

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: January 16, 2014****NAME**

Gulf Equipment Corporation

LOCATION5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway)**PRESENT ZONING**

B-5, Office-Distribution District

PROPOSED ZONING

I-1, Light Industry District (Approved by the Planning Commission, and is now pending City Council Approval)

ENGINEERING**COMMENTS**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

Revised for the February 20th meeting: Due to an existing drainage ditch along the north side of Kooiman Road a sidewalk is not constructible within the Kooiman Road ROW. The sidewalk does appear to be constructible within the property, along the top of the ditch bank. Also, approximately 100' west of the property there is an existing low spot and culvert under Kooiman Road.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 Sidewalk Waiver to waive the construction of a sidewalk along Kooiman Road. It should be pointed out that this site contains an existing sidewalk along Business Parkway and Kooiman Road. Furthermore, there appears to be adequate room for the continuation of the sidewalk along Kooiman Road, and, as such, the Sidewalk Waiver request should be denied.

RECOMMENDATION

Based upon the preceding, the request to waive construction of a sidewalk along Kooiman Road is recommended for denial.

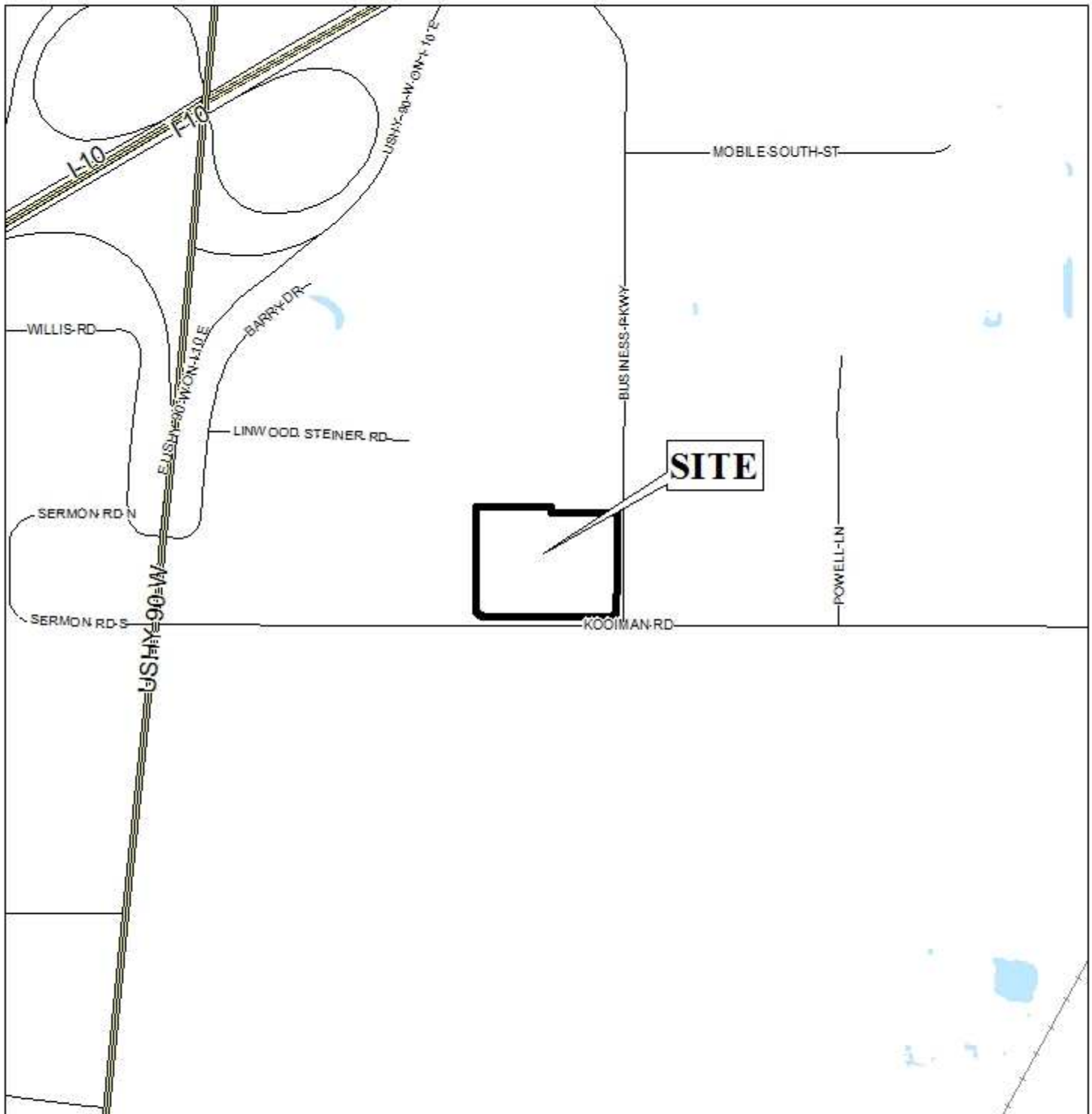
Revised for the February 20th meeting:

