

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: June 19, 2014****NAME**

BDI Rangeline, LLC

LOCATION5749 Rabbit Creek Drive
(Southeast corner of Rabbit Creek Drive and Rangeline
Service Road)**PRESENT ZONING**

B-5, Office-Distribution District

ENGINEERING**COMMENTS**

Rabbit Creek 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.

Rangeline Service 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.

TRAFFIC ENGINEERING**COMMENTS**

No comment.

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 to waive construction of a sidewalk along Rabbit Creek Drive and Rangeline Service Road.

The applicant is requesting a sidewalk waiver along Rabbit Creek Drive due to underground utilities and an existing open ditch. The applicant states that a sidewalk along this street would be nearly 6 inches below the roadway and be covered with storm water during heavy rains.

The applicant is requesting a sidewalk waiver along Rangeline Service Road due to similar conditions in relation to the existing open drainage ditch, in addition to topographic conditions. Further, the applicant states that a sidewalk along this street would be approximately 3' above the roadway.

The sidewalk waiver site most recently appeared before the Commission at its August 8, 2013 meeting, where the Commission approved a Subdivision and Planned Unit Development application. The site is commercially zoned, as are all abutting properties; except across Rabbit Creek Drive where there is an existing subdivision that is not within the city limits, but is residentially used. There are sidewalks as close as 150' ± away within the existing subdivision;

however, the nearest sidewalk along Rabbit Creek Drive is approximately 550' ± from this site and there does not appear to be any existing sidewalks along Rangeline Service Road.

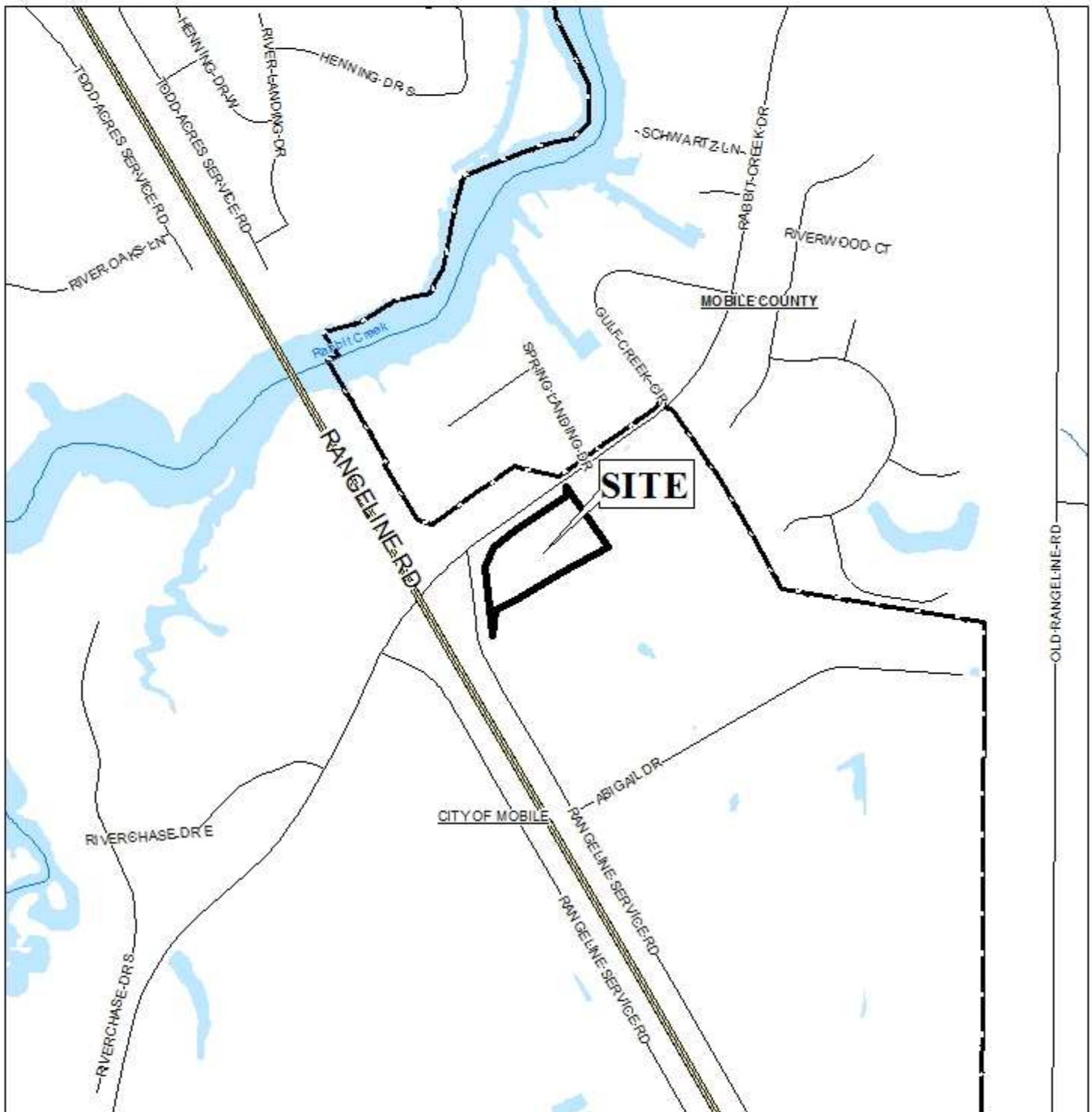
Due to the proximity of open drainage ditches to the roadway and property line, pedestrian traffic and construction of any sidewalk may be prohibitive; however, it should be pointed out that Engineering comments state that there may be sufficient room within the right-of-way for the construction of sidewalks.

