

SIDEWALK WAIVER REQUEST STAFF REPORT **Date: December 20, 2007****NAME**

Auto Chlor/Orin Parker

LOCATION1609 Industrial Park Circle
(North side of Industrial Park Circle at its North terminus)**PRESENT ZONING**

I-1, Light Industrial

ENGINEERING**COMMENTS**

Based on information provided by the applicant, the existing utilities make the City standard sidewalk not able to be constructed at this location

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

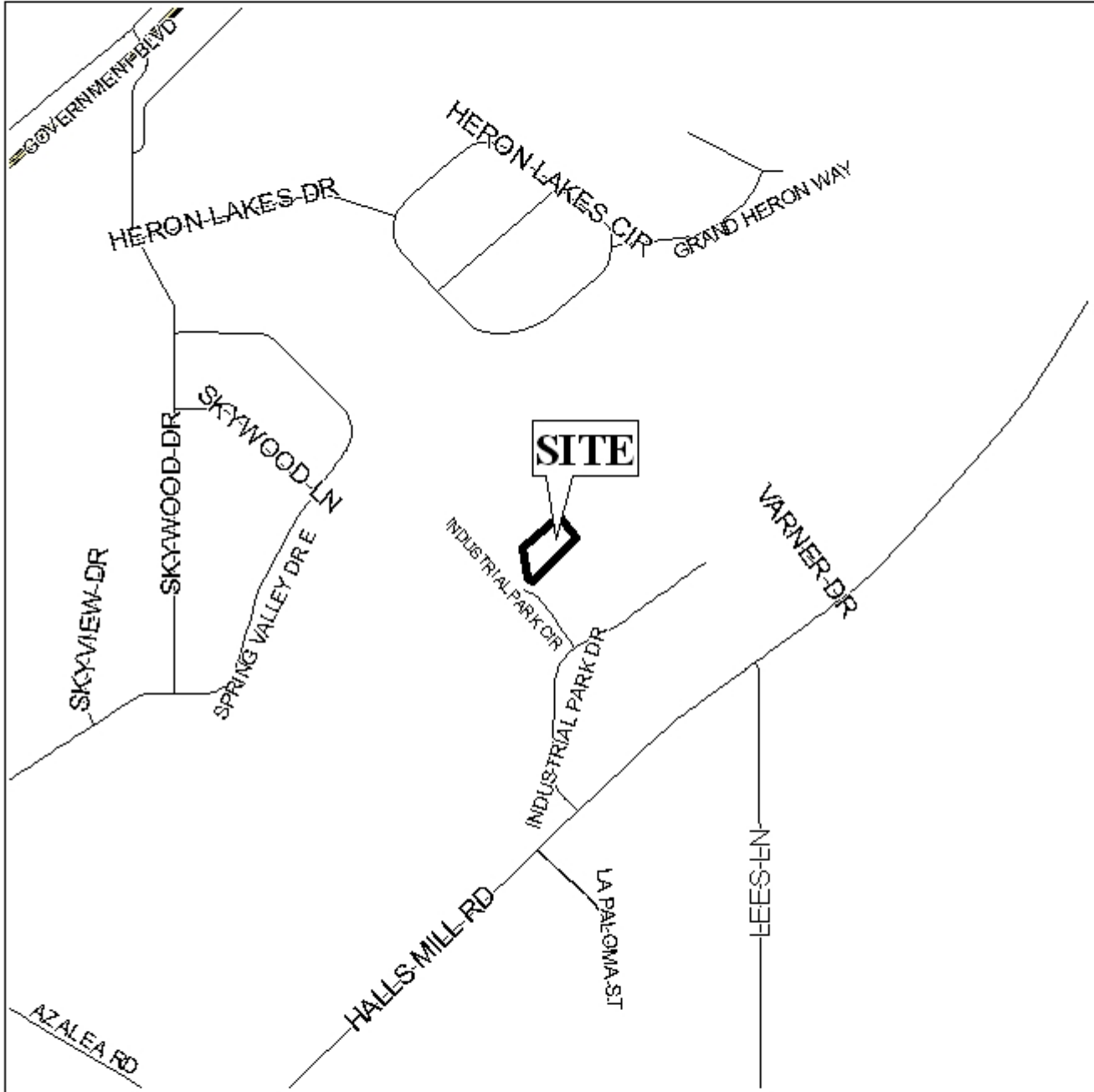
The applicant is requesting a waiver of the sidewalk construction requirements along Industrial Park Circle. The applicant is requesting a sidewalk waiver because of limited frontage, a large driveway, an existing power pole, a telephone pedestal, and a water valve box, along with the vertical profile challenges to accommodate heavy traffic.

Comments from City Engineering indicate that the sidewalk waiver should be approved along Industrial Park Circle.

