

SIDEWALK WAIVER REQUEST STAFF REPORT Date: January 20, 2005**NAME**

Dr. Christy Agren

LOCATION

205 South University Boulevard
(East side of South University Boulevard, 100'±
South of Sunset Drive South)

PRESENT ZONING

B-1, Buffer Business

ENGINEERING**COMMENTS**

No waiver recommended. No information was provided to evaluate engineering need for waiver and no engineering reason was provided for a waiver.

REMARKS

The applicant is requesting a waiver of the sidewalk requirements along the University Boulevard Service Road frontage.

The applicant states that the property was recently rezoned to allow commercial use, and that the adjacent properties are still zoned residentially. The applicant also states that there are no sidewalks in the immediate area.

While there are no sidewalks along University Boulevard, the commercial property at the corner of Airport Boulevard and University Boulevard provided a sidewalk along Airport Boulevard. Any future redevelopment of the remainder of that property would require the installation of a sidewalk along the University Boulevard frontage.

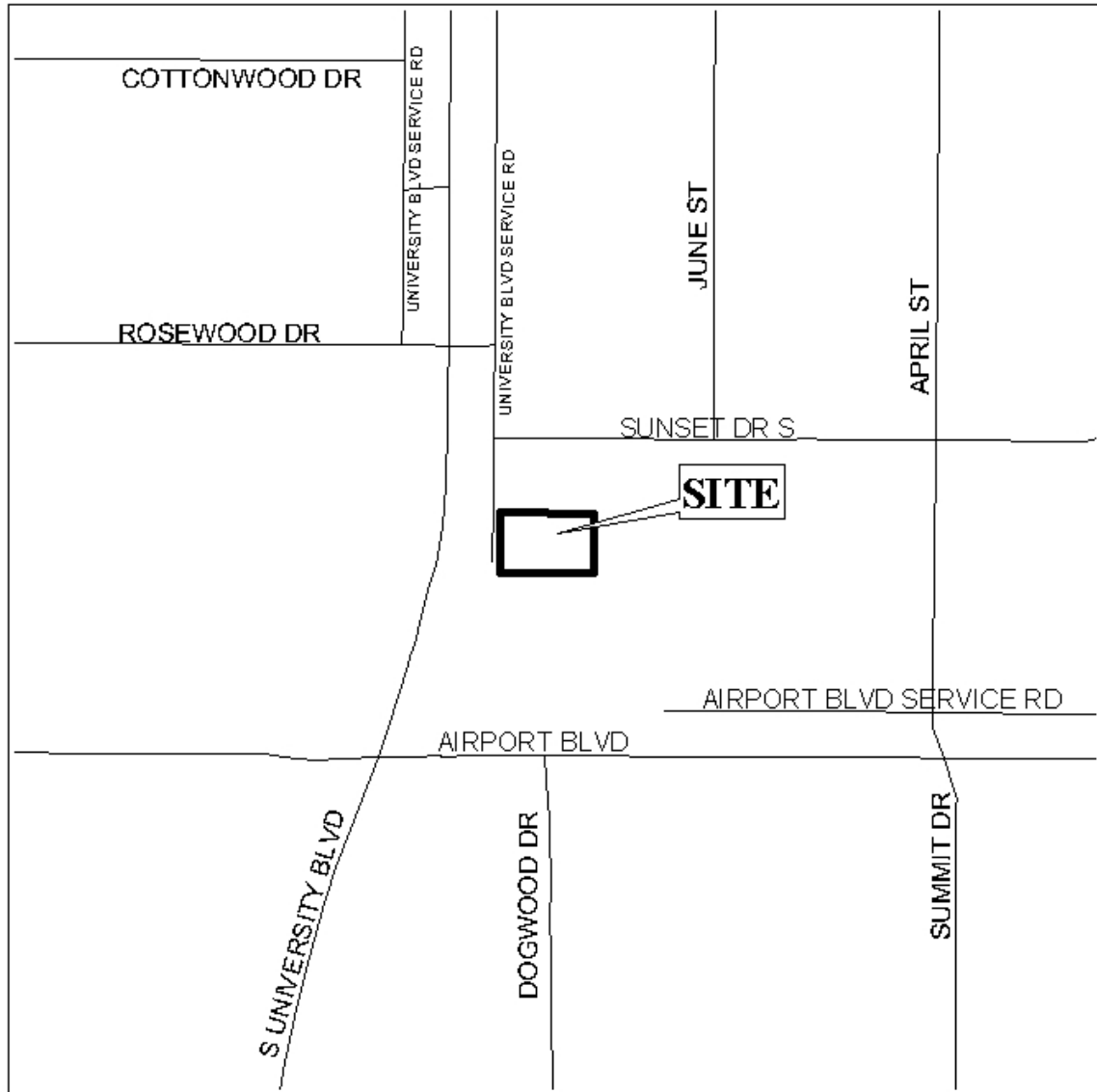
It has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier which made installation of the sidewalk impracticable. Based on comments from the Engineering Department, there was no documentation submitted to illustrate a reason for waiver.

