

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: August 2, 2007****NAME**

Gerald Still

LOCATION2350 Demetropolis Road
(West side of Demetropolis Road, 400'+ North of
Brookfield Drive North)**PRESENT ZONING**

R-1, Single-Family Residence District

**ENGINEERING
COMMENTS**Based on information provided, the standard sidewalk is
not constructible.**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 the construction
of a sidewalk along Demetropolis Road.

The sidewalk waiver site is adjacent to the proposed 31-lot Emerald Oaks Subdivision, which was approved by the Planning Commission at its February 15, 2007 meeting. This sidewalk waiver does not include the other internal sidewalks required as part of the Emerald Oaks Subdivision: thus new sidewalks will be required along the street that is internal to the Emerald Oaks Subdivision.

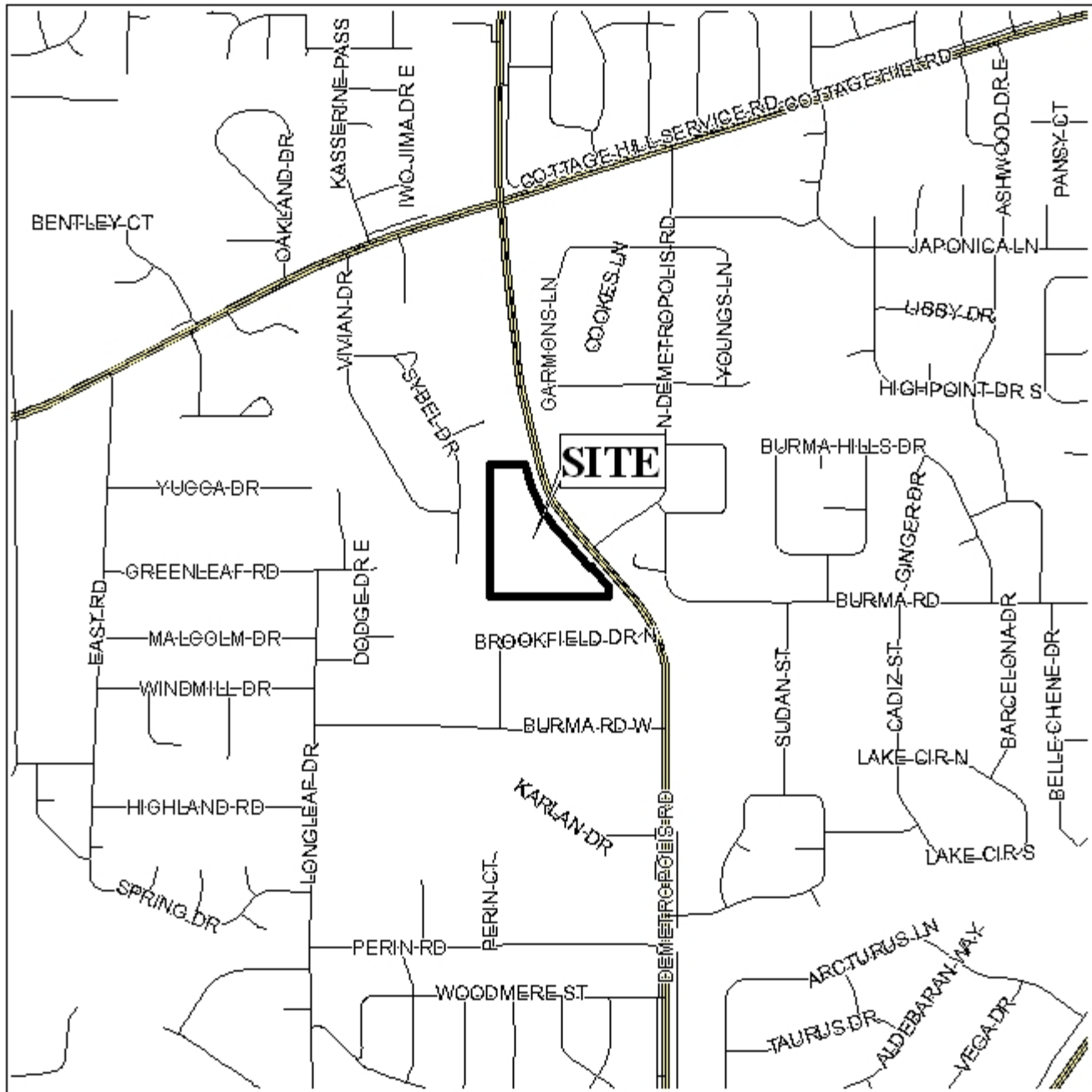
Demetropolis Road is a proposed major street, with a five lane cross-section at this location. Traffic counts from 2006 show approximately 14,000 to 16,900 vehicles per day on average. The roadway, which was constructed within the last ten years, has a sidewalk along the East side. There are no sidewalks along the Western portion of this segment of Demetropolis Road.

