

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: June 16, 2011****NAME**

Saint Ignatius Parish

LOCATION

3758 Spring Hill Avenue (Northeast corner of Spring Hill Avenue and Knowles Street)

PRESENT ZONING

R-1, Single-Family Residential District

**ENGINEERING
COMMENTS**

Recommend approval due to steep slope and insufficient ROW along Knowles St.

**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).

Installation of a sidewalk will have a negative impact on the existing tree roots along Knowles Street.

REMARKS

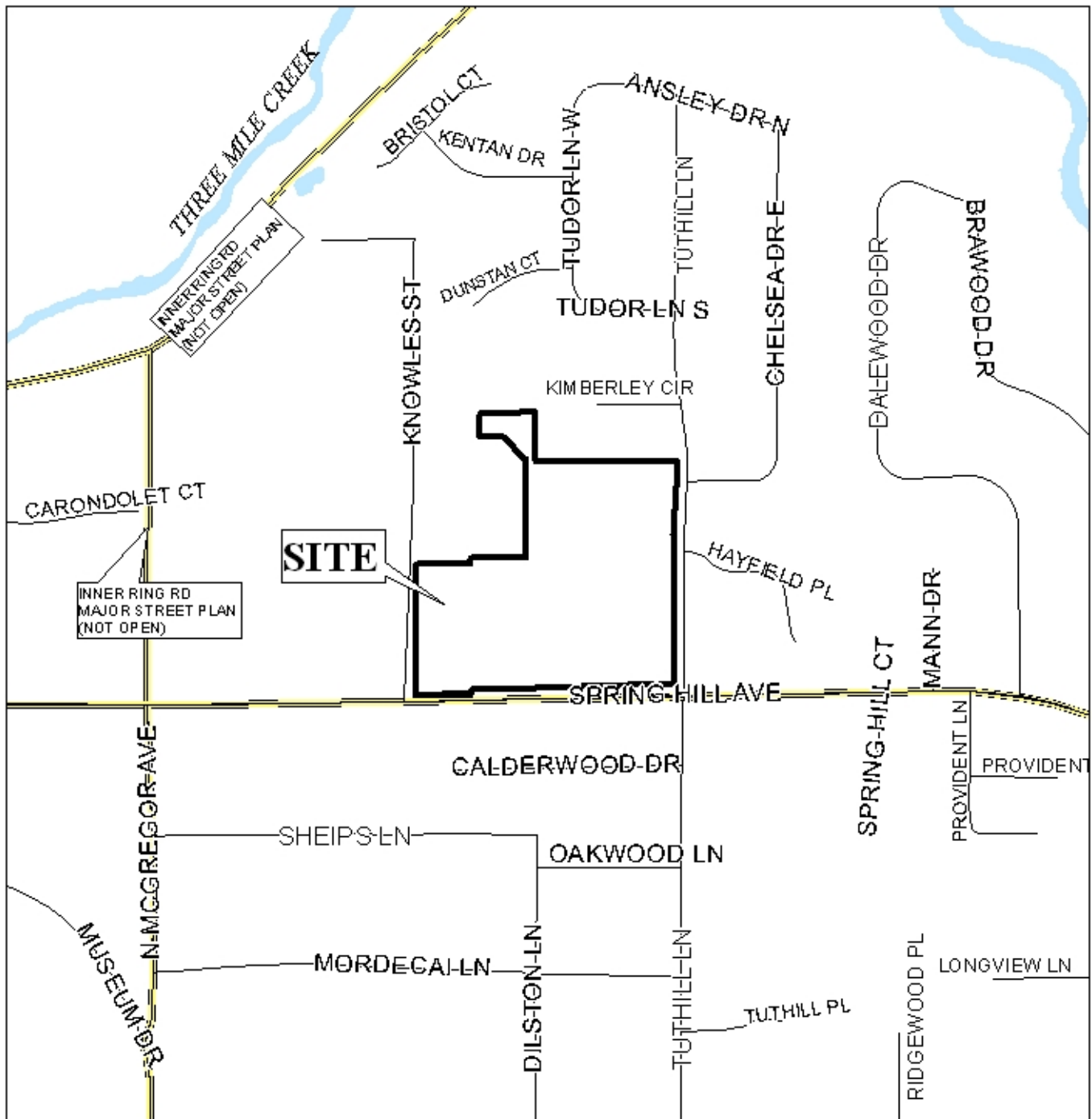
The applicant is requesting a waiver for the construction of a sidewalk along a portion of Knowles Street.

