SIDEWALK WAIVER REQUEST STAFF REPORT Date: May 17, 2007

NAME Larry Oberkirch

LOCATION Northwest corner of Beltline park Drive South and Beltline Park Drive East.

PRESENT ZONING I-1, Light Industry

ENGINEERING COMMENTS Based on cross section provided by applicant, it appears there is room to construct the sidewalk in R/W.

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).

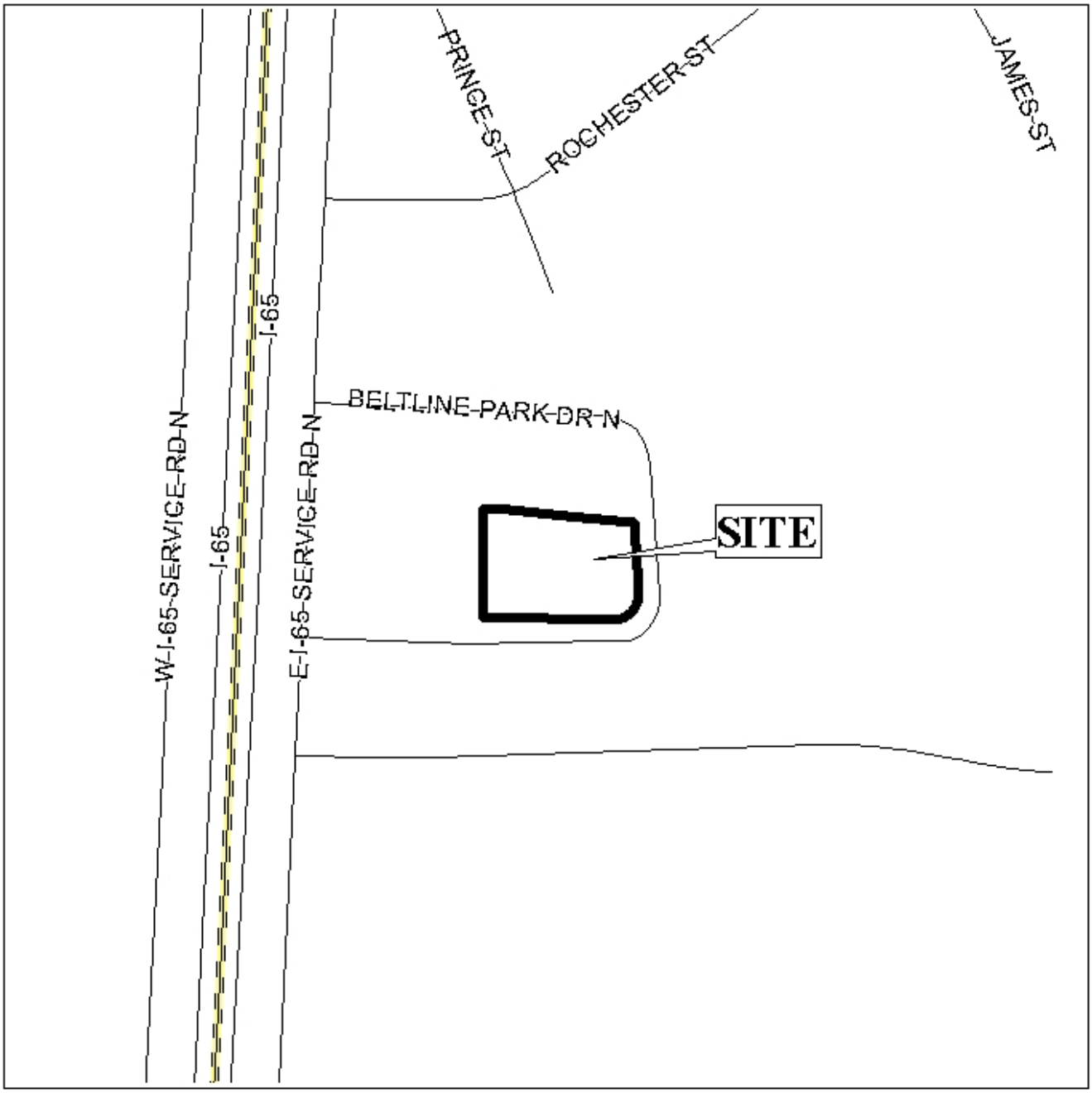
REMARKS The applicant is requesting a waiver of the sidewalk construction requirements along Beltline Park Drive South and Beltline Park Drive East. The applicant states that the site is located within an industrial area and there are no other sidewalks within this area.

It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

Comments from City Engineering indicate that the sidewalk could be constructed within the right-of-way.

