

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: March 1, 2007****NAME**

Tony Cooper (M. Don Williams, Agent)

LOCATION900 Hillcrest Road
(Northwest corner of Hillcrest Road and Timbers Drive)**PRESENT ZONING**

B-3, Community Business

ENGINEERING**COMMENTS**

Approved on Hillcrest, based on the typical section information provided by the engineer, a 2:1 slope directly off the sidewalk is not desirable. On Timbers Drive, provide additional information on the cross slope between the sidewalk and the curb; a 4:1 slope is allowable behind the curb and gutter. The percent slope between the sidewalk and curb is simply labeled as proposed grade.

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

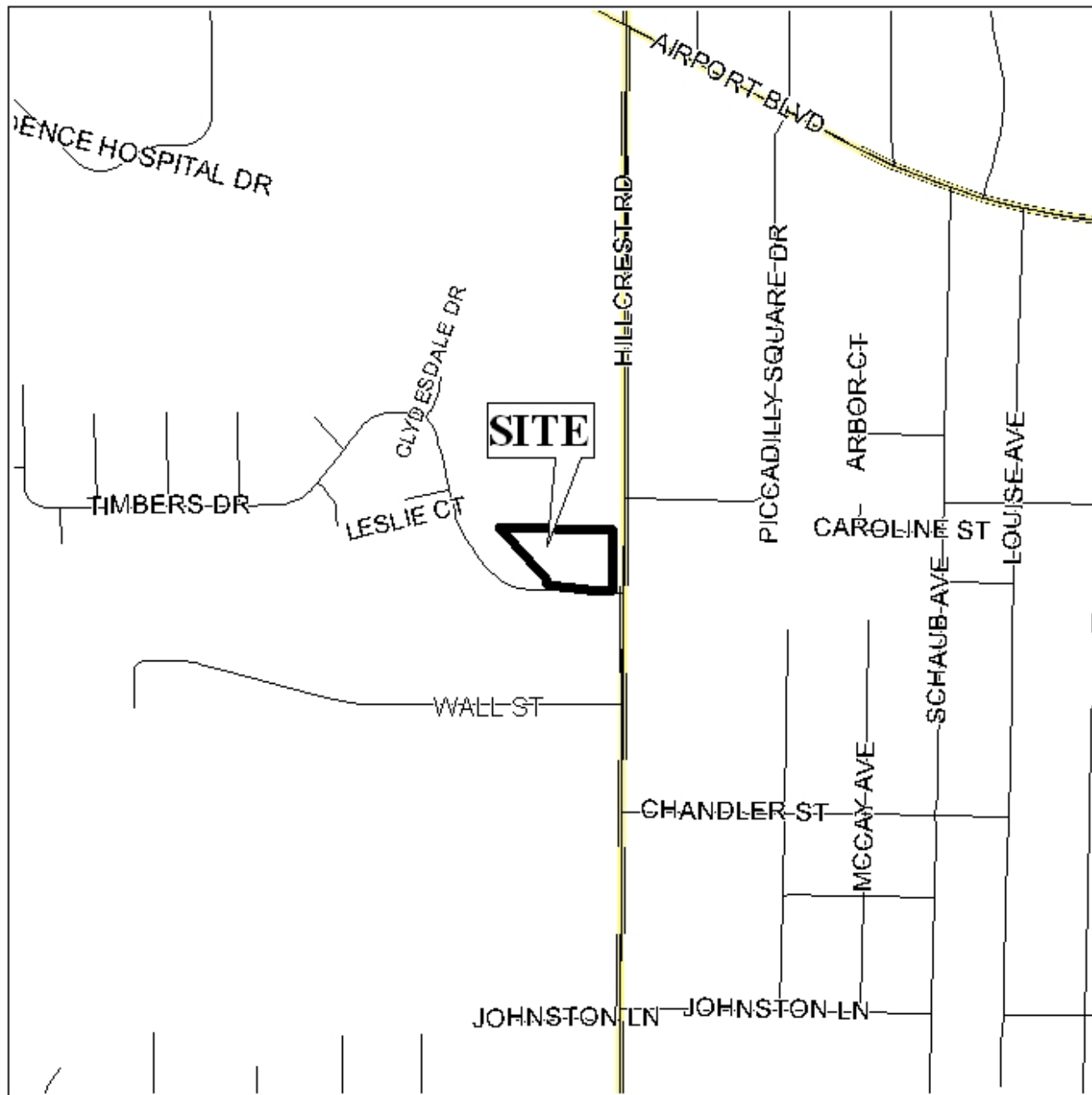
The applicant is requesting a waiver of the sidewalk construction requirements along Hillcrest Road and Timbers Drive. The applicant states that trees, power poles and utility pedestal conflict with the construction of a sidewalk along Hillcrest Road, and the grade difference along Timbers Drive would create an unsafe environment.

