

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: July 7, 2005**

NAME

Community Bible Church

LOCATION1251 Navco Road
(East side of Navco Road, 275'± South of Buena Drive North)**PRESENT ZONING**

R-1, Single Family Residential

ENGINEERING**COMMENTS**

Due to the topography of the area, stormwater runoff from the sidewalk would flow onto the private property and not into the street as specified by the city standard sidewalk. Therefore, a hold harmless agreement for the stormwater runoff would be required from the property owner to allow construction of the sidewalk.

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 requirements along the Navco Road frontage.

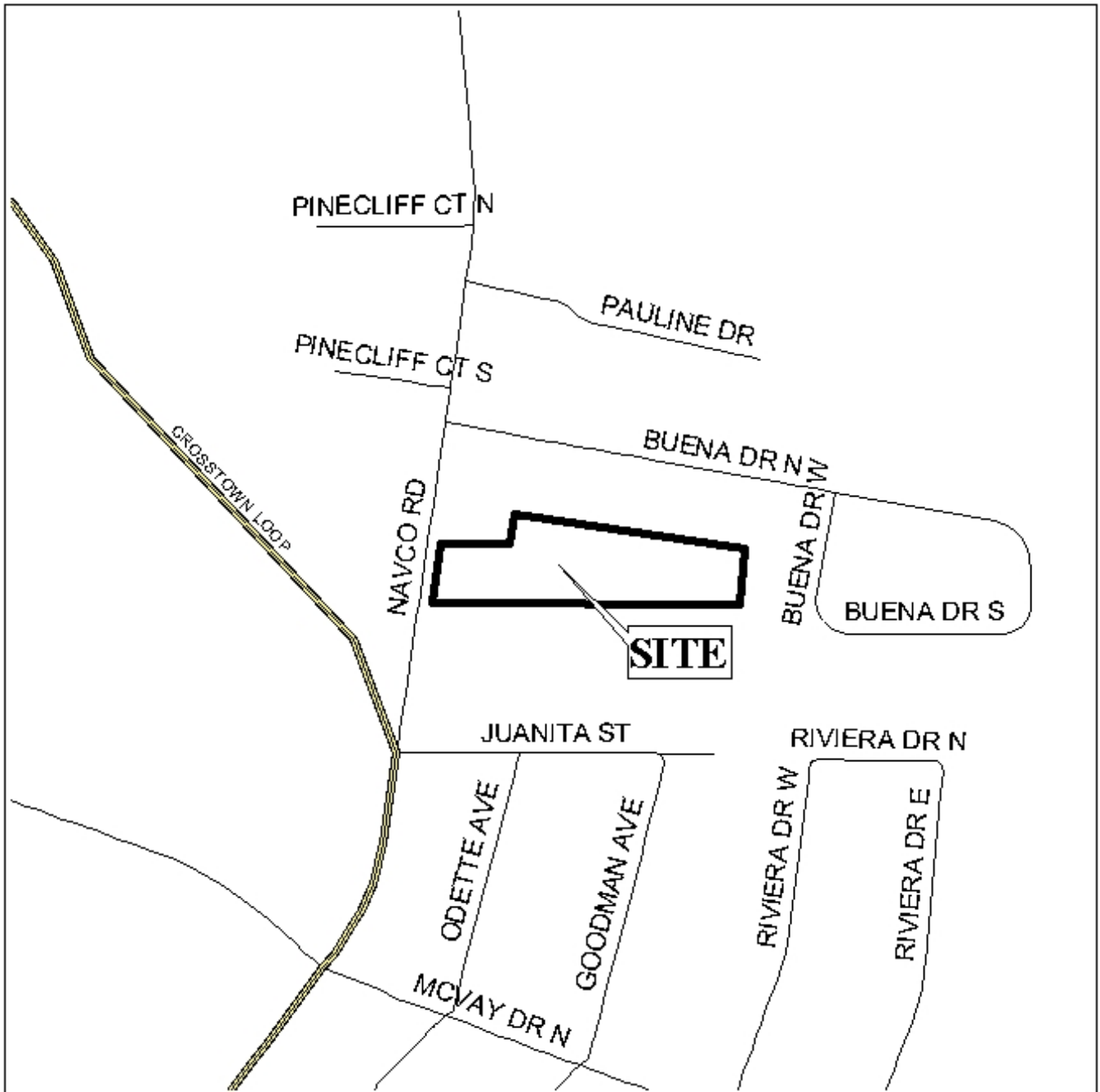
The applicant states that there are no sidewalks along Navco Road in the vicinity of the project and the church is not financially able to fund such an expense.

It should be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Rather, 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 the Engineering Department indicate that, while construction of a sidewalk is possible, it would result in drainage issues.

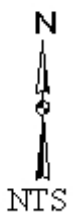
RECOMMENDATION

Based on the preceding, it is recommended that this request be granted.

LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings, with a church and multiple family residential dwellings located to the South of the property.

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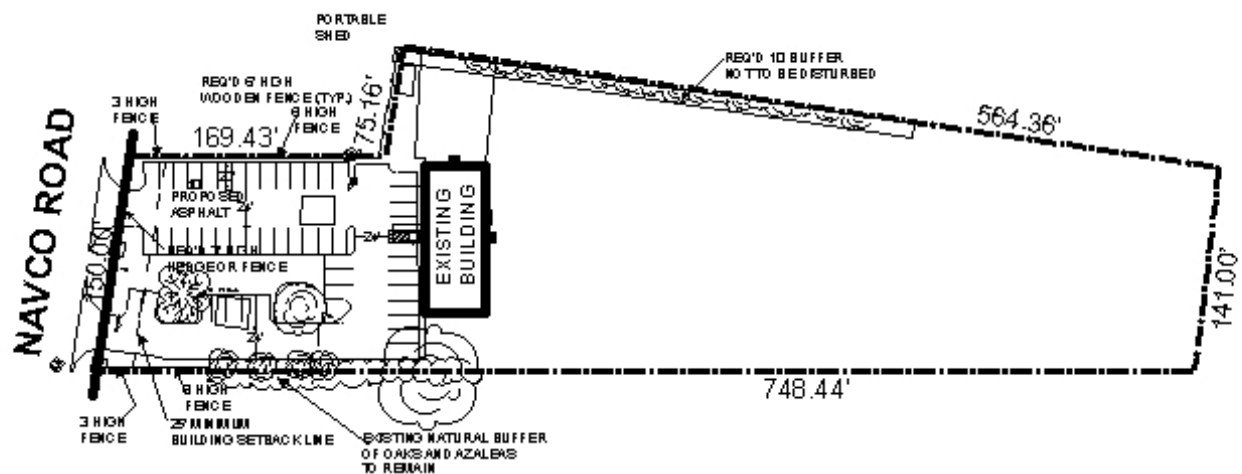
LEGEND

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



NTS

SITE PLAN



The site is located on the East side of Navco Road, 275' South of Buena Drive North. The plan illustrates the existing building and drive.

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USE/REQUEST Sidewalk Waiver

NTS