

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: January 2, 2014****NAME**

Cary Neil

LOCATION7033 Airport Boulevard
(South side of Airport Boulevard, 576'± East of Cody Road)**PRESENT ZONING**

B-3, Community Business District

ENGINEERING**COMMENTS**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

TRAFFIC ENGINEERING**COMMENTS**

The applicant states there is no sidewalk on the adjacent properties; however, there is sidewalk in the vicinity of this site. Two lots over in either direction, sidewalk has been constructed along Airport Blvd.

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 Airport Boulevard.

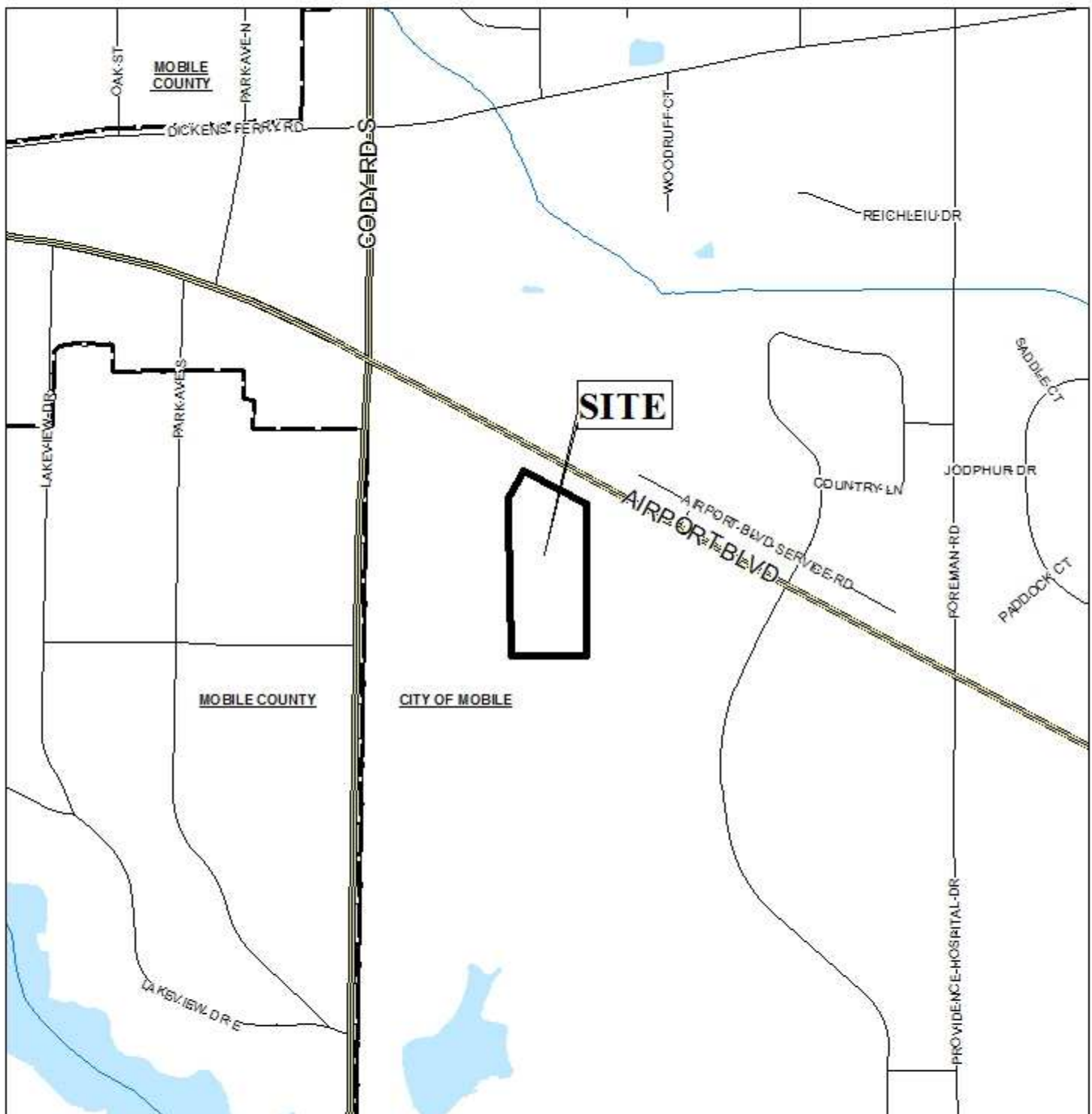
The applicant states that there are no existing sidewalks on either side of the subject property. While this statement is accurate, it should be noted that the adjacent property to the East is undeveloped, and the adjacent property to the West was developed in 1986 at a time when sidewalk installation was not effectively enforced. Beyond those two properties, sidewalks have been constructed along Airport Boulevard associated with property development. As the subject site is under review for site modifications, the installation of a public sidewalk would be required. Also, aerial photographs appear to show a worn path along the right-of-way, indicating that there is pedestrian traffic at this location.

