

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: July 10, 2008****NAME**

Cottage Hill Baptist Church

LOCATION4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending Southward to Thigpen Drive South)**PRESENT ZONING**

R-1, Single-Family Residential

ENGINEERING**COMMENTS**

Due to an existing drainage ditch and inlets that may prevent the construction of the sidewalk, this waiver should be approved along Demetropolis Road.

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 applicant is requesting a waiver of the sidewalk construction requirements along Demetropolis Road. The applicant is requesting a sidewalk waiver because it would interfere with and encumber the existing drainage and utilities along the street.

The applicant requested 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 Commission 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.

Pedestrian and vehicular circulation is a concern for this site, as a school is operated on site, in addition to the worship facilities. School-related pick-up and drop-off in the mornings and afternoons may potentially increase traffic through the residential neighborhoods to the east, along South Thigpen Drive. Worship activities also generate a high volume of vehicular traffic and on-site/near site pedestrian traffic due to the large size of the congregation. The provision of a sidewalk around the site could potentially minimize pedestrian/vehicular conflicts for congregation members and school children, as well as nearby residents.

Comments from City Engineering indicate that, due to an existing drainage ditch and inlets that may prevent the construction of the sidewalk, this waiver should be approved along Demetropolis Road.

RECOMMENDATION

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

Revised for the August 7th meeting:

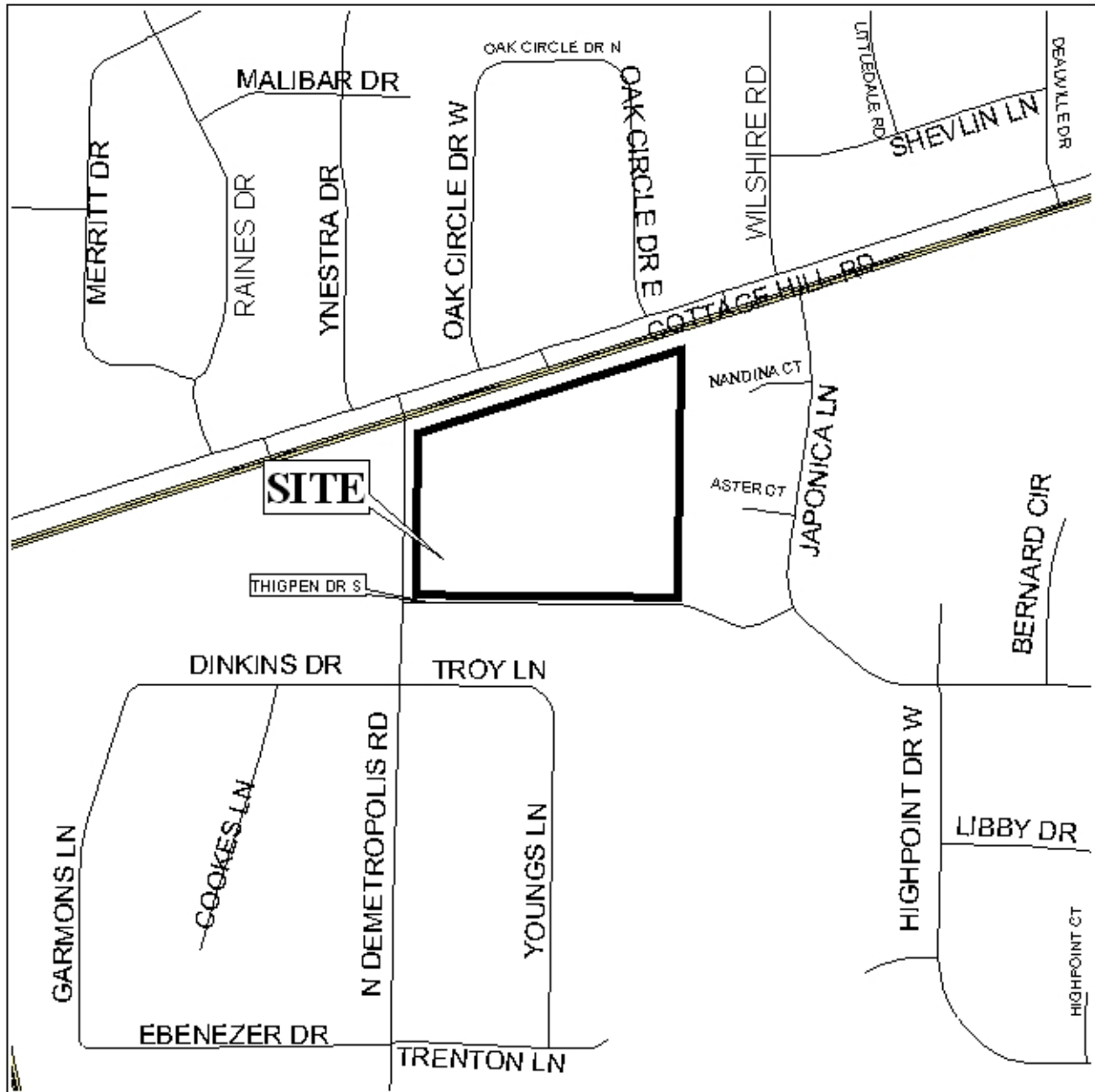
This application was held over at the July 10th meeting to allow Planning, Engineering, and Right-of-Way staffs to coordinate regarding the current conditions of Demetropolis Road.

