



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 1, 2016

Re: 3406 Jamesdale Road – Sidewalk Variance (Case #16-149)

Executive Summary

Approval of the request will waive the requirement to build a sidewalk along the approximately 80-foot wide residential lot frontage.

Discussion

Habitat for Humanity (owner) requests a variance from Section 25-48 of the Subdivision Regulations pertaining to the requirement to install sidewalks on property platted prior to 2001. The subject site is located on the south side of Jamesdale Road, approximately 500 feet east of Brown Station Road, and is addressed 3406 Jamesdale Road.

A new single-family home is nearing completion on the site and a sidewalk is required to be installed prior to a certificate of occupancy being issued. Existing mature trees and drainage features along the subject site's frontage create practical difficulties in cost-effectively permitting installation of the required sidewalk. Additionally, based on existing developed conditions, sidewalk is unlikely to be built on the already developed lots to the east and west. Furthermore, Jamesdale Road is a low-traffic and posted speed dead-end residential street where the absence of a sidewalk is not believed to present a significant safety concern.

Commissioners questioned staff about future development and redevelopment potential of nearby lots and the likelihood of a complete sidewalk being built along one side of Jamesdale Road or the other. Staff explained that the north side of Jamesdale presented fewer topographical obstacles and more undeveloped land which would make it a more suitable location for sidewalk installation. After discussion and consideration of staff's comments, the Planning and Zoning Commission voted 7-0 to support the proposed sidewalk variance.

A copy of the Planning Commission staff report, locator maps, sidewalk variance worksheet, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: No costs are associated with approval of the request.

Long-Term Impact: No costs are associated with approval of the request.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Transportation, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested sidewalk variance for 3406 Jamesdale Road as recommended by the Planning and Zoning Commission.