



To: Robert Lucero, Esq., Development Hearing Officer
Jolene Wolfley, Chair Development Facilitation Team
Jay Rodenbeck, Planning Manager
Ernest Armijo, Transportation

From: Charlene Johnson, AICP, Senior Planner and Jim Strozier, FAICP, Principal

Date: February 20, 2025

Re: Resubmittal Sidewalk Waiver _ PR-2023-009652/VA-2025-00023

On February 12, 2025, the Development Hearing Officer (DHO) reviewed a request for a Sidewalk Waiver along the northern property boundary of the subject property, which corresponds to the future Woodmont Avenue. The request for the Sidewalk Waiver is based on the requirement from *DPM Table 7.2.29* to construct a 10-foot-wide sidewalk within an urban center, allowing instead for a 6-foot-wide sidewalk along the future Woodmont Avenue on the northern edge of the property.

The Waiver was requested due to a required deceleration lane to the west and drainage swale located to the east of the site entrance that prohibits a full 10-foot width. During the DHO hearing and the Development Facilitation Team (DFT) meeting the same day, Consensus Planning collaborated with Transportation and Planning staff to develop a solution that would create a 10-foot sidewalk at the west and east ends of Woodmont Avenue and transition to a 6-foot sidewalk between the deceleration lane to just east of the swale, measuring approximately 967 feet. The sidewalk will connect to the adjacent property to the west and the Unser Boulevard multi-use trail to the east, maintaining a sidewalk width of 10 feet at those points.

Exhibits showing the revised sidewalk design on the Site Plan and Landscape Plan are included in the resubmittal. As shown, this configuration maintains a walkable sidewalk with the street trees and landscaping requirements along the entire street frontage. This solution maintains the intention of the Urban Center sidewalk requirements and will provide connectivity for future street infrastructure planned for the area.

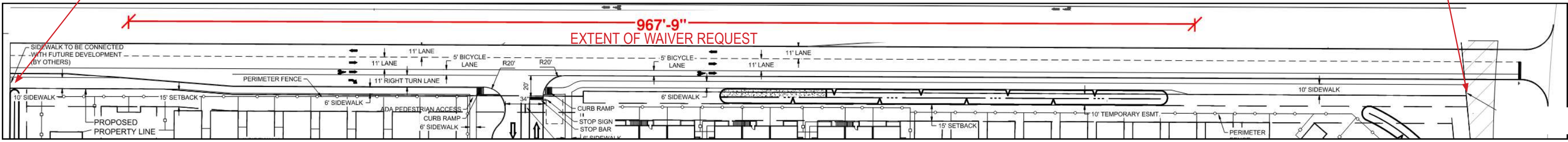
Based on this design, we recommend the following condition:

The sidewalk along Woodmont Avenue shall be constructed to 10 feet, except for the area west of the deceleration lane to the east of the drainage swale (approximately 967 feet), which shall be constructed to 6 feet.

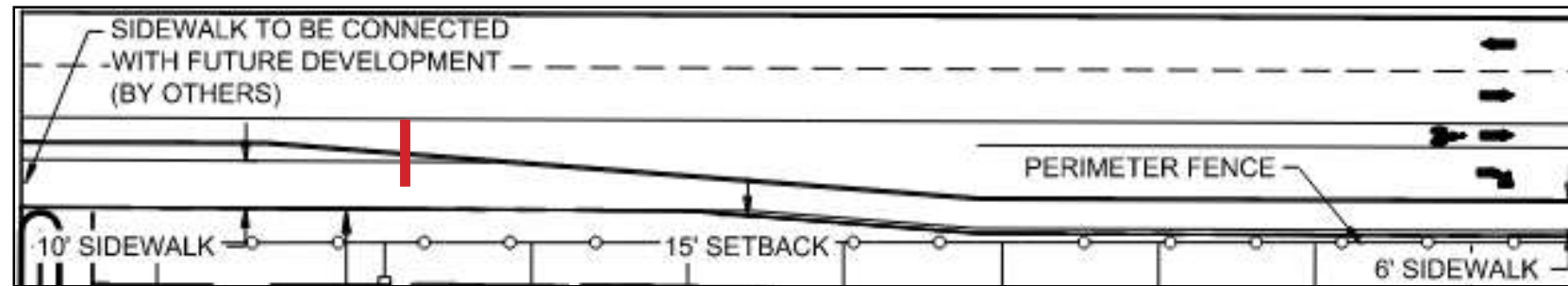
JLM LIVING WOODMONT AVENUE MODIFIED SIDEWALK WAIVER REQUEST EXHIBIT (1)

