

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: January 18, 2007****NAME**

Will Fusaiotti

**LOCATION**3249 Dauphin Street  
(South side of Dauphin Street, 250' ± East of Springdale  
Boulevard)**PRESENT ZONING**

B-3, Community Business District

**ENGINEERING****COMMENTS**

Approved, based on the fact that the drainage structure is present in the location of the proposed sidewalk due to utility conflicts, based on information provided. Sidewalk constructed on remainder of site.

**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 the waiver of the sidewalk requirements for a 10-foot ± segment along a portion of Dauphin Street, at the Northeast corner of the site.

The site was the subject of a Subdivision application that was approved with conditions at the April 20, 2006 meeting of the Planning Commission.

Regarding the sidewalk waiver, the applicant states the following:

1. Drop inlet moved to avoid main utility lines, placing inlet inside of (proposed) sidewalk;
2. Safety concerns from open top inlet being inside of sidewalk;
3. Side slope would exceed city standards slope of 1:12 max., causing safety concerns.

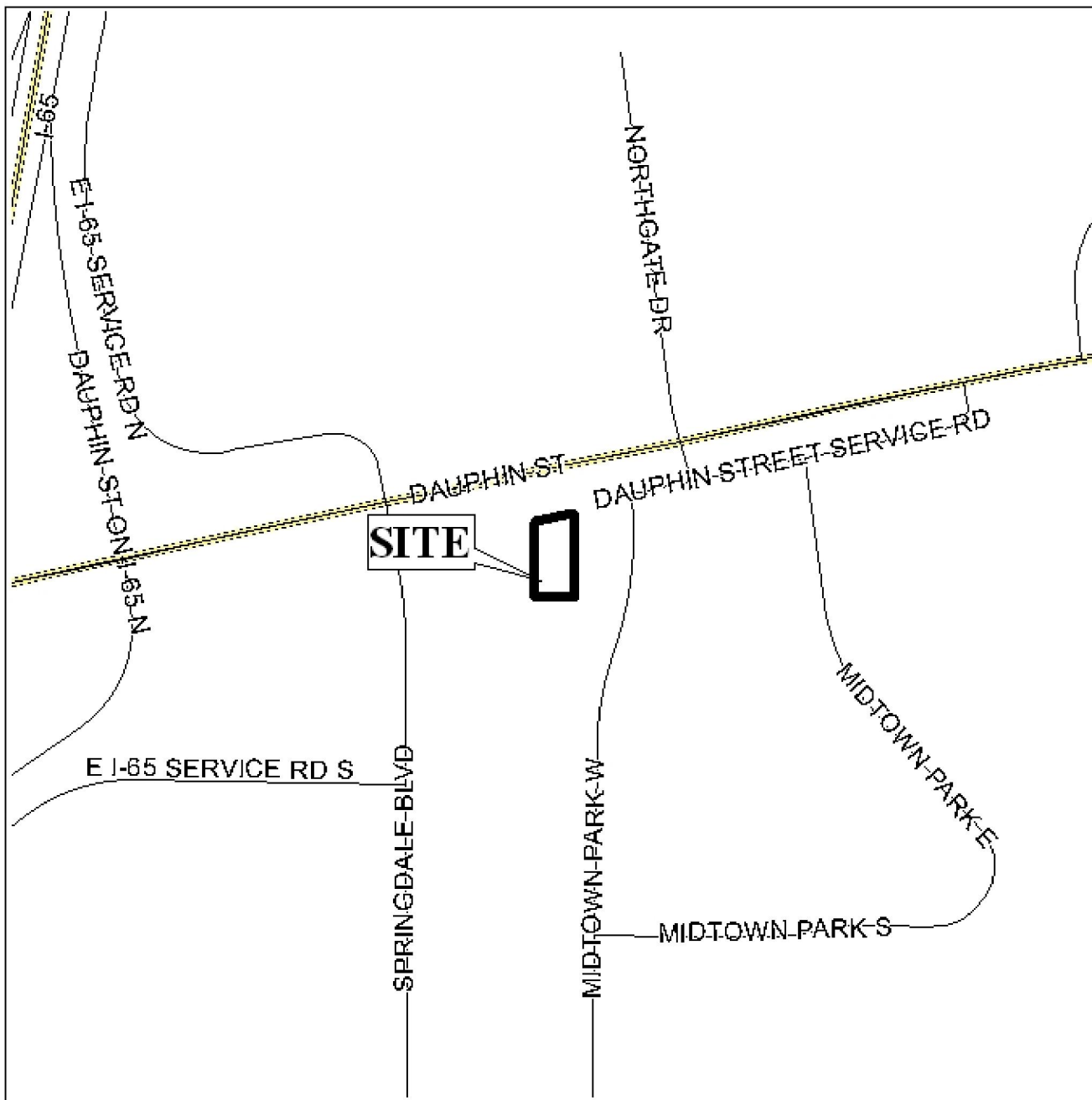
Photos show the existing condition, and the plan and cross-sections depict the safety concerns outlined by the applicant.

