

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: July 7, 2011**

**NAME** Advanced Disposal Services Gulf Coast (Joe Stevens, Agent)

**LOCATION** 6225 Rangeline Road (East side of Rangeline Road, 1400' ± North of Old Rangeline Road)

**PRESENT ZONING** B-5, Office-Distribution District

**ENGINEERING**

**COMMENTS** Construction of a City Standard sidewalk is not possible within the ROW due to an open drainage system.

**URBAN FORESTRY**

**COMMENTS** Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**REMARKS**

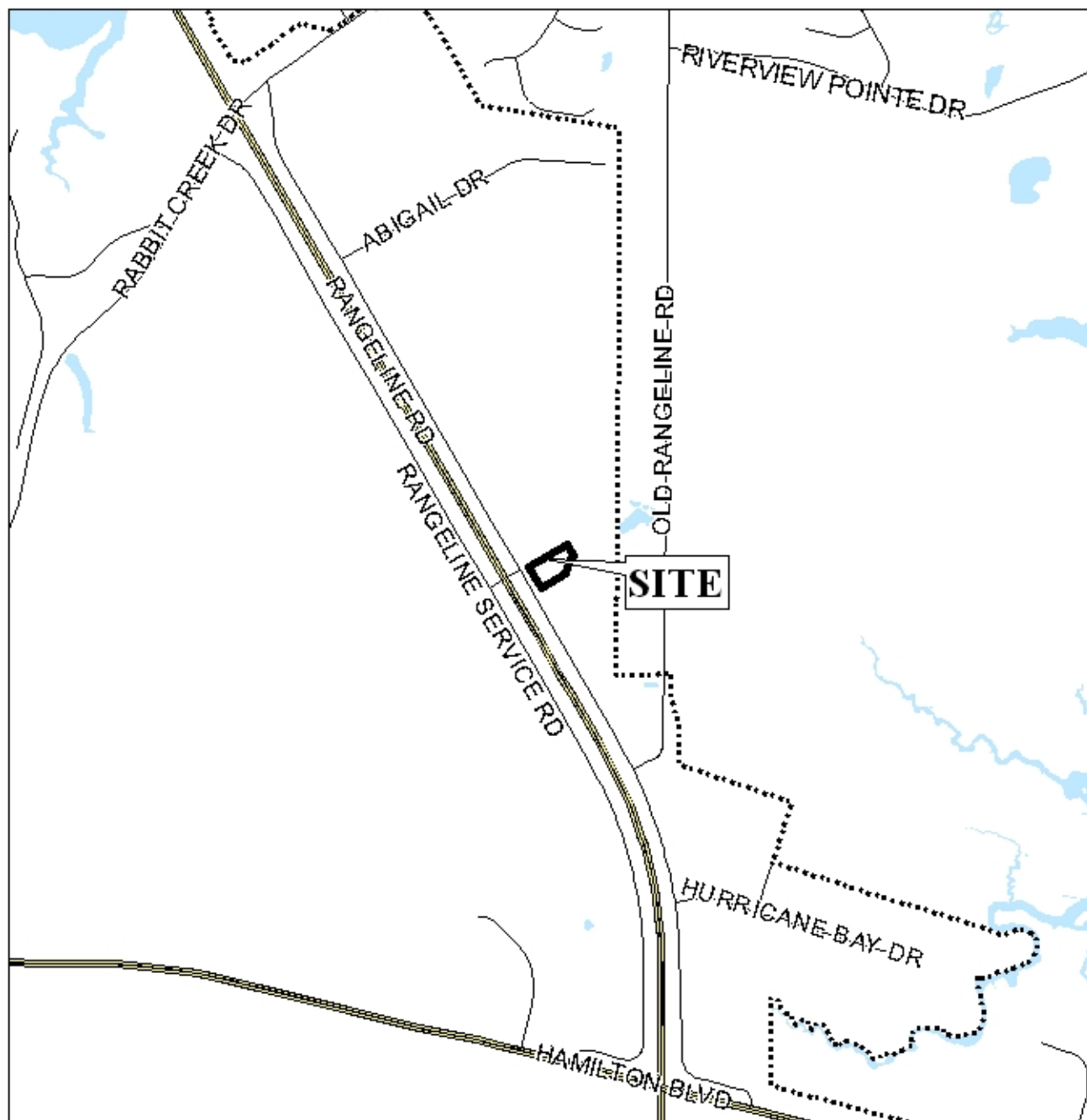
The subject site is within the Theodore annexation area and came into the City as a legal nonconforming site developed under County standards. The applicant proposes to expand the existing building on the property and site compliance is required and is requesting a waiver for the construction of a sidewalk along Rangeline Road. In addition to this request, the applicant has a Parking Surface Variance pending before the Board of Zoning Adjustment.