The applicant states that the "*sidewalk along Demetropolis Blvd. (sic) would be in conflict with the earth ditch required by the engineering department. Also, the steep front slope of the ground prohibits a safe pedestrian sidewalk. Slopes on either side would be steeper than 2:1.*"

There are significant topographic constraints (elevation changes) that would preclude the construction of a sidewalk at this location.

RECOMMENDATIONBased upon the preceding, this application for waiver of the
sidewalk along Demetropolis Road is recommended for Approval.

LOCATOR MAP



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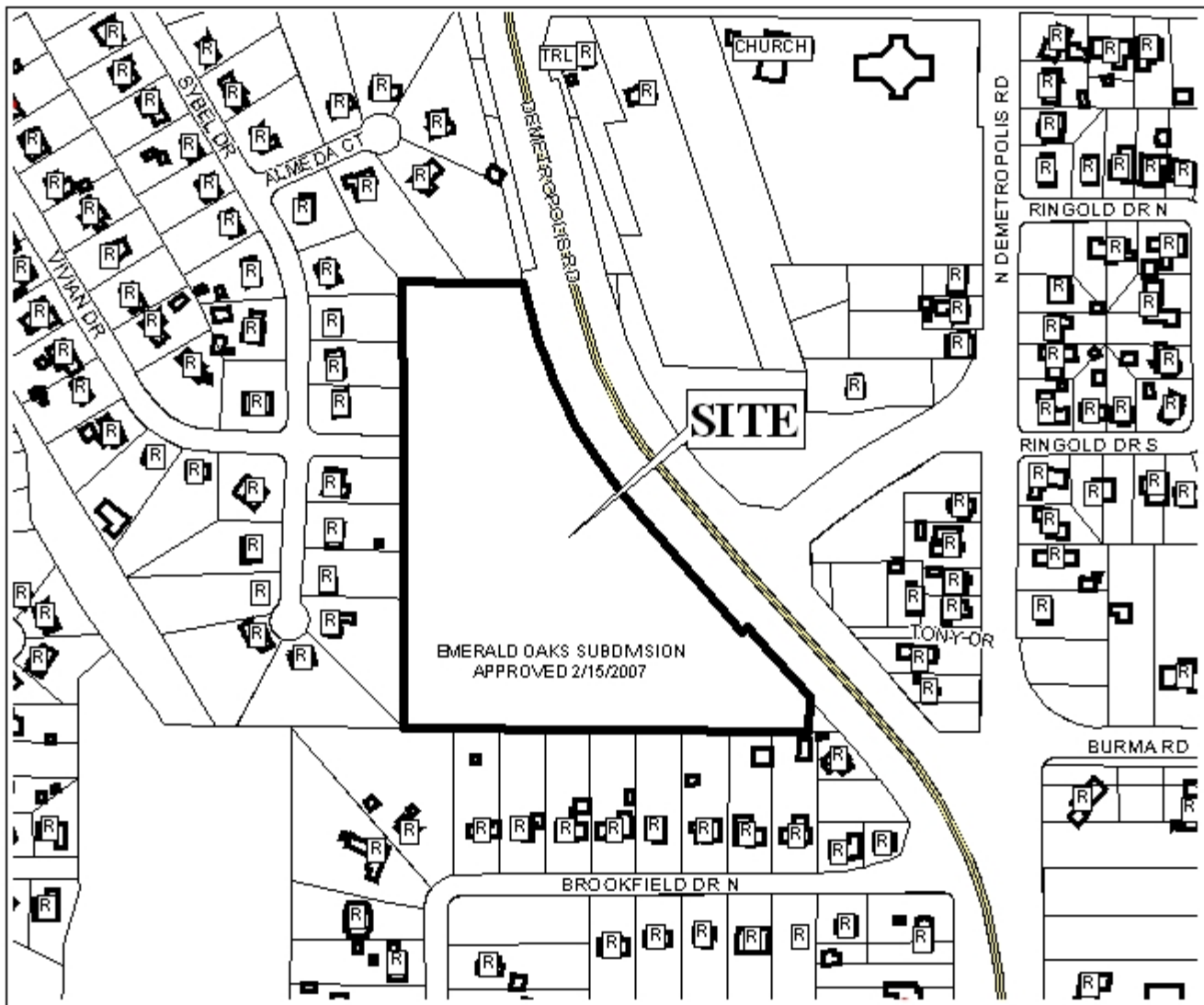
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential landuse.