After discussion with City Engineering, it has been determined that, under current conditions, full construction of the sidewalk may require the installation of a curb and gutter and removal of several trees from the right-of-way. Partial construction, however, may be possible along the northern half of Demetropolis Road (between the curb cut and Cottage Hill Road).

RECOMMENDATION

Based on the preceding, this request for a sidewalk waiver is recommended for approval along the Southern half (between Thigpen Drive South and the driveway entrance from Demetropolis Road) of Demetropolis Road only.

LOCATOR MAP



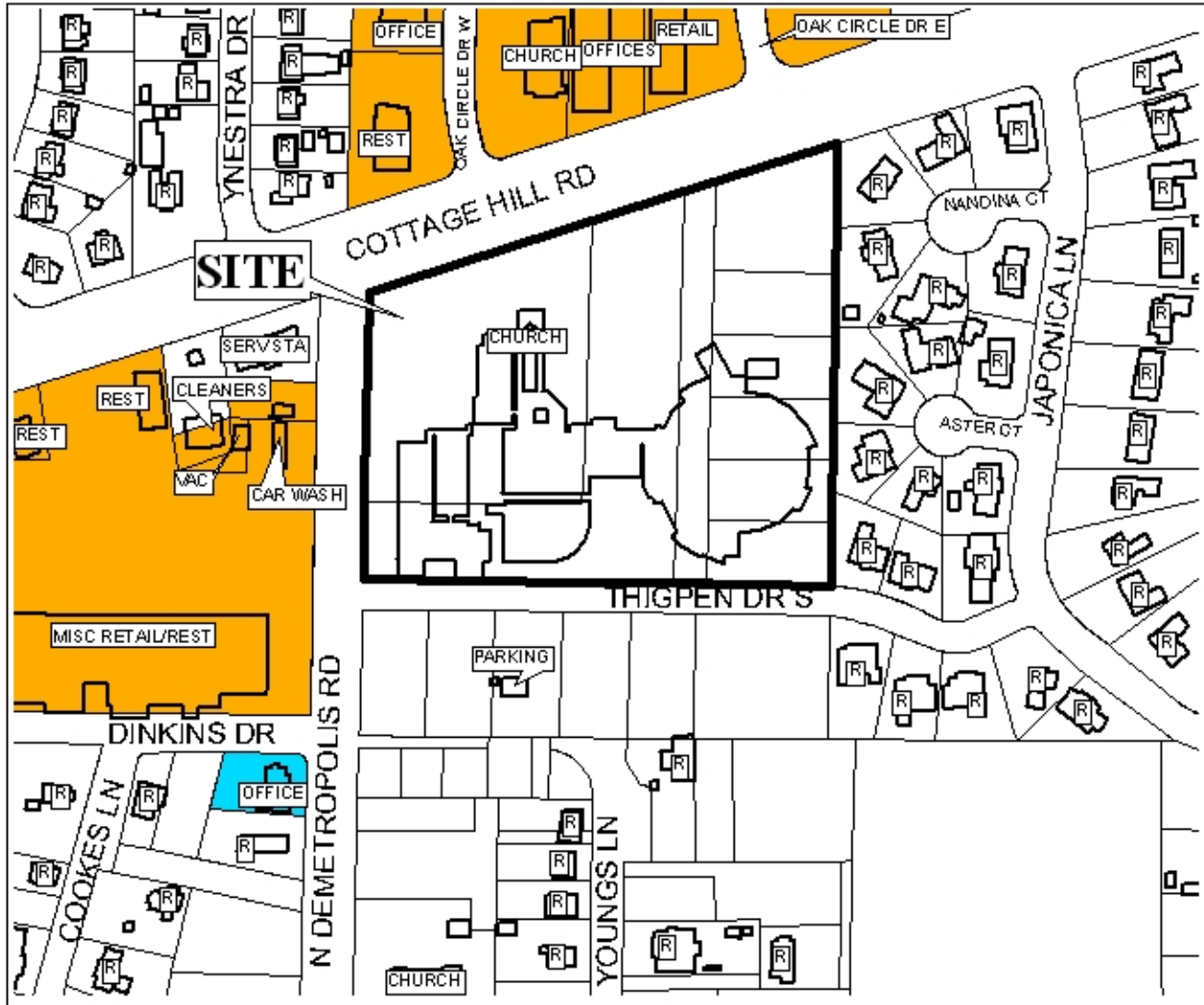
APPLICATION NUMBER 21 & 22 DATE July 10, 2008

