

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

McKibbon Hotel Group, Inc.

LOCATION1028 West I-65 Service Road South
(West side of West I-65 Service Road South, 1/3 mile+
South of Western America Drive)**PRESENT ZONING**

B-3, Community Business District

ENGINEERING**COMMENTS**Approved, based on the ditch and utility conflicts as
advised by applicant. Sidewalk is 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 a portion of the
sidewalk requirements along West I-65 Service Road South, on the East side of the site.
Specifically, the applicant is requesting a waiver for 11 feet of the required sidewalk near the
Southern property line, and 16 feet of the required sidewalk near the Northern property line; the
remainder of the service road frontage, in between the two waiver areas, would be provided with
sidewalks.

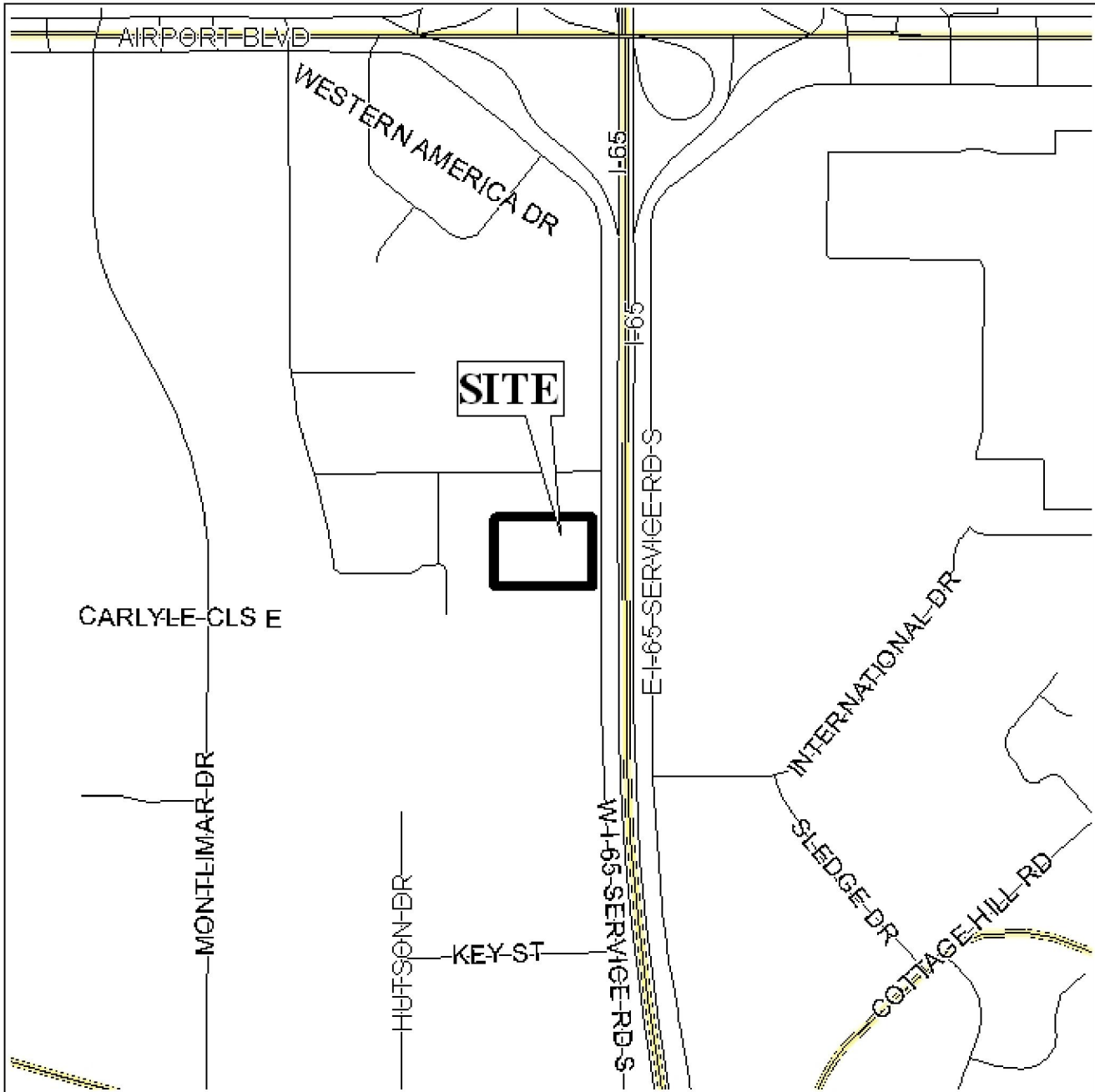
The applicant states that waiver location to the North is encumbered by an existing power pole
and supporting guy wire, while the location to the South is not buildable due to topography
associated with a ditch and a drainage headwall structure.