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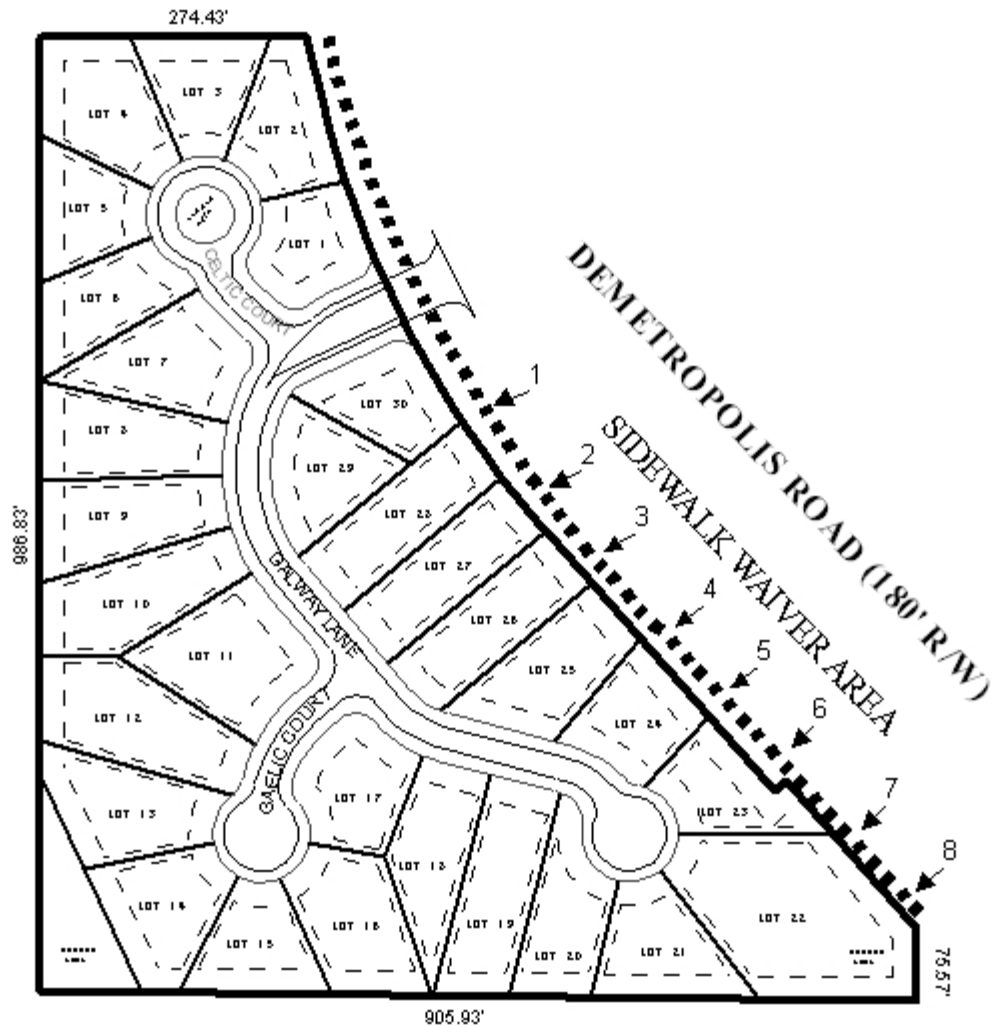
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LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



