

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

Springhill Presbyterian Church

LOCATION10 Westminster Way
(Southeast corner of Old Shell Road and Westminster Way,
extending through to Bit and Spur Road)**PRESENT ZONING**

R-1, Single-Family Residential 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 Bit and Spur Road.

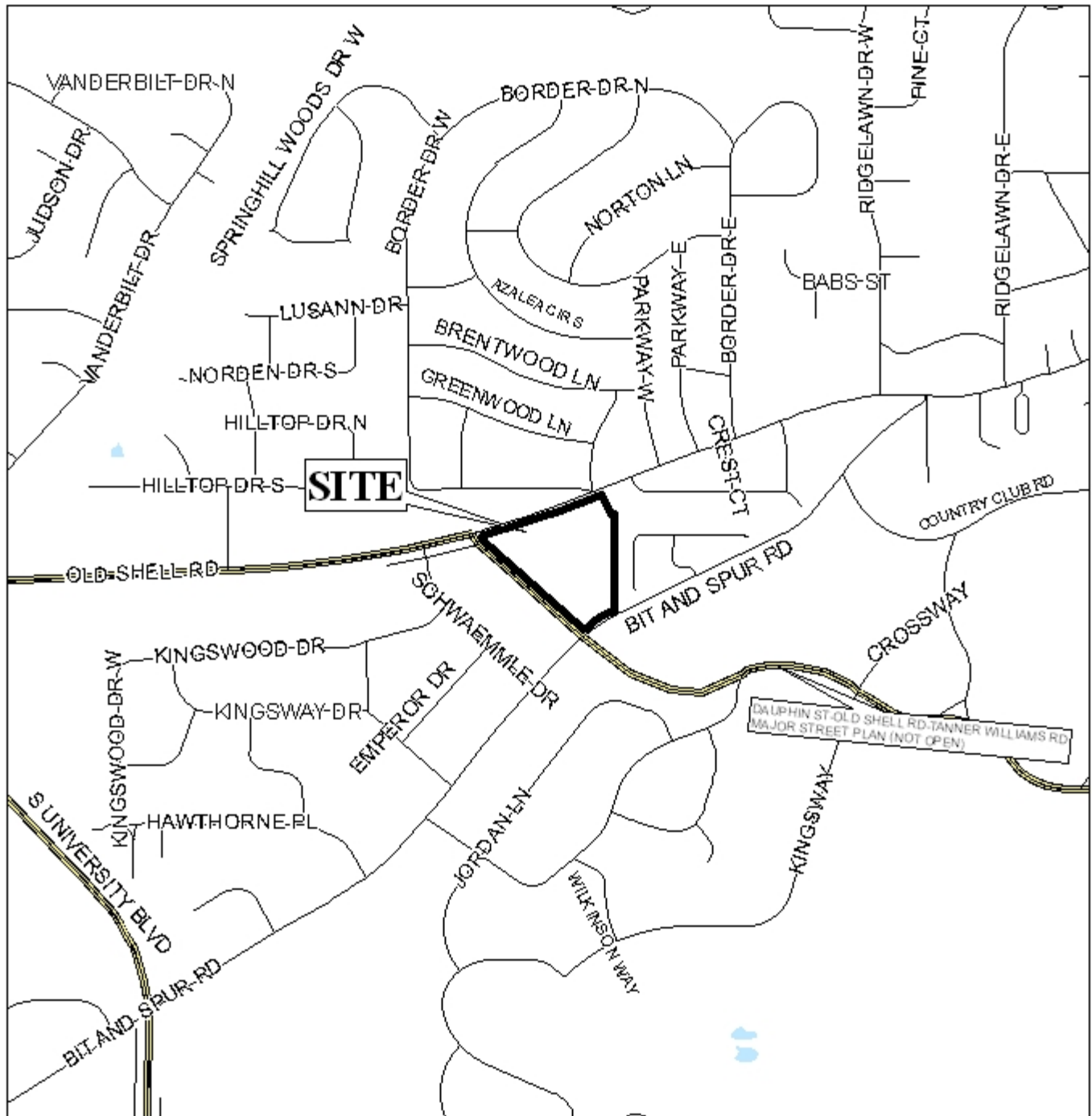
The applicant received Planning Approval and Planned Unit Development approval at the September 4, 2008 meeting of the Planning Commission, to allow the construction of a new chapel within the existing church complex. The applicant proposes to construct a sidewalk along that portion of Westminster Way adjacent to the proposed chapel, but is requesting a waiver along Bit and Spur Road due to existing vegetation on the right-of-way that will prohibit construction of a city standard sidewalk.

