

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: 2004-0743: Request for Sidewalk Waiver for Bloomer Park Estates - a four-unit site condominium development on 1.82 acres located on the north side of Bloomer Road, east of John R, and south of Bloomer Park, zoned R-4 (One Family Residential) and known as Parcel Number 15-13-151-019; P.E.G. Construction, Applicant.

Date: September 2, 2004

Prepared By: Deborah Millhouse, AICP, Planning and Development, x2574

City File No: 04-007

Meeting Date: September 15, 2004

PURPOSE:

To discuss the request for a waiver of the sidewalk requirement for Bloomer Park Estates, a proposed four-unit site condominium development on 1.82 acres located on the north side of Bloomer Road, east of John R, and south of Bloomer Park.

DISCUSSION:

At its August 17, 2004 meeting, the Planning Commission recommended approval of the preliminary plan with five findings and two conditions. One of the conditions was that the applicant consider applying for a sidewalk waiver from City Council.

In accordance with Section 122-95 of the Subdivisions Ordinance, City Council may authorize a waiver from the requirement that all single-family residential developments provide sidewalks. In determining whether a waiver shall be granted, City Council shall determine that the development meets either or both of the following factors:

1. The proposed sidewalk would not currently connect with any established non-motorized vehicle-pedestrian pathway or sidewalk nor would it be likely to connect to any non-motorized vehicle-pedestrian pathway or sidewalk in the future.
2. The proposed sidewalk would not currently connect with any established non-motorized vehicle-pedestrian pathway or sidewalk and there are identifiable conditions which may present a hazard at the unconnected end of a sidewalk.

The following information is provided for your consideration.

1. There are no existing sidewalks on either side of Bloomer Road east of John R.
2. There are no pathways on either side of John R north of Avon Road.
3. Extension of Bloomer Road to the east is unlikely due to Bloomer Park, Rochester Estates manufactured housing development, and regulated wetlands north of the Cider Mill Village development.

FISCAL INFORMATION:

None.

RECOMMENDATION:

As previously noted, the Planning Commission included consideration of a sidewalk waiver request as a condition of its recommendation. Please refer to the attached minutes relative to the Planning Commission discussion.

ATTACHMENTS:

Maps – Aerial

Minutes PC 20040817

P.E.G. Letter 20040901

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA