



Staff Report

Text Amendment

Case #: TA-2017-03-00005

Attachments:

Staff Report, Current Code

Planning Commission Public Hearing: Thursday, June 1, 2017

City Council Introduction: Tuesday June 6, 2017

City Council Final: Tuesday June 20, 2017

City Council Request (Ordinance):

Introduction to an Ordinance to Amend Unified Development Code Ordinance # 14-5634 to provide Relative to Article 2 Administration Section 2.3.5 Site Plan Review (Case #TA-2017-03-00005) Recommend approval by Planning Commission

Additional Information:

Change 4" concrete in ROW to 6"

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: To recommend approval

For: Matt Sandifer, Jeffrey Smith, William Travis, Jimmy Meyer

Against: None

Abstain: None

Absent: Stanley Young

Ordinance to Read:

WHEREAS the Planning Commission held a public hearing on June 1, 2017 and recommended approval to amend **Unified Development Code Ordinance # 14-5364 Section 10.2.7 Sidewalk and Bicycle Path Improvement Standards "A"** to read as: ~~Four (4) inch~~ Six (6) inch thick Portland cement concrete sidewalks may be required along both sides of all public and private subdivision streets (TA-2017-03-0005) Recommend approval by Planning Commission

10.2.7 Sidewalk and Bicycle Path Improvement Standards

Sidewalks may be required to be constructed in conjunction with the issuance of building permits for new construction or substantial improvements in front of lots in all new residential subdivisions of ten (10) lots or more, in all new commercial subdivisions, and in front of lots in existing subdivisions where segments of existing sidewalks currently exist or where required sidewalks were previously approved by the planning commission to be constructed in conjunction with building permits. Plans for the installation of sidewalks meeting the minimum standards of this section shall be required to be submitted to the building inspector, approved by the city engineer and included in the permit fee. The building inspector or designee shall inspect the installation of sidewalks for adherence to code. In previously approved subdivisions where the planning commission waived the requirement for the installation of sidewalks entirely, no sidewalks shall be required to be installed in conjunction with building permits.

- A. Four (4) inch thick Portland cement concrete sidewalks may be required along both sides of all public and private subdivision streets.
- B. An alternative surface may be selected and approved by the planning commission in conjunction with the approval of the subdivision in which the sidewalks are to be located for new subdivisions, however, in existing subdivisions or development areas where the planning commission has not previously waived the requirement for concrete sidewalks, concrete sidewalks shall be required.
- C. Standard concrete sidewalks shall be five (5) feet wide, and shall be placed within the street right-of-way, a minimum of four (4) feet from the edge of the pavement or street curb. Placement of sidewalks shall also conform to street cross sections illustrated in [Appendix B](#). Portland cement concrete for sidewalks shall attain three thousand (3,000) psi compressive strength within twenty-eight (28) days of placement.
- D. The requirements for concrete surfacing may be waived by the planning commission in locations where sidewalks coincide with or are linked with a linear park system or where a different surface material is selected by the developer and approved by the city engineer or public works director and the planning commission.
- E. Sidewalks should be designed to not impede the intended flow of surface drainage to catch basins and ditches. When a sidewalk is designed to be raised 2 inches or more above adjacent ground level then drainage cuts should be provided at least every 50 feet and sized to provide positive drainage to the outlet.
- F. All construction of sidewalks and bicycle paths shall be in compliance with current construction codes, such as the fire and building codes. All sidewalks shall be constructed in accordance with the latest edition of the ADA Accessibility Guidelines.
- G. Bicycle paths and other bicycle facilities constructed in the City of Hammond shall be constructed in accordance with the latest edition of "Guide for the Development of Bicycle Facilities" prepared and published by the American Association of State Highway and Transportation Officials.

10.3 Private Streets

Private streets may be allowed in a residential subdivision subject to meeting the requirements of this development code and the conditions set forth below.

10.3.1 General

- A. Private streets shall be the principal access between a public street and platted lots that do not abut a public street. Such private streets are not dedicated to the public and shall not be publicly maintained. The term —private streetll may include both the pavement and areas of streets, alleys or service roads within a development.
- B. The private streets shall be owned and maintained by a property owners association organized and upon approval of the Planning Commission, may be transferred to a land conservancy or land trust. Any such conveyance must adequately guarantee the protection and maintenance of the private streets in accordance with the provisions of this Chapter.