The application was held over from the January 16th meeting to allow the Engineering Department to review the constructability of the sidewalk. Upon further review, it has been determined that the sidewalk is not constructible within the Kooiman Road right-of-way, but does appear constructible on the applicant's property. As such, the original recommendation of denial should still stand.

RECOMMENDATION

Based upon the preceding, the request to waive construction of a sidewalk along Kooiman Road is recommended for denial.

LOCATOR MAP



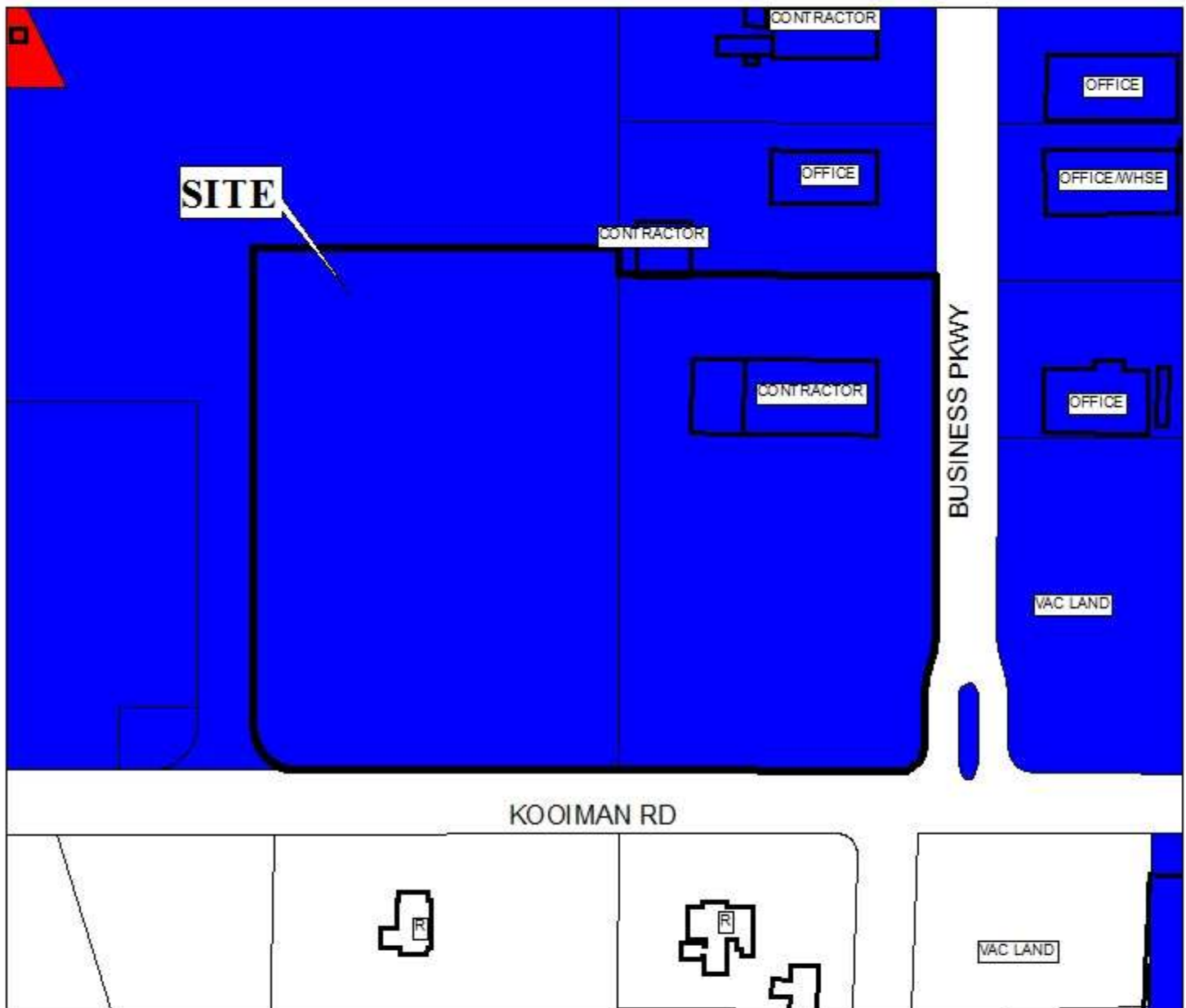
APPLICATION NUMBER 6 DATE February 20, 2014

APPLICANT Gulf Equipment Corporation

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Businesses are located to the north and east of the site.
Single family residences are located to the south of the site.

