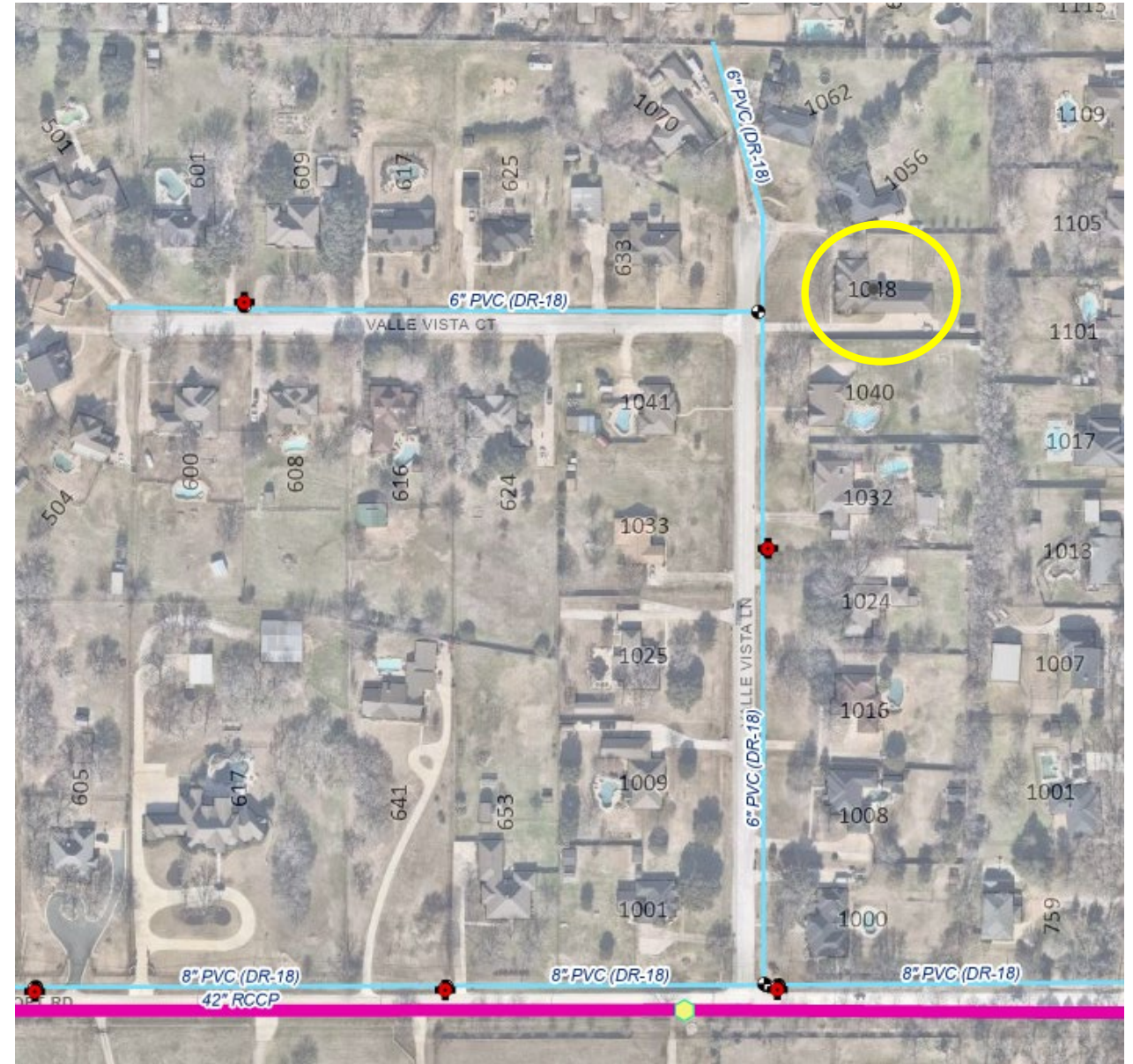
- Increases the square footage to 6,000 or greater; or
- Increases total square footage by more than 49.9 percent (consistent with Fire Code)

Alternative Plan Considerations May Include

- Distance to a fire hydrant
- Ability for a fire apparatus to reasonably access structures
- Ability for a fire apparatus to reasonably turn around
- Access to a 6" or greater water line