SITE PLAN



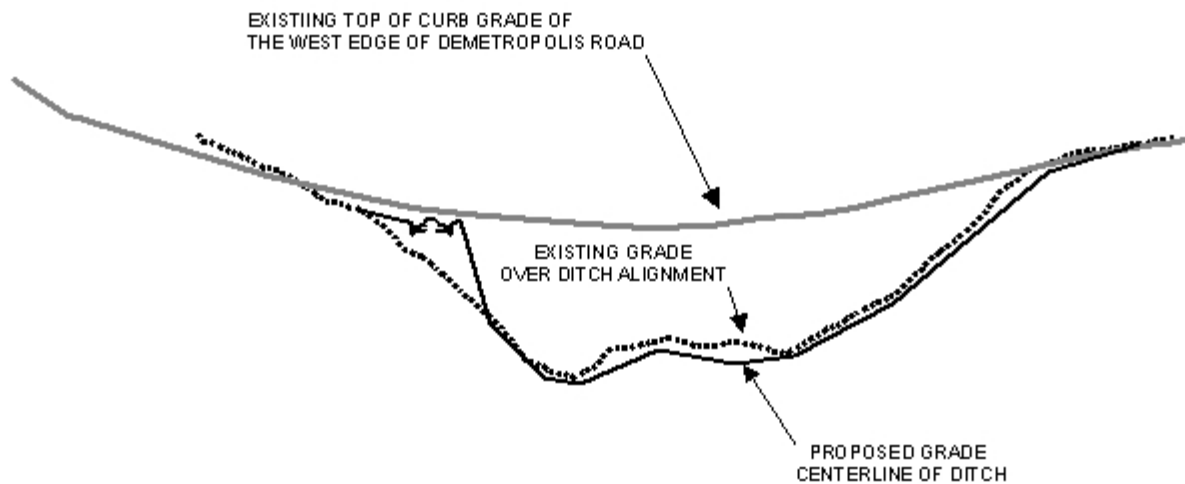
This site plan illustrates existing lots and sidewalk waiver area.
Numbers correspond to individual cross-section illustrations that follow.

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PROFILE ALONG DEMETROPOLIS ROAD