Further, the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements.

RECOMMENDATION

Based on the preceding, it is recommended that this application be denied.

LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



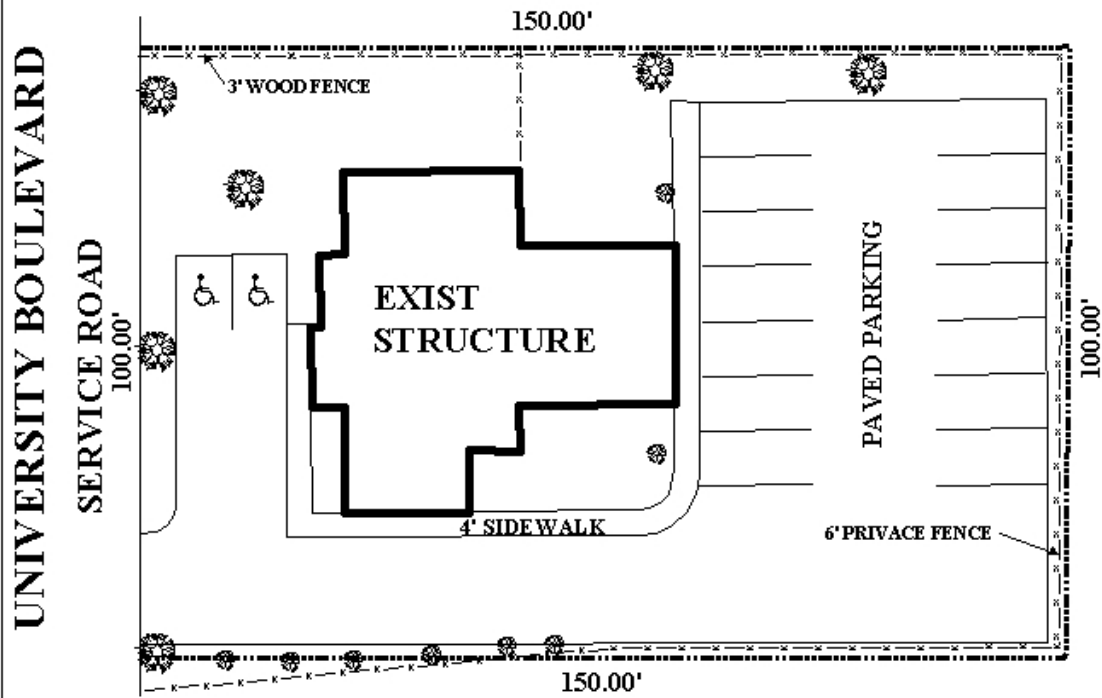
Located to the west and south of the site are commercial sites. The site is surrounded by single-family residential units.

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LEGEND



SITE PLAN



The site is located on the East side of South University Boulevard, 100' South of Sunset Drive South. The plan illustrates the existing structure and proposed parking.

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