

## 7-2 Words and Terms Defined

*Subdivision, Infill.* Refers to proposed development within previously subdivided and predominantly developed areas where new lot(s) are created. Consolidation plats and ~~plats for the purposes of shifting lot lines~~ are not infill subdivisions.

## 3-5 Infill Subdivisions

1. *Infill Subdivisions.* In areas outside of T2 Rural Neighborhood and/or T2 Conservation policies that are previously subdivided and predominantly developed, residential lots resulting from a proposed subdivision within the R, ~~R-A~~ and RS, ~~and RS-A~~ zoning districts on an existing street shall be compatible with the General Plan as outlined in Sections 3-5.2 through 3-5.6.

## 3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities (and renumber the remaining subsections)

### ~~2. Requirements for Sidewalks on Existing Streets Abutting the Property Subdivided.~~

#### ~~a. Applicability.~~

1. ~~Sidewalks are required on all existing streets abutting proposed subdivisions in the following locations:~~
  - ~~a. within the Urban Services District,~~
  - ~~b. within the General Services District where the Sidewalk Priority Index (SPI) score is 20 or greater, as established in the Strategic Plan for Sidewalks and Bikeways,~~
  - ~~c. wherever the adopted community plan recommends sidewalks along specific street(s) abutting the proposed subdivision, and/or~~
  - ~~d. wherever the adopted community plan recommends sidewalks within a general area that includes the proposed subdivision.~~
2. ~~Applications Exempted from Sidewalk Requirements.~~ Sidewalks shall not be required on applications to combine two or more lots pursuant to Section 2-9.2 or on applications for shifting lots lines pursuant to Section 2-9.3.
3. ~~The requirements and procedures of the Zoning Ordinance shall apply for construction of sidewalks along existing streets in association with non-residential or multi-family developments. The requirements and procedures of the Subdivision Regulations apply for all other development conditions.~~

#### ~~b. Construction of sidewalks required where there is an existing sidewalk network.~~ New sidewalks shall comply with the adopted standards of Metro and shall be consistent with existing sidewalk conditions along the block face. Where existing conditions do not meet an adopted standard, a design compatible with existing conditions may be considered and approved by the Planning Commission, upon the advice of the appropriate Metro agencies. Sidewalk construction is required in the following locations:

1. ~~Existing sidewalk repair or replacement.~~ Sidewalks on street(s) abutting the property, that do not comply with a standard of the Public Works Department and are not consistent with existing sidewalk development on the block face, shall be repaired or replaced as part of a new development.
2. ~~New sidewalk to extend the existing network.~~ New sidewalk shall be constructed on all streets abutting the property wherever installation would extend an existing sidewalk across a public right-of-way.
3. ~~Existing sidewalk present on the same block face.~~ New sidewalk shall be constructed on all streets abutting the property wherever sidewalk(s) already exists on any block face that includes the proposed subdivision.

#### ~~c. Alternatives to sidewalk construction.~~

1. ~~Contribution to the Pedestrian Network.~~ When the conditions of Section 3-8.2.b do not apply and the development is required under Section 3-8.2.a, the developer remains responsible for sidewalk(s) along street(s) abutting the property frontage being subdivided. However, the developer may either construct a sidewalk in accordance with Section 3-8.2.b, or make a financial contribution to the pedestrian network, as defined in Chapter 7-2, or an equal length of sidewalk may be

constructed within the same Pedestrian Benefit Zone, as defined in Chapter 7-2, in a location to be determined in consultation with the Public Works Department. Prior to the recording of a final plat for the applicable phase(s) of any subdivision, the applicant shall pay all in-lieu fees with a cashier's check.

2. *Alternative Pedestrian Trail.* When an alternative pedestrian trail or greenway trail meeting Metro Greenways' design standards is proposed to be constructed by the developer, and the trail substantially serves the same purpose as a sidewalk along an existing street required by this Section, then the applicant may construct the trail as a substitute for that sidewalk section.

d. *Sidewalks in Infill Subdivisions.* When sidewalks are required by Section 3-8.2.a-c on an infill subdivision on a corner lot, sidewalks shall be required on all streets abutting the property frontage. The Planning Commission may only require the sidewalk on the side of the property abutting the street as an alternative to the frontage when that location is a more appropriate contribution to the sidewalk network.

### 3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities

4. *Sidewalk Dimensions.* The minimum width of public sidewalks shall be five feet on local streets in residential districts and the minimum width of public sidewalks shall be consistent with the Major and Collector Street Plan on all other streets ~~Public Works Department in all other districts, including mixed-use districts.~~ Where concrete curbs are required or constructed on local streets, grass or landscaped areas or strips with a minimum width of four feet shall separate all sidewalks from the adjacent street, except within ten feet of a street intersection. (see figure 3-1)