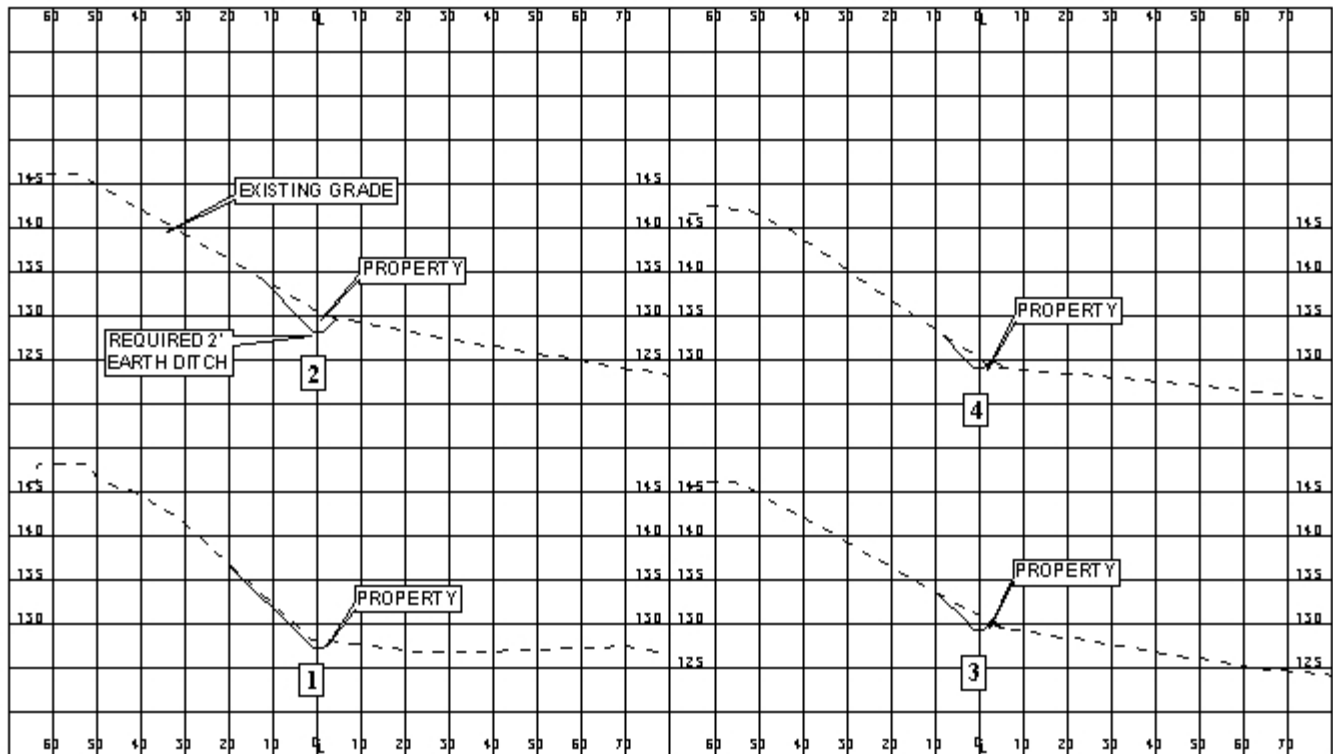


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GERALD STILL SIDEWALK WAIVER CROSS-SECTIONS 1 - 4

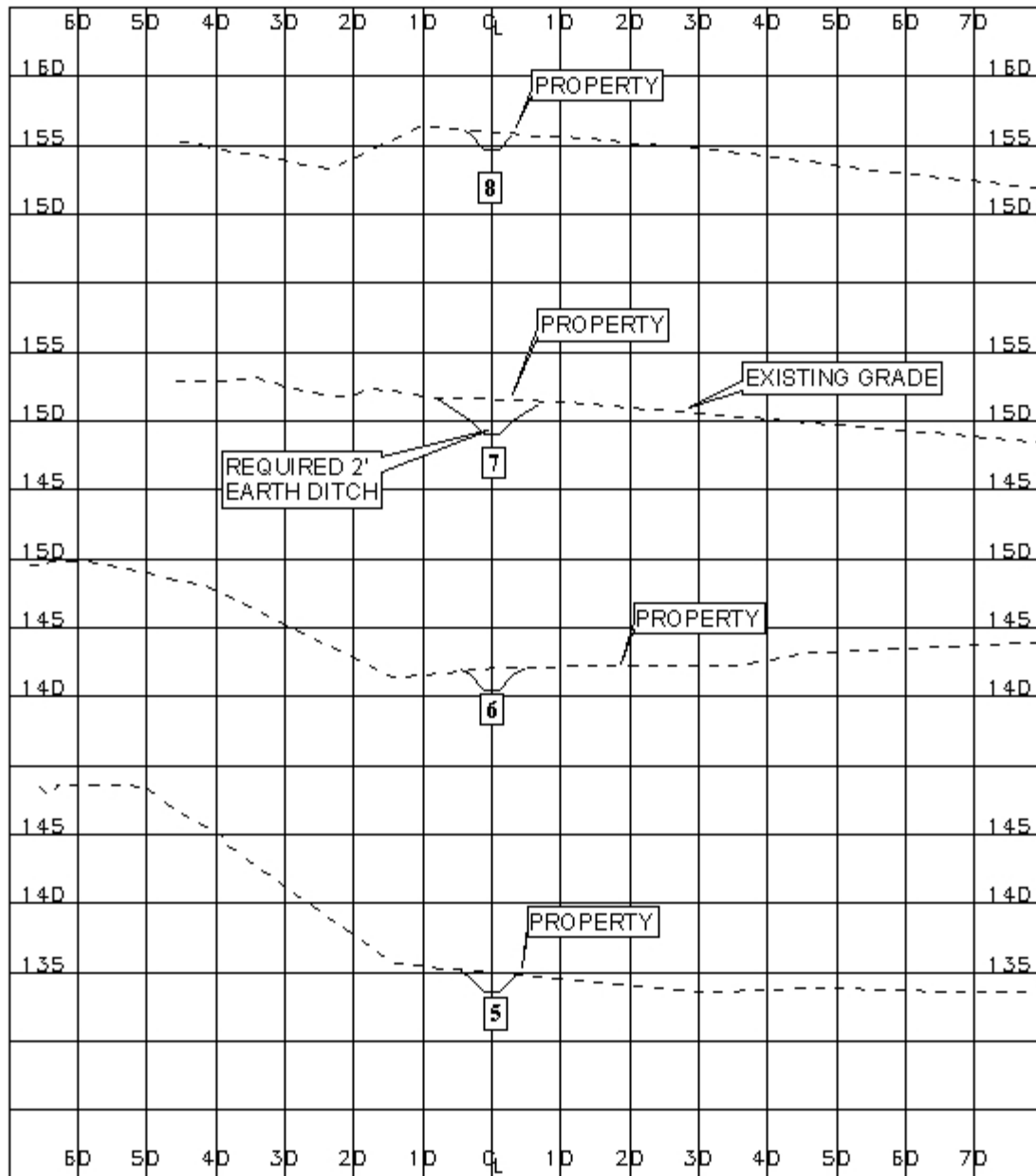


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GERALD STILL SIDEWALK WAIVER CROSS-SECTIONS 5-8



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