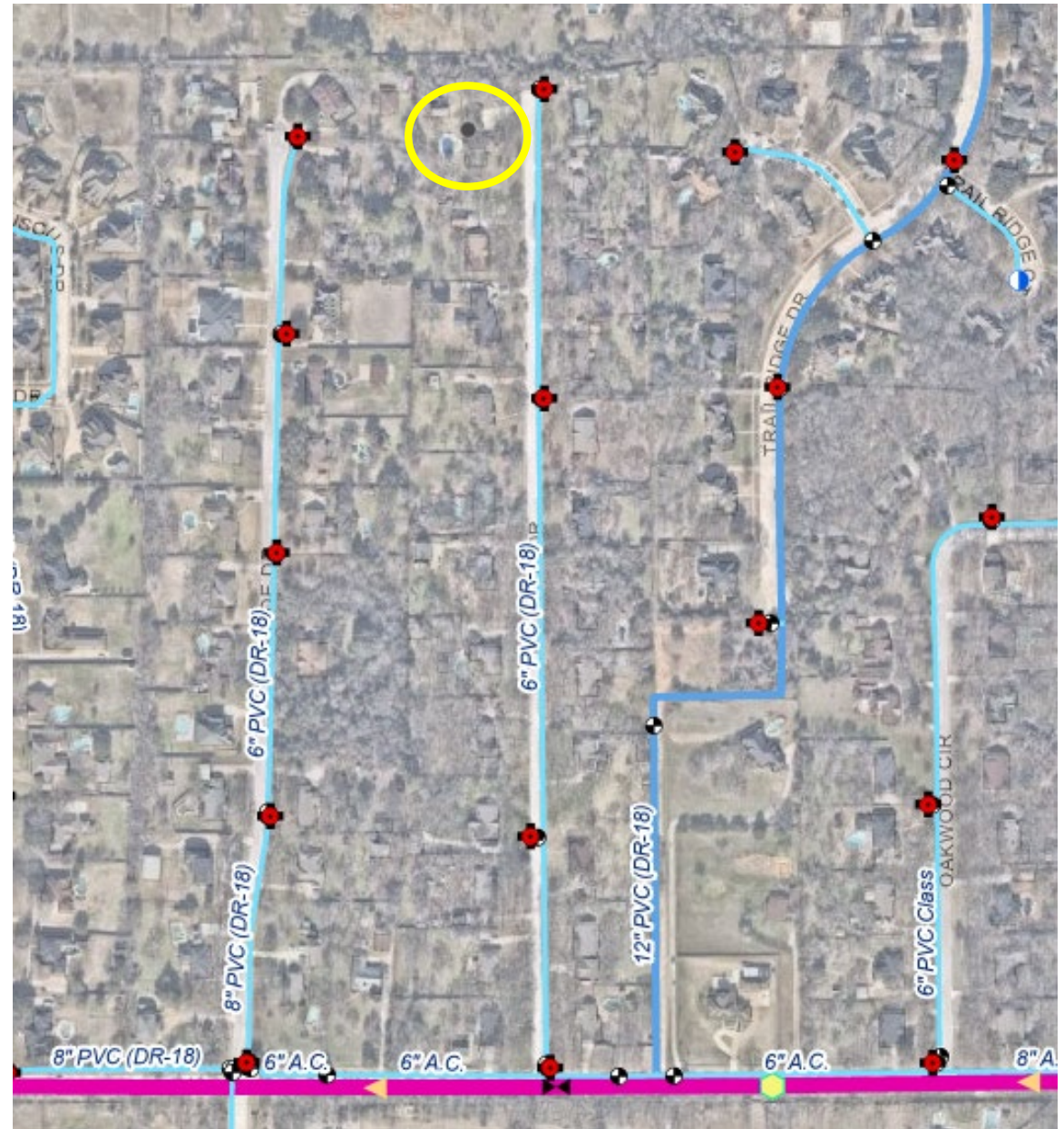
Example 1:

