



Legislation Text

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Sidewalk Referral from the Development Review Board (B)

During the March 8, 2001 Development Review Board (DRB) meeting, the Board asked staff to convey to the City Commission the DRB's position on the new requirements for sidewalks. The Board stated that they supported the concept of pedestrian and bicycle friendly regulations. However, the Board is requesting that the Land Development Code requirements be reviewed with regard to the need for sidewalks in specific situations. During the review of a development plan for the construction of a building addition for auto sales, the Board approved the petition without the required sidewalk. The Board made a finding based upon the health, safety, and welfare of the community that the sidewalk would create an unsafe condition in its proposed location.

Based on the Board's comment, Planning staff has researched how other communities handle sidewalks in industrial-type areas. Staff found that other communities require sidewalks in similar areas. Staff is concerned, however, about the cost of building sidewalks in some circumstances compared to the actual cost of developing a project. In at least one case, the cost of the sidewalk cost more than the parking lot expansion. Staff and the Board are also concerned about the implementation of the sidewalk ordinance when physical and topographical constraints prohibit or make sidewalk construction economically infeasible.

None

Hear a presentation from the Development Review Board, refer this issue to the Public Works Committee for discussion and to the City Plan Board to amend the sidewalk requirements to provide exceptions in cases of extraordinary costs or topographic situations.