The conditions claimed by the applicant are depicted on the provided site plan and cross-
sections. Photographs were not provided with the application.

There are no sidewalks along the service road between Airport Boulevard to the North and
Cottage Hill Road to the South, however, a WAVE bus route does utilize this stretch of the
service road. It should be pointed out that the lack of sidewalks along the service road leaves
pedestrians with the choice of walking on grass or unimproved surface, where available due to
the drainage ditch, or in the service road proper.

RECOMMENDATIONBased upon the preceding, this application for waiver of the
North 16 feet \pm and the South 10 feet \pm of sidewalk is recommended for Approval.

LOCATOR MAP



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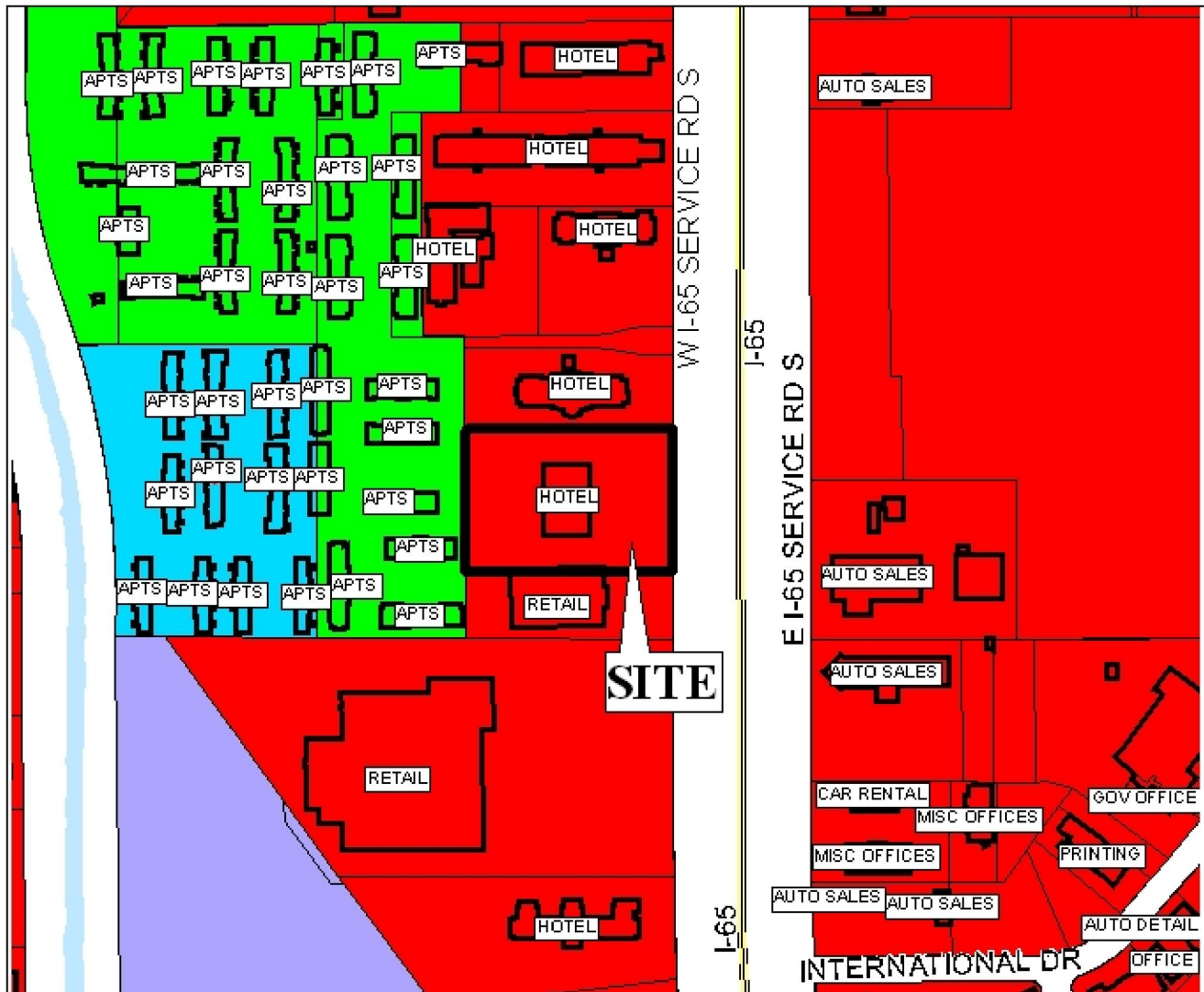
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are hotels to the north of the site, apartments to the west, retail to the south, and auto sales to the east.

