

**SIDEWALK WAIVER REQUEST
STAFF REPORT**

Date: May 1, 2014

NAME Westwood Plaza, LLC

LOCATION 7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the Northeast corner of Schillinger Road and Thomas Road).

PRESENT ZONING B-3, Community Business District

**ENGINEERING
COMMENTS**

- 1) **Schillinger Road:** Due to the lack of room and the excessive change in elevation between the curb on Schillinger Road and the parking lot, it is recommended that this request be approved.
- 2) **Airport Blvd:** Due to the lack of room, excessive change in elevation, and a drainage ditch between the curb on Airport Blvd and the parking lot it is recommended that this request be approved.
- 3) **Thomas Road:** It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be permitted through the ROW Permit process.
- 4) **Victoria Drive:** It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be permitted through the ROW Permit process.

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**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).

Installation of a sidewalk will have a negative impact on the existing Pear and Crape Myrtle tree roots along Schillinger Road and Airport Boulevard.

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along Airport Boulevard, Schillinger Road, Victoria Drive and Thomas Road.

The sidewalk waiver site is adjacent to an existing shopping center, Westwood Plaza, which will be undergoing an extensive remodeling and expansion.

Airport Boulevard and Schillinger Road are major streets with multi-lane cross-sections and traffic volumes exceeding 36,000 cars per day: there are no existing sidewalks along either of these streets in the vicinity of the project. Victoria Drive and Thomas Road are dead-end minor

streets which each lead to an existing apartment complex: there are no sidewalks along either street. Each of these minor streets also provides vehicular access to abutting commercial developments.

There appears to be insufficient right-of-way on Schillinger Road to construct a sidewalk, and there appear to be slopes and existing parking areas that would prevent the placement of a sidewalk on private property.

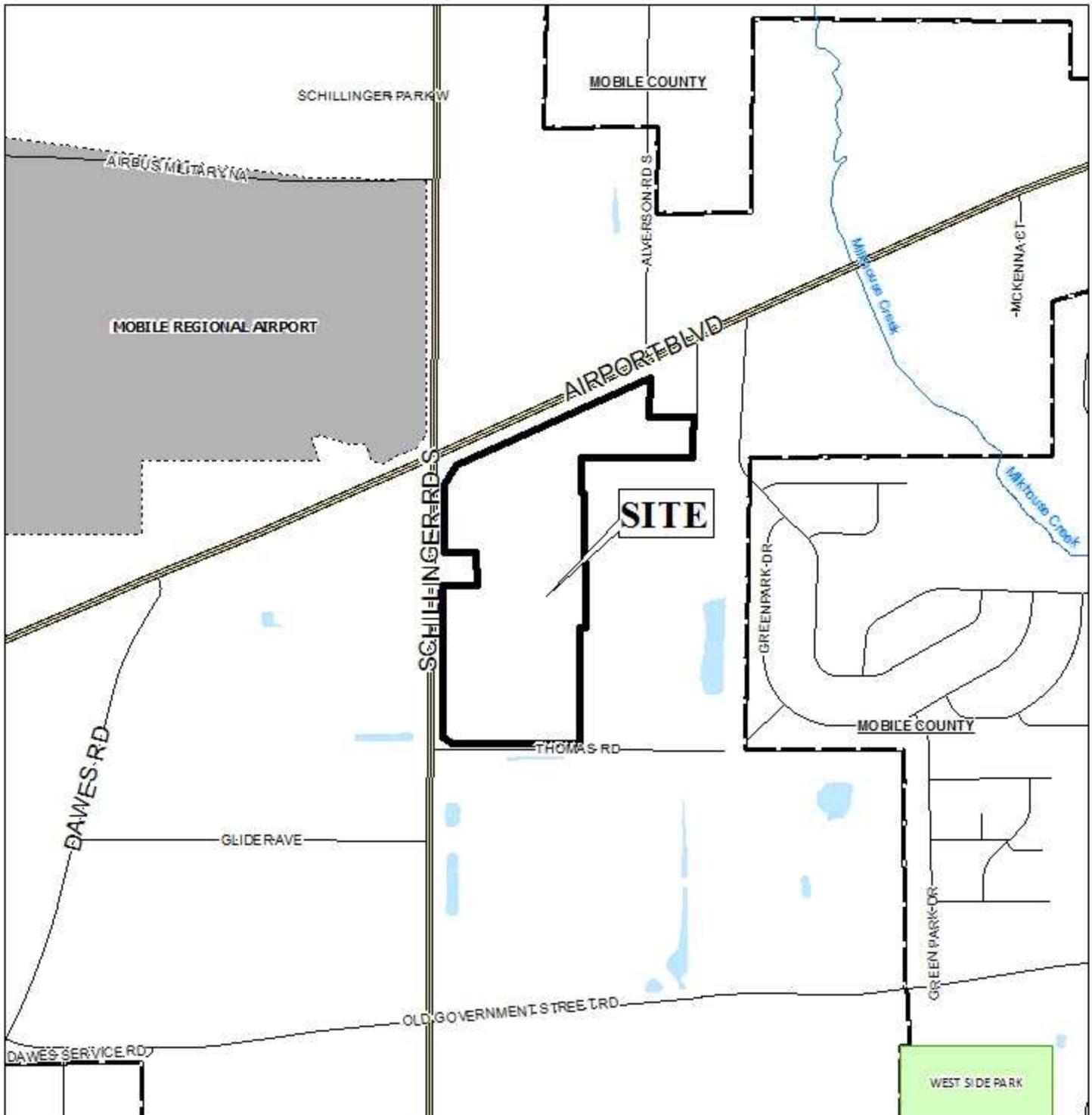
Right-of-way is available along Airport Boulevard, however, there are existing trees and utilities within the area.

