

Cottage Hill Baptist Church

4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Demotropolis
Road, extending Southward to Thigpen Drive South).

R-1, Single-Family Residential District

Recommend denial of application.

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).

No comments submitted.

REMARKS The applicant is requesting a waiver of the sidewalk construction requirements along Cottage Hill Road. The applicant states that existing landscaping would make it necessary to install the sidewalk adjacent to the vehicle travel lane, and also states that there is no sidewalk along the South side of Cottage Hill Road close to the site.

The applicant applied for a waiver in 2005 for this site, for both Cottage Hill Road and Demetropolis Road. At that time, both Engineering and Urban Forestry determined that construction was possible, and the waiver was denied. Then in 2006, the applicant requested an extension of the time frame for sidewalk construction. They submitted phased construction plans, but no time frame. The Board approved the extension subject to the immediate submission of a performance bond in an amount sufficient to cover the construction of the sidewalks (to be determined by Engineering). Separate applications have now been submitted for Cottage Hill Road and Demetropolis Road.

Comments from City Engineering do not support the applicant's claim and indicate that the sidewalk waiver should be denied along Cottage Hill Road.

RECOMMENDATION Based on the preceding, it is recommended that this sidewalk waiver request be denied.

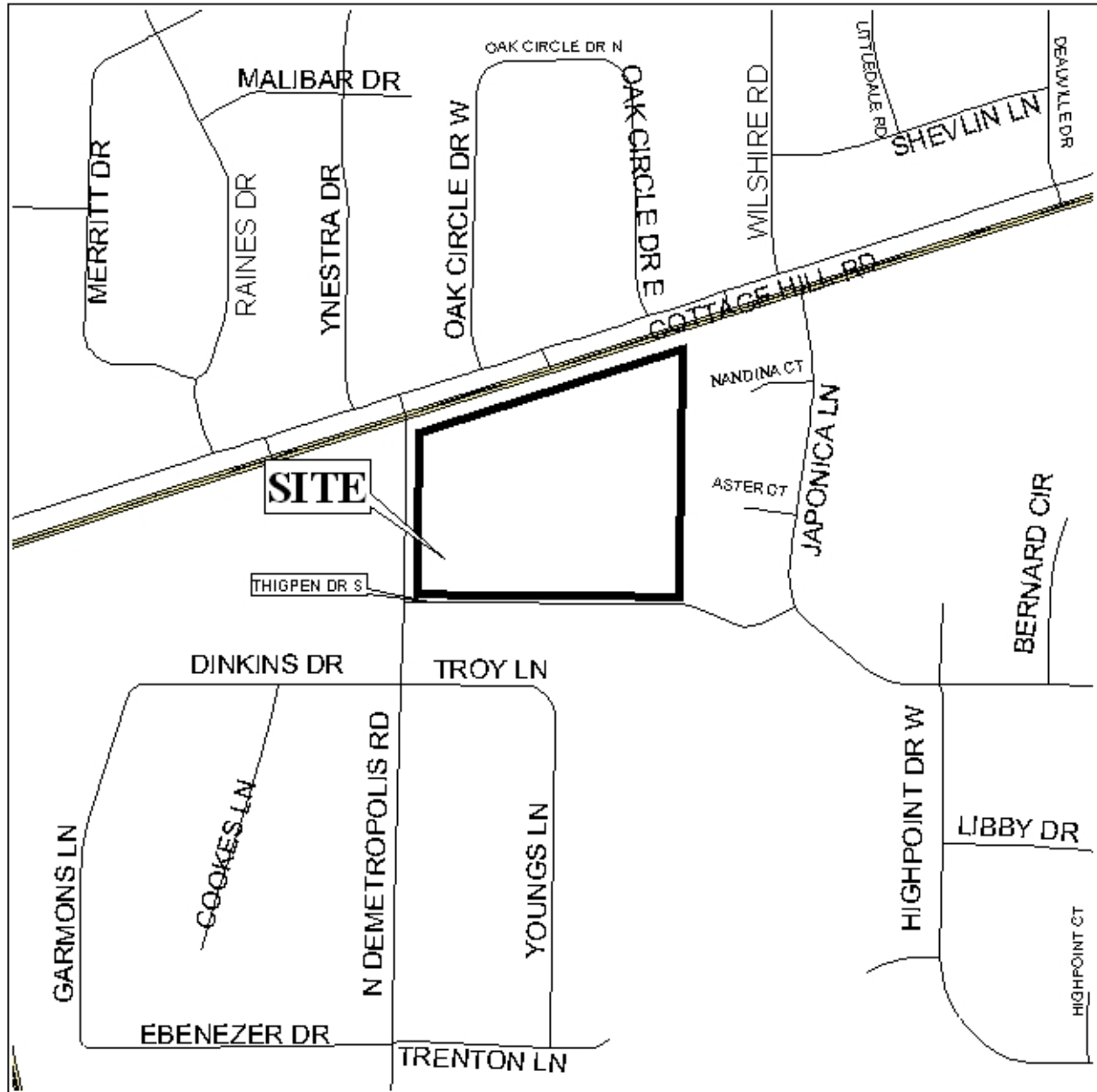
Revised for the August 7th meeting:

