

# City of Raymore Unified Development Code

<b>Undeveloped Lot</b> <i>(Amendment 21 – Ordinance 2015-005 1.26.15)</i>	A lot, tract, or other parcel of land without a principal building upon the property.
--	---

## **Chapter 445: Subdivision Design and Improvements**

### **Section 445.030 Subdivision Design and Layout**

#### **K. Sidewalks** *(Amendment 17 – Ordinance 2014-005 2.10.14) (Amendment 24 - Ordinance 2017-004 2.13.17)*

##### **1. Requirement**

###### **a. Residential developments**

- (1)** Sidewalks shall be installed on both sides of all public streets except upon lots greater than 3 acres in size, or in the case of a residential subdivision, when the average lot size is greater than 3 acres.
- (2)** Sidewalks shall be installed in the right-of-way, 1 foot from the property line adjacent to the street, along the street frontage of all lots.
- (3)** Sidewalks along private streets shall be determined as part of preliminary plat review.
- (4)** Corner lots that do not contain an ADA ramp shall have the ramp installed at the time sidewalk is installed upon the lot.

###### **b. Commercial, Industrial and all other developments**

- (1)** Sidewalks shall be installed on both sides of all public streets.
- (2)** Sidewalks shall be installed in the right-of-way, 1 foot from the property line adjacent to the street, along the street frontage of all lots.
- (3)** Sidewalks shall be provided along one side of access drives and shall connect to sidewalks along all public streets adjacent to the development.
- (4)** Corner lots that do not contain an ADA curb ramp shall have the ramp installed at the time sidewalk is installed upon the lot.

##### **2. Installation of Sidewalks**

###### **a. Residential developments** *(Amendment 8 – Ordinance 2011-9 2.28.11) (Amendment 12 – Ordinance 2012-050 6.25.12) (Amendment 22 - Ordinance 2015-068 - 9.14.15) (Amendment 23 - Ordinance 2015-091 - 12.28.15)*

- (1)** Sidewalks on an individual lot shall be installed along all public streets adjacent to the lot prior to the issuance of a certificate of occupancy for the structure on the lot.

- (2)** Sidewalks in common areas that are not adjacent to any lot(s) shall be installed at the time public improvements are installed. All other sidewalk in common areas shall be installed by the owner of the common area at the time adjacent lot(s) are developed.
- (3)** Sidewalks along local roads adjacent to land not included in the subdivision phase shall be installed at the time public improvements are installed.
- (4)** Sidewalks along arterial or collector streets shall be installed at the time public improvements are installed.
- (5)** The owner of any undeveloped lot within the subdivision or subdivision phase shall be required to construct a sidewalk on that lot when:
  - (a)** 66% or more of the lots on the same side of the street in the same block already have a sidewalk; and
  - (b)** it has been 3 years from the date the first Certificate of Occupancy was issued in the subdivision or subdivision phase that contains the undeveloped lot.
- (6)** If any portion of a corner lot has frontage along a street that meets the threshold of sub-section 5 above then sidewalk is required to be installed on all street frontages of the corner lot.
- (7)** Should any sidewalk not be completed within the required time period, the city may, after holding a public hearing, proceed with constructing the sidewalk and levy a special assessment against the property owner for the costs thereof.
- (8)** Any final plat approved after the effective date of this Code shall include a note on the plat that includes the language stated in Section 445.030K2a5.
- (9)** After holding a public hearing, the City Council shall consider the following factors in its deliberation to determine if the City is to install a sidewalk on an undeveloped lot and levy a special assessment against the property owner for the costs thereof:
  - (a)** Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a school.
  - (b)** Whether the sidewalk segment is necessary to create a continuous sidewalk from the subdivision to a sidewalk or trail on an arterial street.
  - (c)** Whether installation of the sidewalk segment eliminates a safety concern.
  - (d)** 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.
  - (e)** The likelihood that the lot would be developed within the next year.
  - (f)** Whether the sidewalk segment is necessary to create a continuous sidewalk to a park or subdivision amenity such as a pool.
  - (g)** Whether the sidewalk segment is necessary to create a continuous sidewalk between subdivisions.
  - (h)** Whether the sidewalk was required under a previously adopted City Code provision.

**b. Commercial, Industrial and all other developments**

**(1)** All required sidewalks shall be installed upon the lot under development prior to the issuance of a certificate of occupancy for any building upon the lot.

**c. Construction Standards** *(Amendment 11 – Ordinance 2011-52 8.08.11)*

All sidewalks shall be constructed according to the Kansas City Metro Materials Board (KCMMB) 4K concrete material specification and City of Raymore Standard Specifications and Design Criteria.

**3. Sidewalk width**

- a.** Sidewalks along any street classified in the Transportation Master Plan as a collector or arterial shall be at least 5 feet in width.
- b.** Sidewalks along any other public street shall be at least 4 feet in width.
- c.** Sidewalks along any access drive shall be at least 4 feet in width.