1048 Valle Vista



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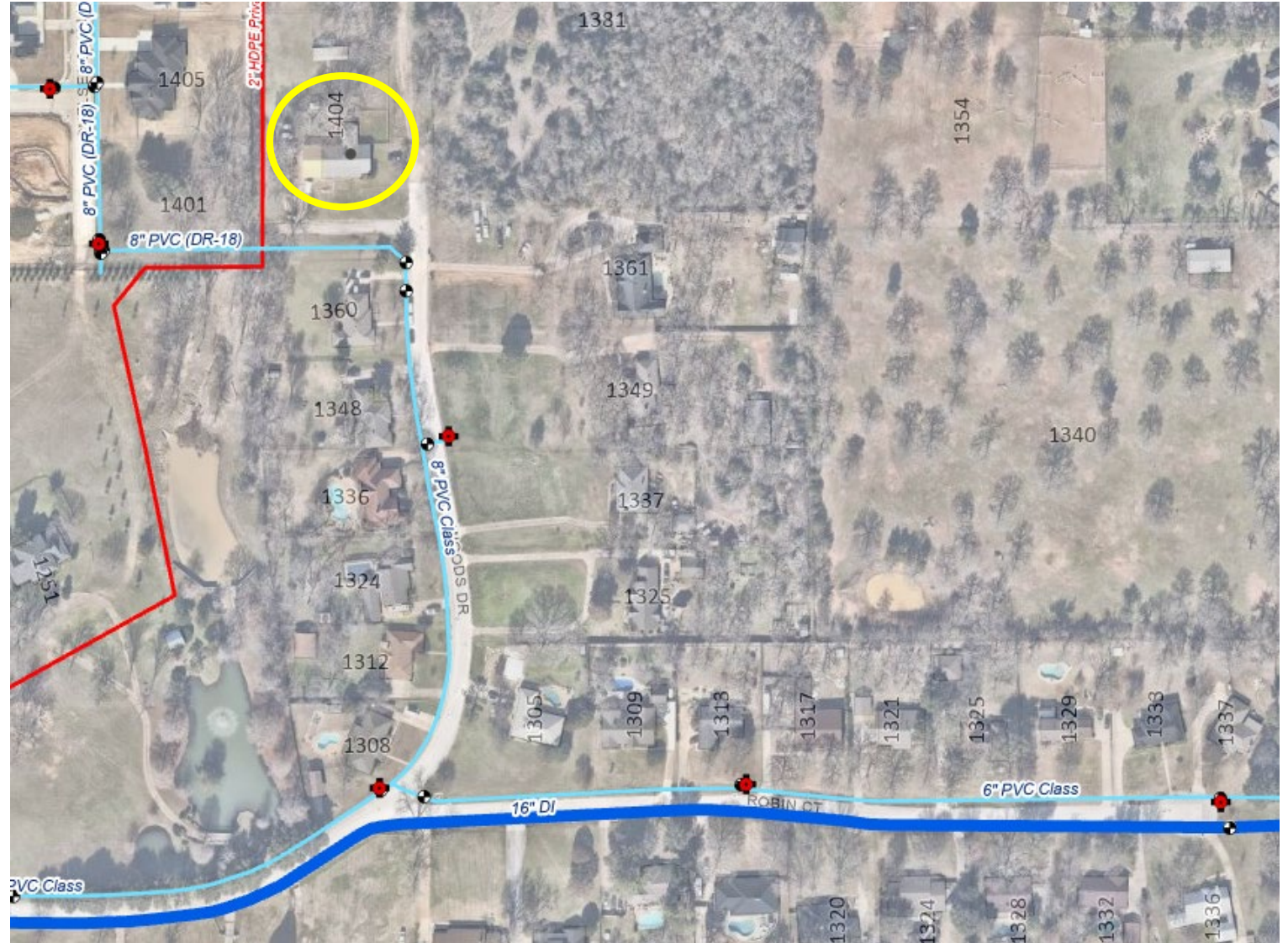
Example 2: 1209 Hillview



