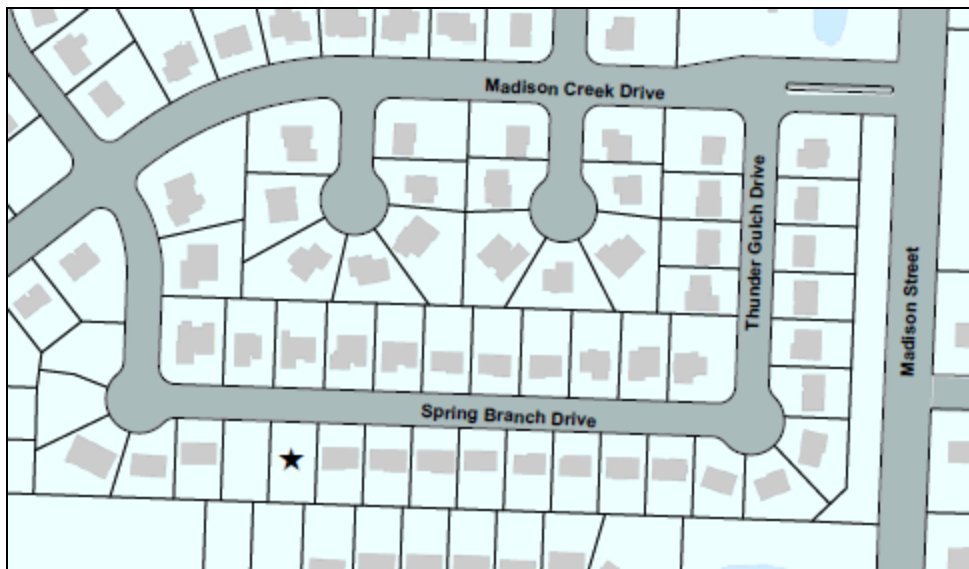


Sidewalk Required on Undeveloped Lot

Property Location: 431 Spring Branch Drive
Legal Description: Madison Creek 3rd Plat Lot 133
Property Owner: Kevin Hardee Homes LLC



STAFF COMMENTS:

1. On 1/13/2020 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. This lot is one of two lots on the street segment that meet the threshold requirement to have sidewalk installed.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
This segment does create a continuous sidewalk to Timber Creek Elementary 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 North Madison Street.
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 87% completed..
5. **The likelihood that the lot would be developed within the next year.**
Homes are under construction in the subdivision. There is a possibility of 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 subdivision pool.
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.