

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: November 6, 2008****NAME**

Ben M. Radcliff Contractor, Inc.

**LOCATION**3456 Halls Mill Road  
(Northwest corner of Halls Mill Road and West I-65  
Service Road South, extending to the East side of  
Montlimar Creek)**PRESENT ZONING**

I-1, Light Industrial District

**ENGINEERING  
COMMENTS**

Recommend approval.

**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 Halls Mill Road and West I-65 Service Road South.

The sidewalk waiver site is adjacent to an existing, developed site, on which the applicant proposes to construct an addition to an existing office building. The applicant states that the required sidewalk is not buildable due to an existing open drainage ditch within the right-of-way.

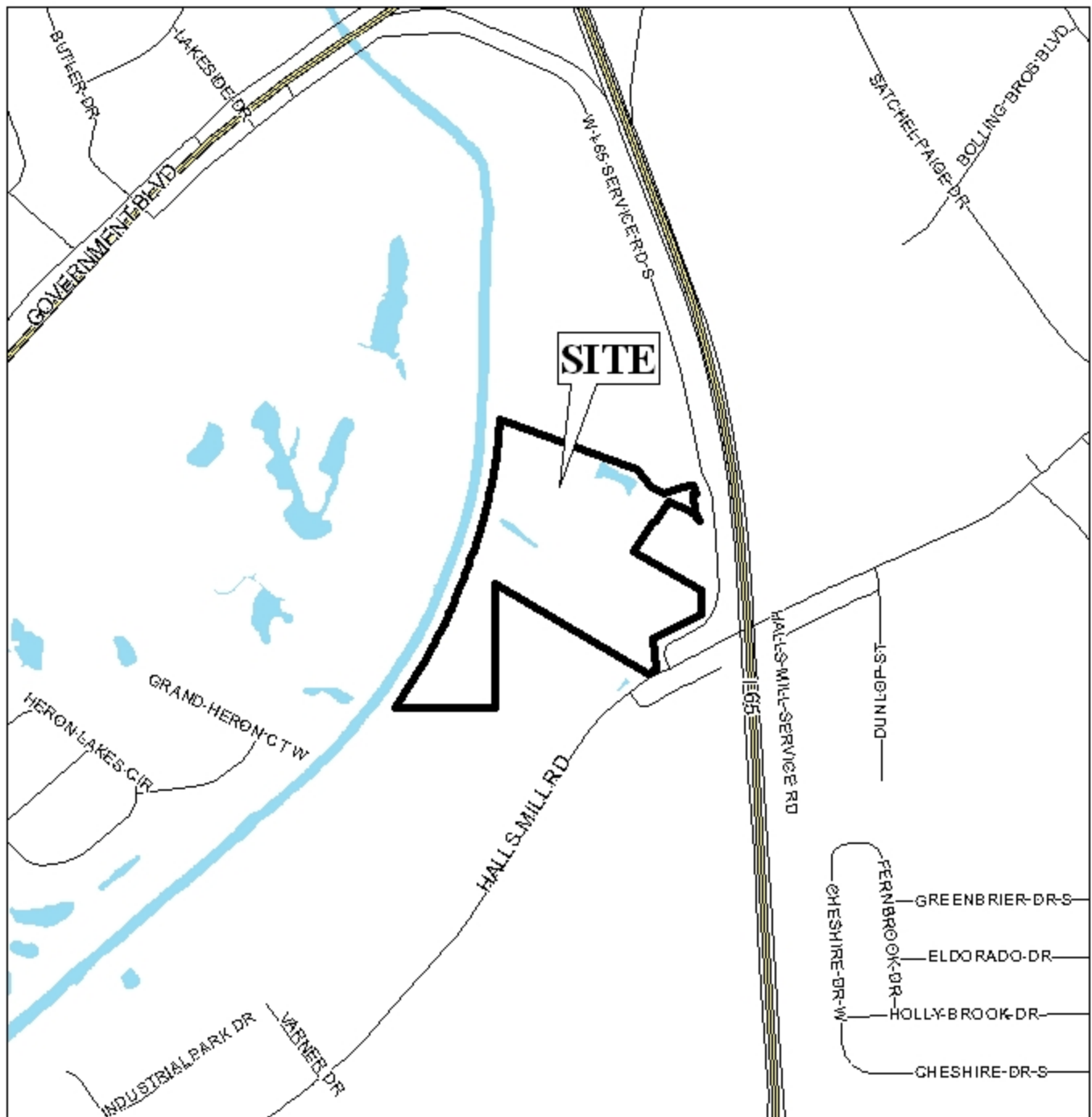
The site was the subject of Zoning, Planned Unit Development and Subdivision approvals at the April 3, 2008 meeting of the Planning Commission. The applicant has also obtained permits for the proposed office addition.