It should be noted that in 2009, the Commission approved a Sidewalk Waiver Application for a site within the vicinity and also along Rangeline Service Road, and, as such, the Commission may find some precedence in waiving construction of the sidewalks in this request.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Rabbit Creek Drive and Rangeline Service Road is recommended for approval.

LOCATOR MAP



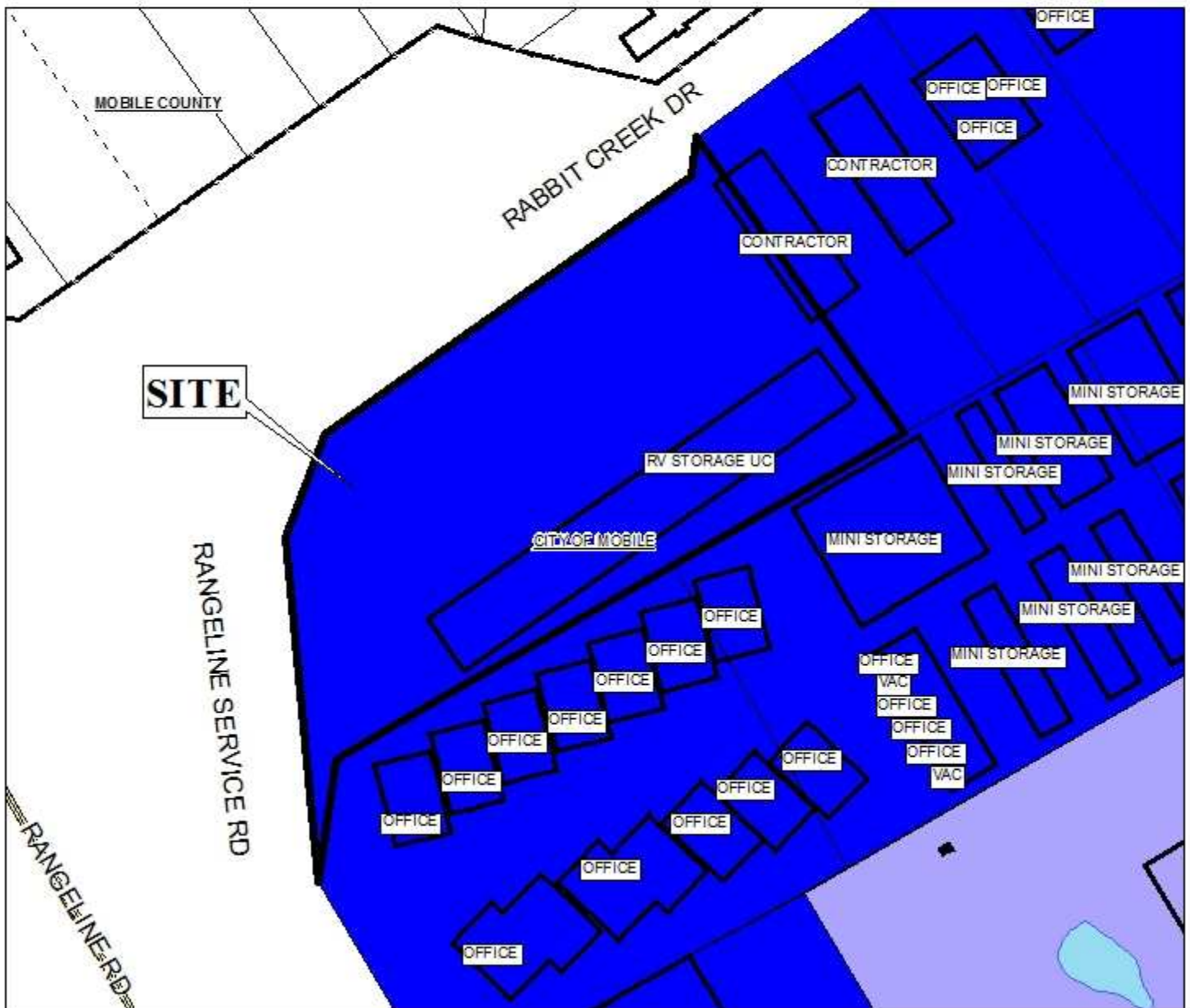
APPLICATION NUMBER 13 DATE June 19, 2014

APPLICANT BDI Rangeline, LLC

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.