Victoria Drive and Thomas Road appear to have the most readily buildable rights-of-way for sidewalks, and the provision of sidewalks on these streets would benefit adjacent apartment dwellers and facilitate their access to the redeveloped Westwood Plaza.

RECOMMENDATION Based upon the preceding, this application for waiver of the sidewalks is recommended as follows:

- 1) **Schillinger Road:** Waiver recommended for approval.
- 2) **Airport Blvd:** Waiver recommended for approval.
- 3) **Thomas Road:** Waiver recommended for denial: sidewalk is required.
- 4) **Victoria Drive:** Waiver recommended for denial: sidewalk is required.

LOCATOR MAP



APPLICATION NUMBER 8 DATE May 1, 2014

APPLICANT Westwood Plaza, LLC

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.
Apartments are located to the east of the site.

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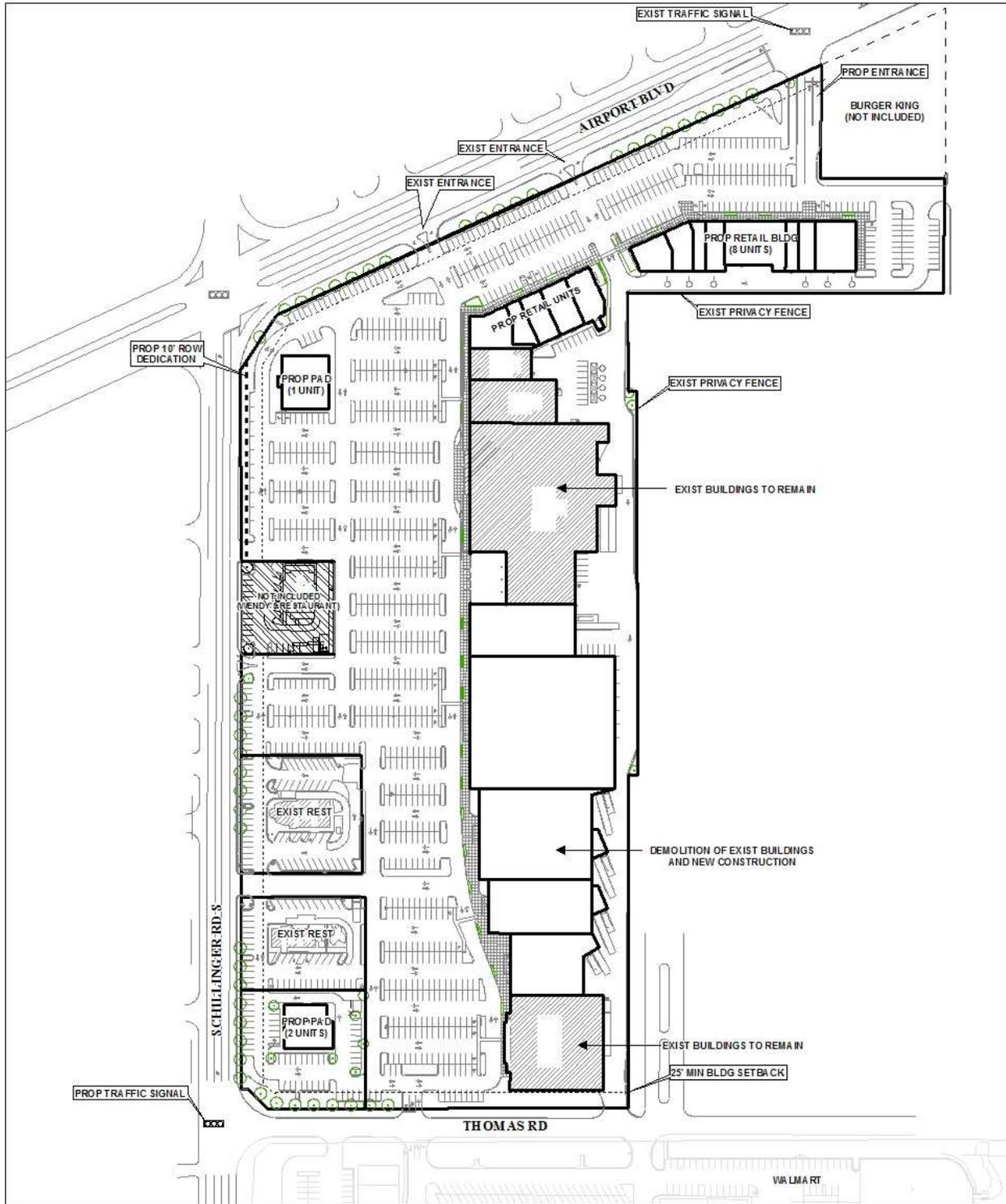
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SITE PLAN



