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Shelby Cnty Judge of Probate, AL
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RESOLUTION NO. 01-2018

BE IT HEREBY RESOLVED by the City of Hoover Planning and Zoning Commission in regular meeting duly assembled, a quorum being present, that Appendix A, Article IV, Item 5. of the Hoover Subdivision Regulations is amended as follows:

SECTION 1. Amend Item 5. Sidewalks as follows:

Delete the following:

5. *Sidewalks.* Sidewalks shall be constructed within the right-of-way, on at least one side of all public and private streets submitted to the city for preliminary plat approval after the effective date of this ordinance; except that sidewalks shall not be required along the radius of a cul-de-sac and shall not be required along cul-de-sac streets that are less than three hundred (300) feet in length.

And replace with the following:

5. *Sidewalks.* Sidewalks shall be constructed within the right-of- way along streets, whether public or private, according to the following standards:

Development Type	Sidewalk Location	Sidewalk Design
Low Density SF Residential (Average Lot Width 100'+)	One side of road	4' wide concrete*
Medium Density SF Residential (Average Lot Width 70'-99')	Both sides of road	5' wide concrete
High Density SF Residential (Average Lot Width 35'-69')	Both sides of road	5' wide concrete
Townhouse or Multifamily (Average Lot Width less than 35')	Both sides of road	5' wide concrete
Mixed Use or Commercial	Both sides of road	6' wide concrete
* May require turnarounds per ADA standards depending on distances between driveways.		

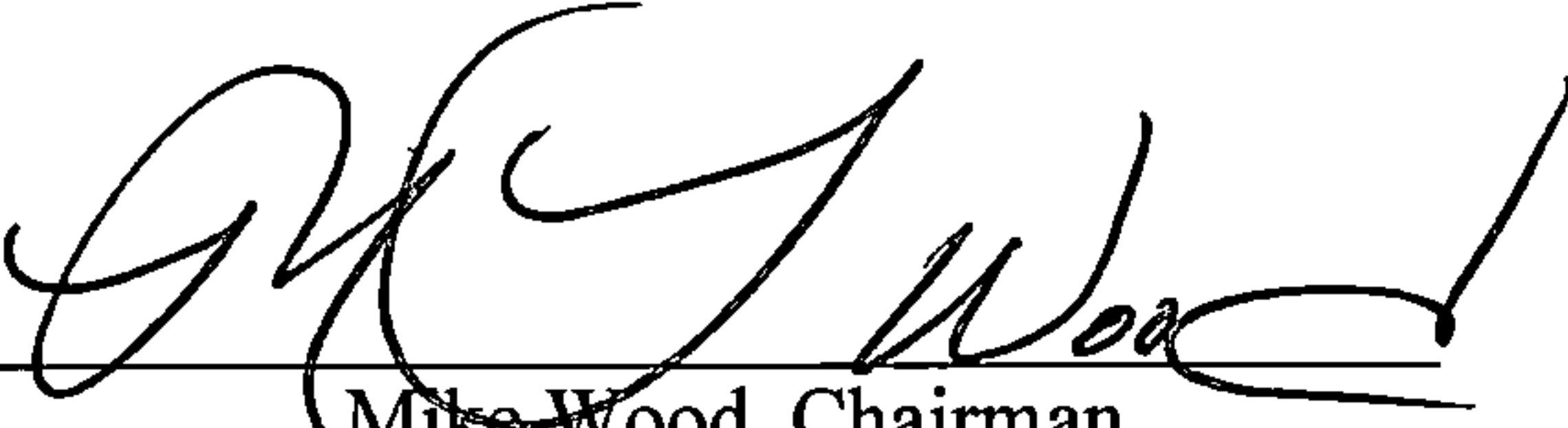
Sidewalks shall also be installed along perimeter roadways on the side abutting a new subdivision. If a new subdivision includes within the development of a collector or arterial street, the developer shall install sidewalk on both sides of the road that meets the design standards corresponding to the adjacent use as described in the chart above. Any exceptions allowed to omit sidewalks constructed on both sides of the street, or along perimeter roadways, shall be due only to site physical limitations, topography or where infill construction is limited to one side of the street; and only as specifically reviewed and approved by the City Engineer and Planning Commission.

In the event that (i) it is unreasonable and/or impossible to place a sidewalk in a certain location due to topography or other conditions existing on property which prohibit a sidewalk from being constructed where required by this section, (ii) this situation is discovered following the approval of a preliminary plat for the property by the planning commission, and (iii) the applicant desires to remove the portion of the sidewalk from the preliminary plat, an applicant shall provide evidence justifying such requested change to the city engineer and request approval for the removal of the sidewalk portion from the final plat. In the event that the city engineer does not approve the removal of the sidewalk from the plat, then the applicant may appeal said decision to the Planning Commission. At the time of consideration of the final plat by the planning commission, the applicant shall also provide evidence justifying the proposed change as well as any other information requested by the planning commission and/or city engineer. The removal of a sidewalk from an approved preliminary plat shall not be deemed to be a substantial change thereto for the purposes of these subdivision regulations.

Subdivisions that consist of four (4) or fewer lots with no proposed public improvements and are not adjacent to lots with sidewalks are exempt from the requirements of this Appendix A, Article IV, Section 5.

Alternate materials for sidewalks may be considered by the Planning Commission. Sidewalks may be located on private property, thereby reducing the width of the required right-of-way, where an easement for access, utilities, and other required functions acceptable to the city is proposed and accepted.

ADOPTED this the 12th day of February, 2018.


Mike Wood, Chairman

ATTESTED:

Vanessa Bradstreet, Secretary