SIDEWALK WAIVER REQUEST
STAFF REPORT Date: February 20, 2014

NAME Rangeline Hamilton Commercial Park, LLC

LOCATION 6520 Dockside Drive
(West side of Dockside Drive, 430'± North of Hamilton Boulevard)

PRESENT ZONING I-2, Heavy Industrial District

ENGINEERING COMMENTS The sidewalk appears to be constructible within the Dockside Drive ROW.

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 Dockside Drive.

The sidewalk waiver site is adjacent to a site that will be developed with an office trailer and aggregate surfacing. The applicant provides no justification for the request, other than the industrial nature of the street.

Dockside Drive is a minor street cul-de-sac with curb-and-gutter and an adequate right-of-way.

There appears to be no engineering reason preventing the construction of a city standard sidewalk. Furthermore, as the other properties within the cul-de-sac are undeveloped, the opportunity to add additional sidewalks within the development will be possible in the future.

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

LOCATOR MAP

APPLICATION NUMBER 14 DATE February 20, 2014

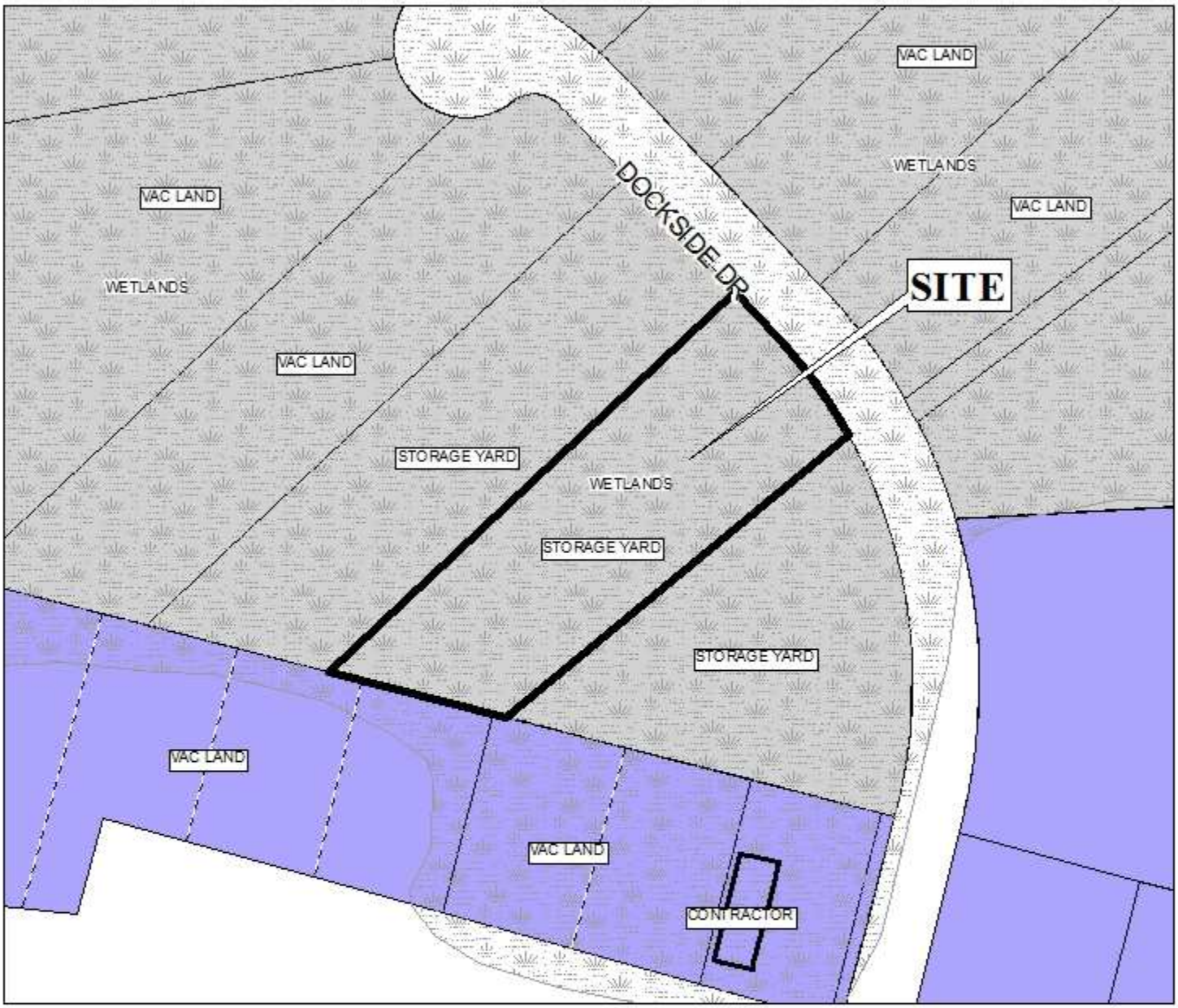
APPLICANT Rangeline Hamilton Commercial Park, LLC

REQUEST Sidewalk Waiver

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



A contractor lies to the south of the site.

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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

N

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PLANNING COMMISSION
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A contractor lies to the south of the site.

