

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: 9/14/2007****NAME**

I-65 Office, LLC (John White-Spunner, Agent)

LOCATION2310 West I-65 Service Road South
(west side of West I-65 Service Road South, ½ mile± north
of Halls Mill Road)**PRESENT ZONING**

B-3, Community Business District

ENGINEERING**COMMENTS**

Based on typical section information provided by the engineer and on information provided by applicant, it does not appear standard sidewalk is constructible at this location.

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

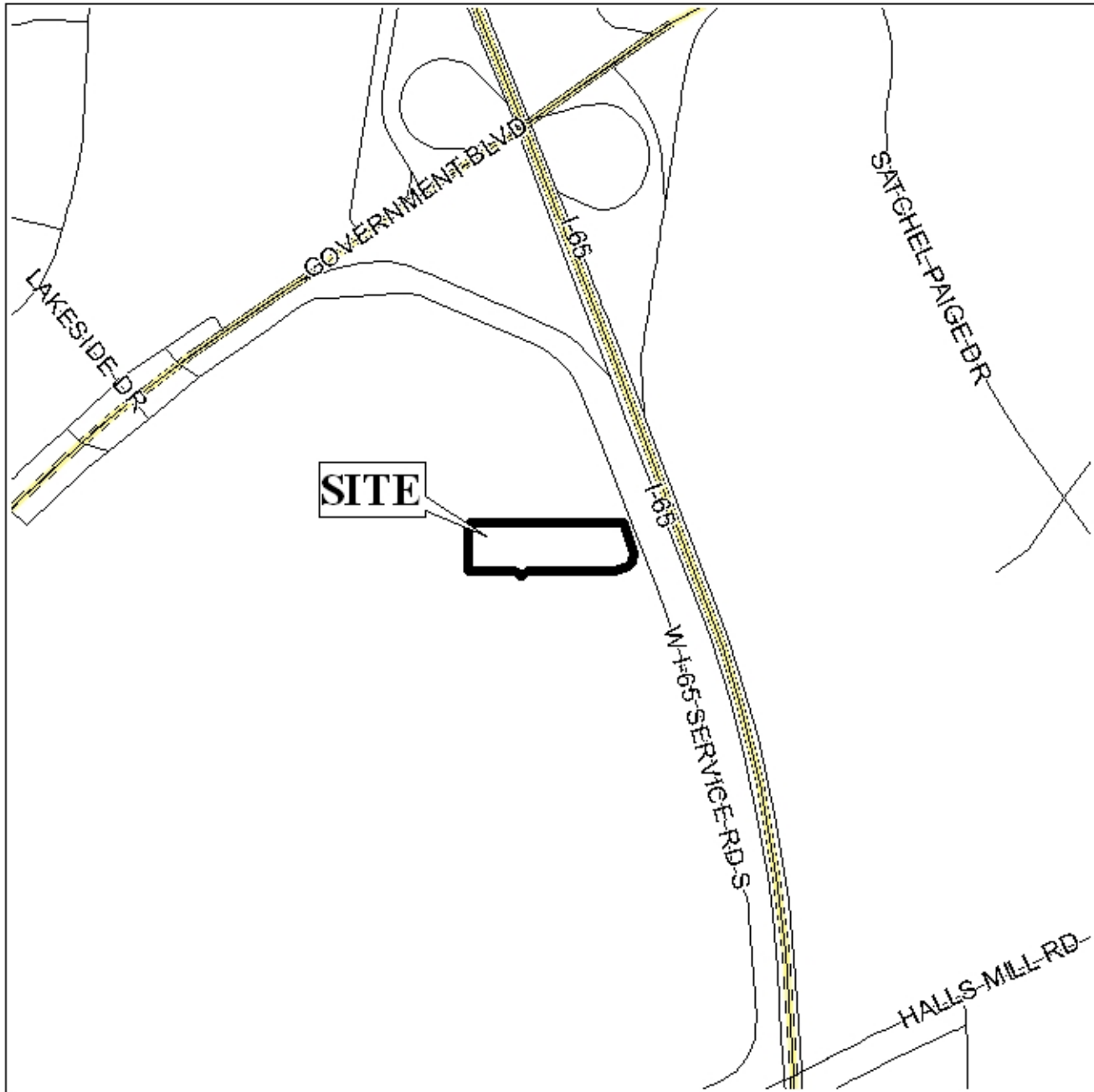
The applicant is requesting a waiver of the sidewalk construction requirements along W I-65 Service Road South. There is a drainage ditch on the property line with a 10' drainage easement, which has created steep grades in the sidewalk area. Currently, no sidewalks exist along the service road from HWY 90 to Halls Mill Rd. The depicted entrance drive is temporary, as it will be removed upon completion of Spinner Court, where sidewalks will be built in the future.

Comments from City Engineering indicate that the sidewalk waiver should be approved along West I-65 Service Road South.

