

SIDEWALK WAIVER REQUEST STAFF REPORT **Date: January 4, 2007****NAME**

Ladas Land & Development, Inc.

LOCATION3451 Springhill Avenue
(Southwest corner of Springhill Avenue and West I-65
Service Road North)**PRESENT ZONING**

B-2, Neighborhood Business

ENGINEERING**COMMENTS**

The cross section indicates that the construction of the sidewalk would be adjacent to the ditch on the Beltline. Furthermore, the cross sections referenced an existing drainage structure which would be in conflict with the sidewalk; therefore, sidewalk waiver request should be approved.

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).

If the installation of the sidewalk along I-65 Service Road North is required, it shall be installed in coordination with Urban Forestry due to three existing Live Oak trees along the Service Road.

REMARKS

The applicant is requesting a waiver of the sidewalk construction requirements along West I-65 Service Road North. The applicant states that the normal placement of the sidewalk 1-foot off the property line would require the removal of three heritage trees. The applicant states that the placement of the sidewalk closer to the roadway is not allowed by ALDOT.

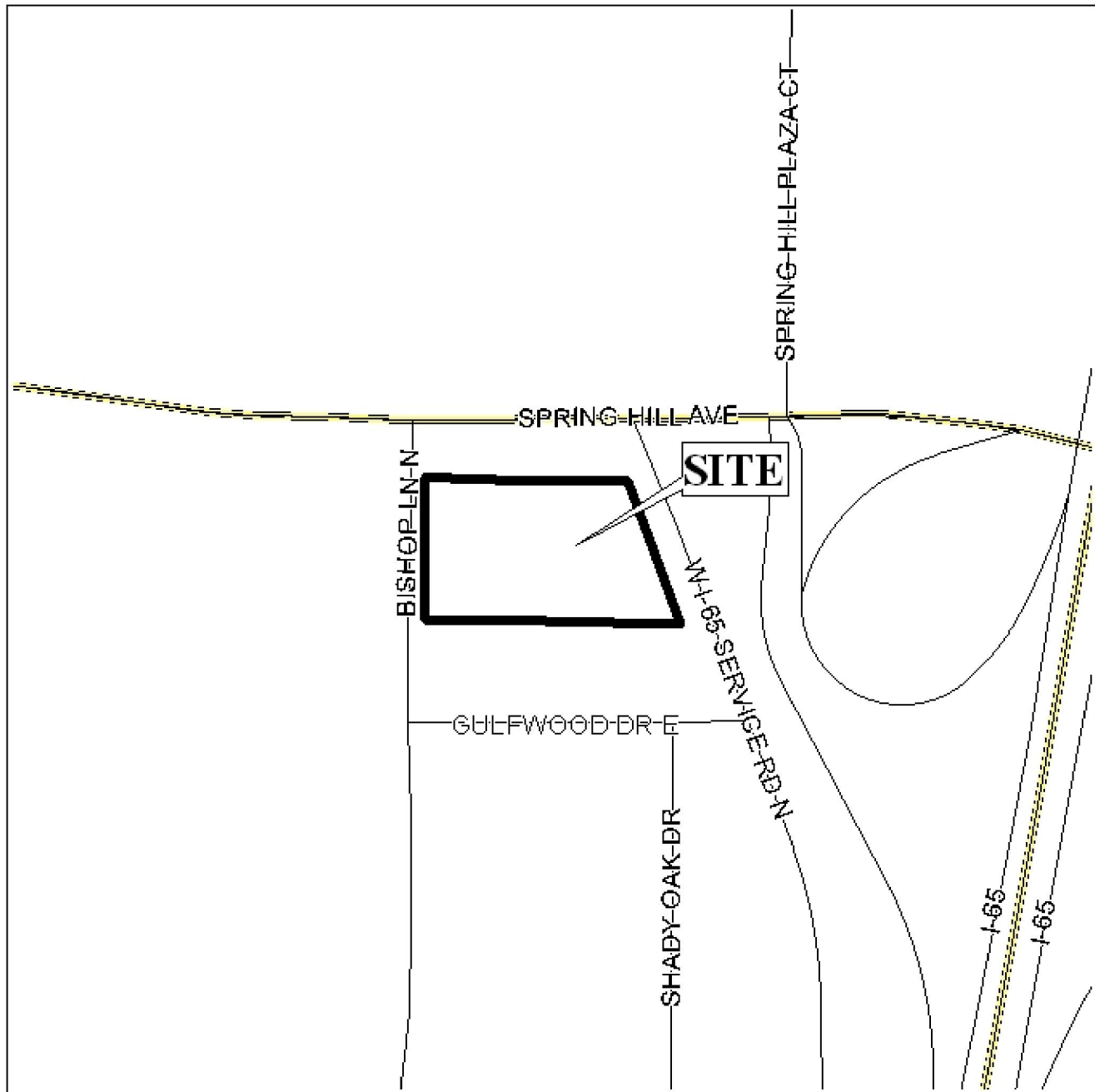
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier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

