

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: August 7, 2008****NAME**

McGill Toolen Catholic High School

LOCATION3610 Michael Boulevard
(Northeast corner of Michael Boulevard and Marion
Beckham Drive)**PRESENT ZONING**

R-1, Single-Family Residential

ENGINEERING**COMMENTS**Recommend approval of application due to location of
existing open drainage ditch.**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 Michael Boulevard. The applicant is requesting a sidewalk
waiver due to the steep slope and depth of the existing ditch along Michael Boulevard.
Placement of the sidewalk would be a safety hazard.

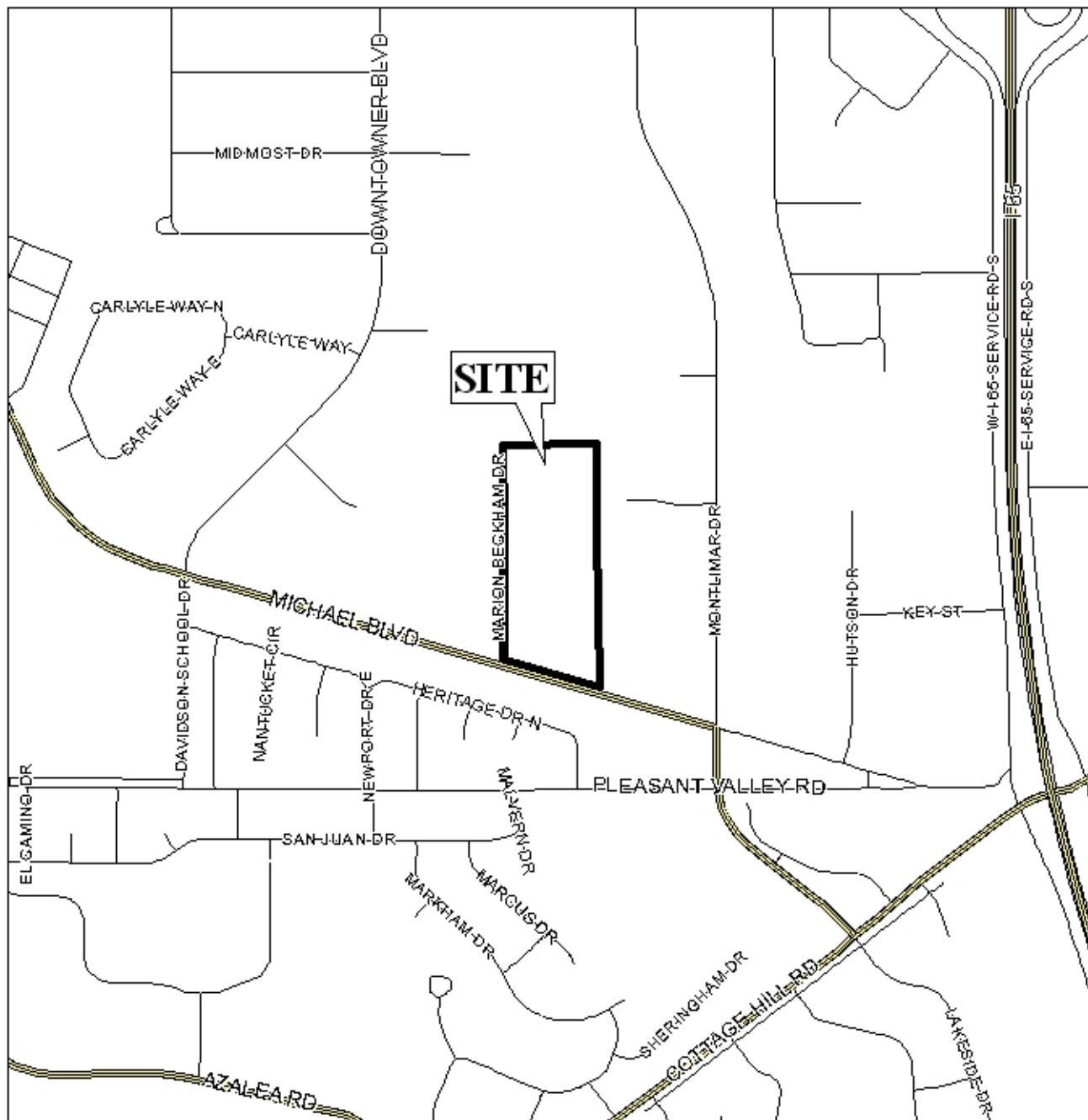
This site was recently approved for an athletic complex to be constructed. One condition of
approval by the Planning Commission was the submission of a Traffic Impact Study was
required, which required a turn lane along Michael Boulevard. There are two issues with this
requirement. First, the provision of a turn lane may greatly affect the site plan as submitted; and
second, improvement of the site for the turn lane may potentially allow the construction of the
sidewalk. Therefore, it is the opinion of staff that a request for a sidewalk waiver is pre-mature
at this time.