The applicant has not illustrated any hindrances to the construction of a sidewalk, and the topography within most of the right-of-way would seem to accommodate a sidewalk. Also, there are no trees within that area which would interfere with such construction. And City Engineering has determined that it appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

RECOMMENDATION

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

LOCATOR MAP



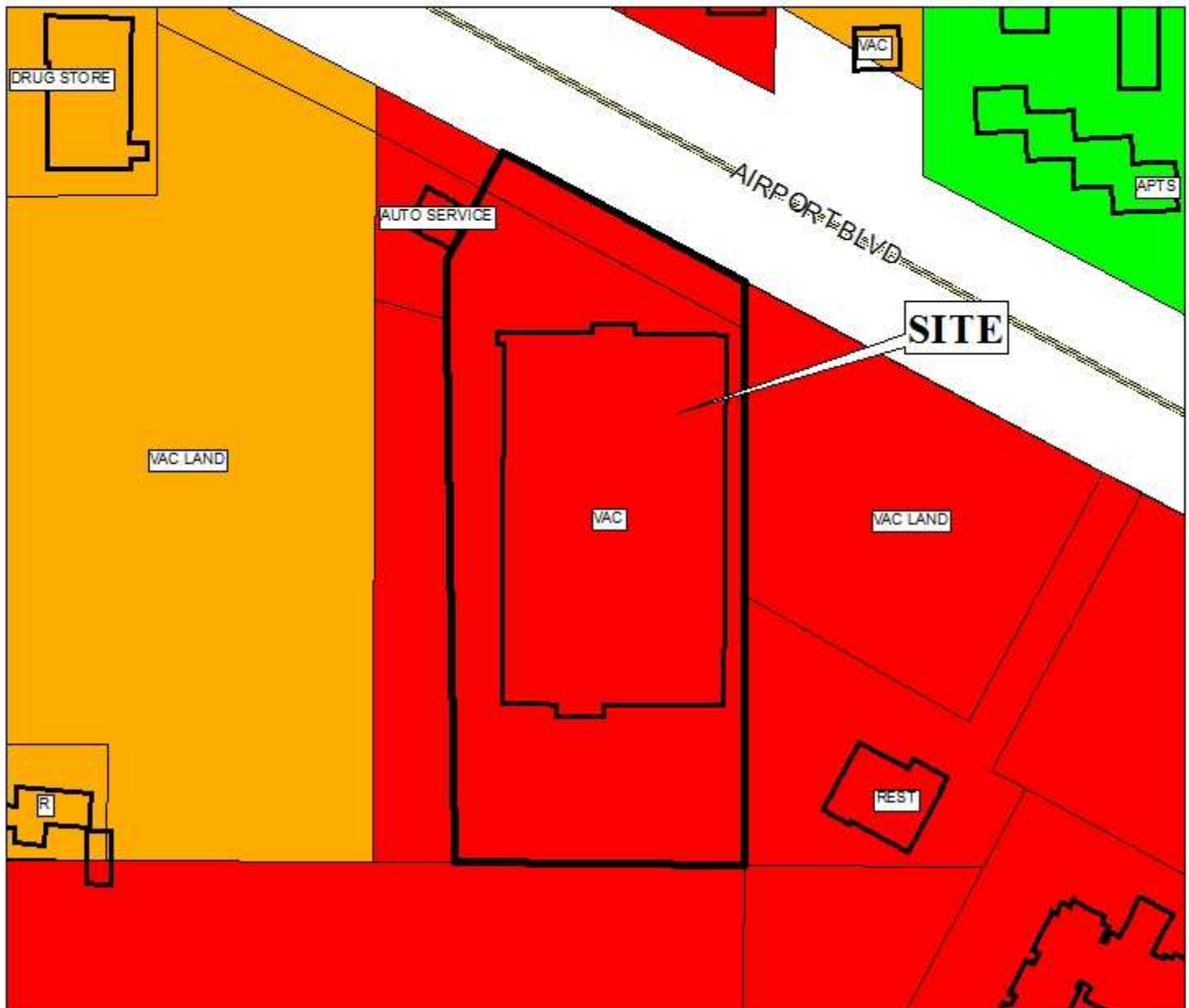
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REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



