

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: July 24, 2003****NAME**

Franklin Primary Health Center Inc.

LOCATION

1303 Dr. Martin Luther King, Jr. Avenue
(Southwest corner of Dr. Martin Luther King, Jr. Avenue
and Cuba Street, extending to the North side of Lyons
Street, 180'± West of Cuba Street)

PRESENT ZONING

B-1, Buffer Business

**ENGINEERING
COMMENTS**

No waiver recommended, sidewalks can be constructed and
there is much evidence of foot traffic in the area.

Dr. Martin Luther King, Jr. Avenue, The approximately 40-feet of sidewalk that requires
replacement is located in the northwest portion of the site and is associated with a driveway that
will also be replaced. Replacement should not adversely impact any tree roots.

Cuba Street, The sidewalk can be constructed immediately behind the
back of the curb. This placement does not allow the normal 2-foot clear zone but this is a one-
way street with on-street parking on the side of the street in question. This sidewalk, when
constructed, will meet an existing sidewalk to the south.

Lyons Street, Sidewalk can be constructed.

**URBAN FORESTRY
COMMENTS**

Urban Forestry has procedures in place for protection of
both city and private property trees so sidewalks can be installed and replaced doing minimal
harm.

REMARKS

The applicant is requesting a waiver of the sidewalk
requirements along Cuba Street, Lyons Street and to relieve the applicant from replacing an
existing sidewalk on Dr. Martin Luther King, Jr. Avenue that was broken prior to construction of
the Franklin Primary Health Center building. The applicant states that the demolition and
replacement of sidewalk along Dr. Martin Luther King, Jr. Avenue poses the potential to damage
the root system of the existing heritage oaks in the area. The applicant adds that Lyons Street
does not have sidewalks along either adjacent property and the construction of the sidewalks will
put an unanticipated financial burden on the owners.

However, as illustrated in the Engineering Comments, the sidewalks can be constructed to city
standards. Also, only approximately 40-feet of sidewalk along Dr. Martin Luther King, Jr.
Avenue requires replacement and is associated with a driveway that will also be replaced.

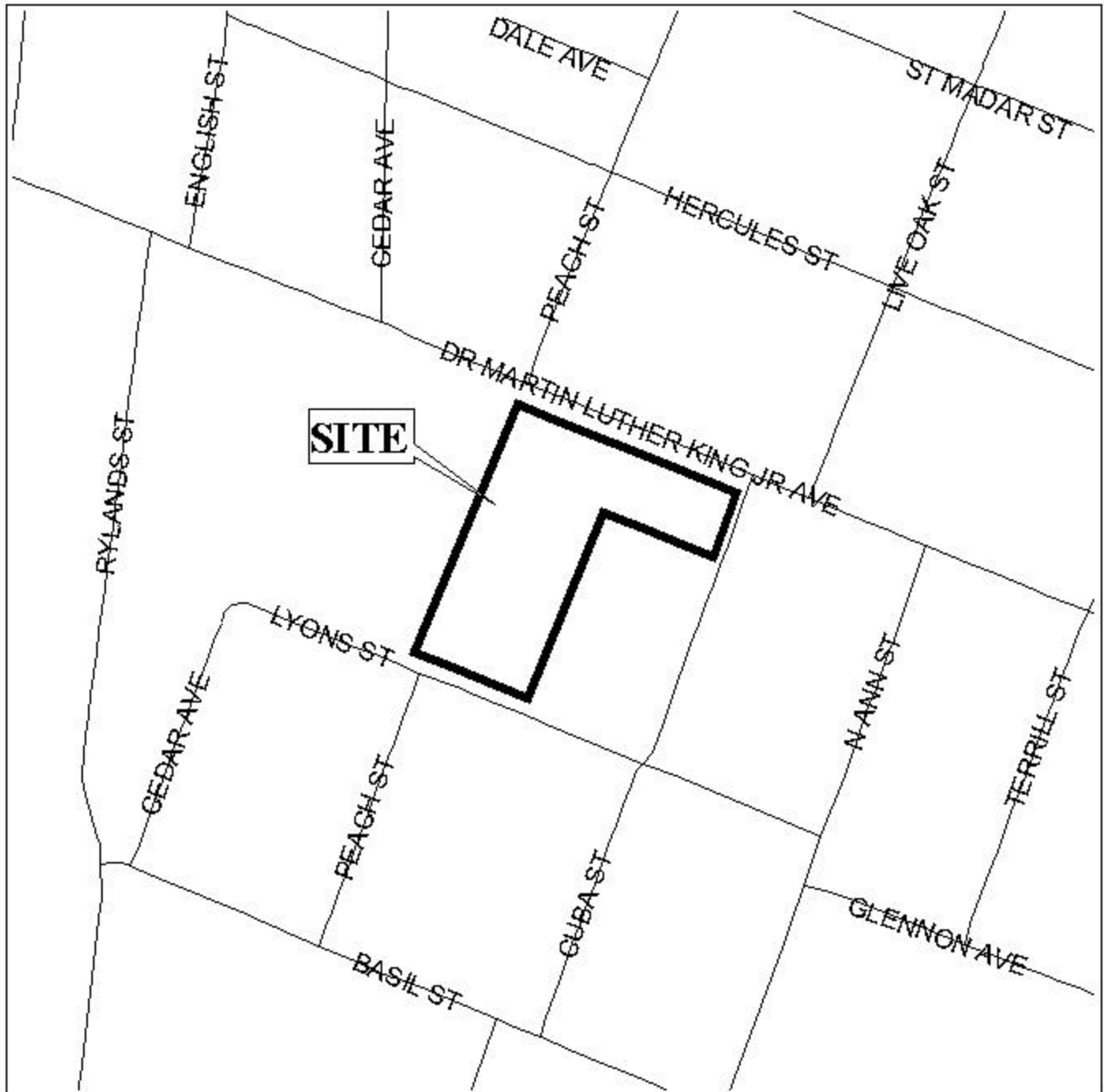
Upon submission of site plans for permitting sidewalks were illustrated to be constructed on the site plan.

