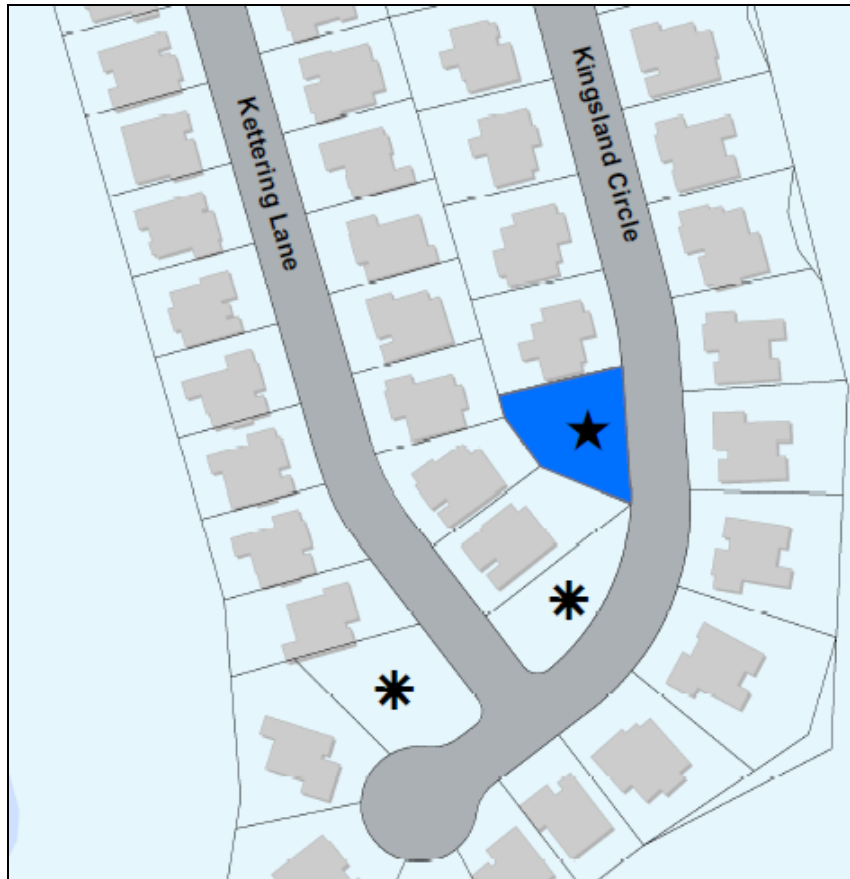




Sidewalk Required on Undeveloped Lot

Property Location: 1214 Kingsland Circle
Legal Description: Edgewater at Creekmoor Second Plat Lot 37
Property Owner: Derek M. & Pamela Mills



STAFF COMMENTS:

1. On 1/19/2016 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. Property owner has been working with staff regarding plans for a proposed home on the lot. A variance may be necessary to fit a home upon the property due to its unique shape.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
Yes, this segment would create a continuous sidewalk to Creekmoor Drive and on to Foxridge Drive and the 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 segment will allow a resident to walk from the subdivision to the trail along Foxridge Drive.
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.**
Edgewater Second Plat is 90% completed. The two undeveloped lots in the subdivision phase meet the threshold this year to have sidewalk installed.
5. **The likelihood that the lot would be developed within the next year.**
The lot owner indicates it is likely he will construct a home on the lot within the next year.
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenity such as a pool.**
Yes, this segment would provide connectivity to the subdivision pool.
7. **Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.**
Yes, this segment adds to the connectivity with the Remington subdivision to the south.
8. **Whether the sidewalk was required under a previously adopted City Code provision.**
Yes, sidewalk was required under a previous City Code provision.