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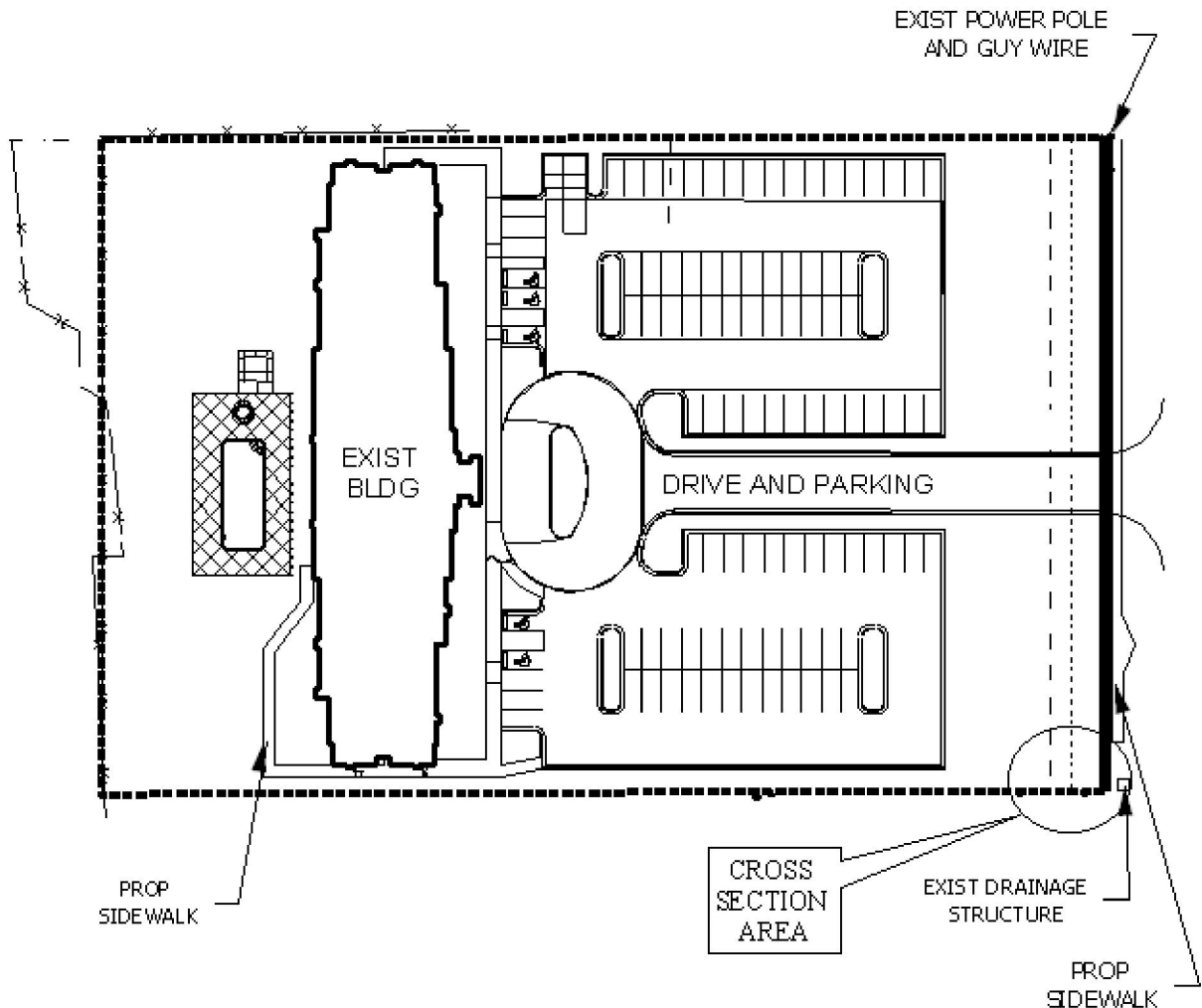
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LEGEND