RECOMMENDATION

waiver be denied.

Based upon the preceding, it is recommended that the

LOCATOR MAP



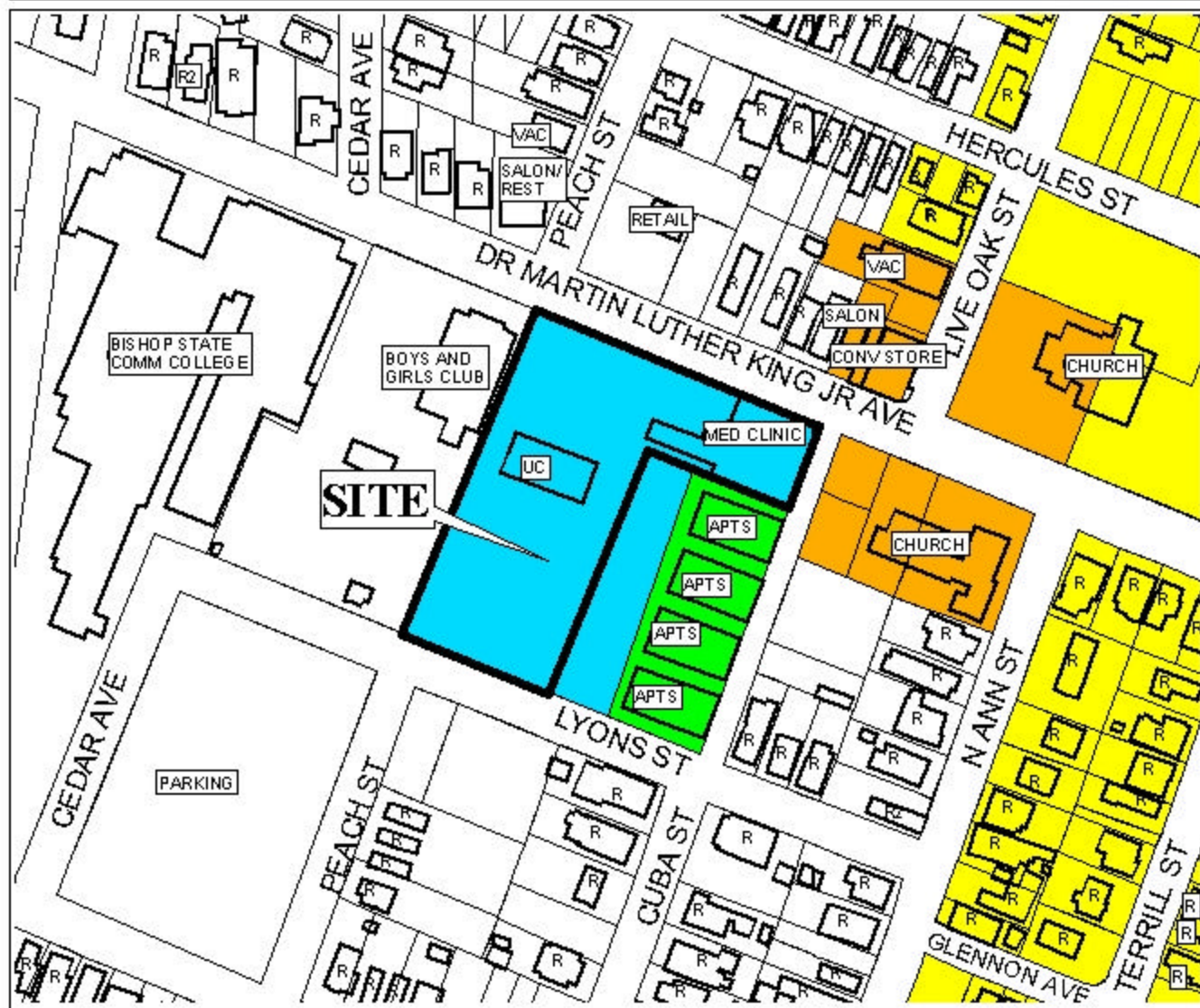
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APPLICANT Franklin Primary Health Care, Inc.

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units and churches. Apartments are located to the south of the site.

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REQUEST Sidewalk Waiver

LEGEND