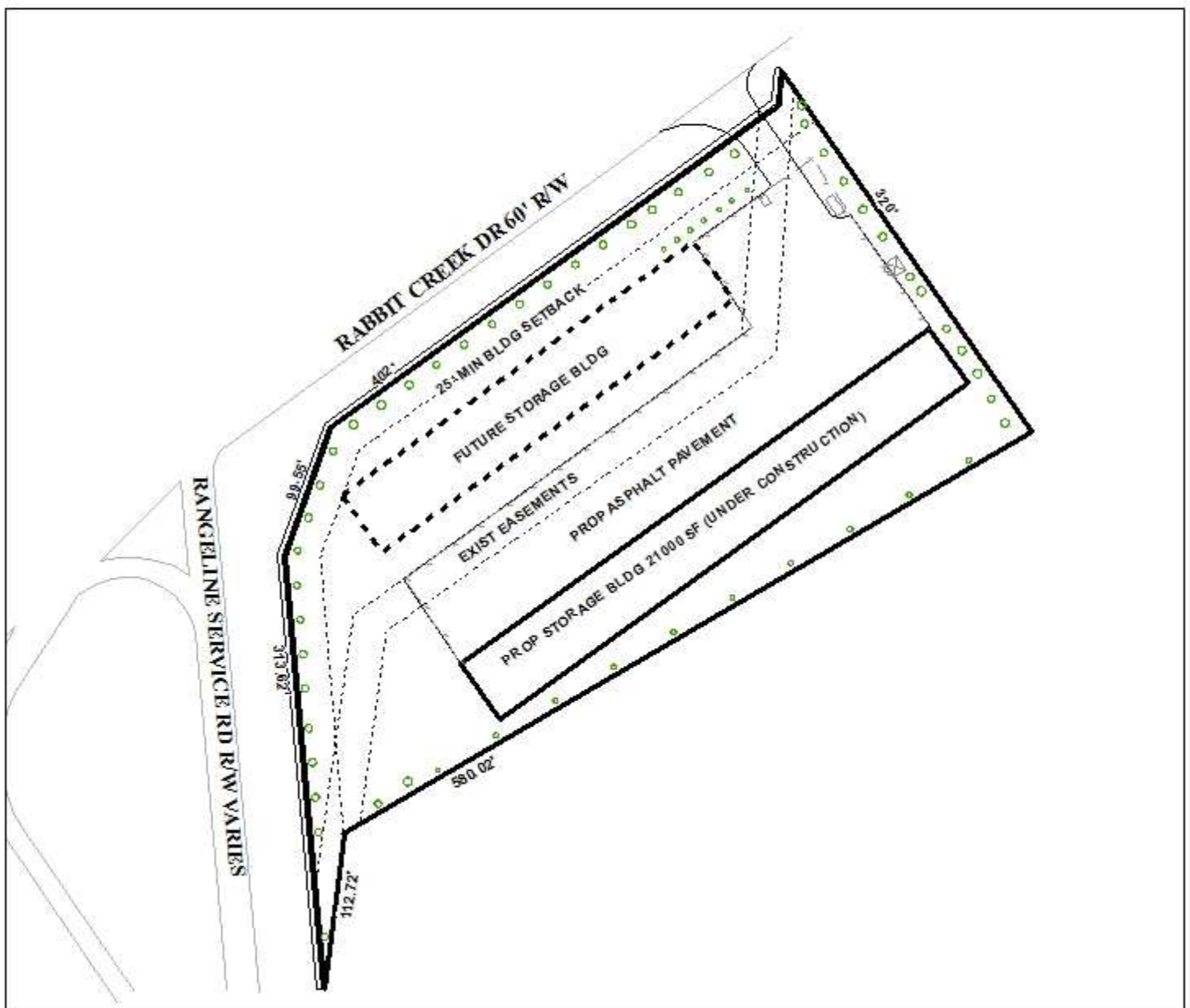
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SITE PLAN



The site plan illustrates the proposed development.

