

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: June 18, 2009****NAME**

Pike Manor, Ltd.

LOCATION5905 Rangeline Road
(Northeast corner of Rangeline Service Road and Abigail Drive)**PRESENT ZONING**

R-1, Single-Family Residential

**ENGINEERING
COMMENTS**

Recommend approval of sidewalk waiver application.

**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 of the sidewalk construction requirements along Rangeline Service Road and Abigail Drive. The applicant is requesting a sidewalk waiver along Rangeline Road because of topographical conditions; it would be located on the side slope of an existing ditch. Extensive fill, grading and shaping would be required to construct the sidewalk. Abigail Drive has similar conditions, the applicant states, as an existing shallow ditch runs along the majority of this street.

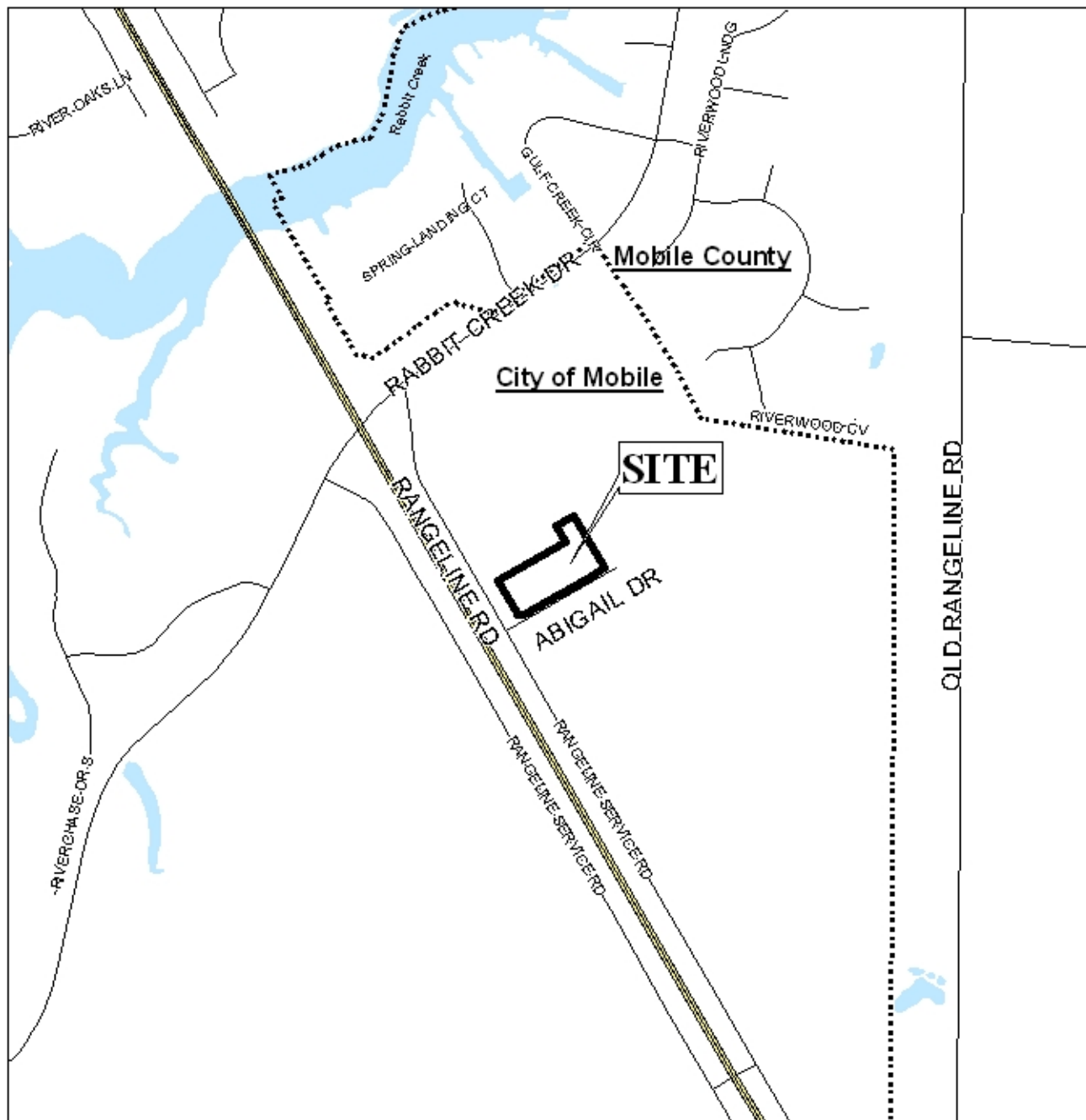
Photographs of the site indicate that there are, indeed, drainage ditches along both street frontages, which would be dangerous for pedestrians. Thus, the Commission may find some justification in waiving construction of the sidewalks.

Comments from City Engineering indicate that the sidewalk waiver should be approved along Rangeline Road and Abigail Drive.

RECOMMENDATION

Based on the preceding, it is recommended that this sidewalk waiver request be approved.

LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial and industrial land use.