Halls Mill Road, a collector street, has a two lane cross-section at this location, as does the West I-65 Service Road South. There are no sidewalks on either side of either street, and several sidewalk waivers have been granted for properties to the West of the site, along Halls Mill Road, as well as North of the site along West I-65 Service Road South.

**RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along both Halls Mill Road and West I-65 Service Road South is recommended for approval.

# LOCATOR MAP



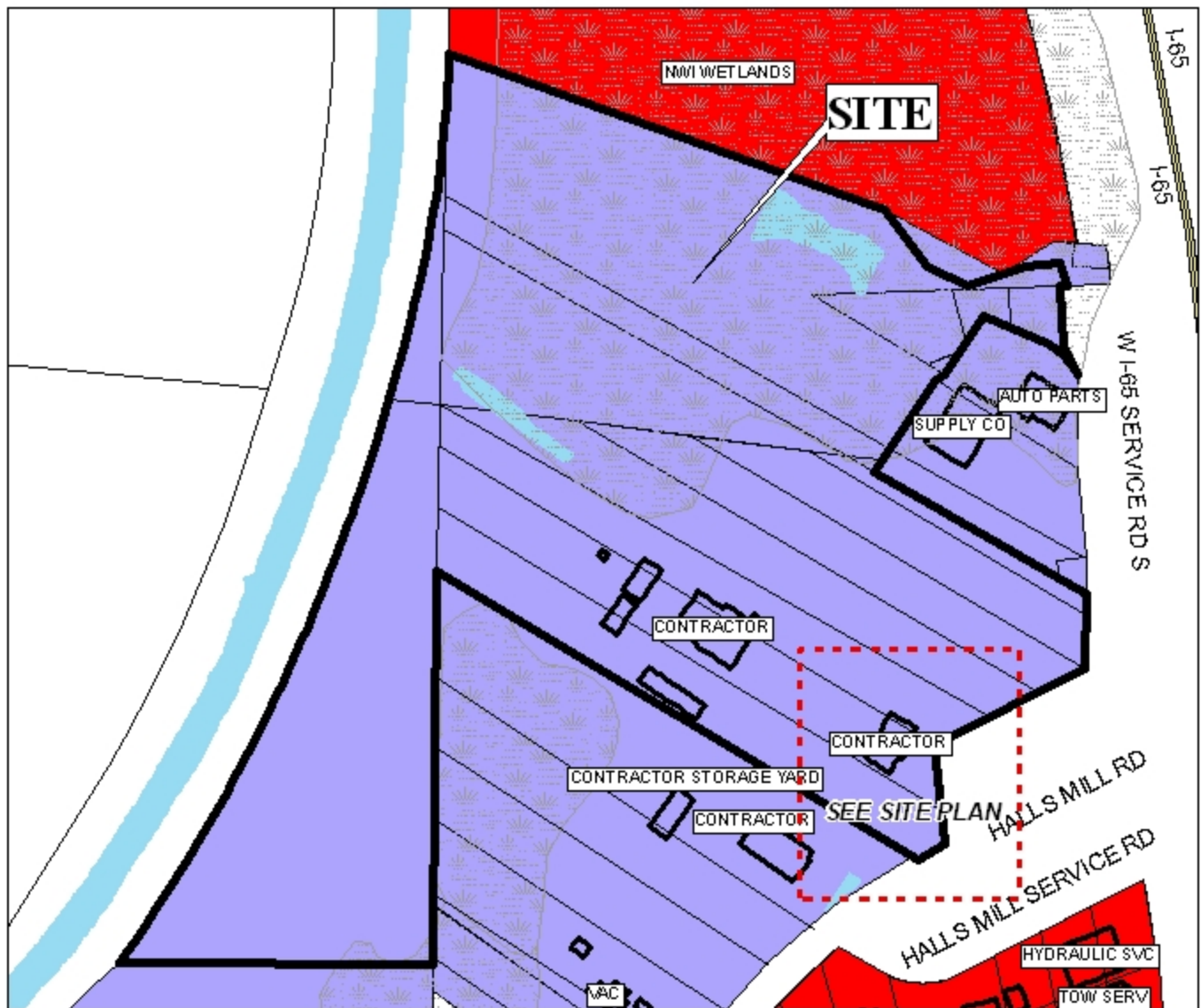
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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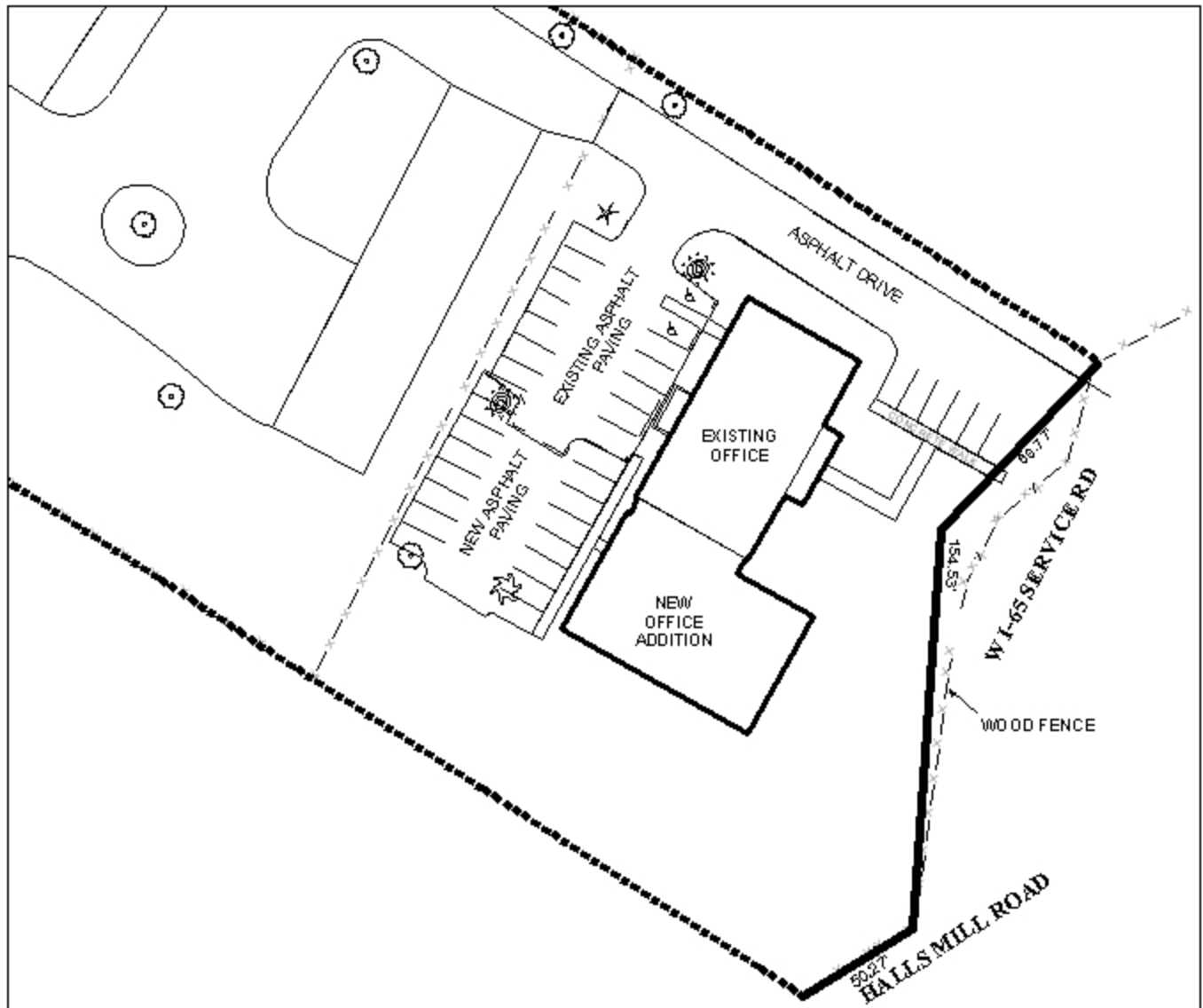
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LEGEND