This application was held over from the July 10th meeting at the applicant's request. Pursuant to a further review by City Engineering, it has been determined that a sidewalk can be constructed along Cottage Hill Road.

RECOMMENDATION
denial.

Based on the preceding, this application is recommended for

LOCATOR MAP



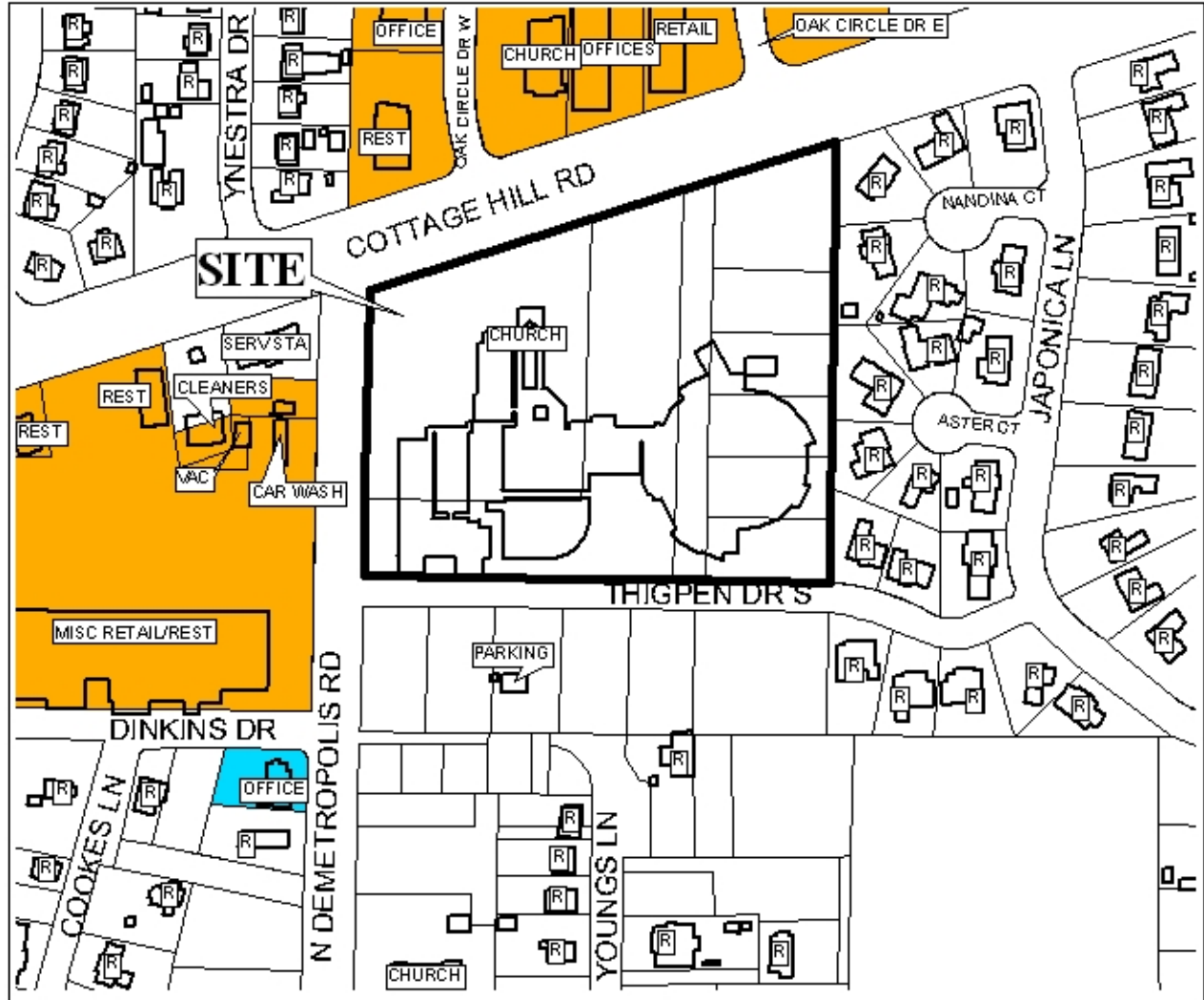
APPLICATION NUMBER 5 & 6 DATE August 7, 2008