The applicant states that the right-of-way of Knowles Street presents several prohibitive impediments to construction of a safe sidewalk. Among these are the extreme topography, numerous trees, and substandard width of the right-of-way and construction of Knowles Street. The right-of-way is heavily vegetated with numerous large and small trees, and Urban Forestry has determined that the installation of a sidewalk would have a negative impact on the existing tree roots. And City Engineering has recommended approval due to the steep slope and insufficient right-of-way along Knowles Street.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Knowles Street is recommended for approval.

LOCATOR MAP



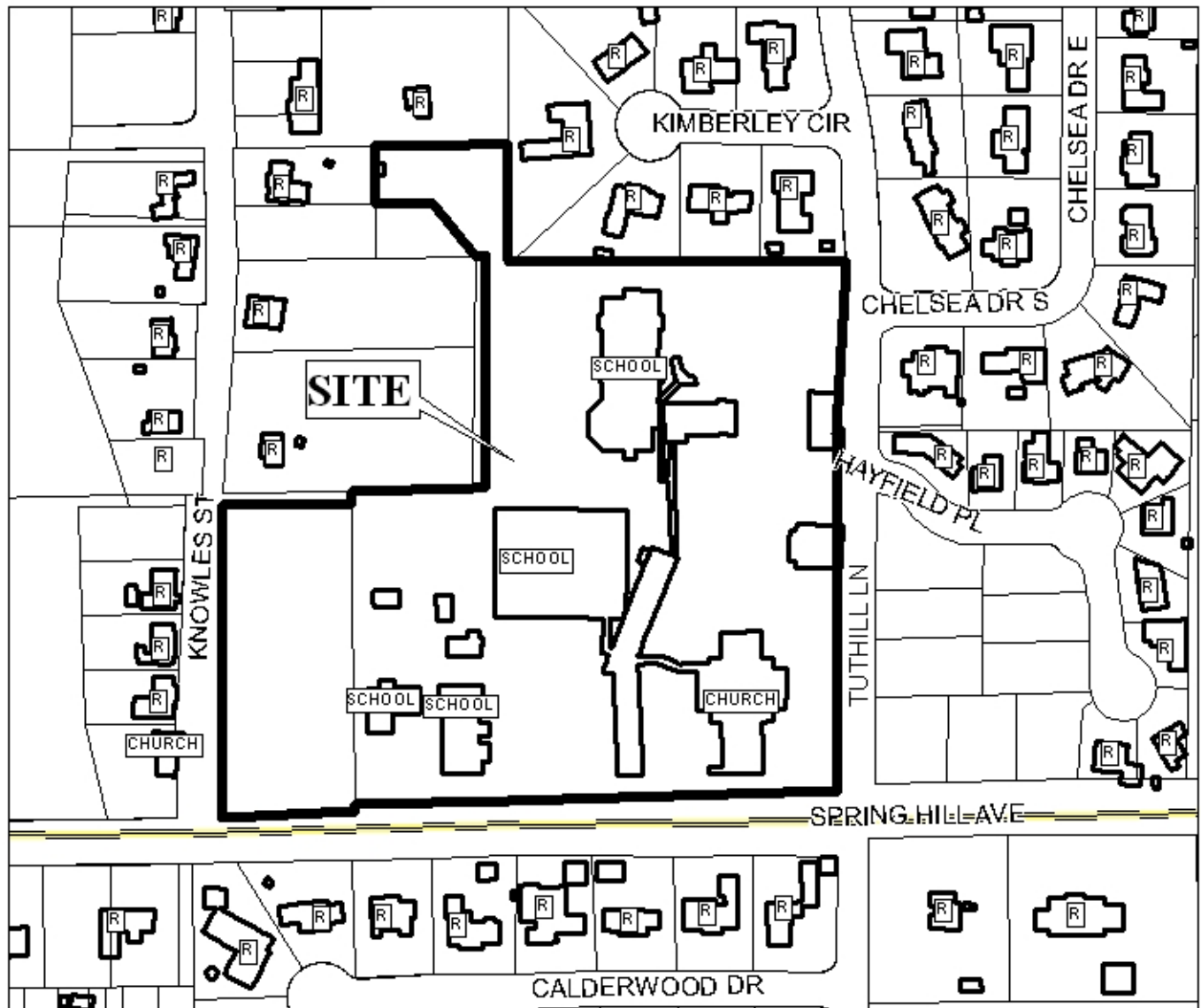
APPLICATION NUMBER 16 DATE June 16, 2011