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

LOCATOR MAP



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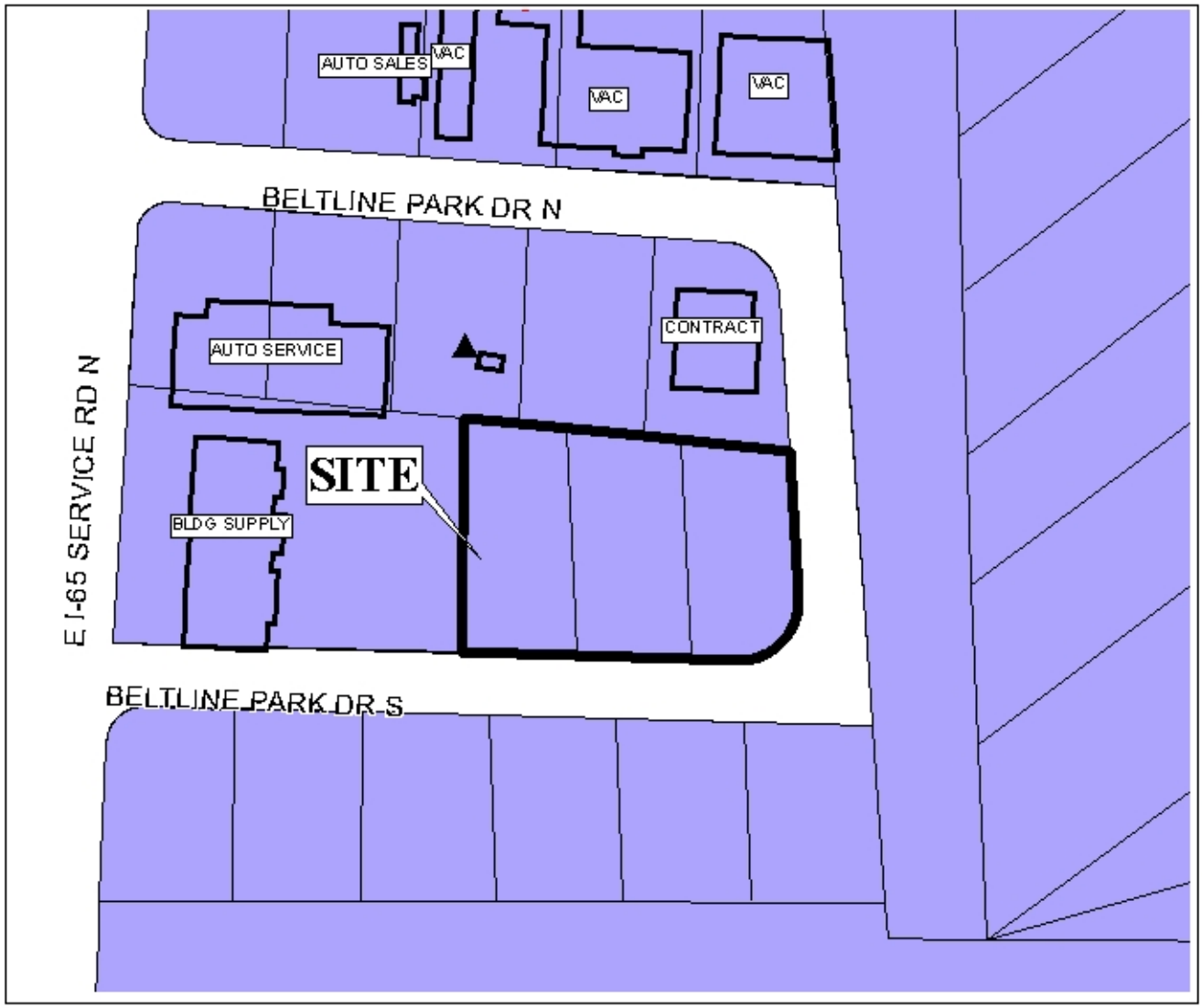
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

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LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