RECOMMENDATION

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

LOCATOR MAP



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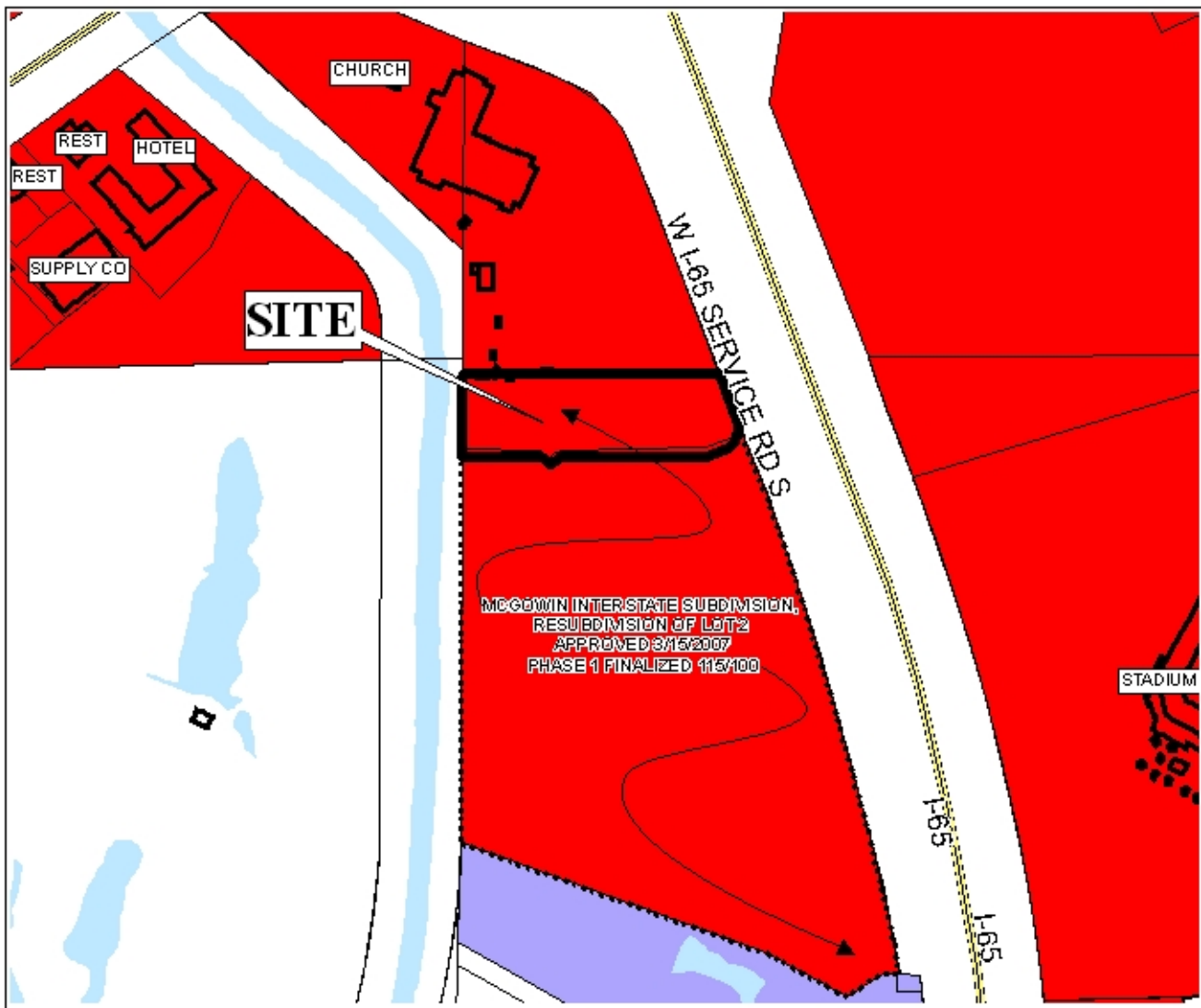
APPLICANT I-65 Office, LLC

REQUEST Sidewalk Waiver



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is located to the north of the site. A church is located to the north of the site. A stadium is located to the east of the site.