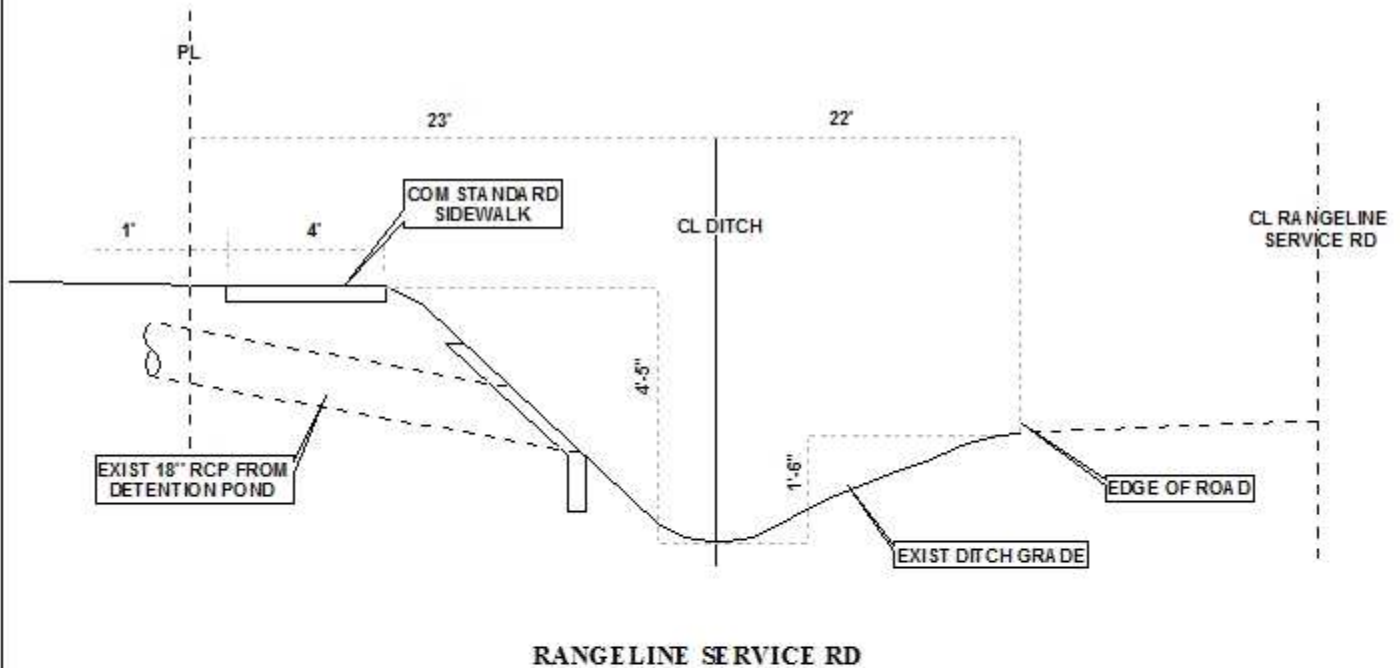
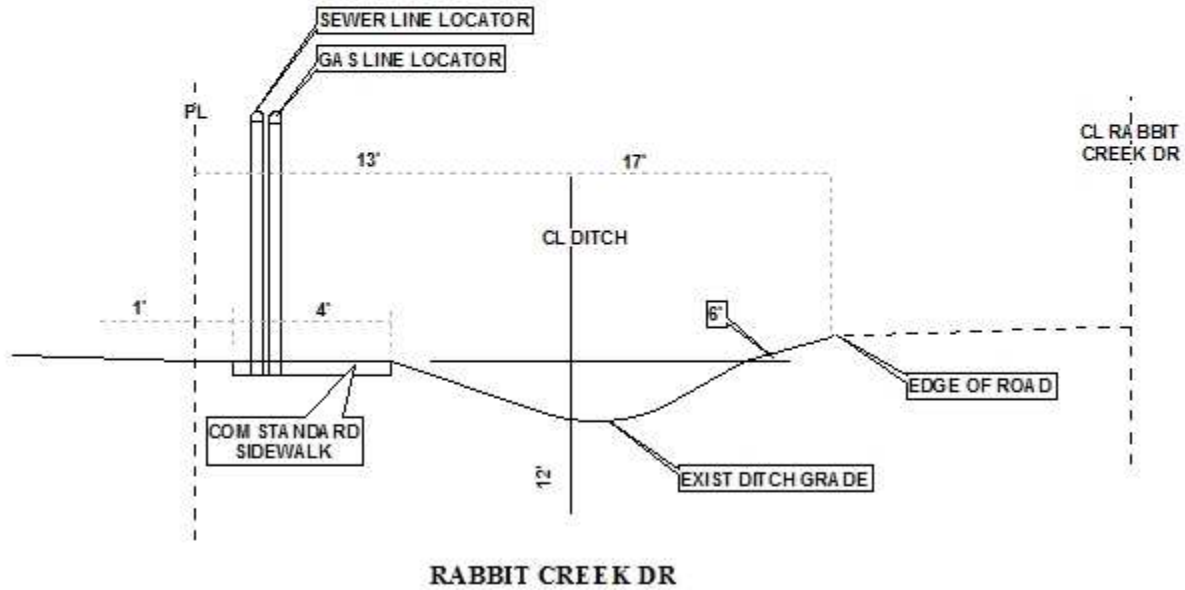
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SIDEWALK CROSS SECTION DETAIL



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