

**SIDEWALK WAIVER REQUEST STAFF REPORT**      **Date: November 2, 2006****NAME**

B &amp; B Industrial Supply

**LOCATION**1855 Telegraph Road  
(West side of Telegraph Road, 115'± North of Stimrad Road)**PRESENT ZONING**

I-1, Light Industry

**ENGINEERING****COMMENTS**

It is possible to build standard-width sidewalk, except in the areas of the power poles; there is no sidewalk on adjacent properties. Sidewalk is present on the properties across the street from the 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 a waiver of the sidewalk construction requirements along Telegraph Road. The applicant states that the property is located along an industrial area and pedestrian traffic is non-existent. The applicant further states that no sidewalks currently exist on either adjoining property.

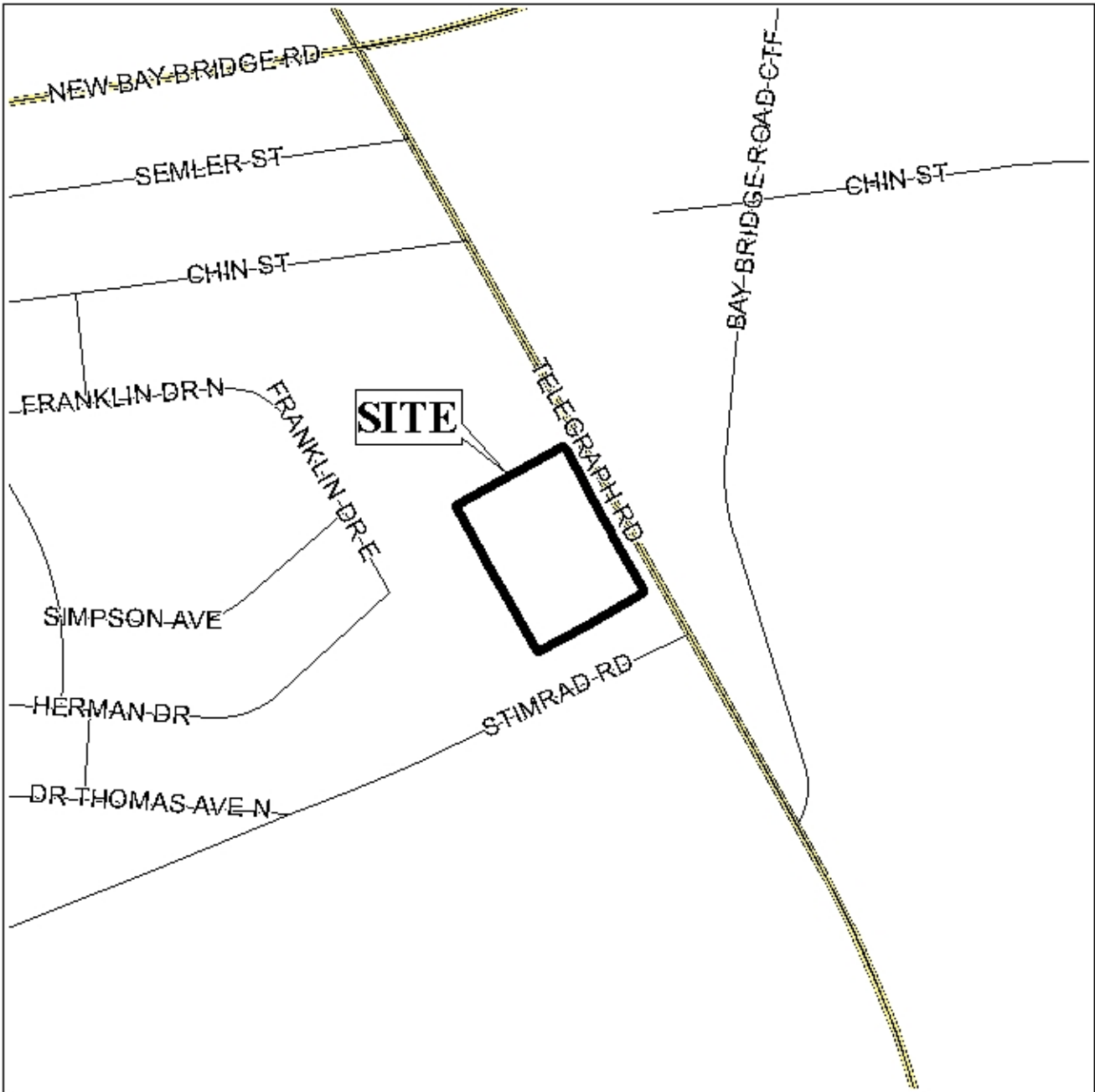
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

