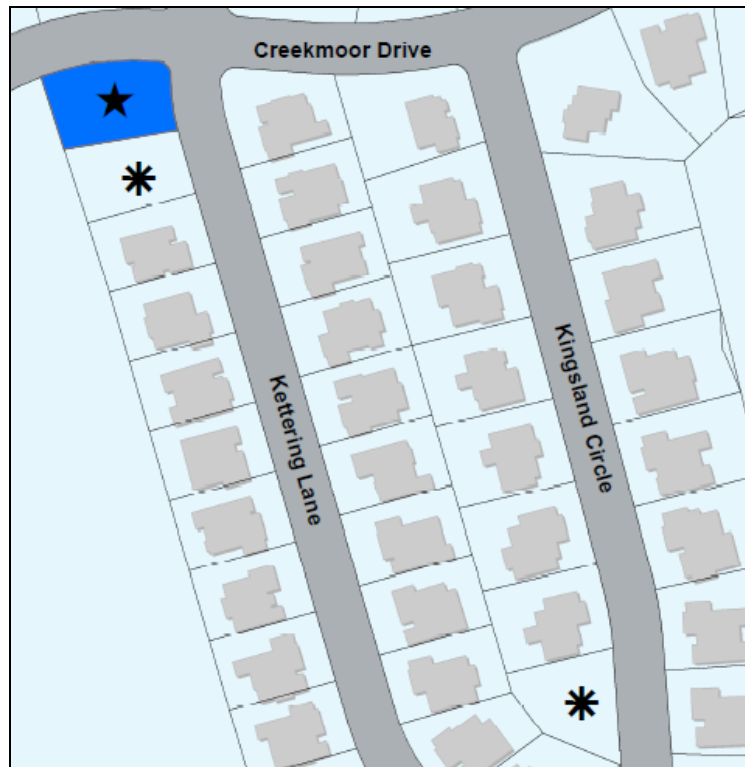




Sidewalk Required on Undeveloped Lot

Property Location: 1230 Kettering Lane
Legal Description: Edgewater at Creekmoor Lot 1
Property Owner: Donald C. & Elizabeth T. Stoneman



STAFF COMMENTS:

1. On 1/19/2016 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. Subject property will require that an ADA ramp be installed.
3. Subject property is a corner lot and sidewalk will be required to be installed on both Creekmoor Drive and Kettering Lane. Threshold requirement is met on Kettering Lane.

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 First Plat is 90% completed. All three 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.**
Unknown as to current owners plan to build upon the lot.
6. **Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenity 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.**
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.