Bit and Spur Road, a minor street, has a two lane cross-section at this location. Sidewalks exist on Bit and Spur Road immediately to the West of the site on the North side for approximately two blocks, but there are no sidewalks on the South side of Bit and Spur Road to the West for approximately 2,900 feet. There are no sidewalks to the East of the site on either side of Bit and Spur Road. Furthermore, most of Bit and Spur Road lacks curb and gutter.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Bit and Spur Road is recommended for approval.

LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units and there is a grocery store to the northeast.

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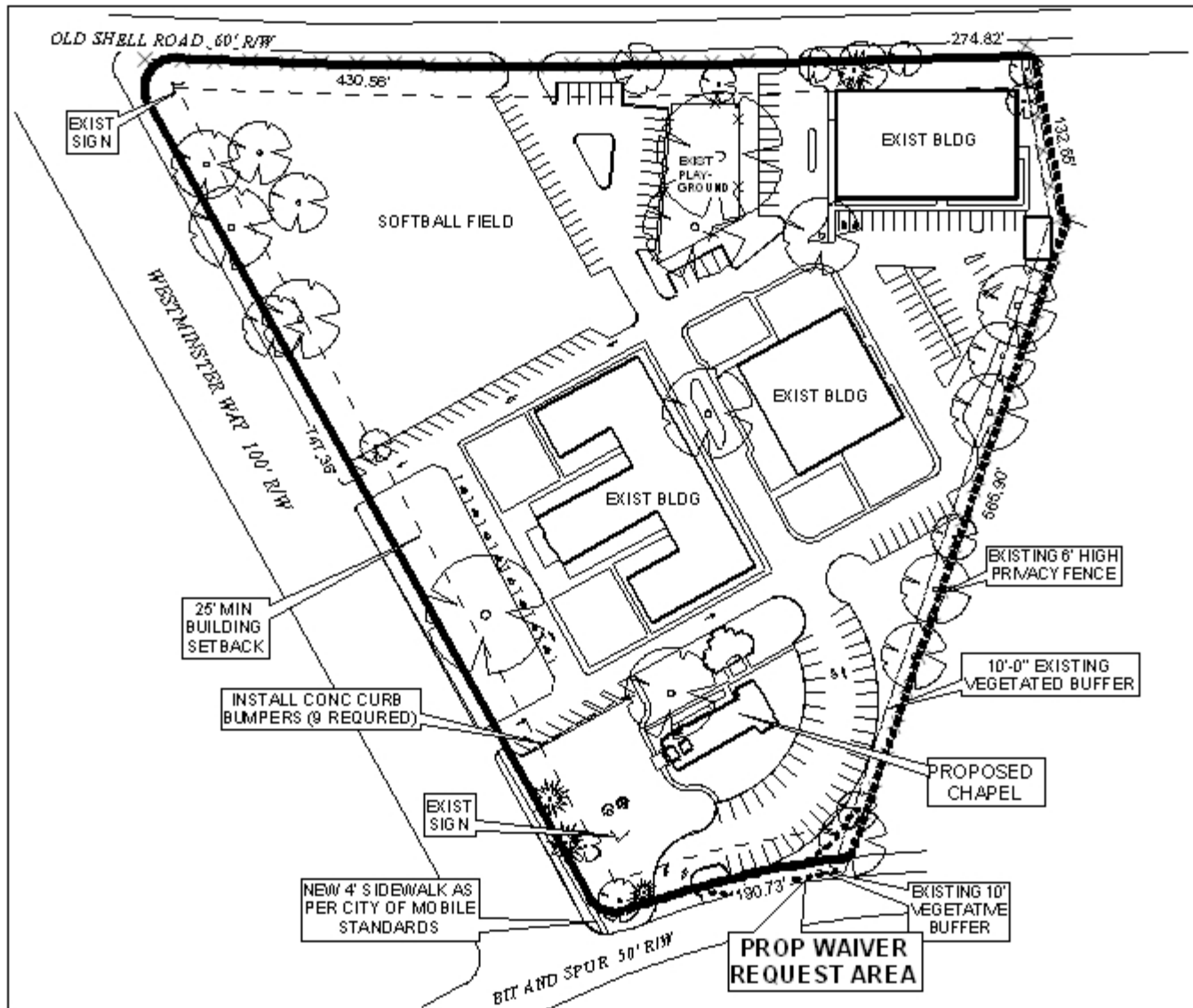
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LEGEND