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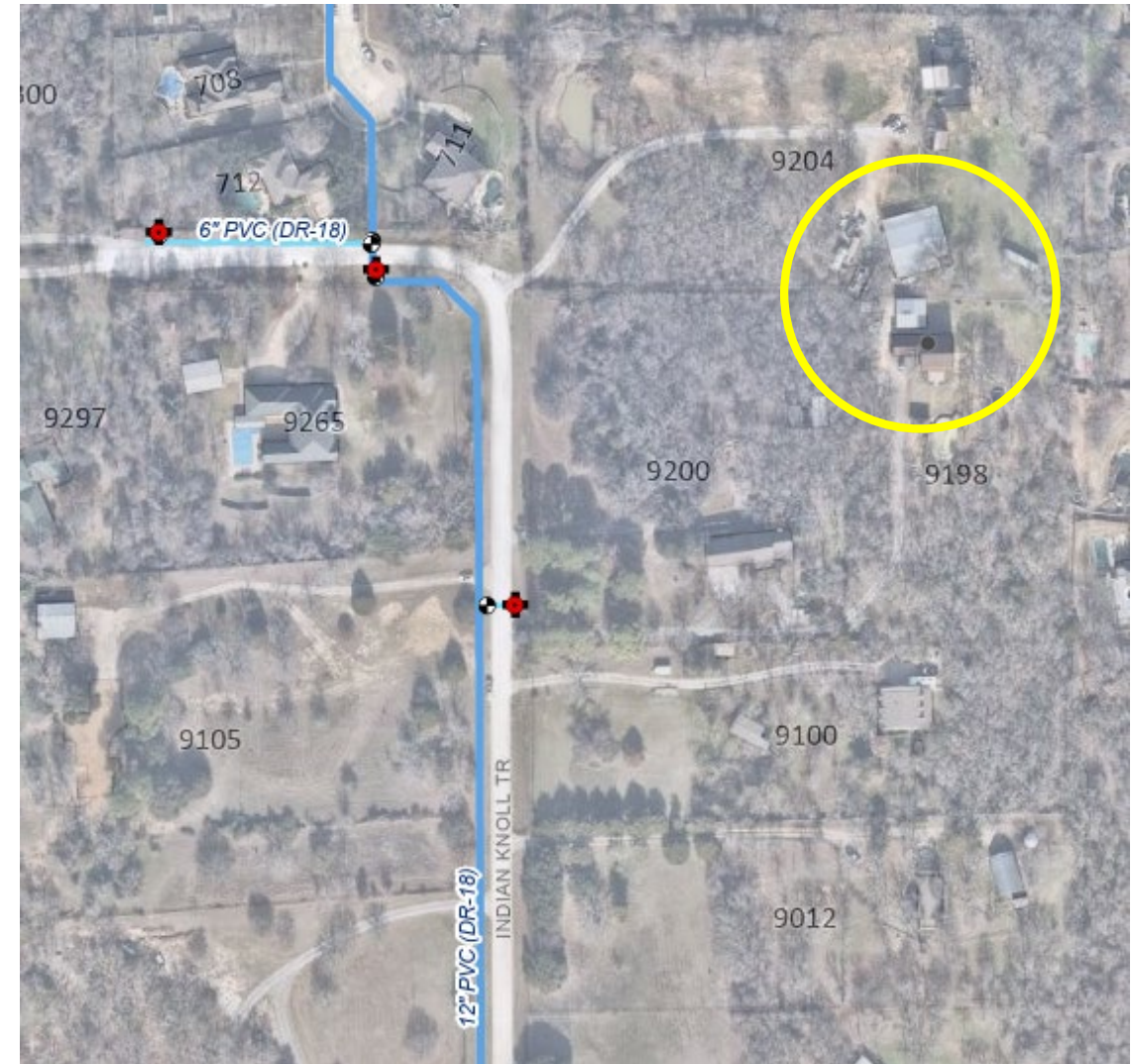
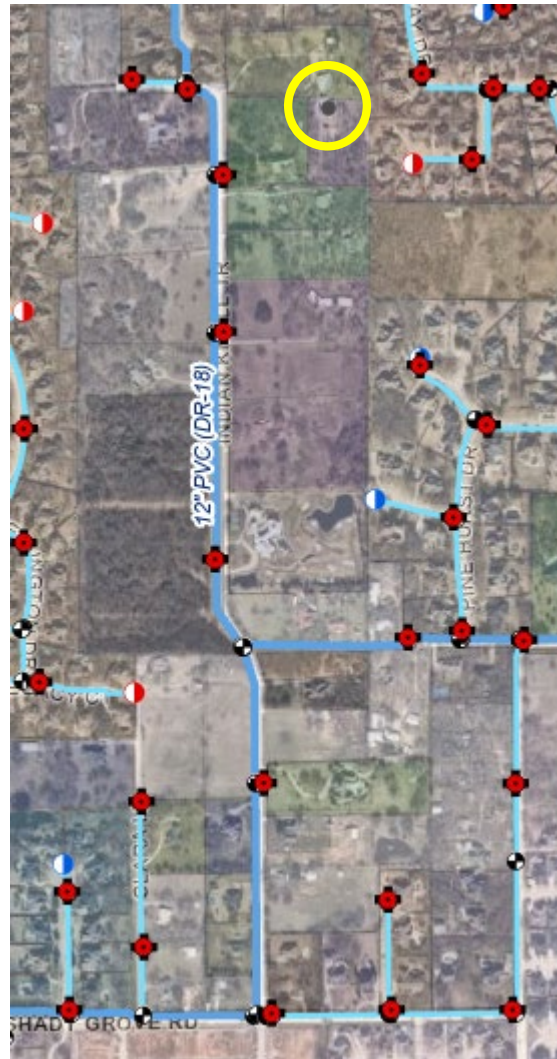
Example 3:

