

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: June 5, 2014****NAME**

SJE Investments, LLC

LOCATION

Southwest corner of West I-65 Service Road North and Stein Street.

LOCATION**PRESENT ZONING**

B-3, Community Business District

**ENGINEERING
COMMENTS**

W. I-65 Service Rd N: Due to the location and size of the existing roadside drainage ditch on the I-65 Service Road it is recommended that this request be approved.

Stein Street:

Due to the location and size of the existing roadside drainage ditch on the I-65 Service Road, which would prohibit the extension of a sidewalk in the future, and the presence of existing sidewalk along the property's frontage (that will be replaced with any future development) it is recommended that this request be approved.

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 West I-65 Service Road North and Stein Street.

This site was most recently approved by the Planning Commission at its May 1, 2014 meeting to create a legal lot of record from two existing metes-and-bounds parcels. The applicant is now seeking relief from the construction of a sidewalk.

The site fronts Stein Street and West I-65 Service Road North. Stein Street is a minor street with a required 50' right-of-way, and I-65 is a component of the Major Street Plan with a planned 300' right-of-way.

The applicant states, "*W I-65 Service Road North frontage property line is located within the existing roadside ditch. There is not sufficient width to consider a sidewalk within the right-of-way . Stein Street has a lack of connectivity on the service road*".

There are elevation issues that may cause concerns if a sidewalk is installed, and how it would connect to any future sidewalks along Stein Street and West I-65 Service Road North. There are two existing ditch cross-overs located along West I-65 Service Road North that run between the existing right-of-way line and the existing edge of pavement. There is also an existing open

ditch located at the corner of Stein Street and the West I-65 Service Road. An open ditch can prevent pedestrians from having the ability to safely cross the property or access the sidewalk.

It should be noted that the Planning Commission has approved other sidewalk waiver requests on both the East and West Service Roads within 1,000 ± feet of the site in question.

There are few sidewalks within the residential neighborhood adjacent to the site; however, aerial photographs depict the site with an existing partial sidewalk that extends from the northern property line to the middle of the lot. Thus, maintenance of the existing sidewalk may be required by the City's Engineering Department. Otherwise, there are no other sidewalks along the service road within at least ¼ mile of the site.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Stein Street and West I-65 Service Road North is recommended for approval.