There is no connecting sidewalk at this time to the East of the proposed waiver location, thus pedestrians or those in wheelchairs are forced to choose between negotiating existing grass surface or moving into the service road for Dauphin Street for the site East of the application in question. It should be noted that sidewalks are very spotty in the general vicinity.

**RECOMMENDATION**

Based upon the preceding, this application for the waiver of the East 10 feet ± is recommended for Approval.

## LOCATOR MAP

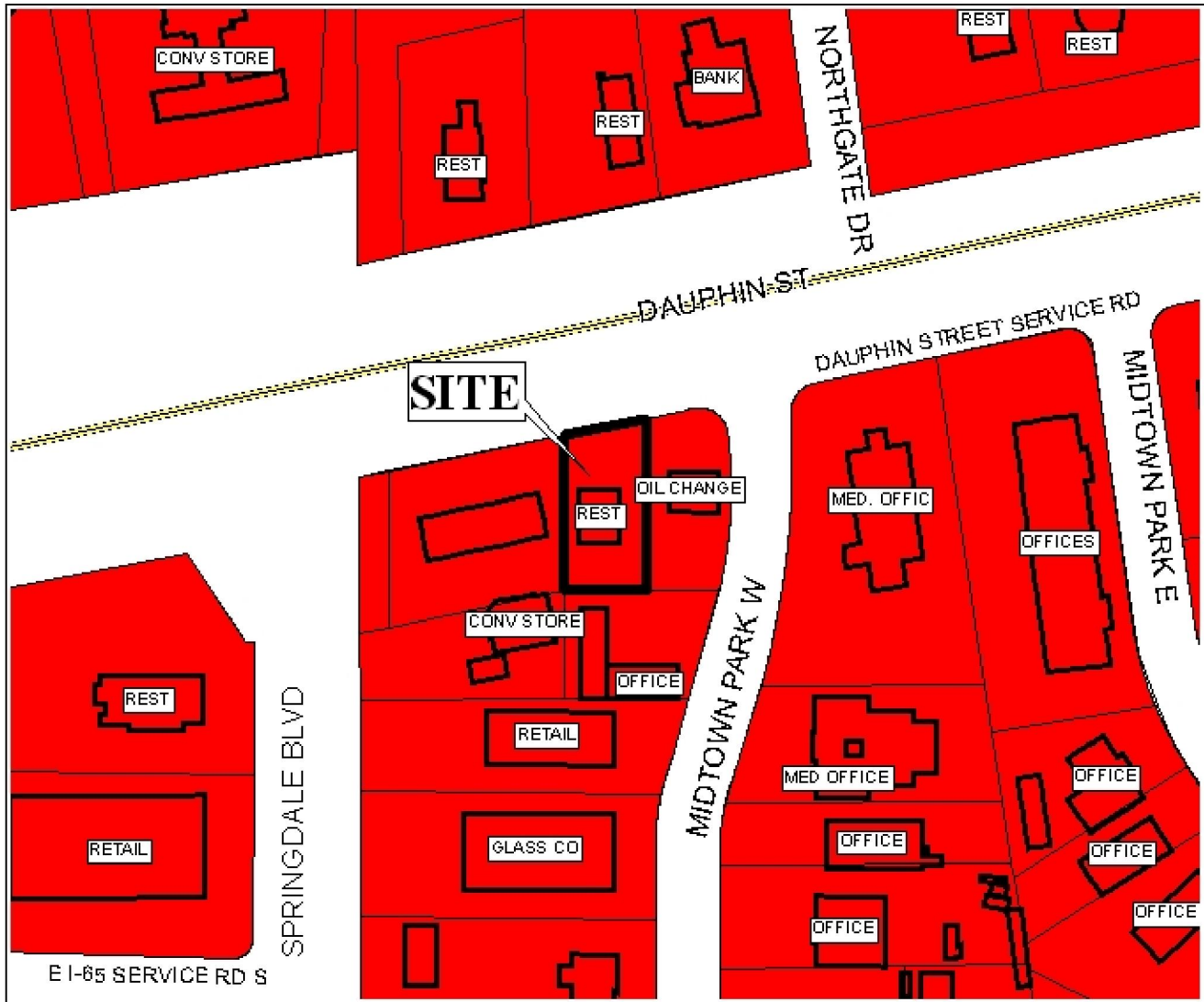


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

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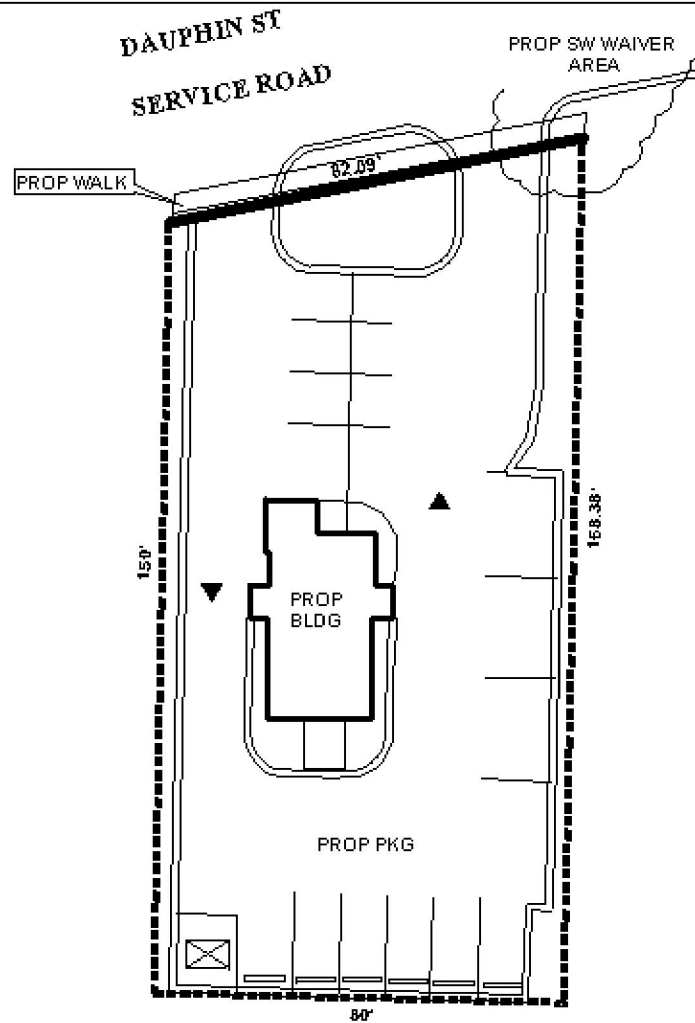
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LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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# SITE PLAN