APPLICANT Saint Ignatius Parish

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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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



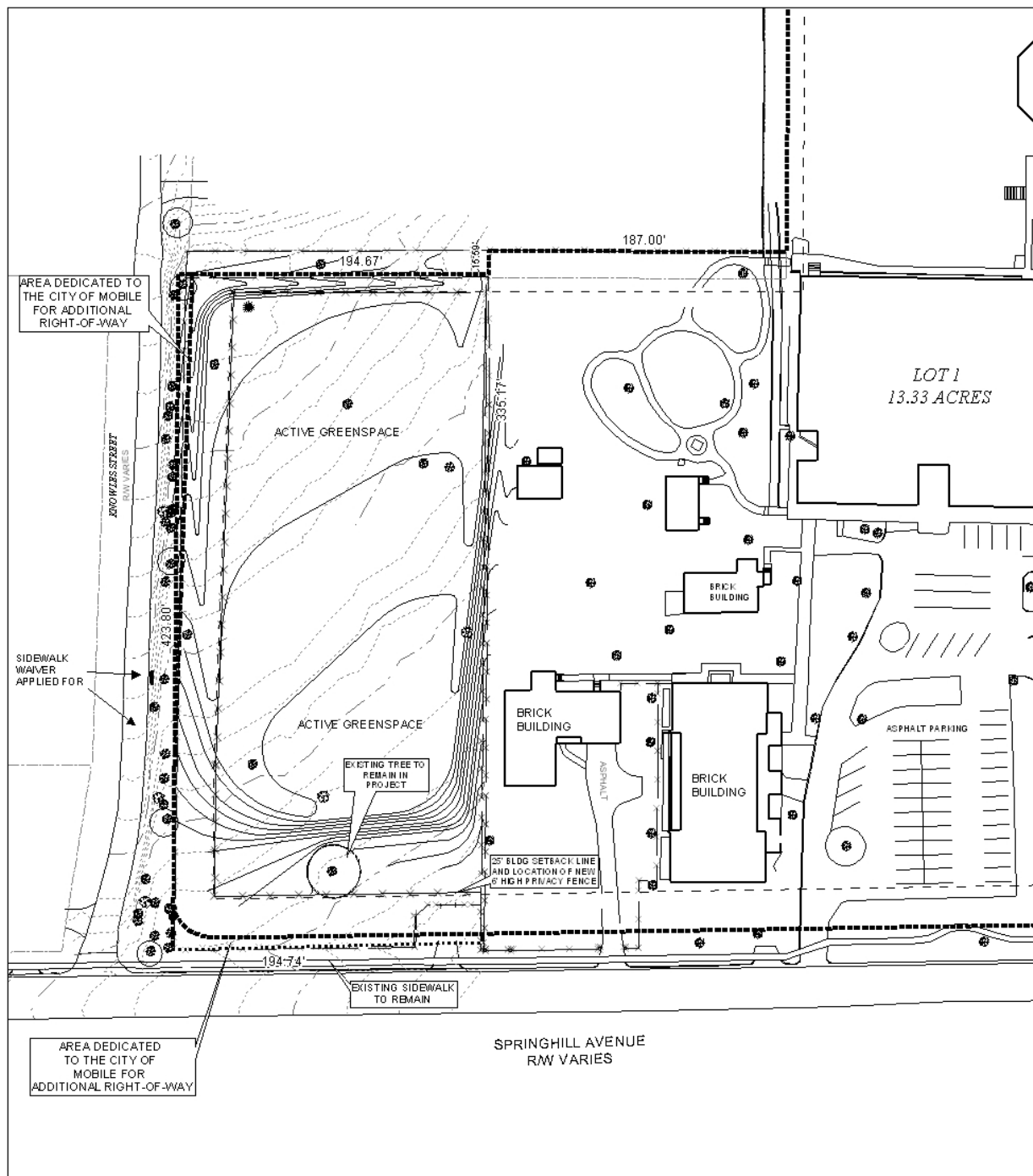
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SITE PLAN



The site plan illustrates buildings, drives, and parking.

