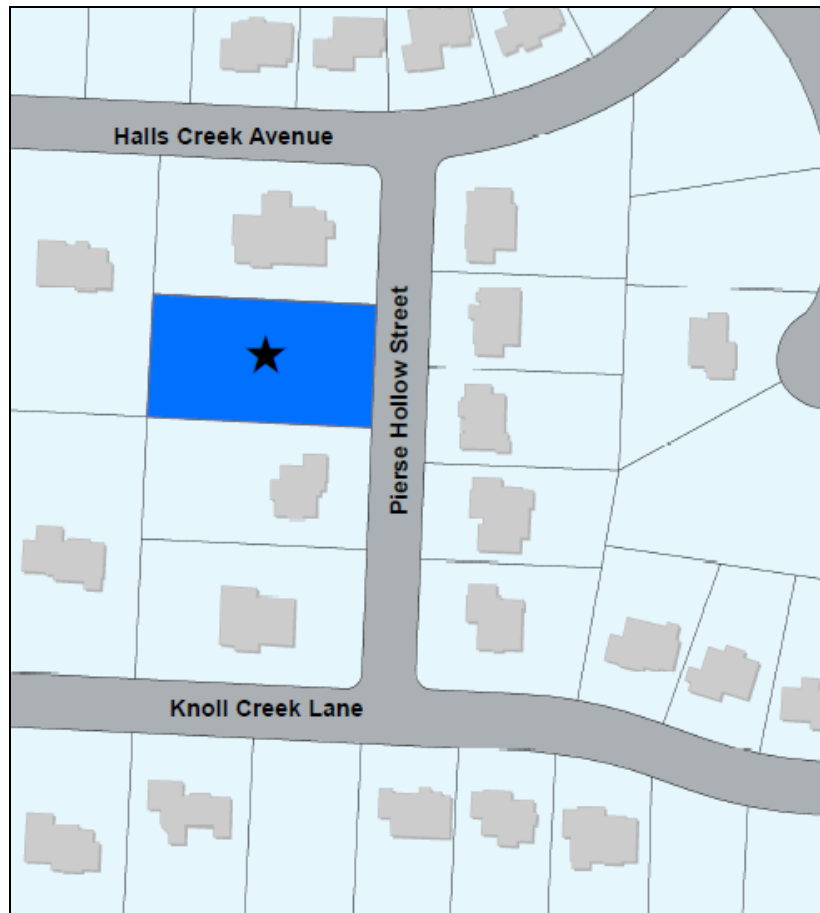




Sidewalk Required on Undeveloped Lot

Property Location: 429 Pierse Hollow Street
Legal Description: The Estates at Knoll Creek Lot 5
Property Owner: Knoll Creek LLC



STAFF COMMENTS:

1. On 1/19/2016 the property owner was provided notice to install sidewalk on the undeveloped lot.
2. There are fifteen undeveloped lots remaining in the subdivision phase. There are four additional lots wherein homes are currently under construction.

3. In 2015 sidewalk was installed by the City on four undeveloped lots in the subdivision phase.

STAFF PROPOSED FINDINGS:

1. **Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.**
No, this segment would 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.**
No, this segment will not allow a resident to walk from the subdivision to a trail.
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.**
Knoll Creek Estates is 66% completed.
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.**
No, this segment would not provide connectivity to an amenity in the subdivision.
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.