1404 Woods Dr.



Example 4:

9198 Indian Knoll

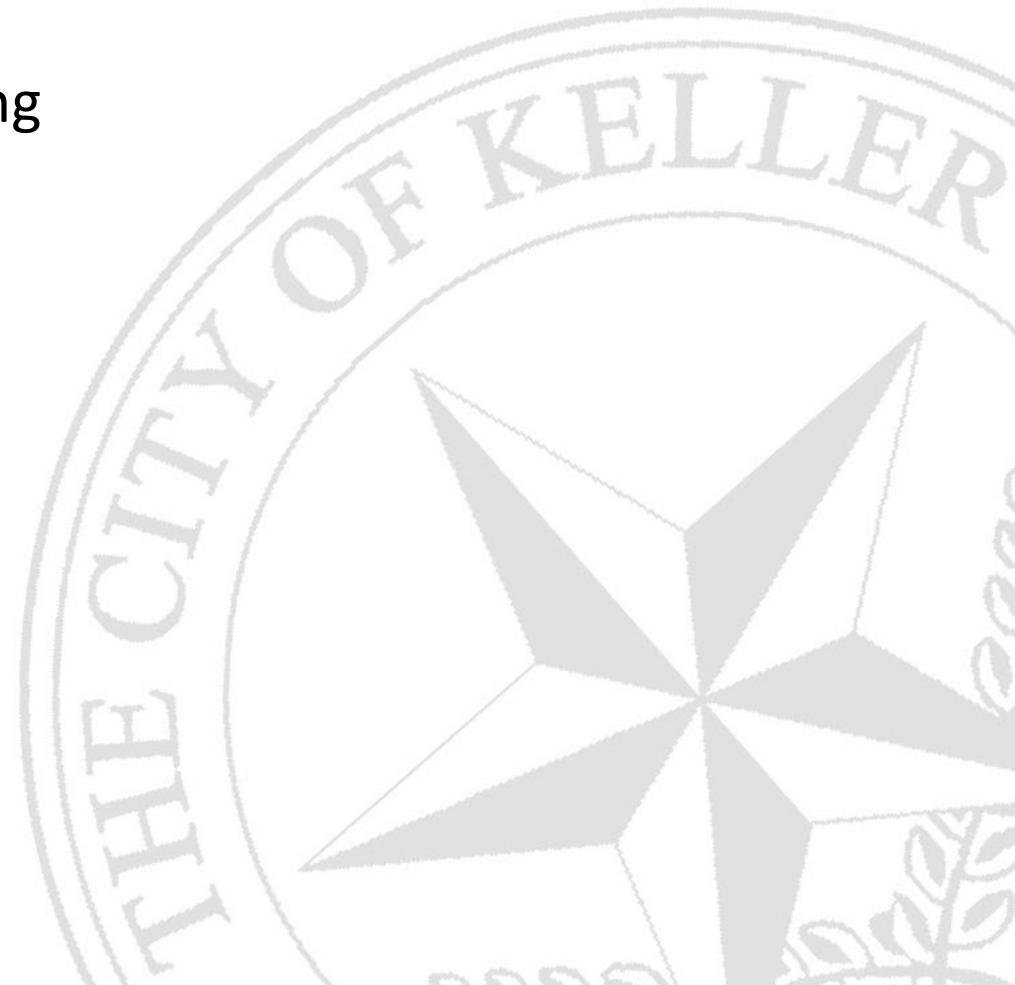


Proposed Language

For new residential development, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided, with a recommendation from the Fire Chief or their designee and approval of the City Council. For existing residential developments, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided or an alternative plan is approved by the Fire Chief or their designee. For purposes of this section, new residential development shall include any modification of an existing structure that increases the square footage to 6,000 or greater or increases total square footage by more than 49.9 percent. Factors to be considered for an alternative plan may include distance to a fire hydrant, ability for a fire apparatus to reasonably access structures, ability for a fire apparatus to reasonably turn around, and access to a 6" or greater water line.

Next Steps

- **Tonight:** City Council Direction
- **April 22:** Planning & Zoning Commission Meeting
- **May 20:** City Council Meeting





Questions?

Fire Chief Bobby Tatum

817-743-4400

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