LOCATOR MAP



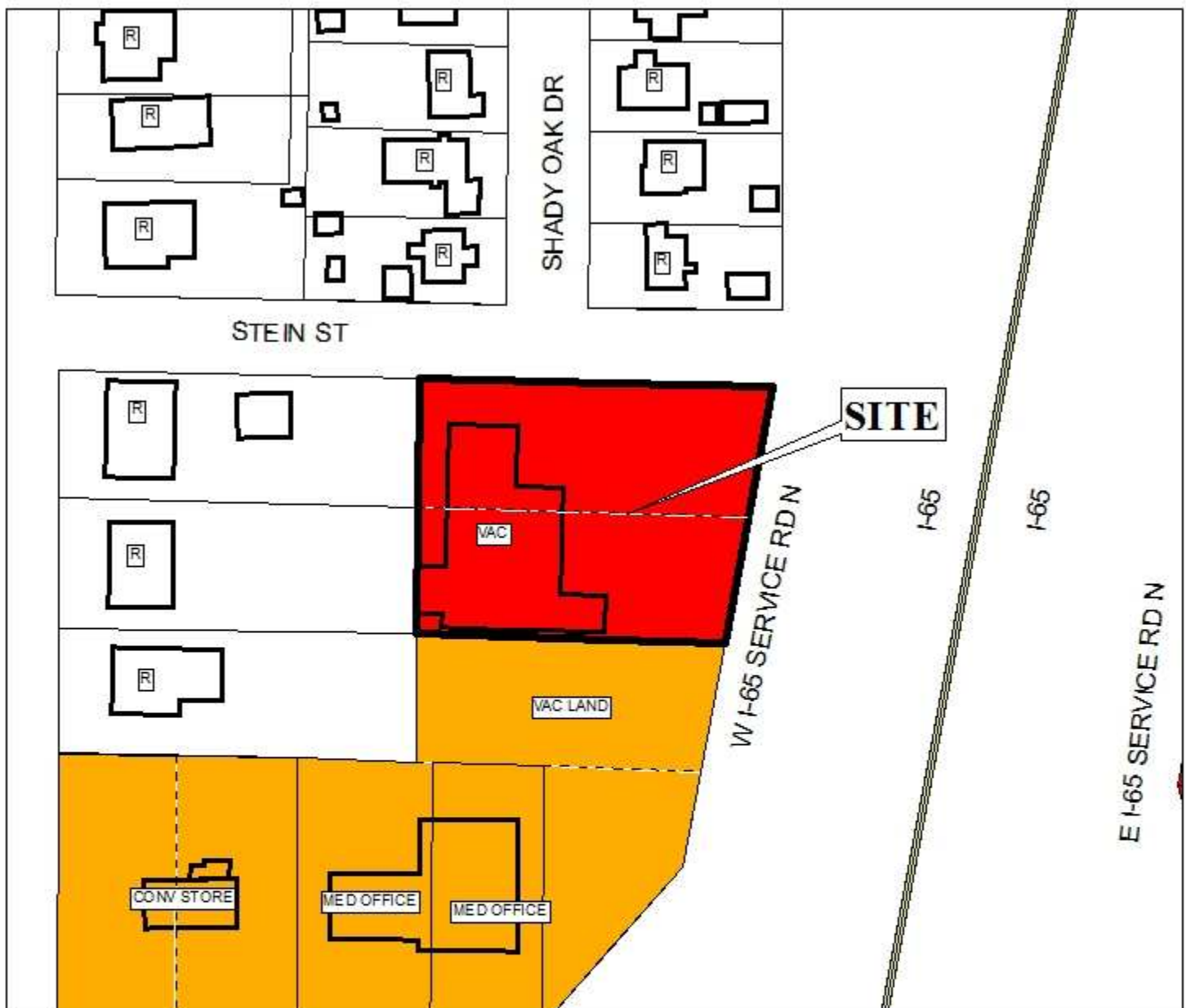
APPLICATION NUMBER 14 DATE June 5, 2014

APPLICANT SJE Investments, LLC

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single family residential units lie to the north and west of the site. A convenience store and med offices lie to the south.

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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