The site plan illustrates the existing development and proposed improvements.

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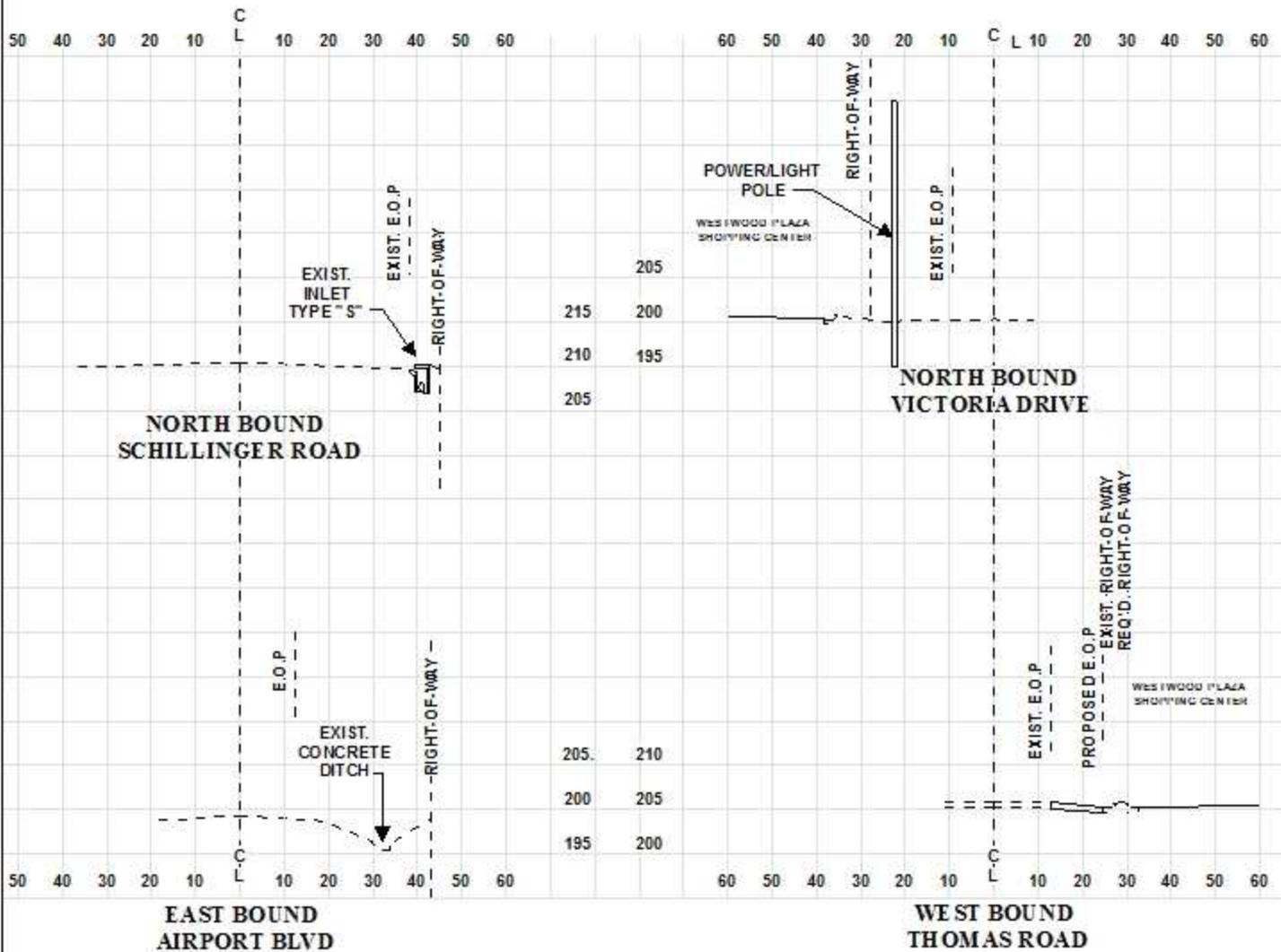
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SIDEWALK CROSS SECTION DETAIL



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