APPLICATION NUMBER 6 DATE February 20, 2014

APPLICANT Gulf Equipment Corporation

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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Businesses are located to the north and east of the site.
Single family residences are located to the south of the site.

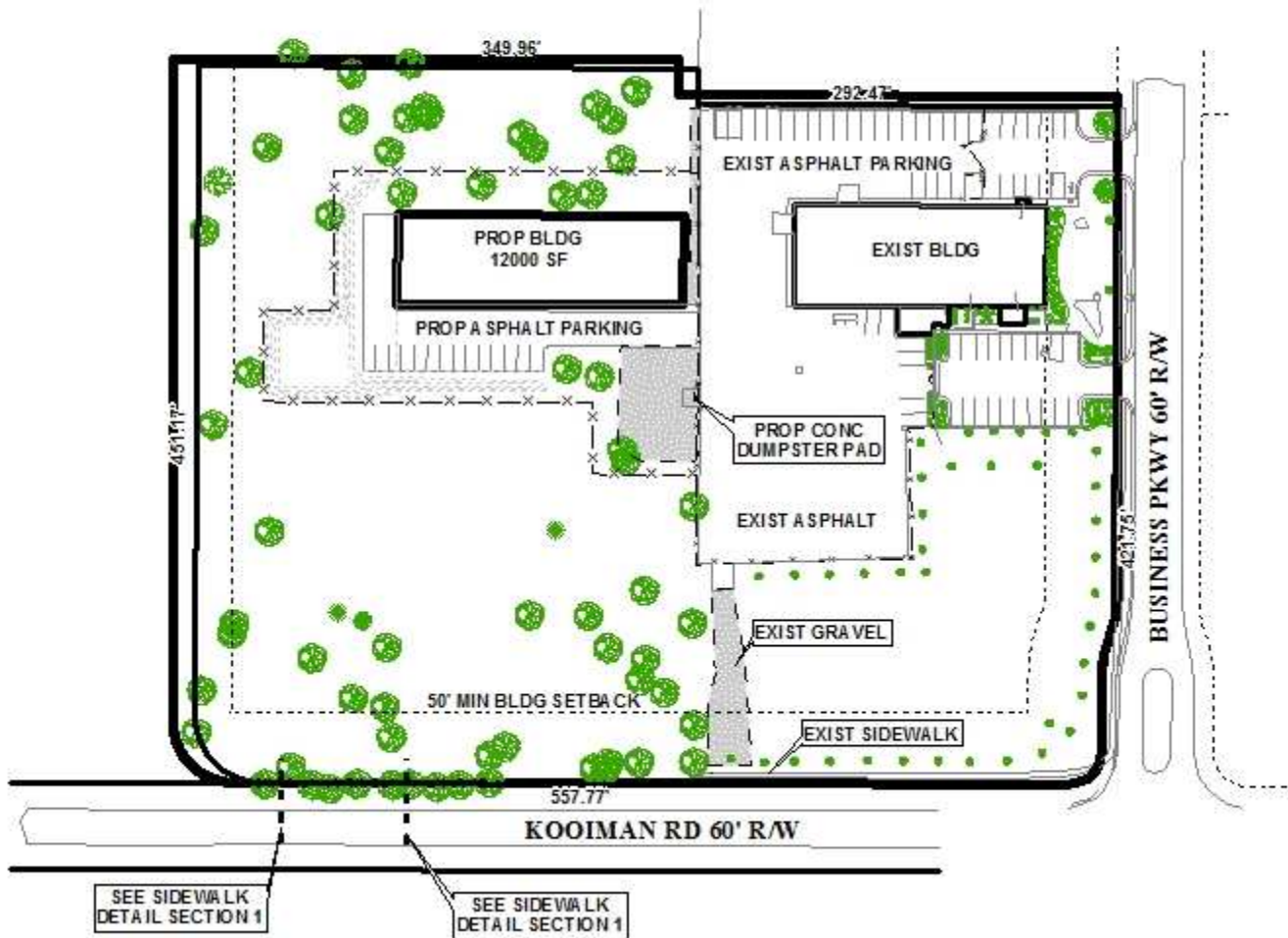
APPLICATION NUMBER 6 DATE February 20, 2014

APPLICANT Gulf Equipment Corporation

REQUEST Sidewalk Waiver



SITE PLAN



The site plan illustrates the existing improvements, proposed building, and proposed parking area.