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
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# SITE PLAN

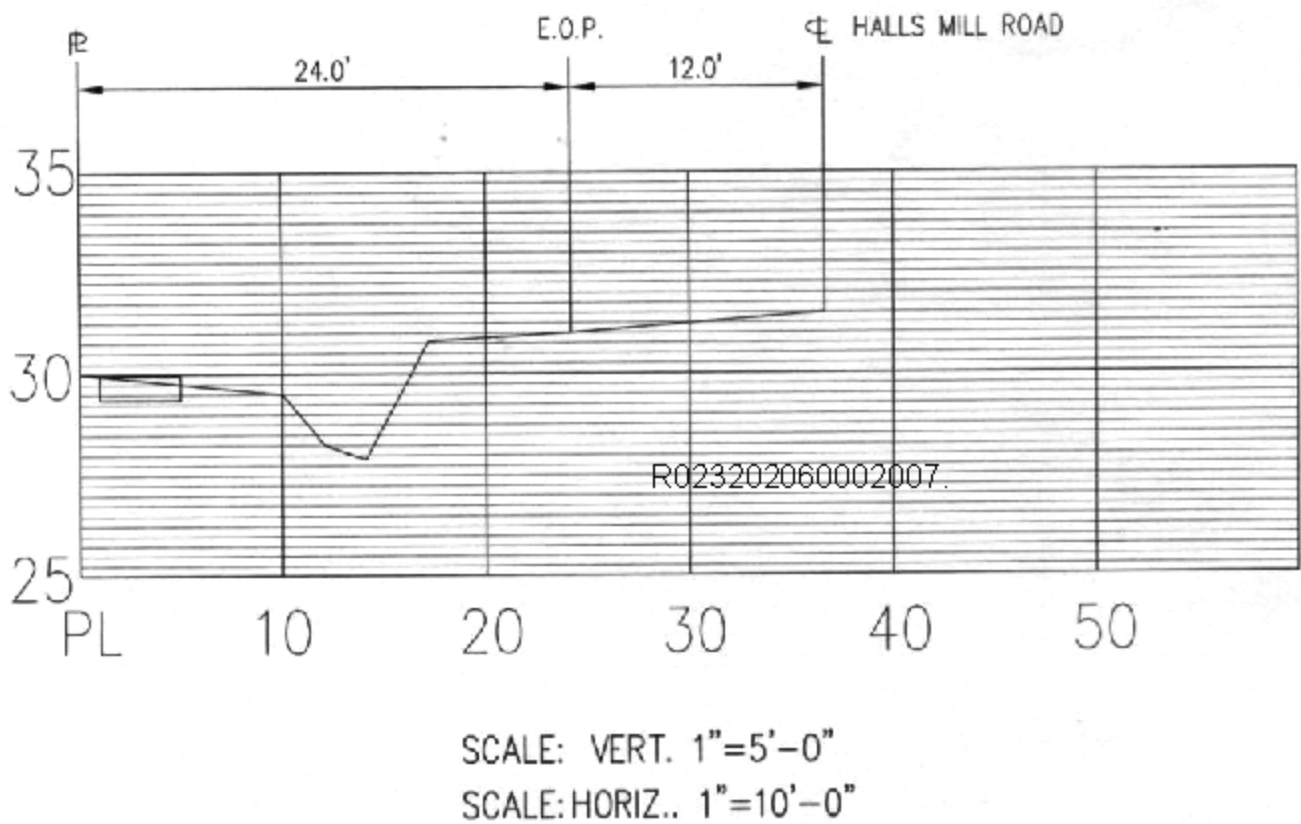


This site plan illustrates the existing lot configuration.  
See detail site plan for sidewalk elevation.