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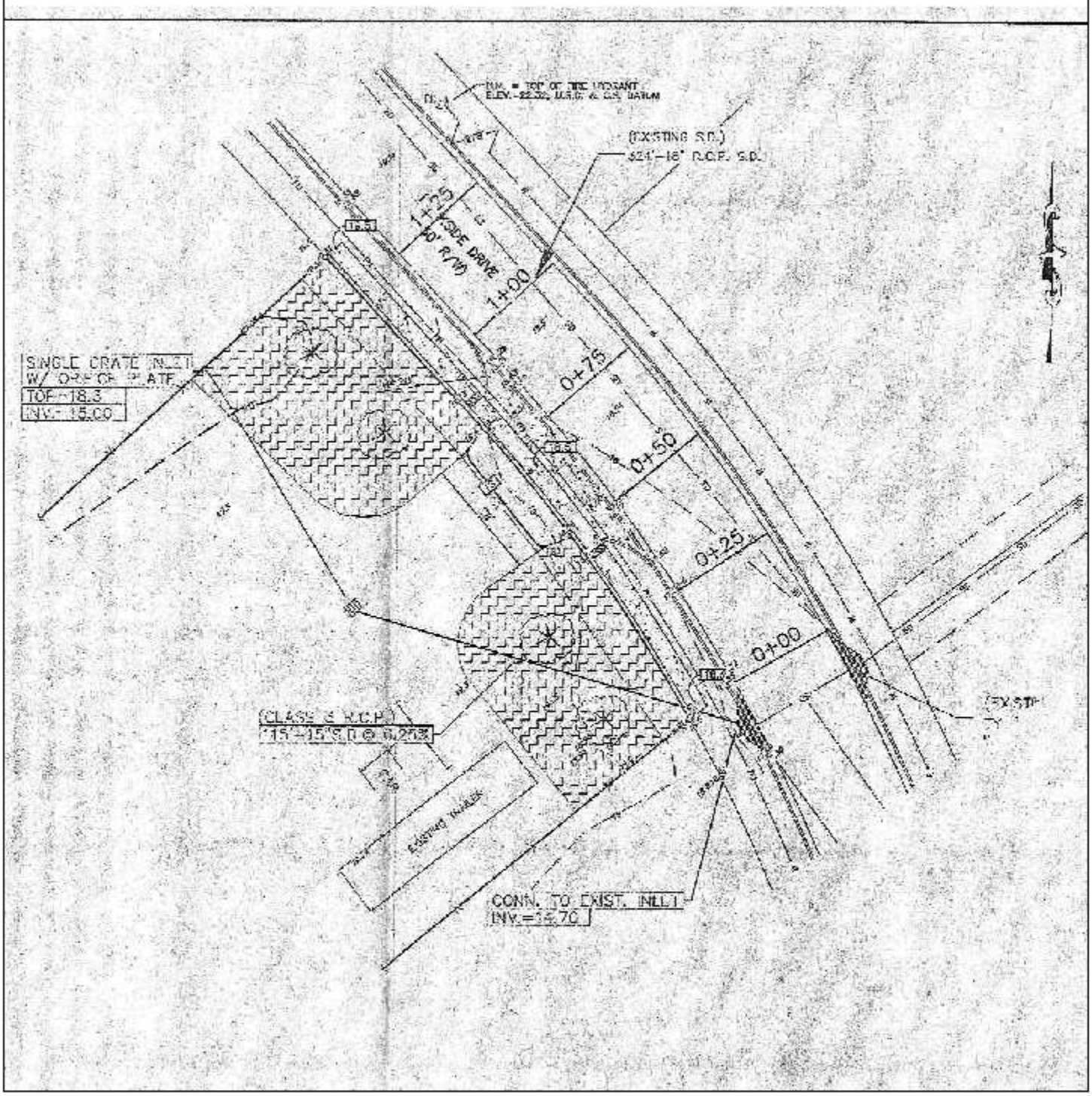
DETAIL SITE PLAN



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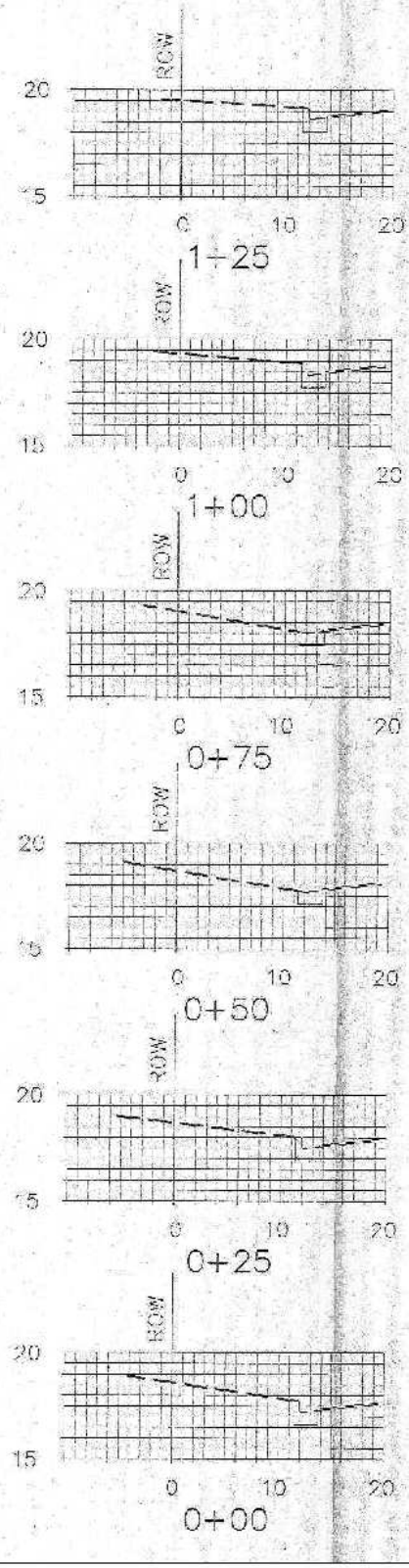

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