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LEGEND

| | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-4 | 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

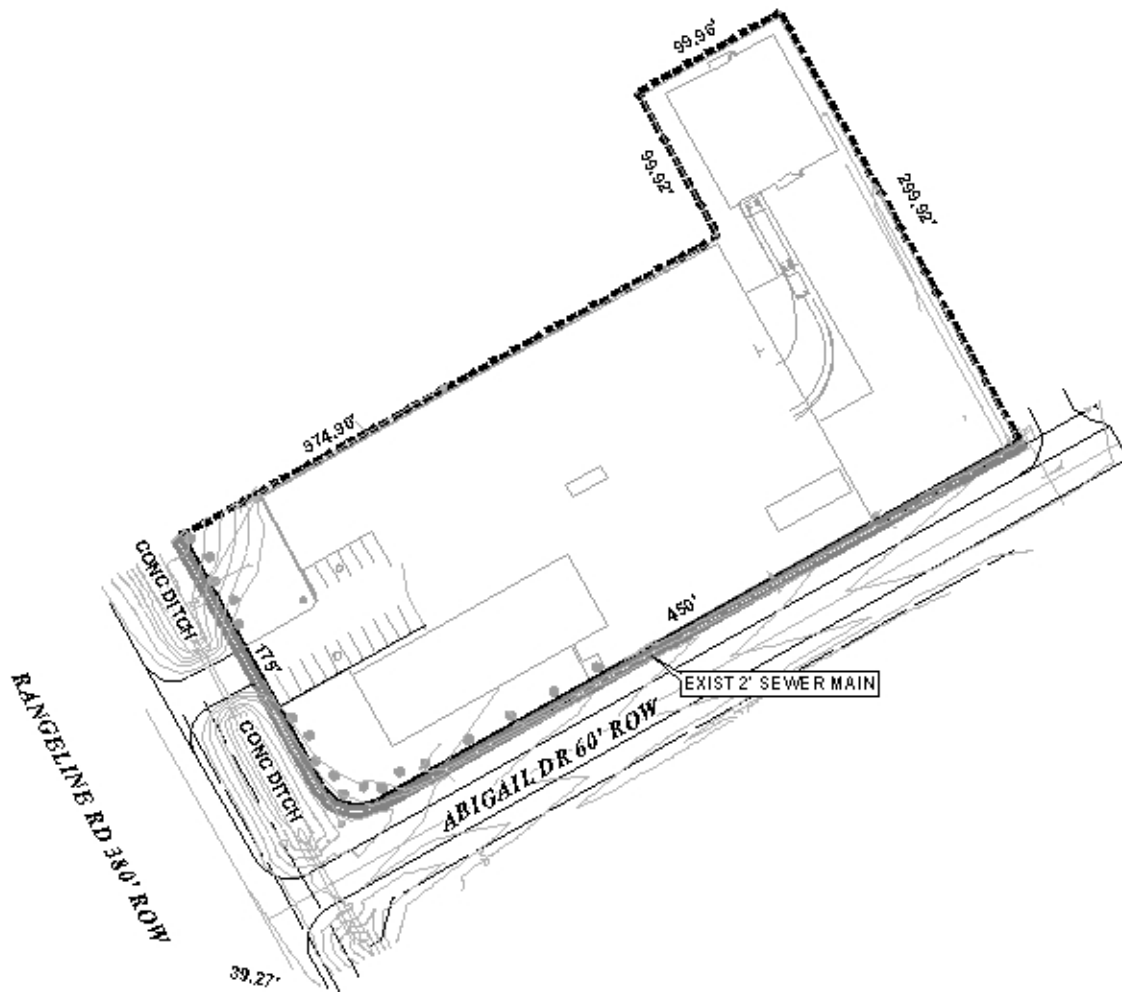


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SITE PLAN



The site plan illustrates the existing buildings, proposed buildings, and existing surfaces

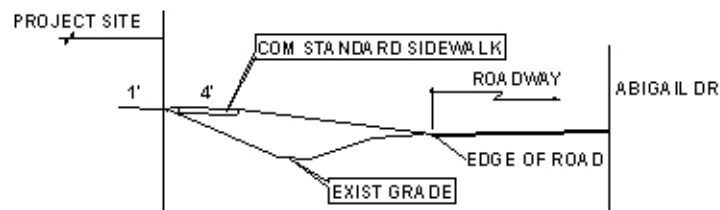
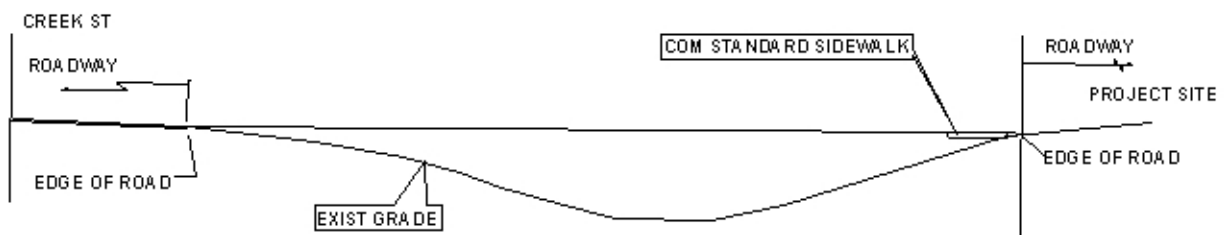
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SIDEWALK CROSS SECTION DETAIL



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