The applicant states that there is a large ditch in front of the site which would not allow a sidewalk to function, and City Engineering concurs with this argument.

**RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along Rangeline Road is recommended for approval.

## LOCATOR MAP



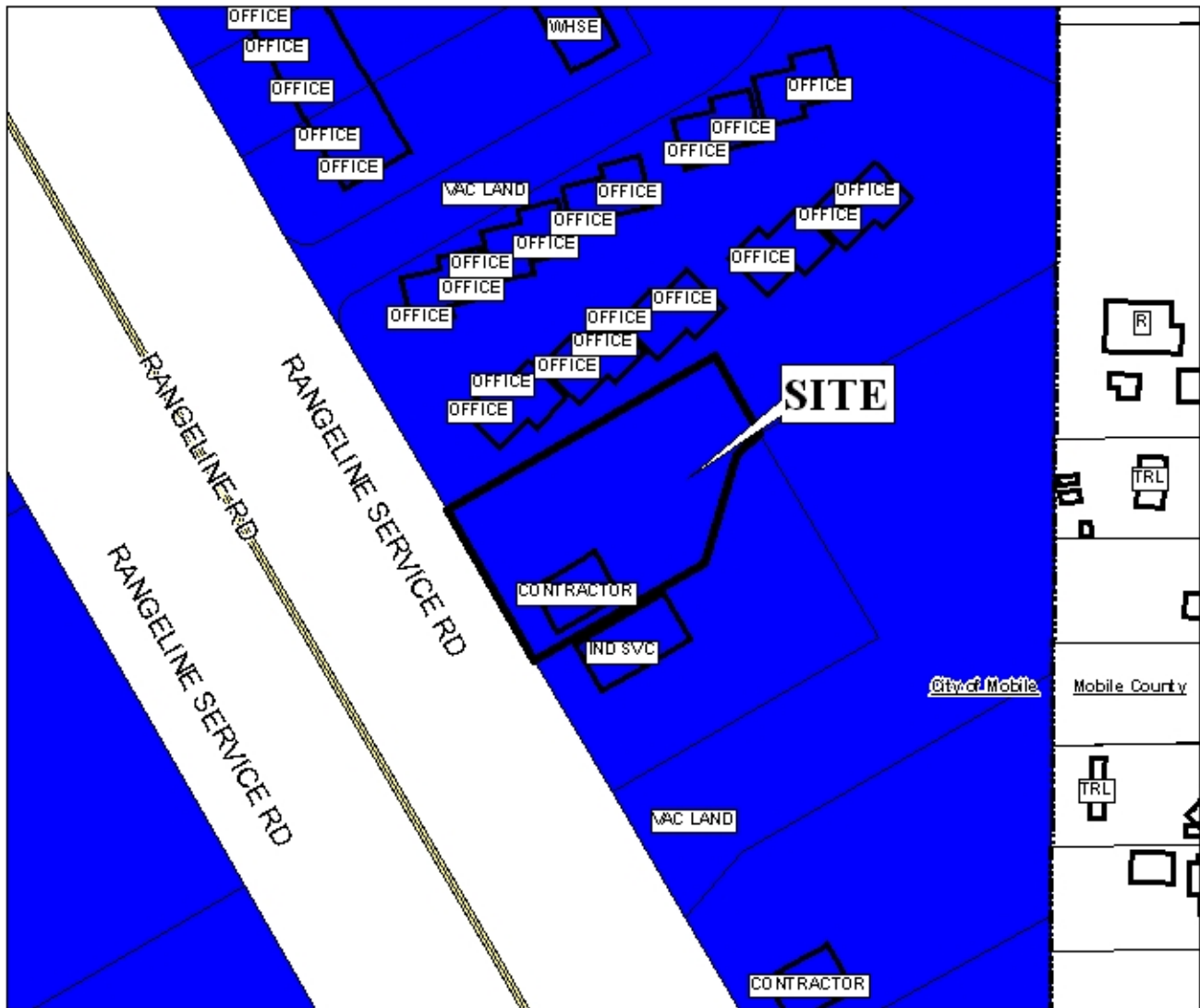
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APPLICANT Joe Stevens with Advanced Disposal Services Gulf Coast, LLC