Comments from City Engineering indicate that the sidewalk waiver be approved along Hillcrest Road; however, additional information is required concerning the waiver of the sidewalk requirement on Timbers Drive.

RECOMMENDATION

Based on the preceding, it is recommended that this sidewalk waiver request be heldover until the April 5th meeting and any additional information submitted no later than March 12th.

LOCATOR MAP

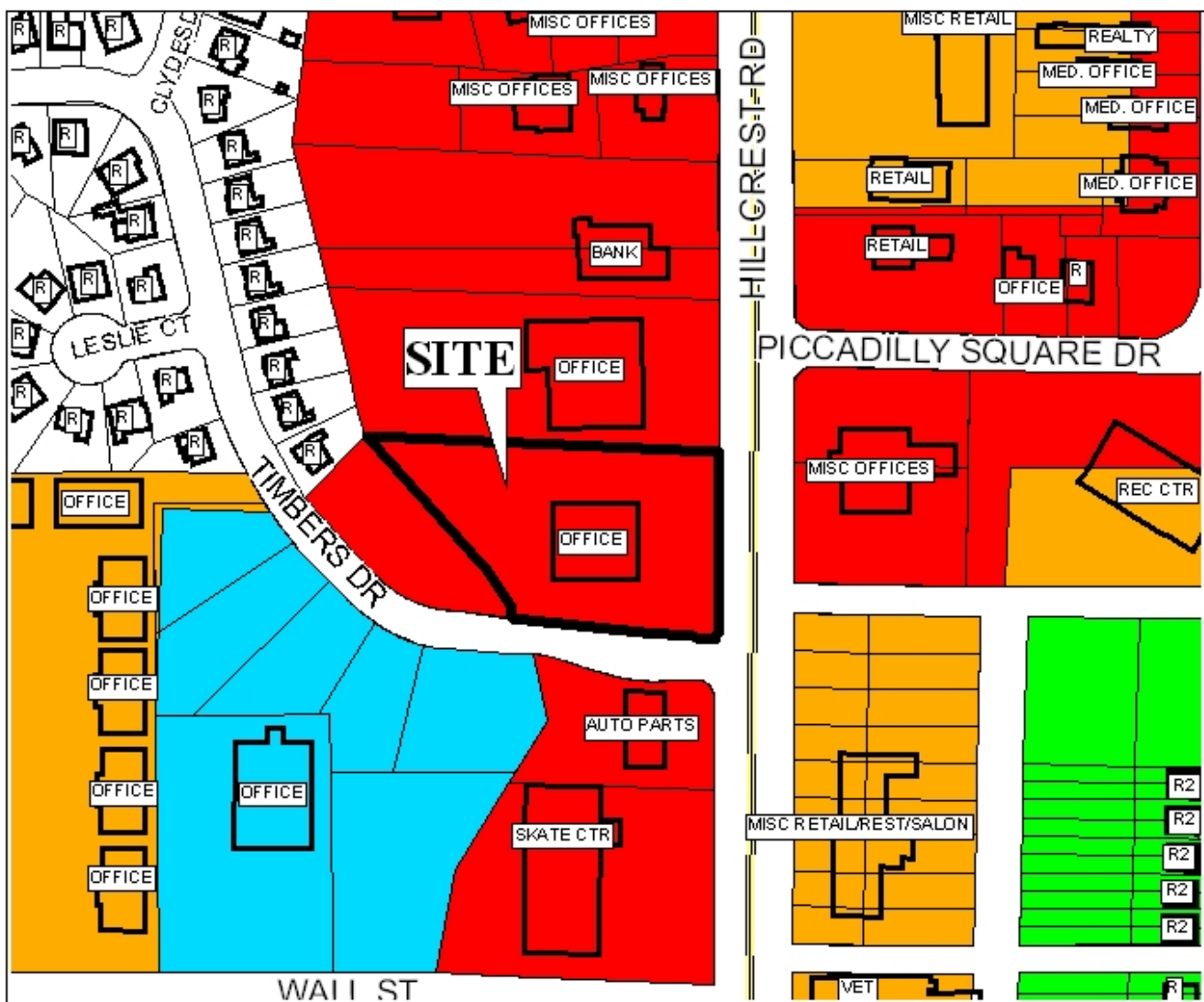