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
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SITE PLAN



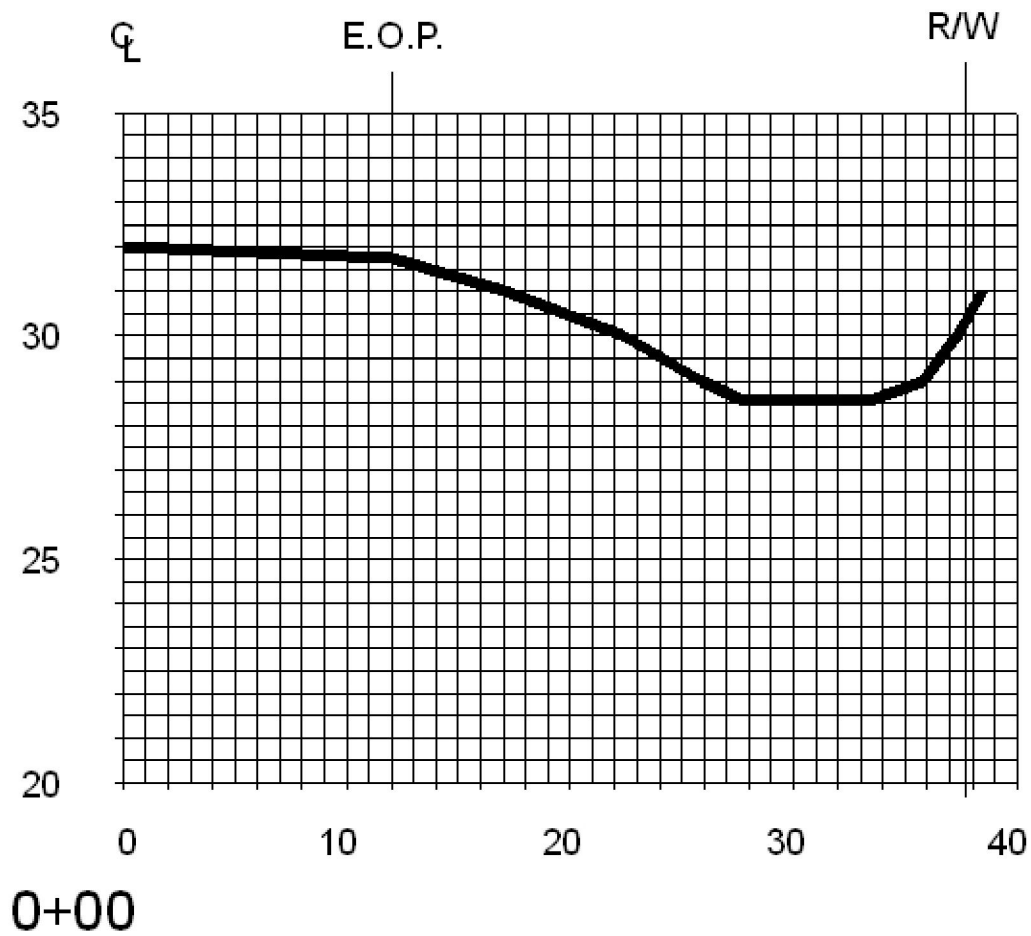
The site plan illustrates existing building, parking, drive, proposed sidewalks and location of power pole and guy wire.

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SIDEWALK CROSS SECTION DETAIL



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