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the north and south of the site. Residential sites are located to the east of the site.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

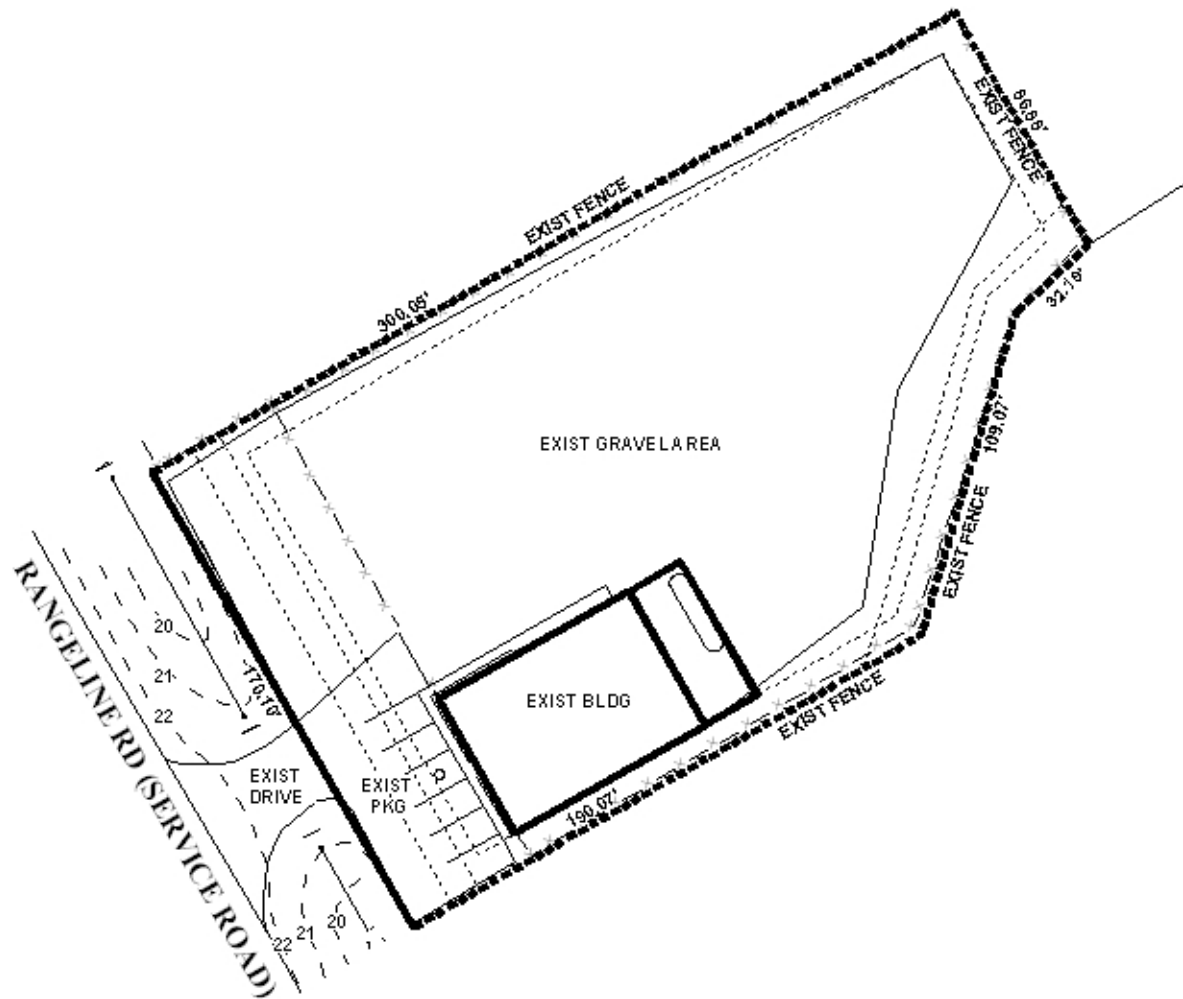