Sidewalk to be connected with future development (by others)

10-foot sidewalk to be connected with future Unser Widening Project multi-use trail

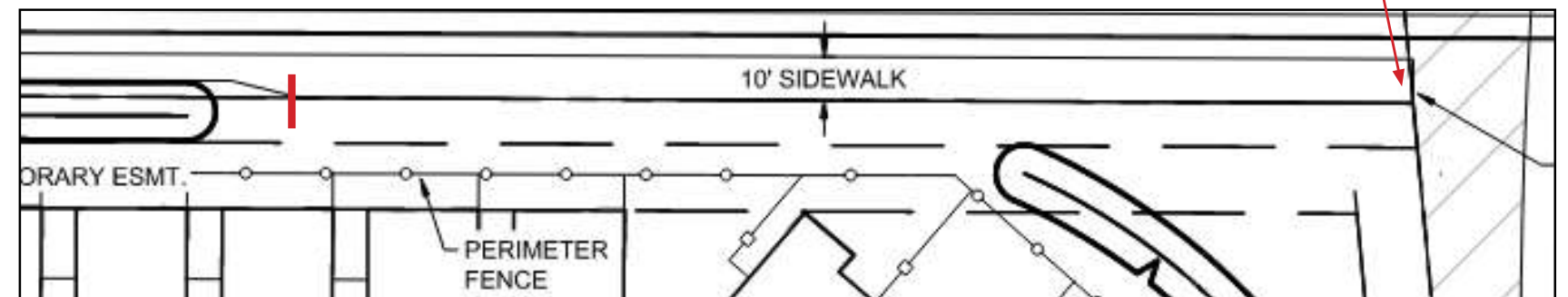


WOODMONT STREET FRONTAGE



WEST SIDEWALK TRANSITION

10-foot sidewalk to be connected with future Unser Widening Project multi-use trail



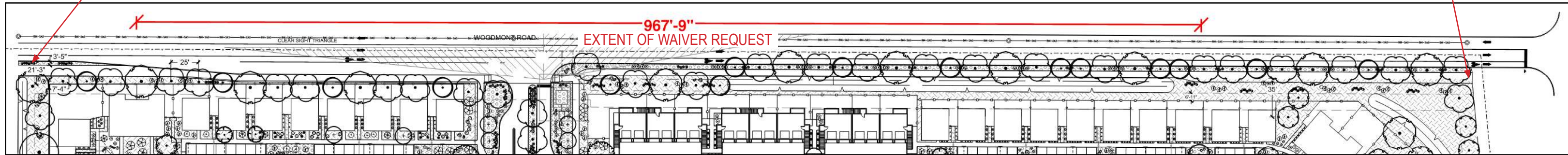
EAST SIDEWALK TRANSITION

SITE PLAN

JLM LIVING WOODMONT AVENUE MODIFIED SIDEWALK WAIVER REQUEST EXHIBIT (2)

Sidewalk to be connected with future development (by others)