APPLICANT Cottage Hill Baptist Church

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

APPLICATION NUMBER 21 & 22 DATE July 10, 2008

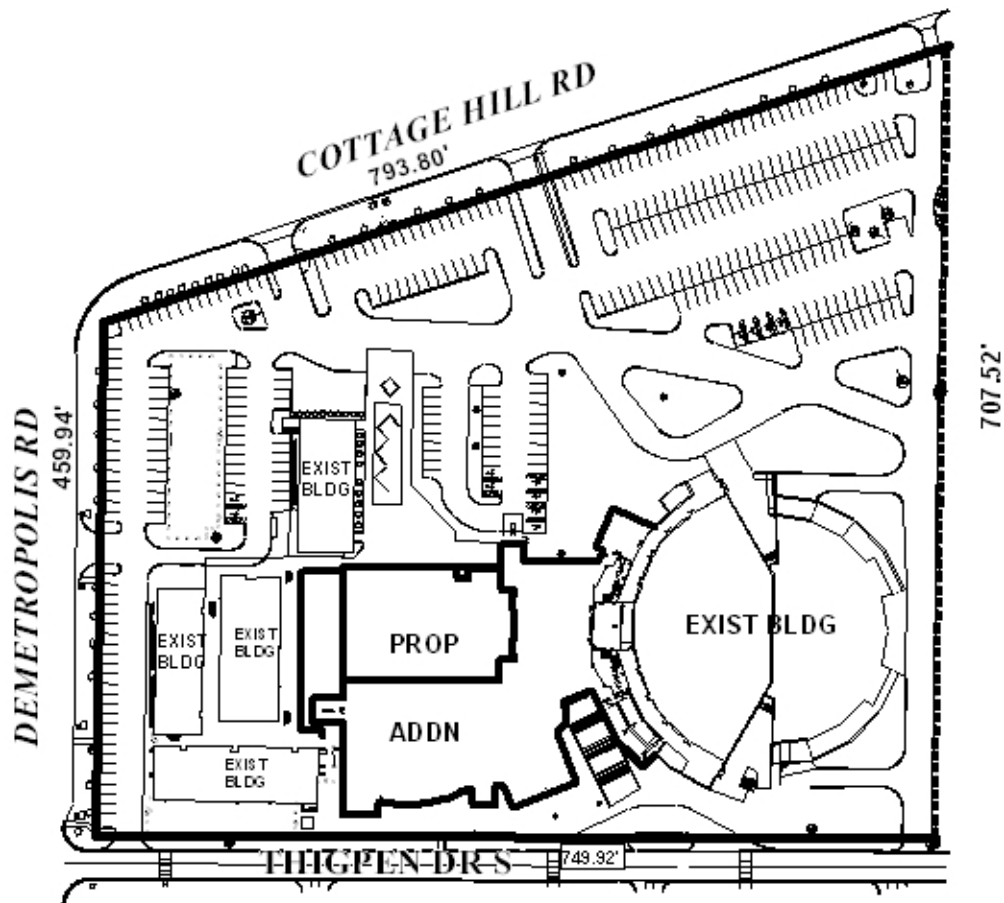
APPLICANT Cottage Hill Baptist Church

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



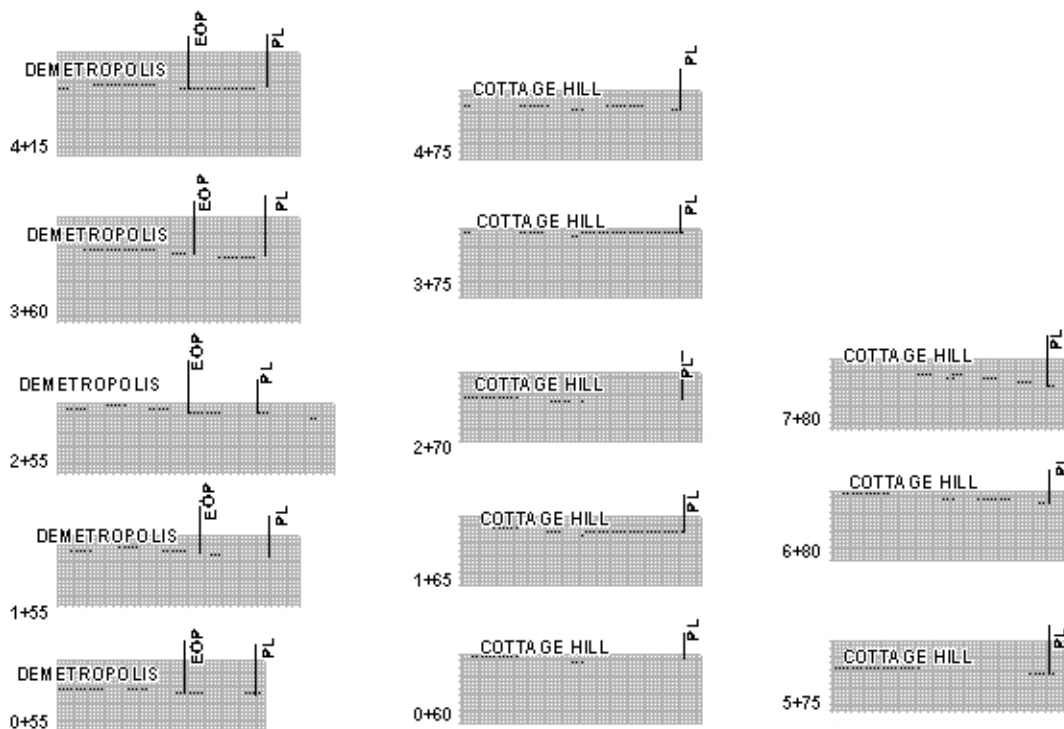
The site plan illustrates the existing buildings, parking, drives, and landscaping along with the proposed buildings.

APPLICATION NUMBER 21 & 22 DATE July 10, 2008
APPLICANT Cottage Hill Baptist Church
REQUEST Sidewalk Waiver



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 21 & 22 DATE July 10, 2008
 APPLICANT Cottage Hill Baptist Church
 REQUEST Sidewalk Waiver

