

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: November 7, 2013****NAME**

HD 90, LLC

LOCATION5796 U.S. Highway 90 West
(West side of U.S. Highway 90 West, 615'± North of
Theodore Dawes Road)**PRESENT ZONING**

B-3, Community Business District

ENGINEERING**COMMENTS**

Due to the location and size of an existing large drainage ditch adjacent to the property it is recommended that this request be approved.

TRAFFIC ENGINEERING**COMMENTS**

No comments.

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 for the construction of a sidewalk along U.S. Highway 90 West.

The sidewalk waiver site is within the annexed Theodore area where an existing restaurant is proposed to be demolished and a new one built in its place.

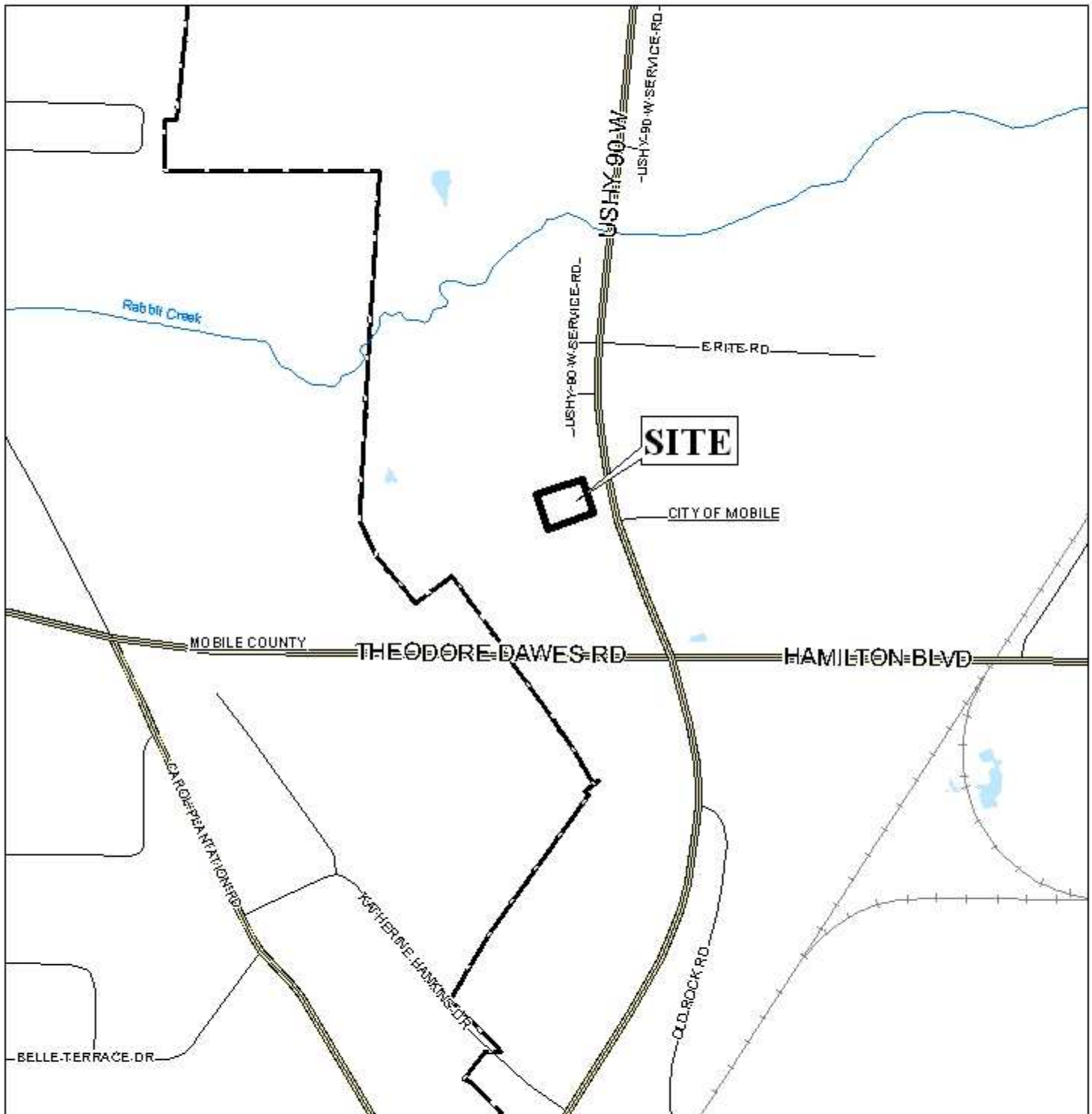
The applicant states that there are no other sidewalks located along U.S. Highway 90 West in this area. It is also stated that there is a three-phase power line pole at the Southeast corner of the property located within the area where the sidewalk would need to be located and the topography does not lend itself to a sidewalk.

As stated by the applicant, there are no sidewalks within this area. There is also an open ditch adjacent to the property line, the terrain of which would not be suitable for the construction of a sidewalk. Engineering has recommended that due to the location and size of the drainage ditch, this request be approved.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk is recommended for approval.