Comments from City Engineering indicate that the sidewalk waiver be approved along Michael
Boulevard.

RECOMMENDATION

Based on the preceding, it is recommended that this
sidewalk waiver request be denied, with the provision that the applicant may re-apply once the
turn-lane along Michael Boulevard has been constructed, if construction of the sidewalk is not
practicable at that time.

LOCATOR MAP



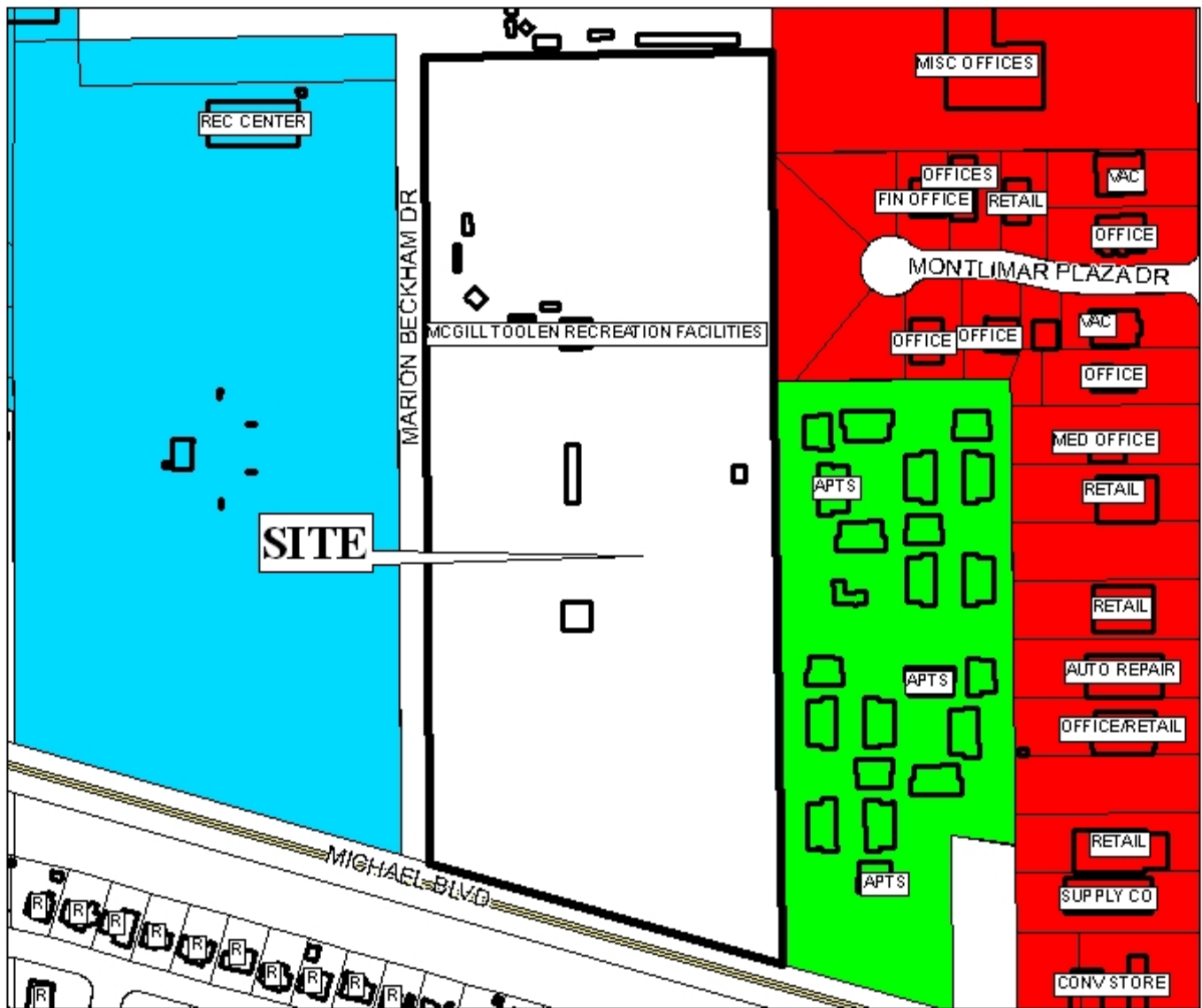
APPLICATION NUMBER 17 DATE August 7, 2008