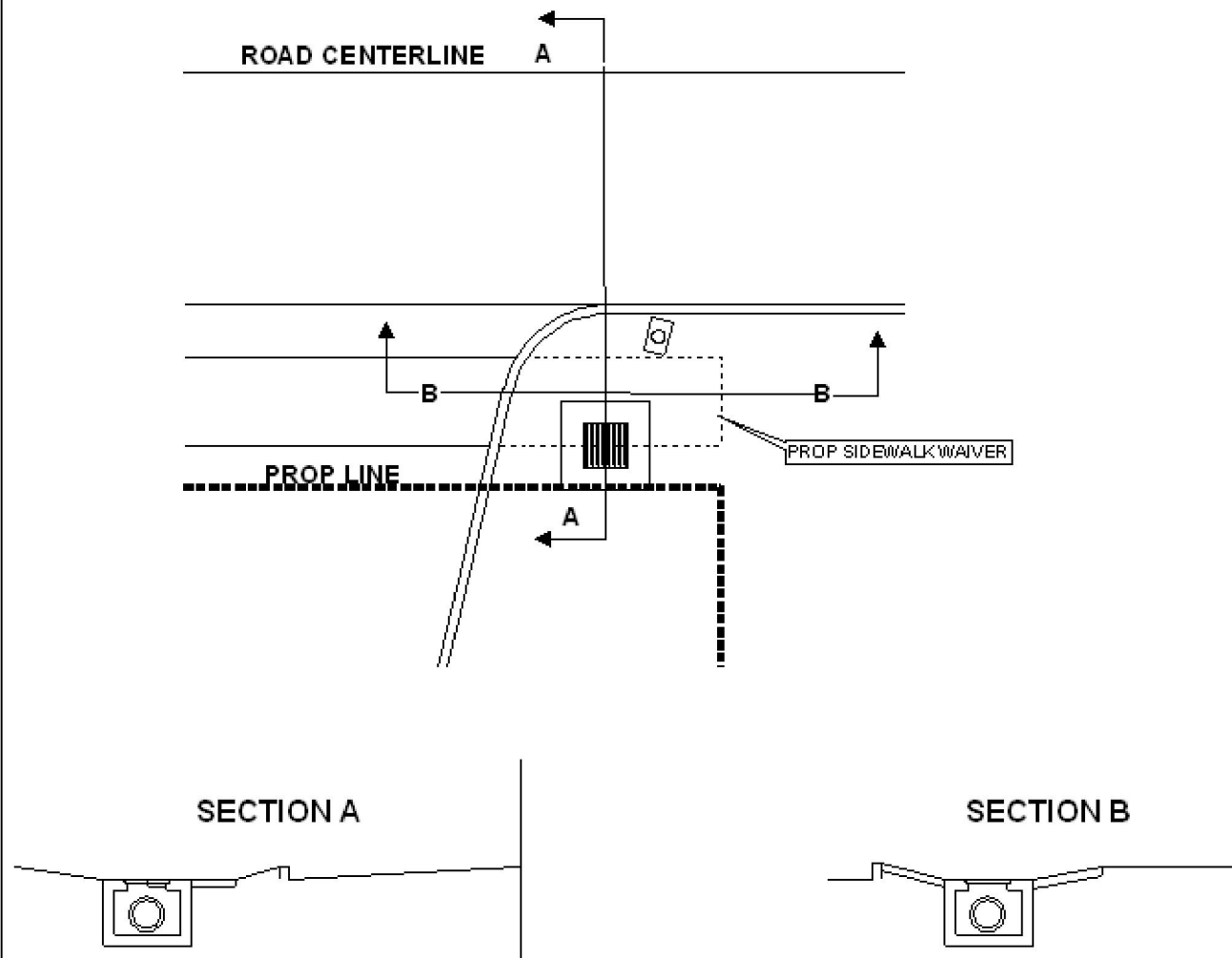
The site plan illustrates the proposed building, parking, sidewalk, and proposed sidewalk waiver area

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# SIDEWALK CROSS SECTION DETAIL



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