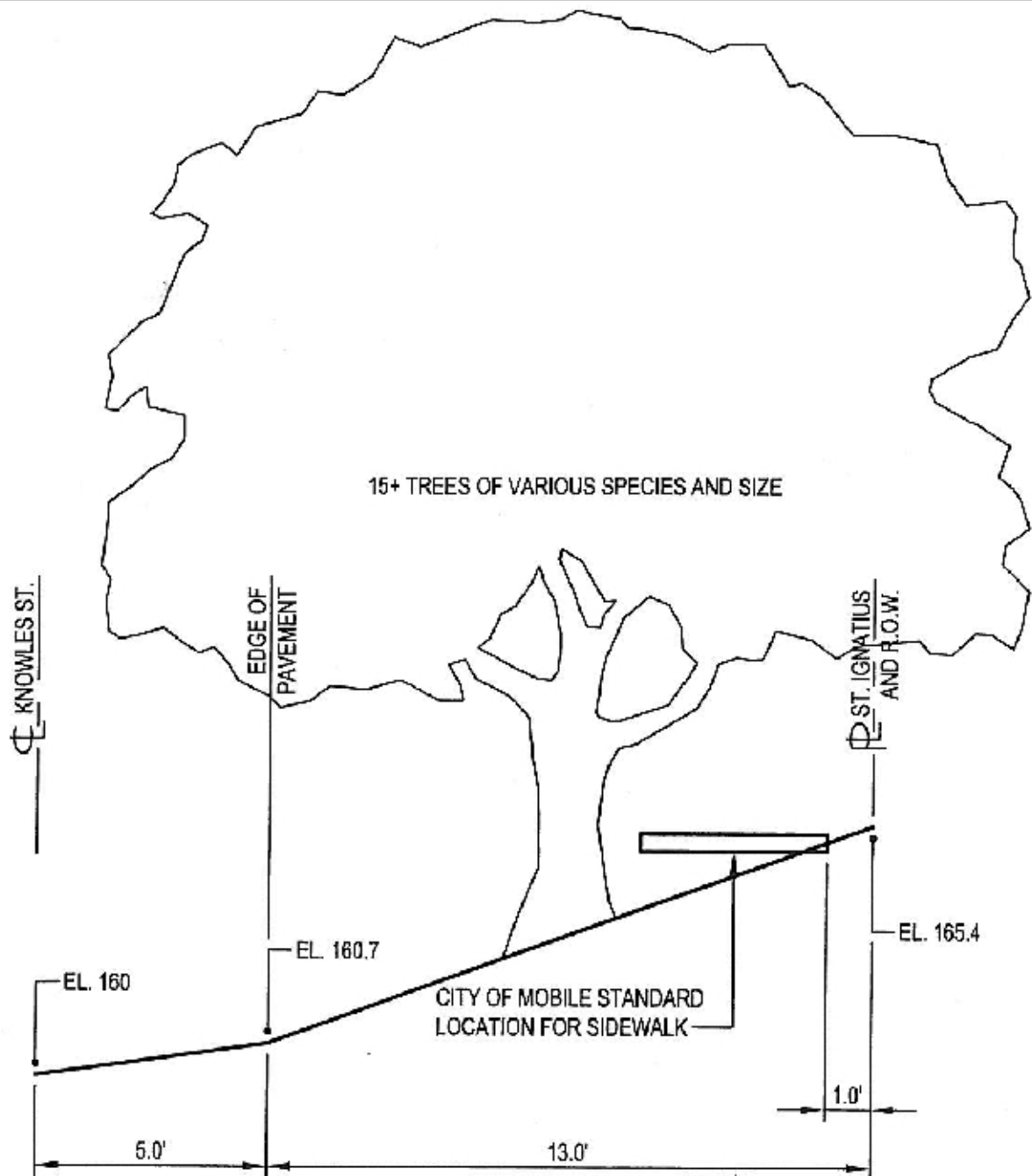
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SIDEWALK CROSS-SECTION DETAIL



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