



STAFF REPORT

Request Summary

Staff is requesting to amend Chapter 11, specifically Chapter 1117.10(e)(1)(A). The proposed code change clarifies when sidewalks and other street improvements are required to be provided.

As currently written, the code doesn't specify what types of development, size/scale of development or application type, is required to adhere to the standards of Chapter 1117.10(e). This means that minor improvements such as a new shed on a residential lot are subject to the same development standards as a new office building. The standards relate to construction of streets and similar infrastructure. These types of improvements are most closely associated with construction of subdivisions and undeveloped areas, not with improvements to existing residential lots.

The Code change corrects this by clarifying that the improvements identified in Chapter 1117.10(e) are applicable to projects that require site civil engineering plans. Applicants will enjoy a simplified permitting process by eliminating confusing code language that requires even the most minor requests to provide substantial infrastructure improvements. It is staff's opinion that the intent of the code was never to require street improvements on any and all development types, however, the code never provided any direction as to when adherence was required.

Respectfully Submitted By:
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Director of Planning