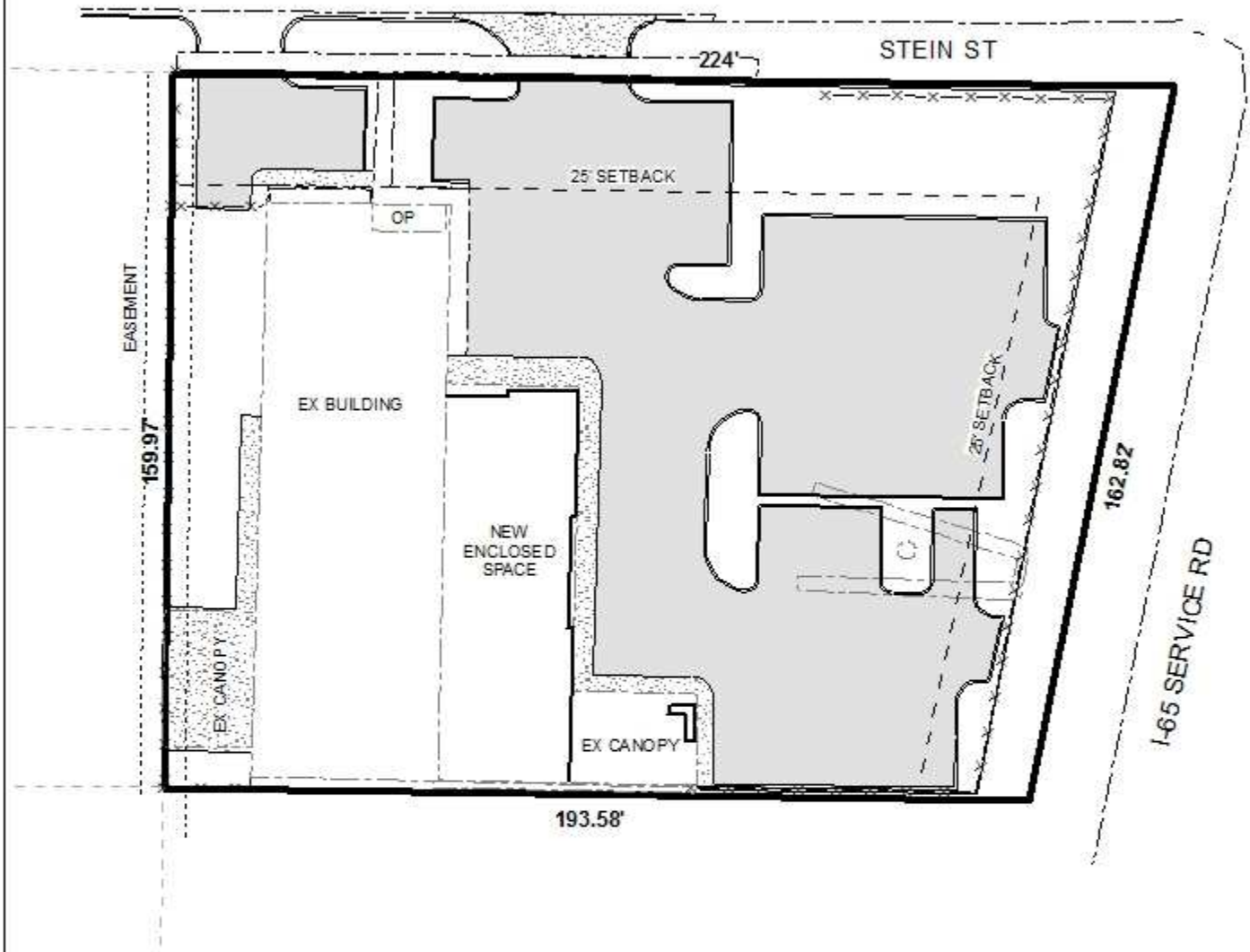


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SITE PLAN



The site plan illustrates the setbacks, easement, and buildings.

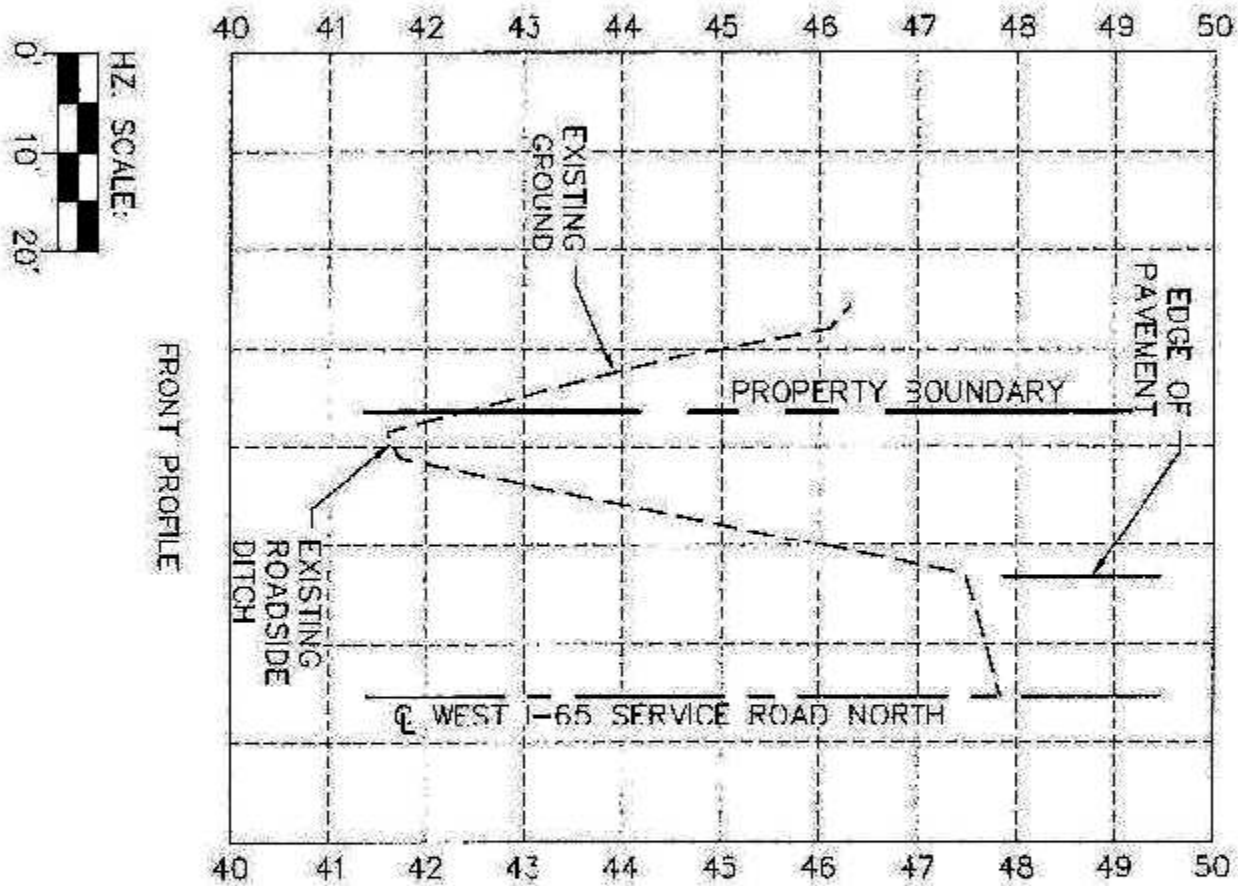
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DETAIL SITE PLAN



513 W. I-65 SERVICE RD N

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