



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2017

Re: 310 Sanford Avenue – Sidewalk Variance (Case #17-13)

## Executive Summary

Approval of the request will waive the requirement to build a sidewalk along the approximately 74-foot wide residential lot frontage of 310 Sanford Avenue.

## Discussion

The applicant is requesting a variance from the requirement to construct a sidewalk along the property's approximately 74-foot Sanford Avenue frontage. Section 25-48 of the Subdivision Regulations requires sidewalks to be built along the street frontages of all lots platted before 2001. The issuance of a Certificate of Occupancy for newly built structures is restricted until such required sidewalks are installed.

Staff supports the requested sidewalk variance due to practical difficulties resulting from topographical and landscape features. Staff further recognizes that sidewalk installation on the east side of Sanford Avenue would face additional challenges resulting from a narrow (40-ft) right-of-way and several existing homes being situated within 10-15 feet of the street.

While sidewalks are a top transportation infrastructure priority in this neighborhood, as expressed by participants in the West Central Neighborhood Action Plan (WCNAP), staff believes that a better approach to building missing sidewalk segments in developed residential neighborhoods is to dedicate funding toward public projects that result in sidewalks which connect to the existing pedestrian networks. The Sidewalk Master Plan systematically identifies and prioritizes such projects. While sidewalk gaps along several major collector streets in the area are ranked in this plan, Sanford Avenue is not included.

It should be noted that the pending Unified Development Code (UDC) would exempt the subject site from the requirement to install a sidewalk since it was platted prior to 2001, the subdivision is built out by 25 percent or more, and there were no sidewalk standards in place at the time of final plat approval (page 226-227, September 2016 UDC Public Hearing Draft).

At their December 8, 2016 meeting, the Planning and Zoning Commission voted 9-0 to support the proposed sidewalk variance following little discussion on the matter.

A copy of the Planning Commission staff report, locator maps, a letter from the applicant, WCNAP Transportation & Infrastructure Priorities Map, draft UDC Sidewalk Applicability Standards, 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 as recommended by the Planning and Zoning Commission.