



DATE: March 3, 2020
TO: City Council
FROM: Marla Jasek
SUBJECT: Cottonwood Park S/D,
Variance Request—Public Sidewalk widths

Stuart Lynn is requesting a variance to Bay City's Code of Ordinances Chapter 99 Downtown Bay City Land Development Code. Mr. Lynn has proposed construction of a 4 ft wide sidewalk between the new houses and the creek and a 5 ft wide sidewalk along Avenue G.

The applicable sections of City Ordinance are shown below.

Sec. 99-1. - Purpose.

The purpose of the Downtown Bay City Land Development Code is to reinforce the existing character and form of the Downtown. The form-based code is a reflection of the community vision for the North Downtown, the comprehensive plan, and the historic built area(s) as identified in the section 99-3, regulating plan, figure 1.0.

Sec. 99-6. - Landscape requirements.

(a) Furnishing zones and landscape standards. When an applicant has added additional streets or the city requires improvements to the "public frontage" zone which includes: furnishing zones, pedestrian zones and a shy zone. Landscape in DC or ND shall provide, at a minimum the following standards, by sub-district:

Downtown Core: A minimum ten-foot wide landscape area,

North Downtown: A minimum six-foot wide landscape area that includes:

(1) Furnishing zone that is a minimum of six feet in depth and may include street lights, benches and canopy trees. A furnishing zone shall include one of the following:

Tree grate standards. One canopy tree per 30 feet in lineal building shall be provided the entire length of the parcel the building is fronting.

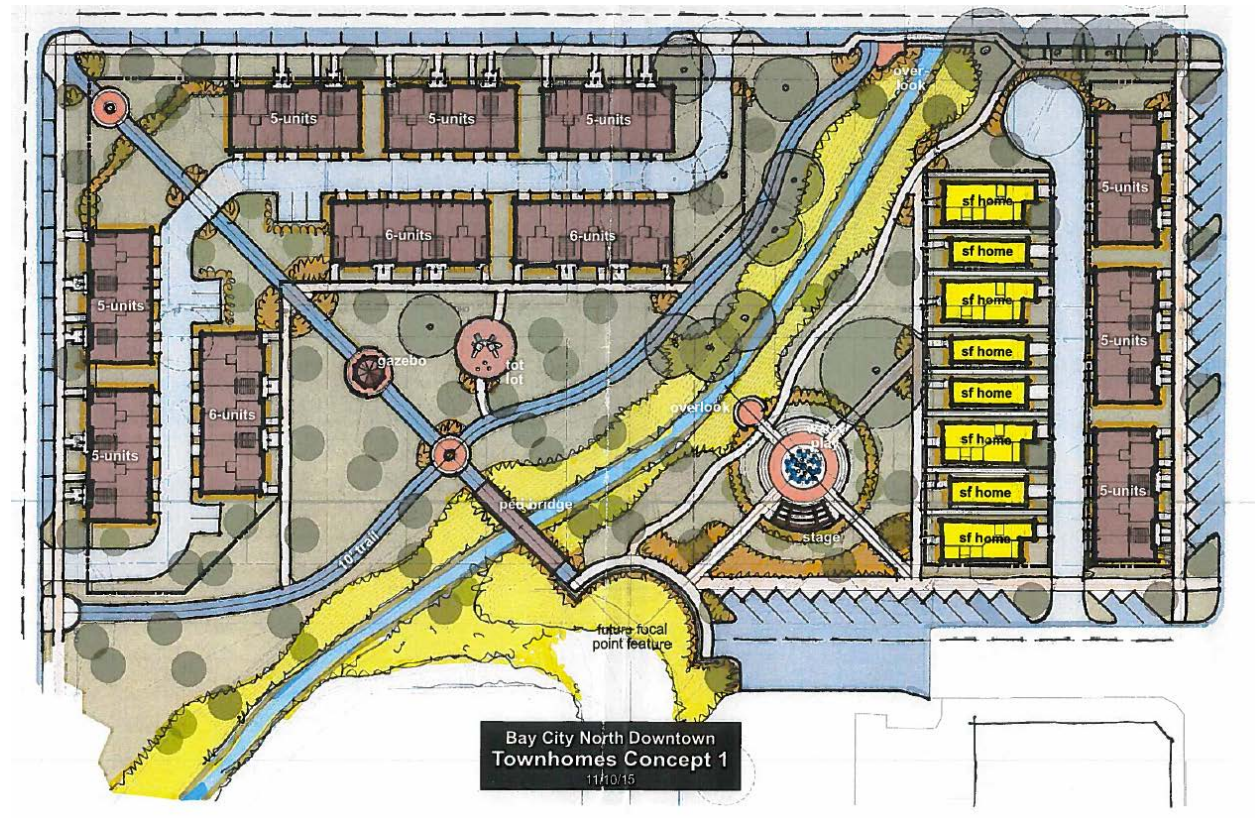
(2) Planter beds. A minimum width of six feet with a maximum length of 25 feet that contains one canopy tree per bed and 100 percent ground cover.

(3) Pedestrian zone. Eight to ten feet of unobstructed sidewalk

(4) Shy zone. Comprised of 12 inches to two feet that includes the area from the edge of the building to the edge of the pedestrian zone.

The Cottonwood Park Subdivision is in the North Downtown District. The proposed building lot types include Sideyard Houses, Townhouses, and Apartments. The new Sideyard houses do not face a street but the creek is considered their "frontage zone."

The existing sidewalks along Avenue G in the existing downtown area range in width from 8 ft to 12 ft wide with planters restricting the width in a few locations. The concept plan for the North Downtown Development shows a walkable two block development. The intent of the form-based codes is to continue the “character and form” from the existing downtown to the North Downtown area. This would include pedestrian zones (sidewalks) of similar width.



Options:

1. Deny the variance request and require all sidewalks in the development to be a minimum of 8 feet wide.
2. Consider granting a variance for the sidewalk between the houses and the creek with the understanding that common area sidewalks to a future amenity would be a minimum 8 ft wide along the creek; and an 8 ft sidewalk would be placed along Avenue G where possible (the section of the block between the houses and 8th Street and future extension to the north.)
3. Grant the variance as requested.

Future Consideration:

The pedestrian ramp at the corner of 8th Street and Avenue G should be designed to accommodate a sidewalk along 8th Street in the future.

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