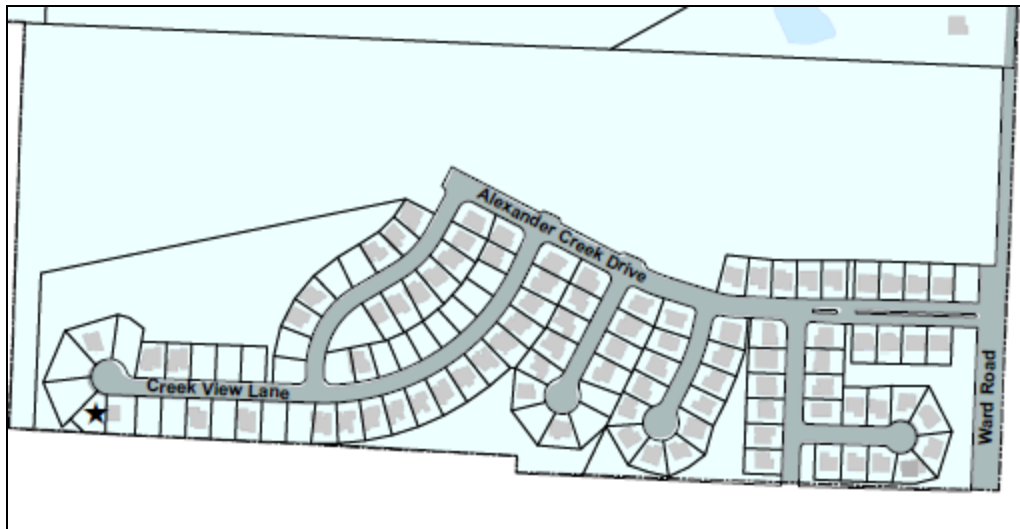


## Sidewalk Required on Undeveloped Lot

**Property Location:** 1903 Creek View Lane  
**Legal Description:** Alexander Creek 2nd Plat Lot 80  
**Property Owner:** Alexander Creek Holdings



### STAFF COMMENTS:

1. On 1/13/2020 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. A representative of the property owner reached out to staff and indicated one of the builders in the subdivision has expressed interest in purchasing the lot.
3. This lot is one of five lots on the street segment that meet the threshold requirement to have sidewalk installed. Two additional lots recently secured permits for construction.

## STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**  
*This segment does not create a continuous sidewalk to a school.*
2. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.**  
*Yes, this sidewalk would provide a continuous sidewalk to Ward Road.*
3. **Whether installation of the sidewalk segment eliminates a safety concern.**  
*Yes, the sidewalk segment eliminates the need to walk in the street.*
4. **The percentage of the developed lots (degree of completion) in the subdivision or subdivision phase is high enough to warrant the installation of the sidewalk segment.**  
*Alexander Creek 2nd plat is 60% completed..*
5. **The likelihood that the lot would be developed within the next year.**  
*The property owner indicated there is interest in constructing a home on the lot in 2021.*
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenities such as a pool.**  
*This segment would provide connectivity to the walking trail.*
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**  
*This segment does not provide a direct connection with the sidewalk in another subdivision.*
8. **Whether the sidewalk was required under a previously adopted City Code provision.**  
*Yes, sidewalk was required under a previous City Code provision.*