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

RECOMMENDATION

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

LOCATOR MAP

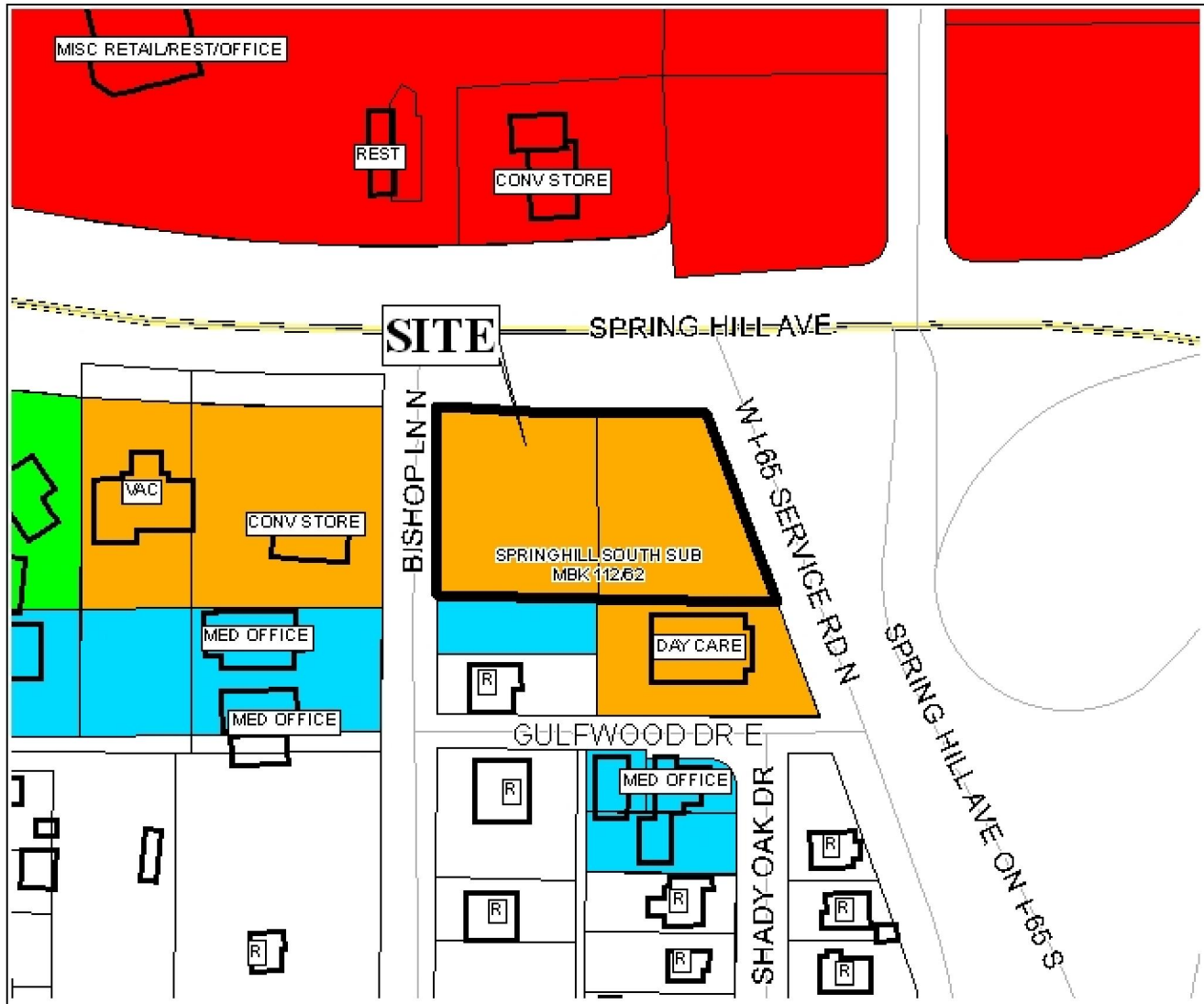


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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial sites are located to the west, north, and south of the site.