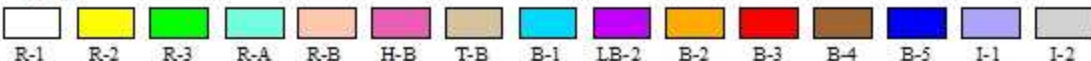
The site is surrounded by commercial land sue units.

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LEGEND



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

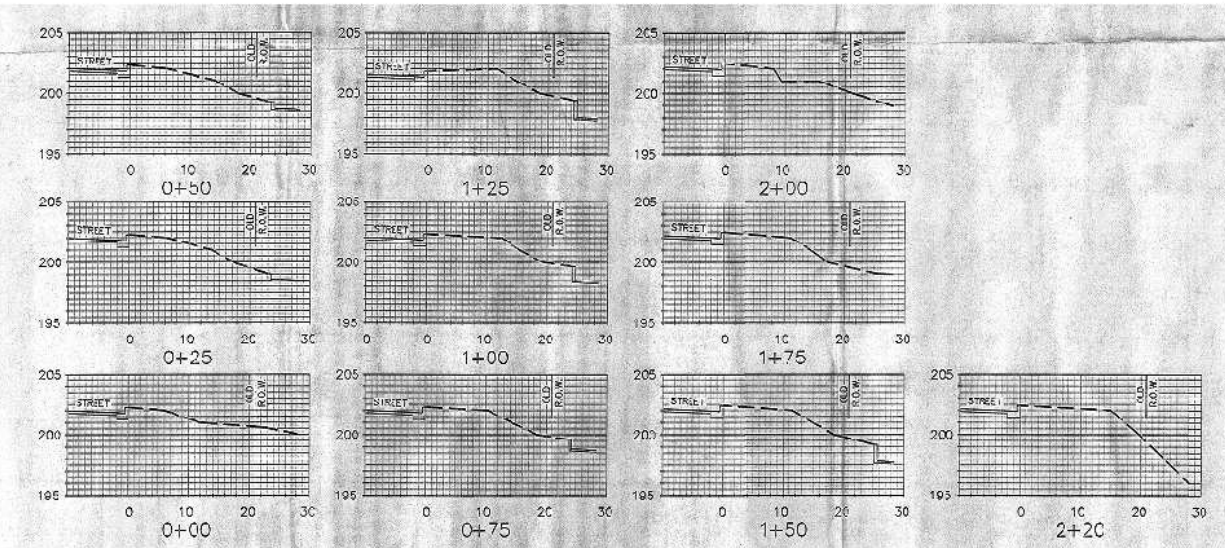


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DETAIL SITE PLAN



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