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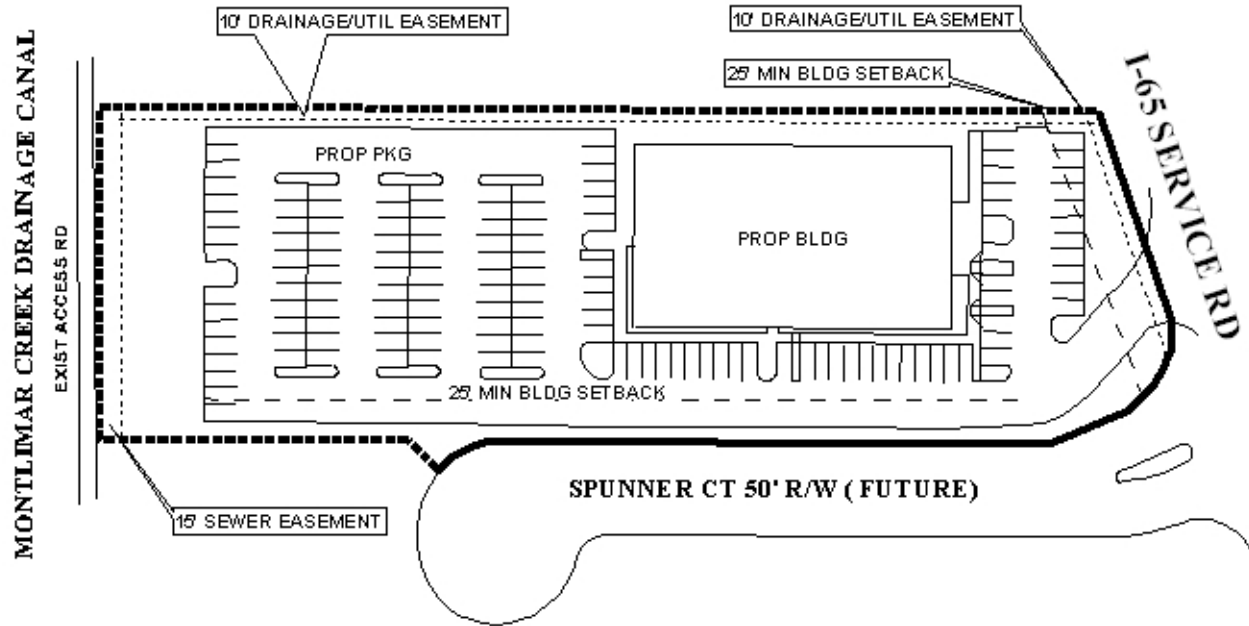
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LEGEND

														NTS
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



SITE PLAN



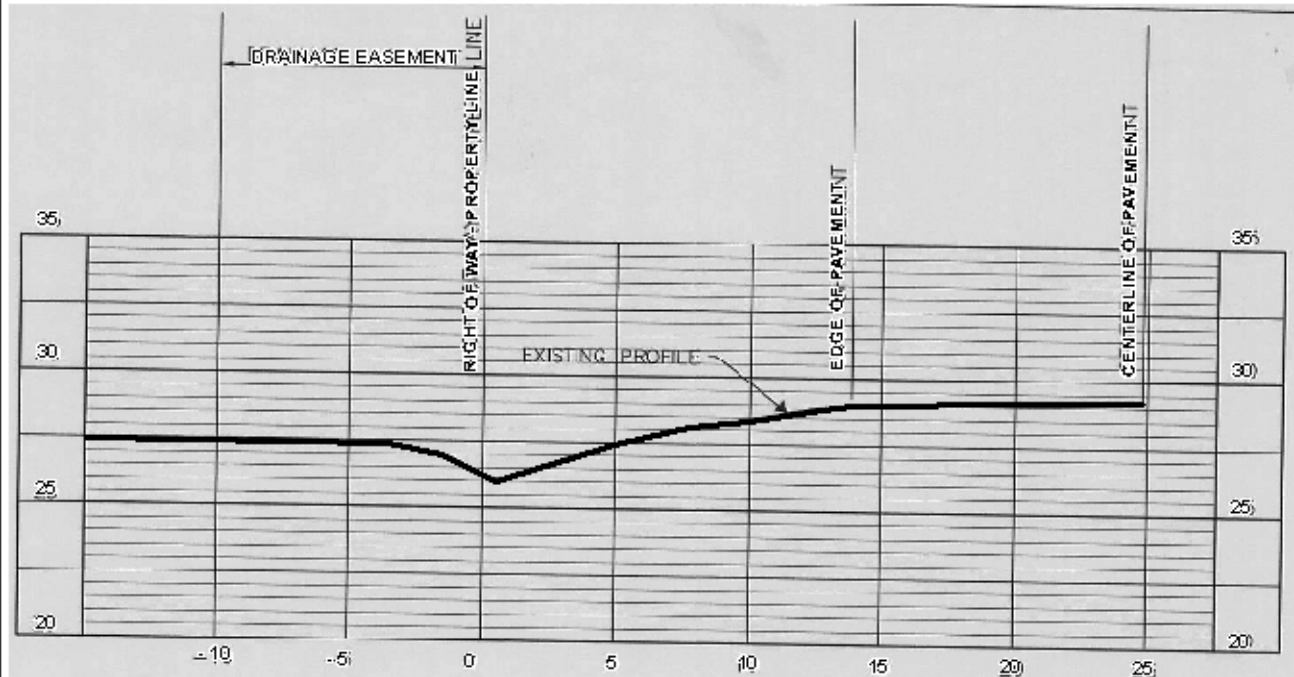
The site plan illustrates the proposed building and parking

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SIDEWALK CROSS SECTION DETAIL



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