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## SITE PLAN



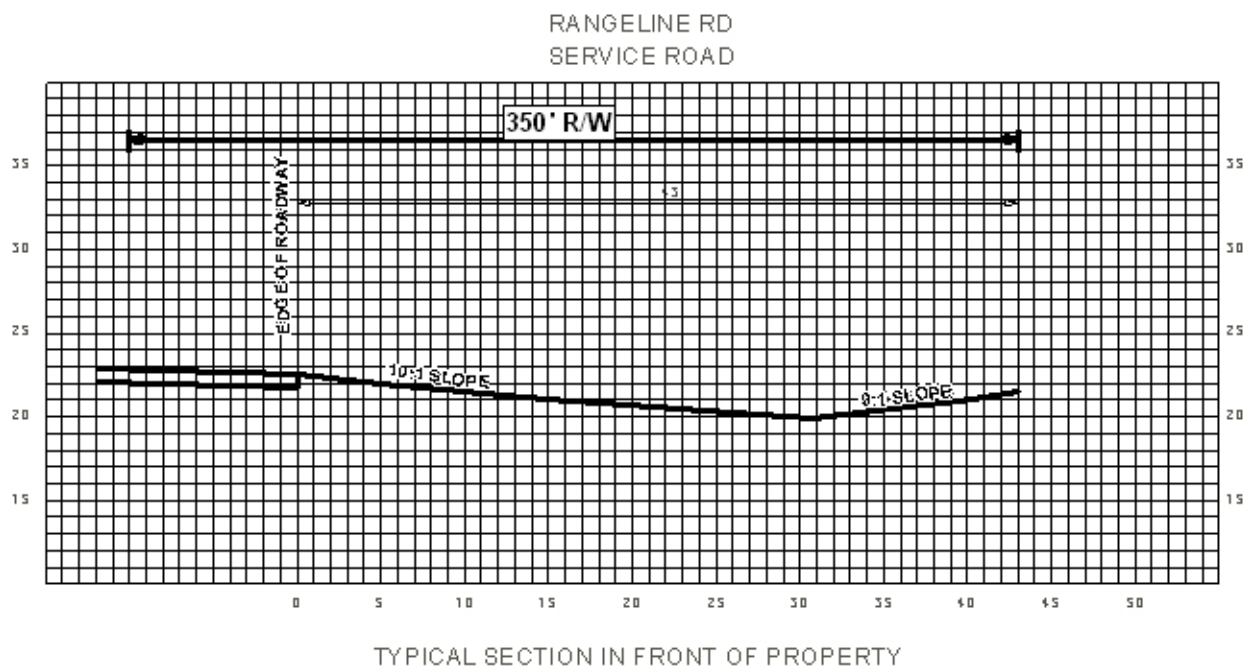
The site plan illustrates the existing development

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## DETAIL SITE PLAN



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