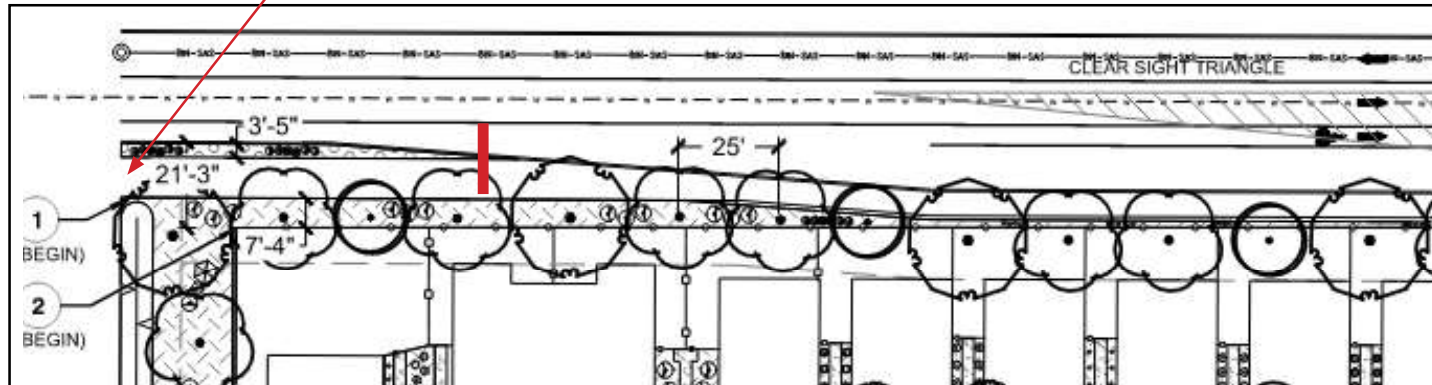
10-foot sidewalk to be connected with future Unser Widening Project multi-use trail



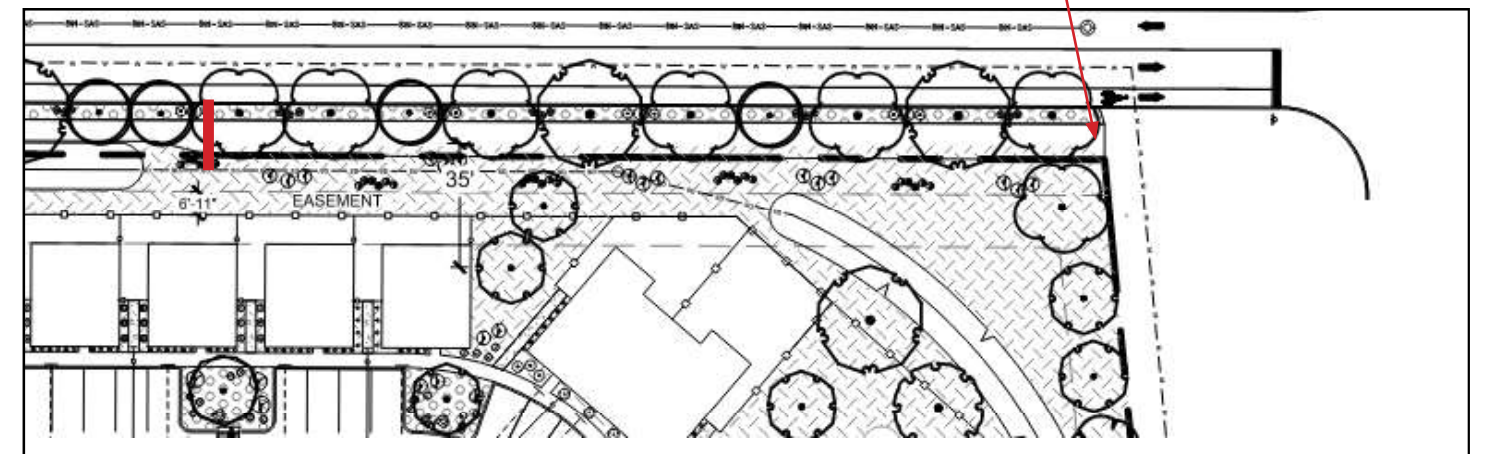
WOODMONT STREET FRONTAGE

Sidewalk to be connected with future development (by others)

10-foot sidewalk to be connected with future Unser Widening Project multi-use trail



WEST SIDEWALK TRANSITION



EAST SIDEWALK TRANSITION

LANDSCAPE PLAN