APPLICANT Cottage Hill Baptist Church

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

APPLICATION NUMBER 5 & 6 DATE August 7, 2008

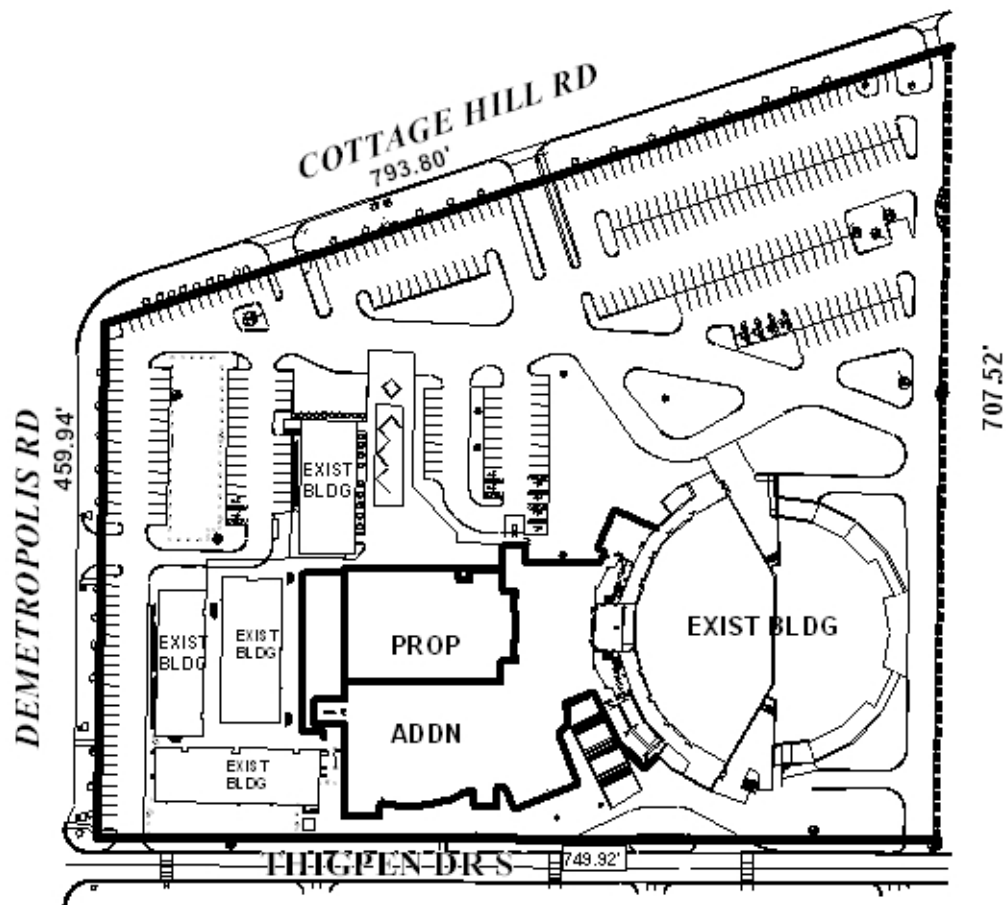
APPLICANT Cottage Hill Baptist Church

REQUEST Sidewalk Waiver

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 NTS



SITE PLAN



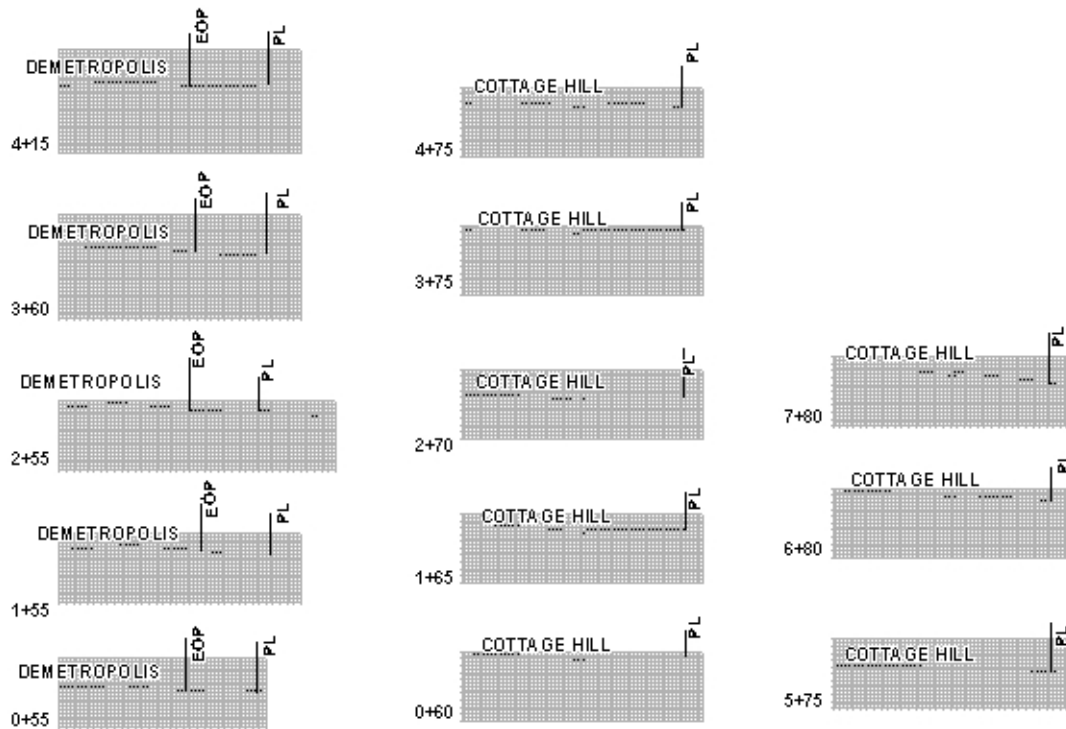
The site plan illustrates the existing buildings, parking, drives, and landscaping along with the proposed buildings.

APPLICATION NUMBER 5 & 6 DATE August 7, 2008
APPLICANT Cottage Hill Baptist Church
REQUEST Sidewalk Waiver



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 5 & 6 DATE August 7, 2008

APPLICANT Cottage Hill Baptist Church

REQUEST Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

APPLICATION NUMBER 5 & 6 DATE August 7, 2008
 APPLICANT Cottage Hill Baptist Church
 REQUEST Sidewalk Waiver



NTS