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
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SITE PLAN

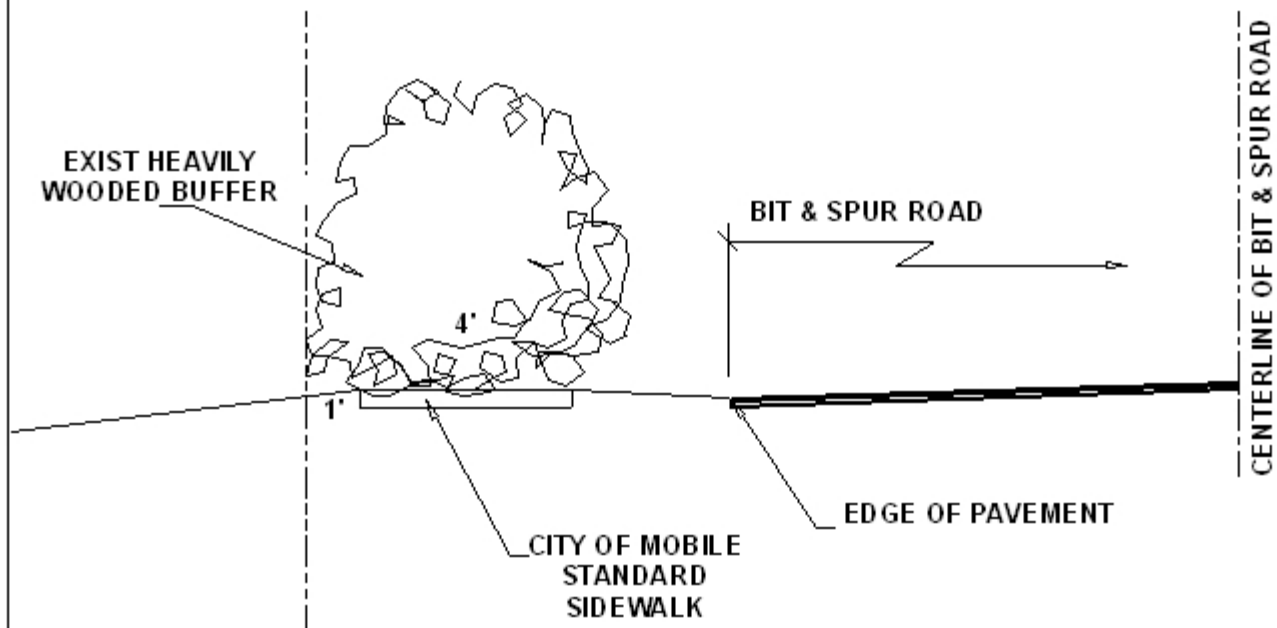


The site plan illustrates existing buildings, proposed building, landscaping, and parking.

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N
 NTS

SIDEWALK CROSS SECTION DETAIL



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N
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NTS

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