LOCATOR MAP



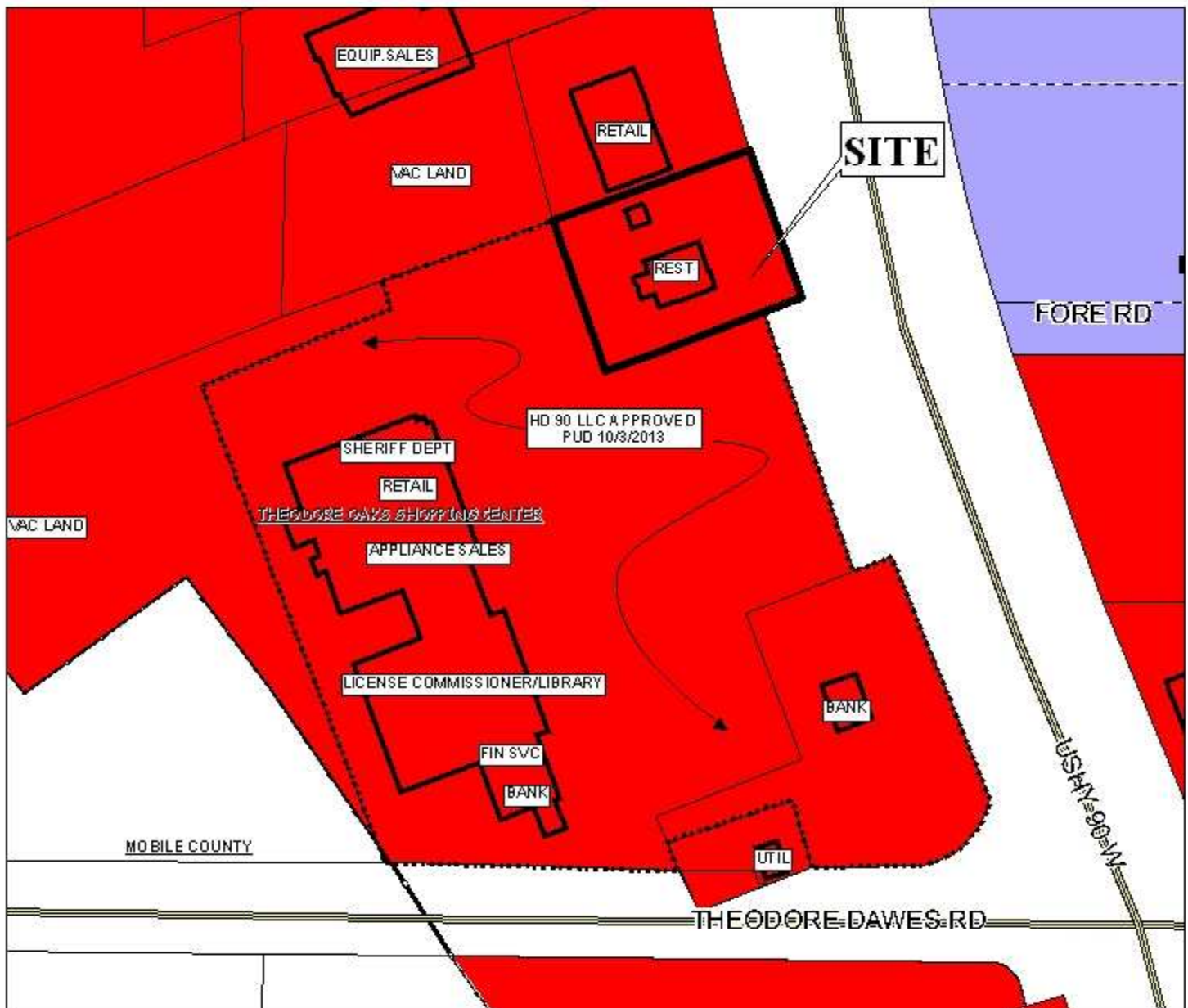
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APPLICANT HD 90, LLC

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.