RECOMMENDATION

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

LOCATOR MAP



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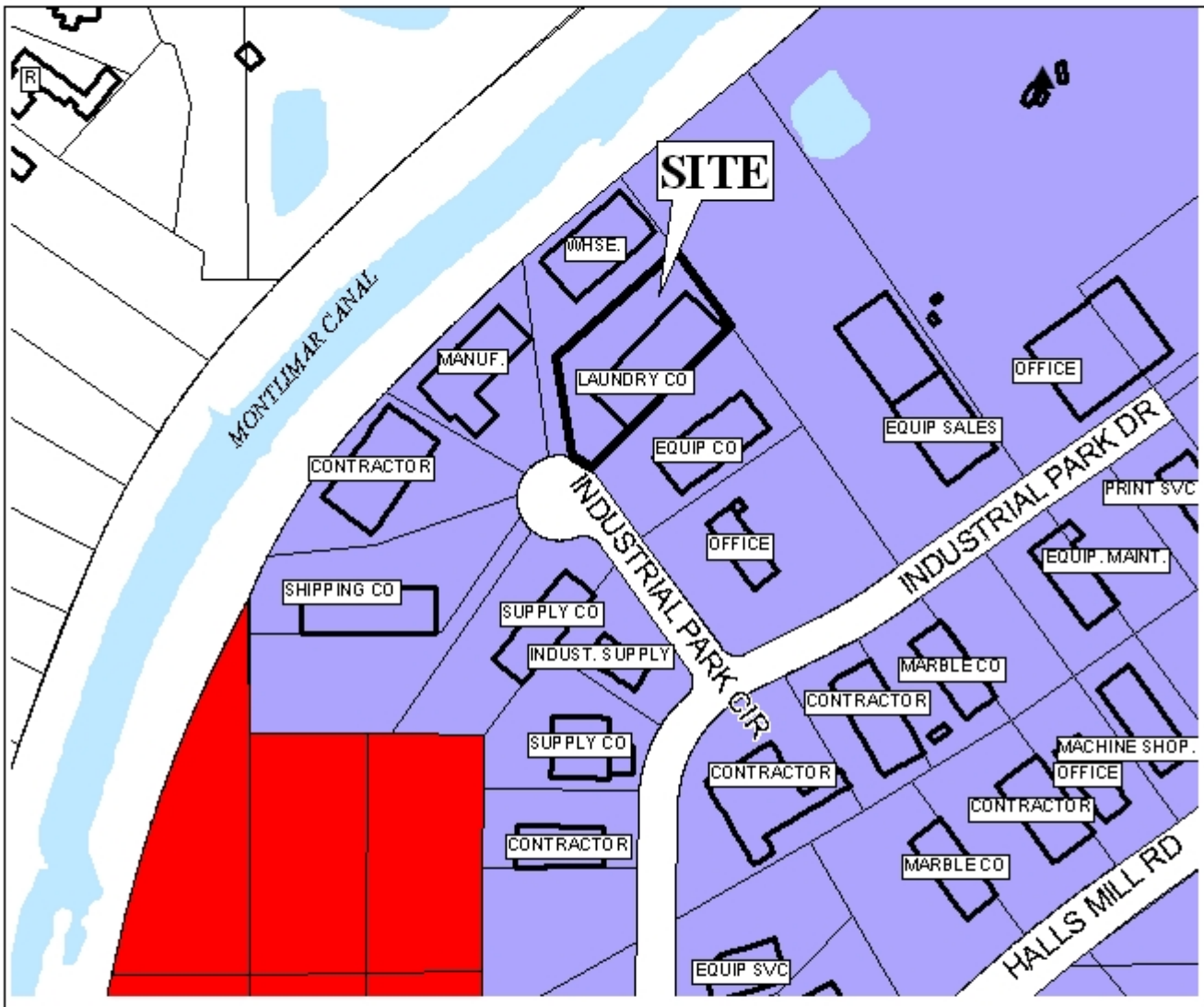
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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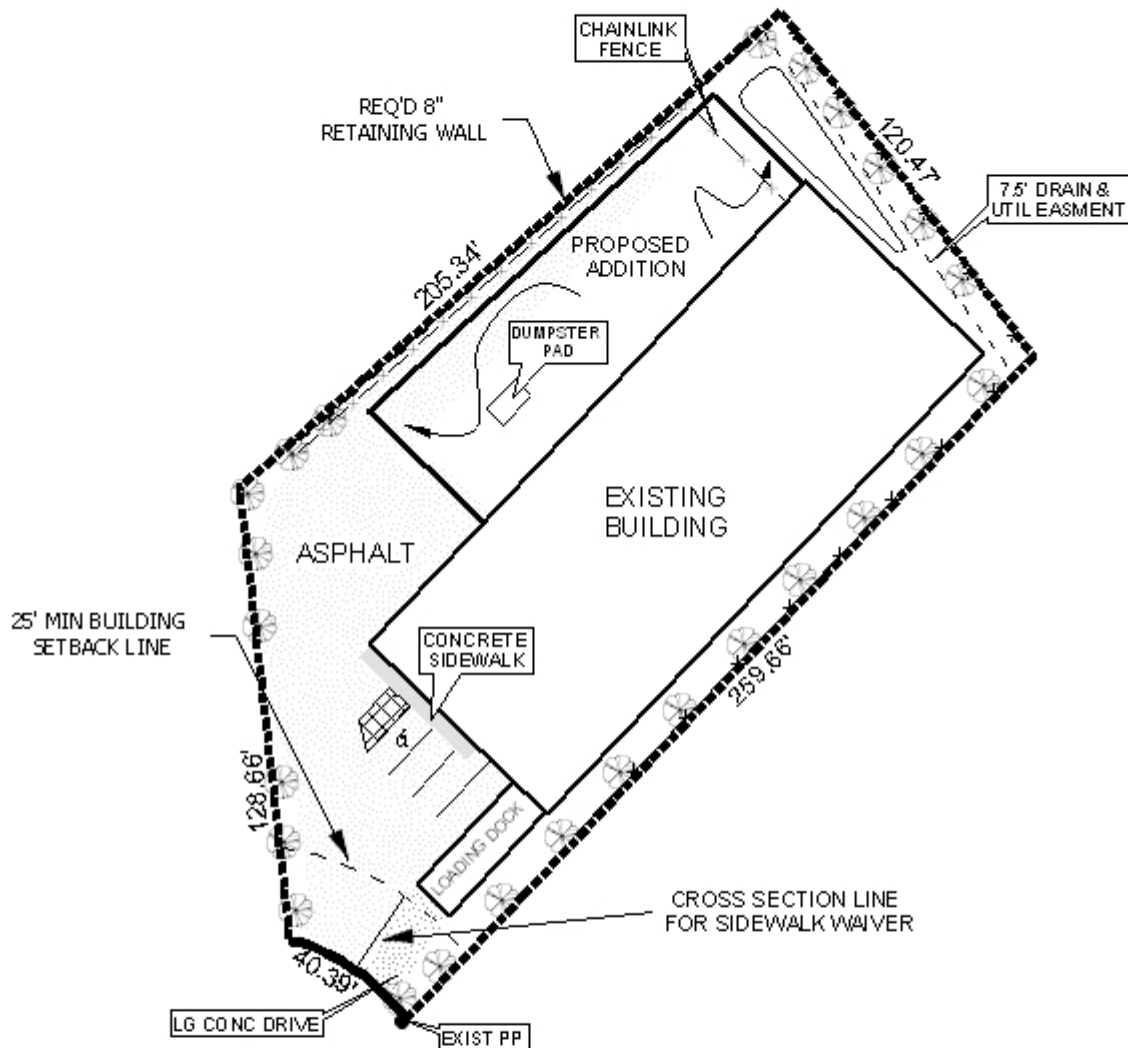
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LEGEND