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## DETAIL SITE PLAN

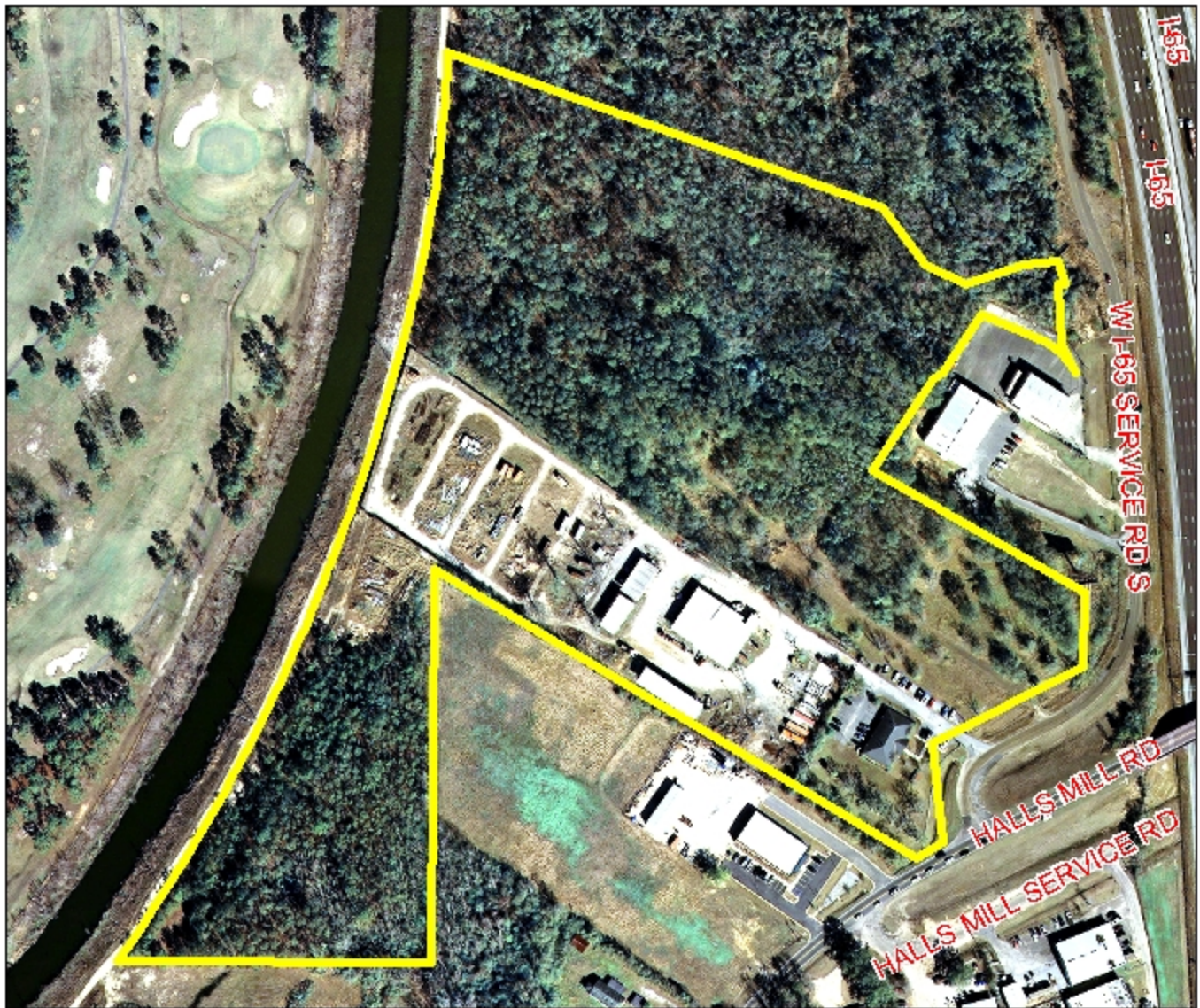


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NTS