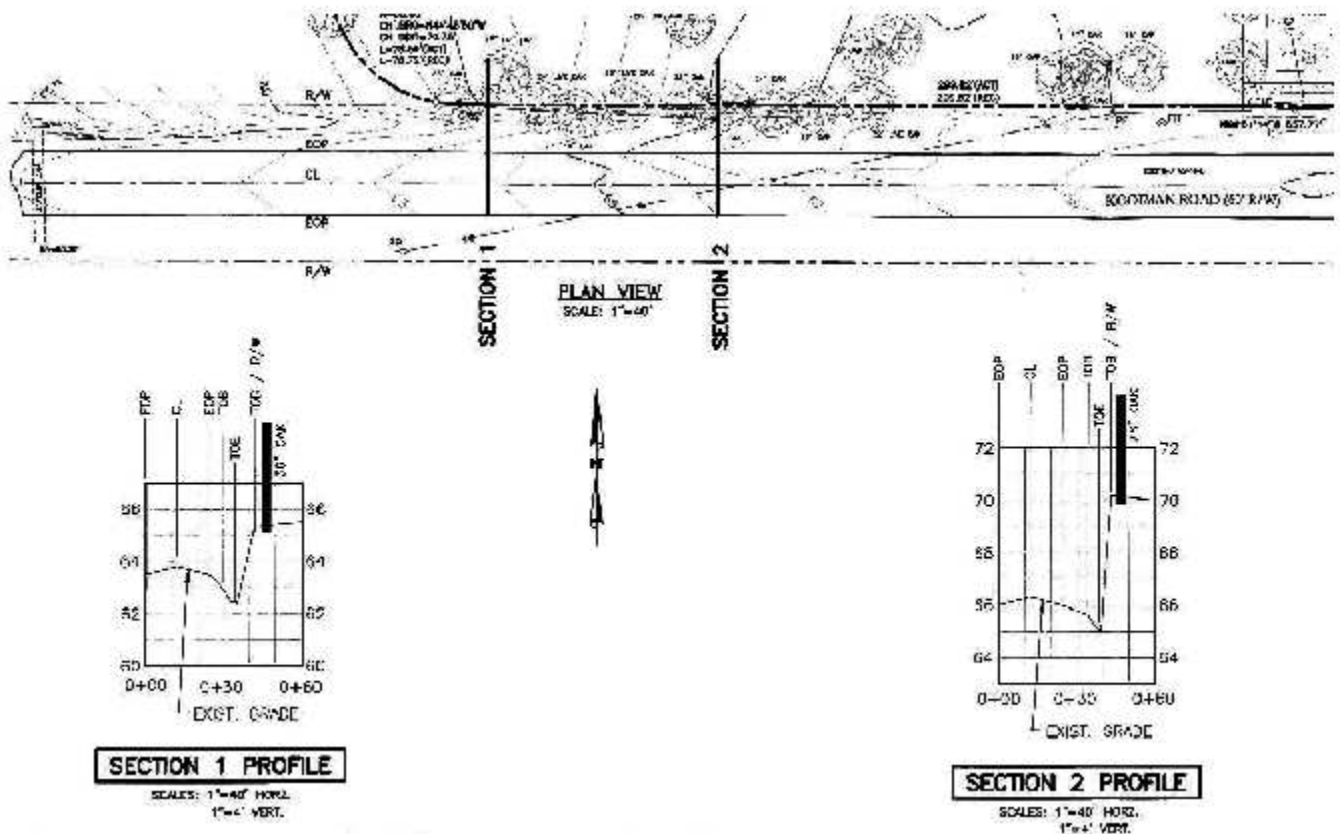
APPLICATION NUMBER 6 DATE February 20, 2014

APPLICANT Gulf Equipment Corporation

REQUEST Sidewalk Waiver



SIDEWALK CROSS SECTION DETAIL



APPLICATION NUMBER 6 DATE February 20, 2014

APPLICANT Gulf Equipment Corporation

REQUEST Sidewalk Waiver