Comments from City Engineering indicate that the sidewalks could be constructed and sidewalks are present on properties across Telegraph Road from this site.

**RECOMMENDATION**

Based on the preceding, it is recommended that this sidewalk waiver request be denied.

# LOCATOR MAP



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REQUEST Sidewalk Waiver



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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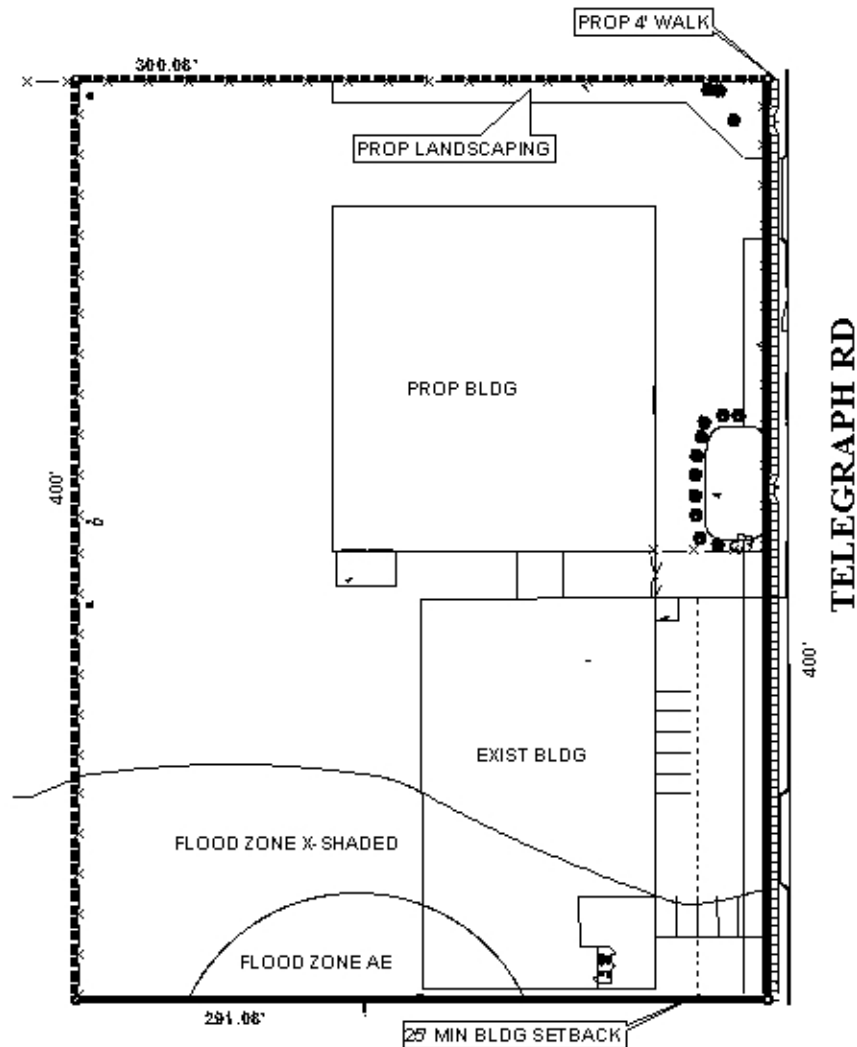
REQUEST Sidewalk Waiver

LEGEND 

R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13
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# SITE PLAN



The site plan illustrates the existing buildings, parking, proposed buildings, and proposed landscaping

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