APPLICATION NUMBER 10 DATE March 1, 2007
APPLICANT Tony Cooper (M. Don Williams, Agent)
REQUEST Sidewalk Waiver



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are offices to the north, east and southwest of site. There is an auto parts store south of the site, miscellaneous retail to the northeast, and single family residential units to the northwest.

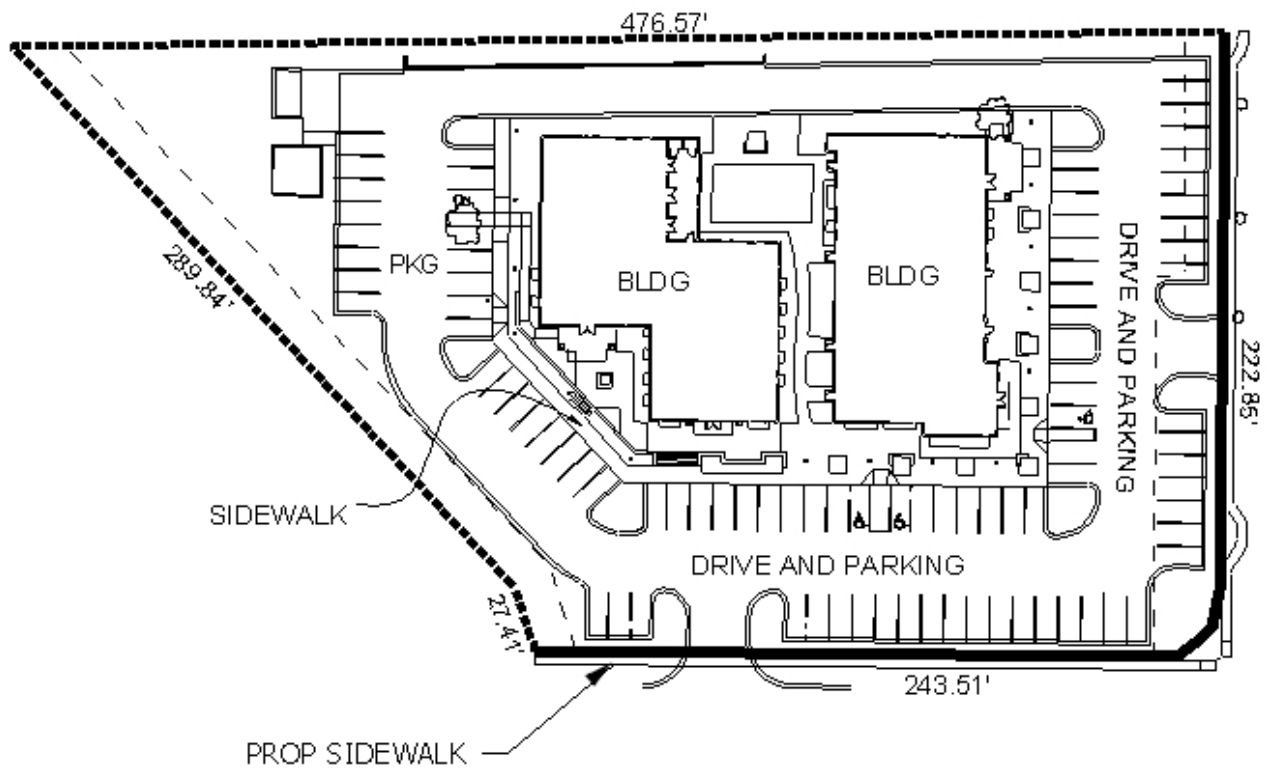
APPLICATION NUMBER 10 DATE March 1, 2007