APPLICANT McGill Toolen Catholic High School

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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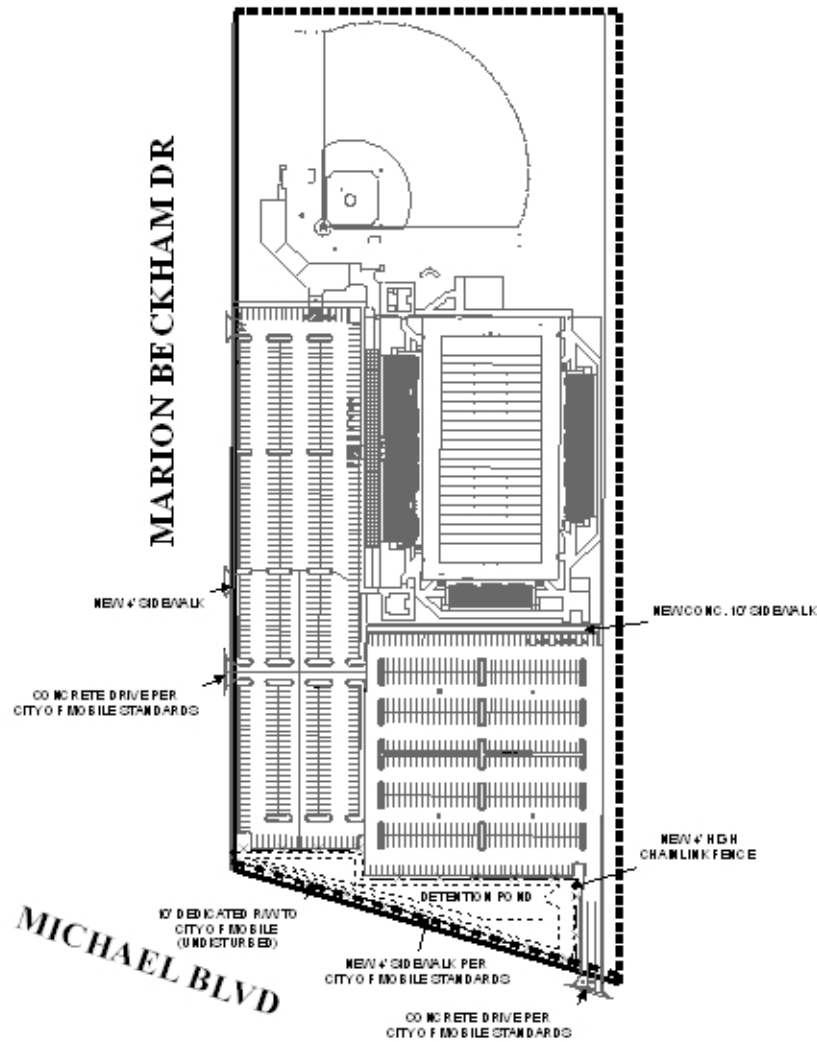
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LEGEND