R-1	R-2	R-3	R-4	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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SITE PLAN



Existing buildings, parking, easements, setbacks, and the proposed addition and cross section line for sidewalk waiver are illustrated in the site plan.

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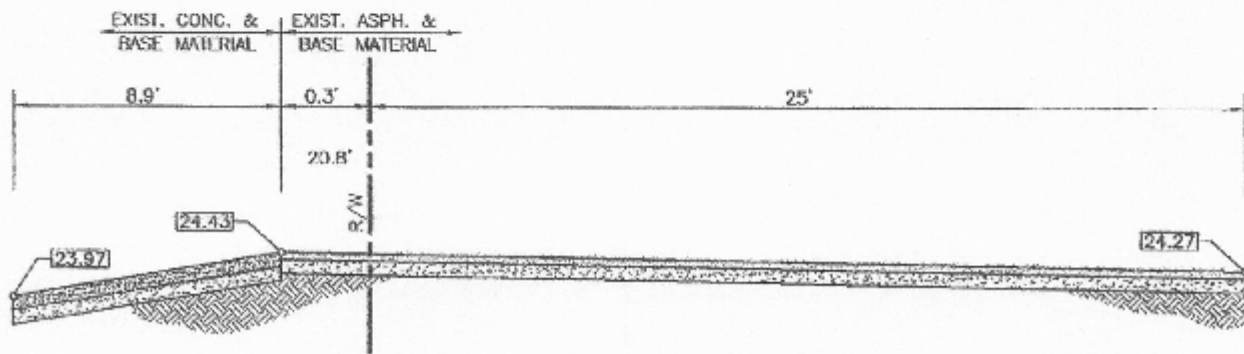
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CROSS SECTION DETAIL



WAIVER SECTION

N.T.S.

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