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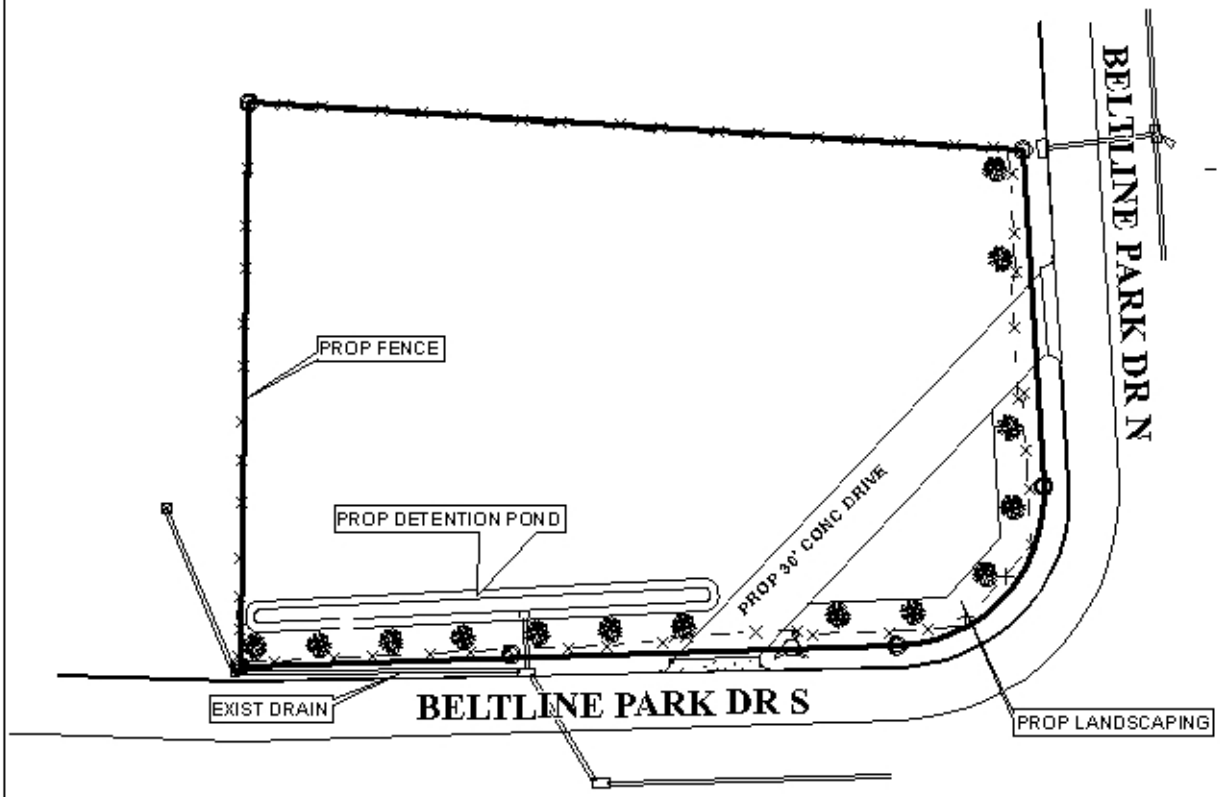
SITE PLAN



The site plan illustrates the proposed drive, landscaping, and drainage structures

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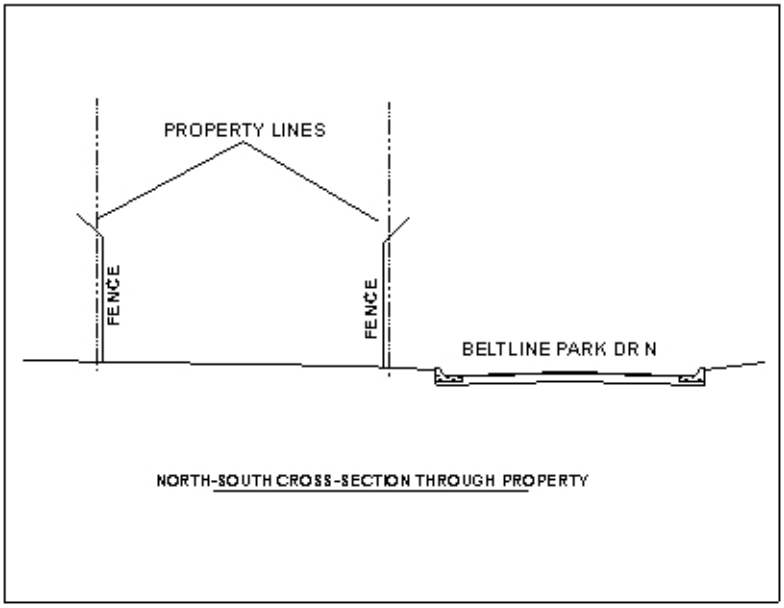
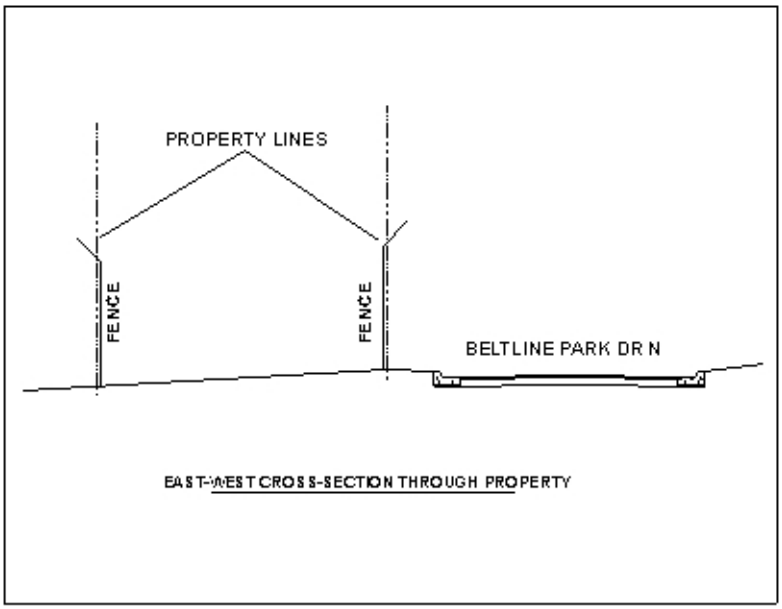
SIDEWALK CROSS-SECTION DETAIL



NORTH-SOUTH CROSS-SECTION THROUGH PROPERTY



EAST-WEST CROSS-SECTION THROUGH PROPERTY

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