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

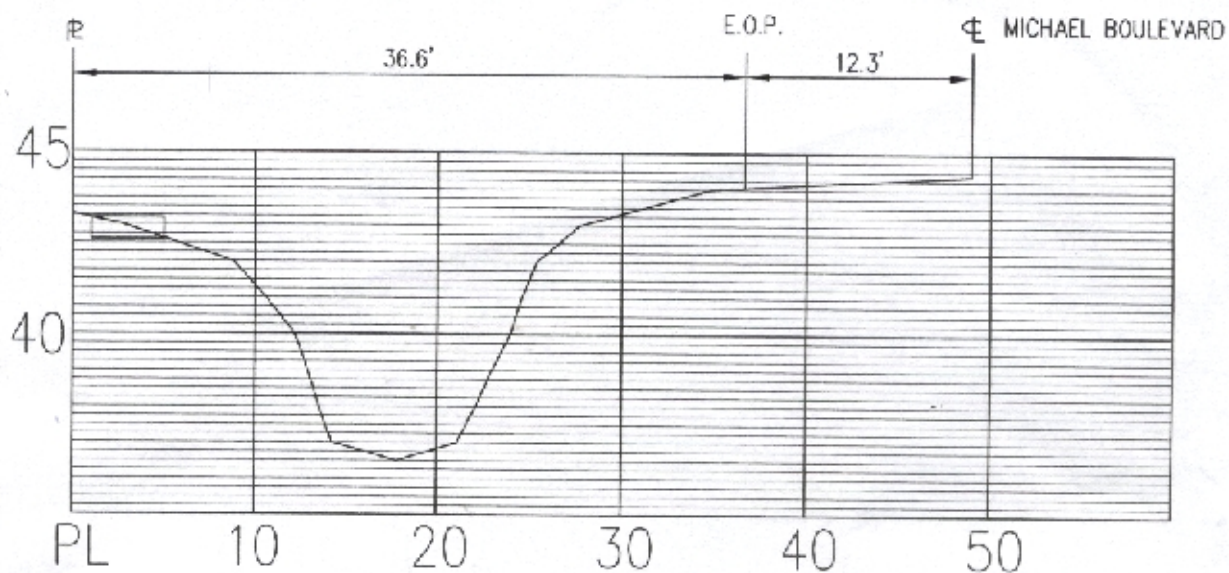


This site illustrates proposed and existing structures.
 Sidewalk waiver is requested along Michael Blvd.
 See detail site for sidewalk crosssection.

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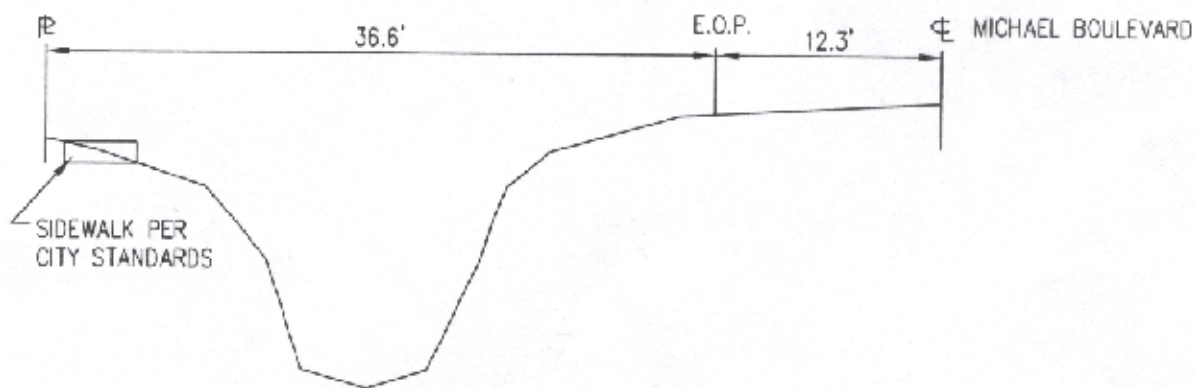


DETAIL SITE PLAN



SCALE: VERT. 1"=5'-0"

SCALE: HORIZ.. 1"=10'-0"



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