



Sidewalk Required on Undeveloped Lot

Property Location: 1425 Young Circle
Legal Description: Westbrook at Creekmoor Fourth Plat Lot 98
Property Owner: Mustafa A. & Tandina C. Kamal



STAFF COMMENTS:

1. On 1/19/2016 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. There are three undeveloped lots in the subdivision phase. One lot had sidewalk installed by property owner. The remaining two lots meet the threshold 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.**
Yes, this segment would create a continuous sidewalk to Cross Creek 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.**
Westbrook 4th Plat is 90% completed. All three undeveloped lots in the subdivision phase meet the threshold this year to have sidewalk installed. One property owner has installed sidewalk.
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.**
No, this segment is some distance from any other subdivision.
8. **Whether the sidewalk was required under a previously adopted City Code provision.**
Yes, sidewalk was required under a previous City Code provision.