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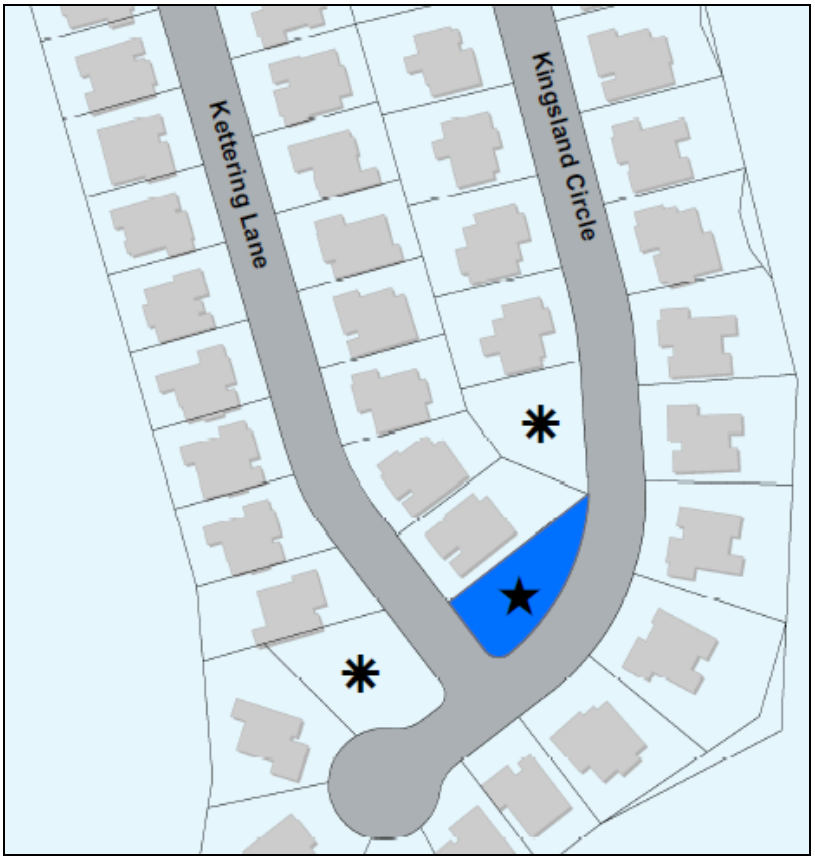
Sidewalk Required on Undeveloped Lot

Property Location: **1208 Kingsland Circle/ 1207 Kettering Lane**

Legal Description: **Edgewater at Creekmoor Second Plat Lot 38**

Property Owner: **John K. & Phyllis A. Prouty**



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 Kettering Lane and Kingsland Circle. Threshold requirement is met on both Kettering Lane and Kingsland Circle.

4. On 6/15/2016 the property owner requested information on sidewalk contractors that could do the installation.

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 Second Plat is 90% completed. The two 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.**
   Yes, 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.