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LEGEND NTS

SITE PLAN



The site plan illustrates buildings, driveways, parking, and sidewalks.

APPLICATION NUMBER 10 DATE March 1, 2007

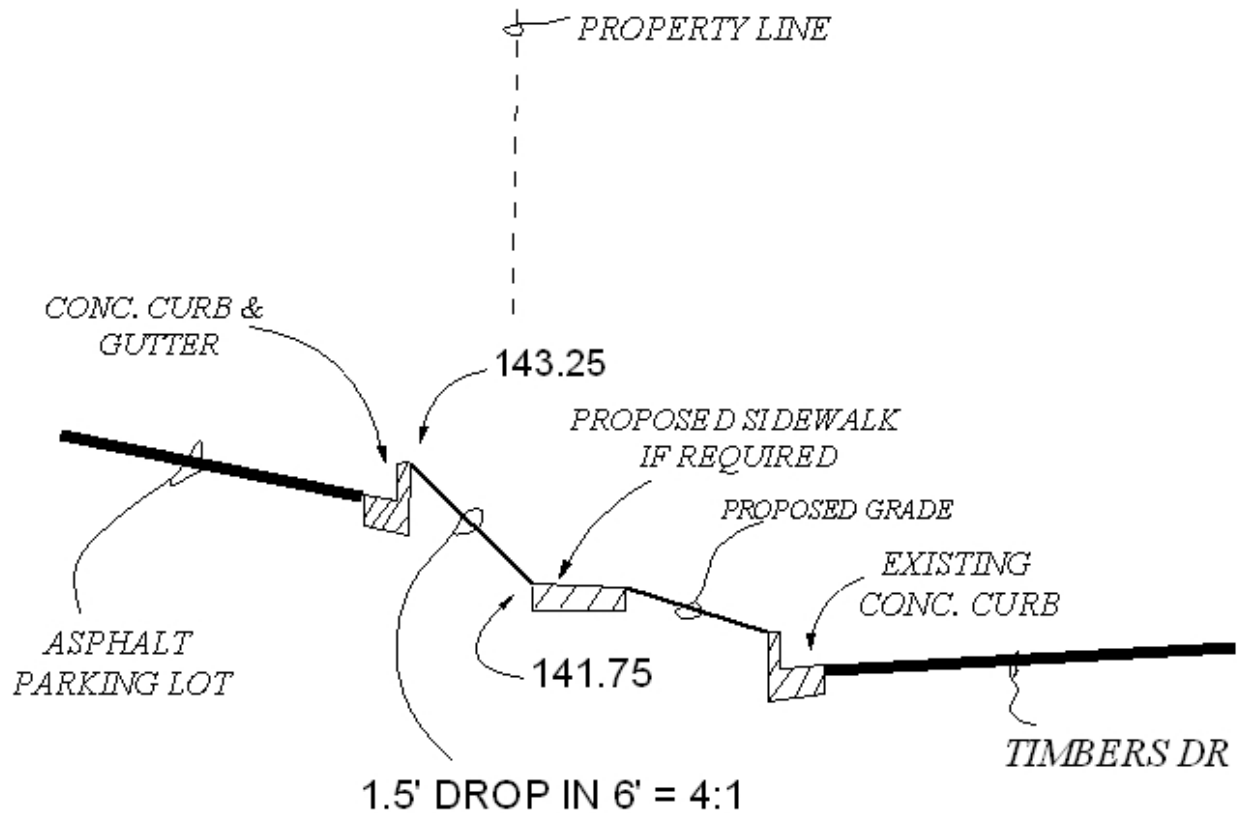
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SIDEWALK CROSS SECTION DETAIL

