



City of Venice Planning and Zoning Division

To: City Council

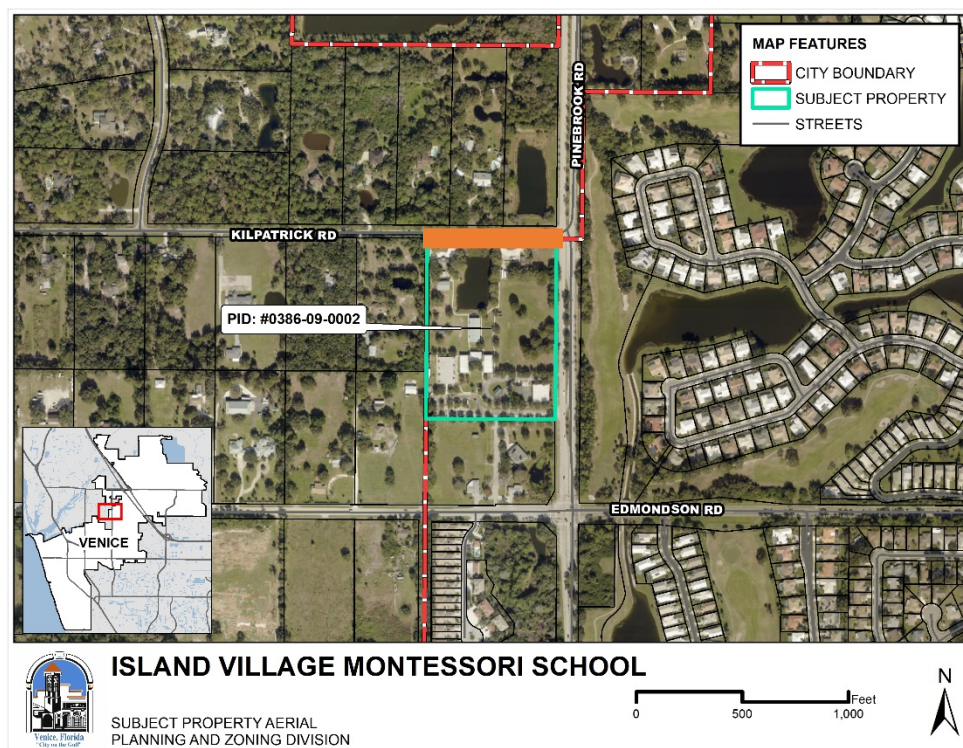
From: Kristin Ward, Planner

Date: April 22, 2021

RE: Waiver of Constructed Sidewalks
Site and Development Plan Petition No. 20-55SP, Island Village Montessori School

The subject site and development plan was heard by Planning Commission on April 20, 2021 and was approved for the construction of 5 classroom buildings with water & sewer service, internal sidewalks, landscaping, and realignment of the parent pickup and bus loop.

The site of this project is at 2001 Pinebrook Road, which is privately owned and maintained. A sidewalk is required by Section 86-520(a) along this property's frontage on Kilpatrick Road. Due to the main access of the school located at the south east corner of the property along Pinebrook Road, substandard roadway conditions, and no existing sidewalks, the applicant has opted to request a waiver for the construction of a sidewalk. Below is an aerial map of the property; the area where the sidewalk would be required is highlighted in orange.



Pursuant to Sec. 86-520(c) the applicant requests a waiver of the sidewalk requirements along Kilpatrick Road. The applicant provided the following justification for the request:

- *The main access/entry to the school for students, parents, and teachers is located on Pinebrook Road and Edmondson Road where sidewalk connectivity exists. Additional sidewalks are existing and proposed internally providing a sidewalk circulation system to administration buildings and classrooms.*
- *Connectivity from Kilpatrick is discouraged due to safety and security reasons and would counter the purpose of the fenced “no entry” along Kilpatrick Road.*
- *Kilpatrick Road is a substandard road only 18 feet wide from edge of pavement with a roadside drainage ditch on the side of the schools property. Right-of-way width is extremely limited for a sidewalk.*
- *Additionally, no sidewalk exists along the entirety of Kilpatrick Road and the construction of a sidewalk along the property would encourage and require pedestrians to re-enter the substandard roadway and would be a significant pedestrian safety hazard.*

Based on Sec. 86-520(c), Planning Commission approved the applicant’s request for a waiver to not construct a sidewalk along Kilpatrick Road. City Council will need to approve this waiver. The text of this section reads as follows:

*(c) **Waiver of sidewalk requirements.** The planning commission may recommend to the city council waiver of the sidewalk requirement when the property owner can demonstrate that the required sidewalk will not be reasonably beneficial or useful because of the location of the subject property and the characteristics of the immediate neighborhood.*