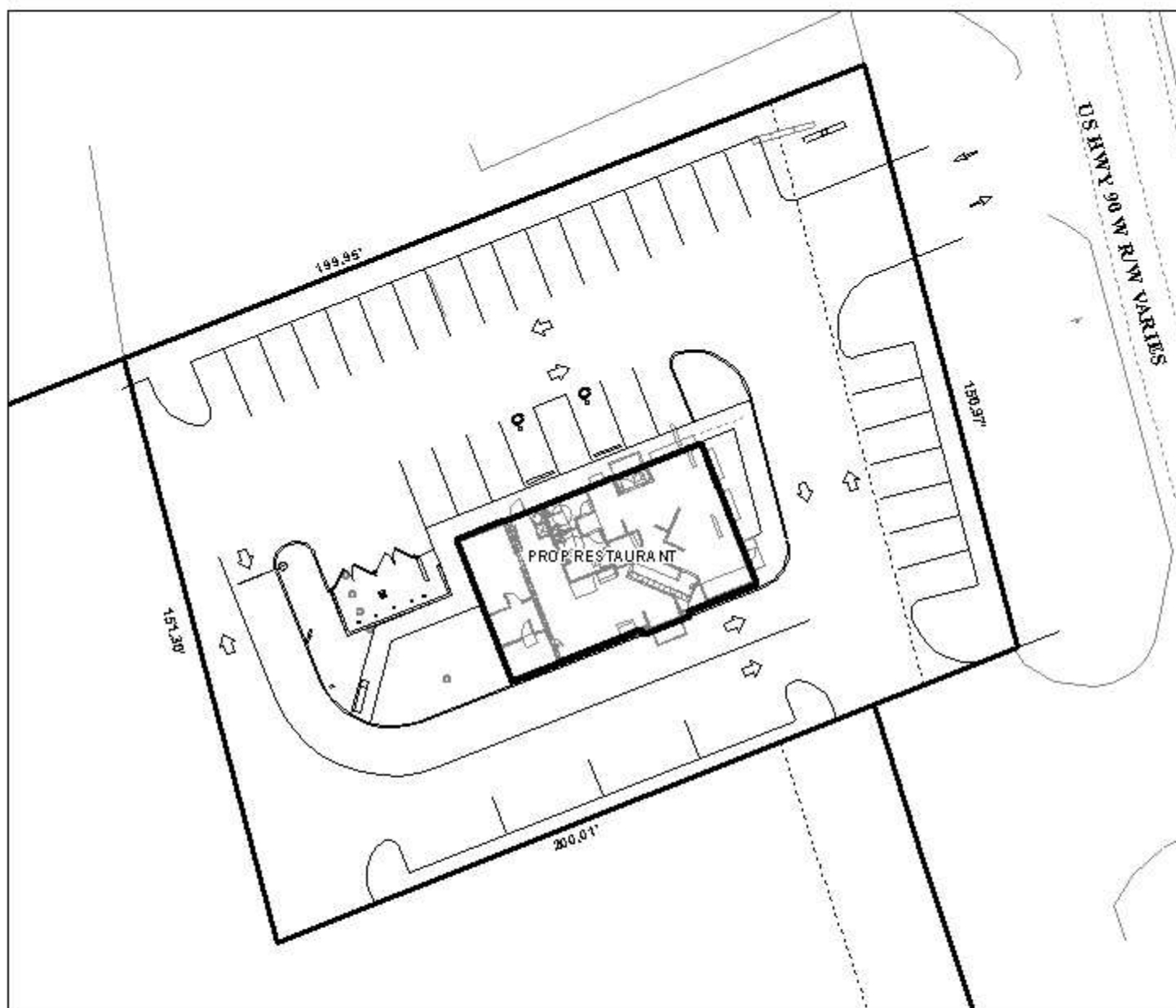
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SITE PLAN



The site plan illustrates the proposed restaurant site.

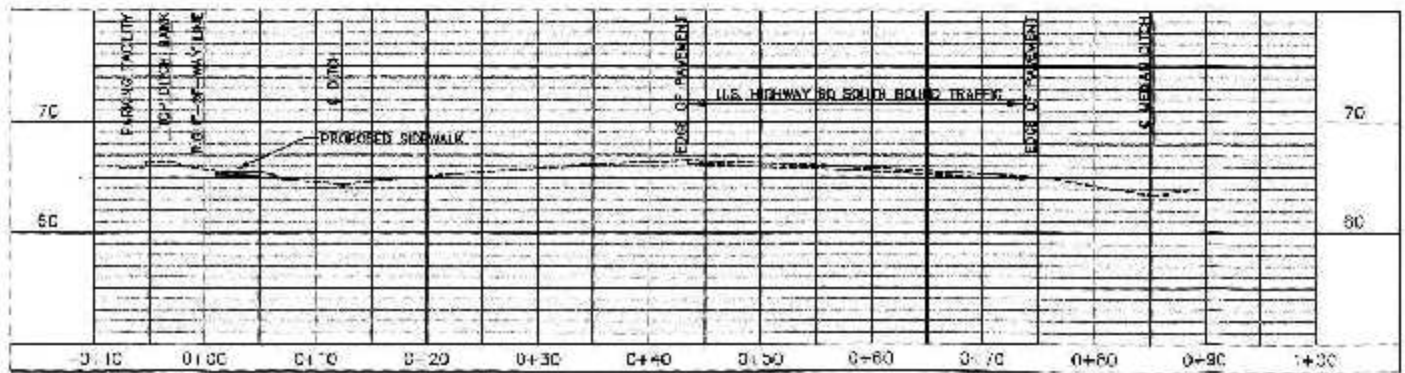
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DETAIL SITE PLAN



CROSS SECTION
SCALE: 1" = 3' HORIZONTAL
1" = 10' VERTICAL

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