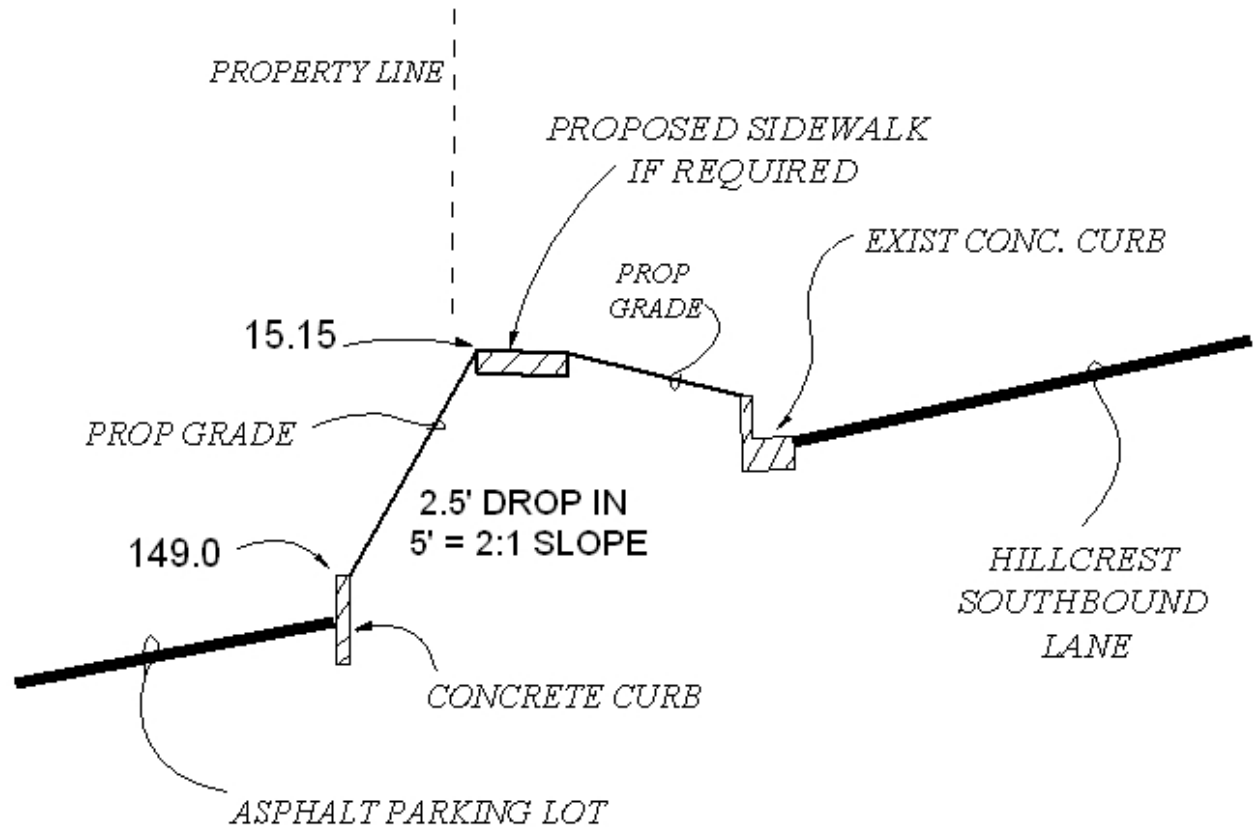


APPLICATION NUMBER 10 DATE March 1, 2007
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