Single-family residential units are located to the south of the site.

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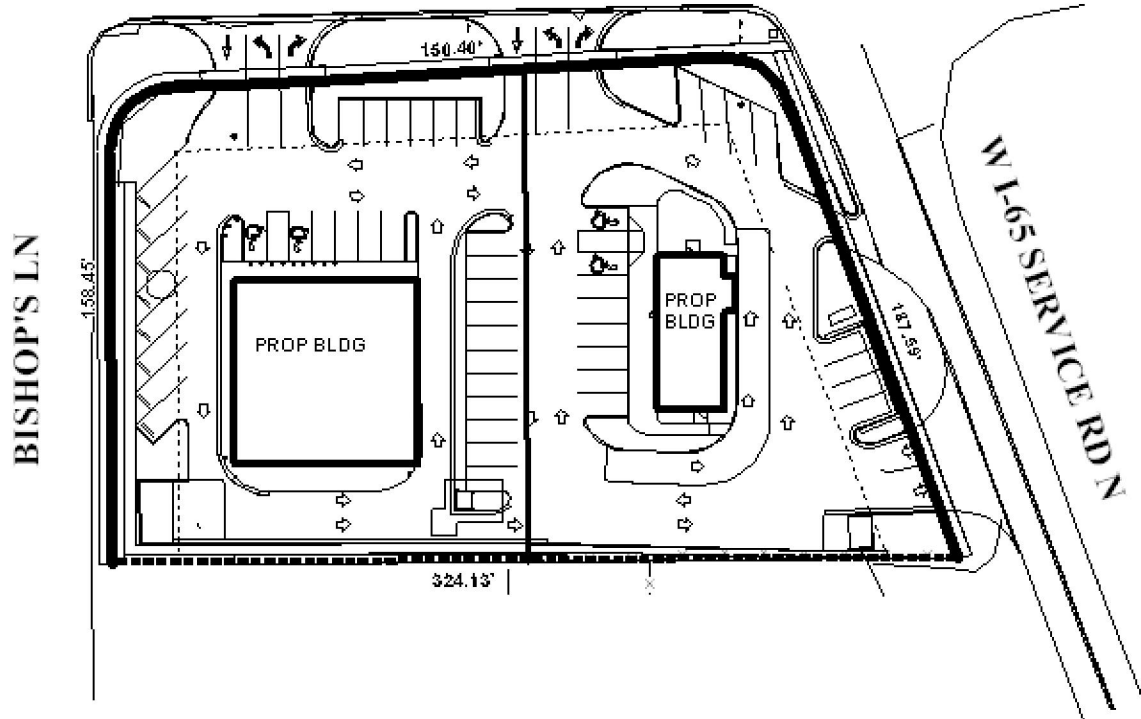
LEGEND

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

SPRING HILL AVE



The site plan illustrates the proposed buildings and parking

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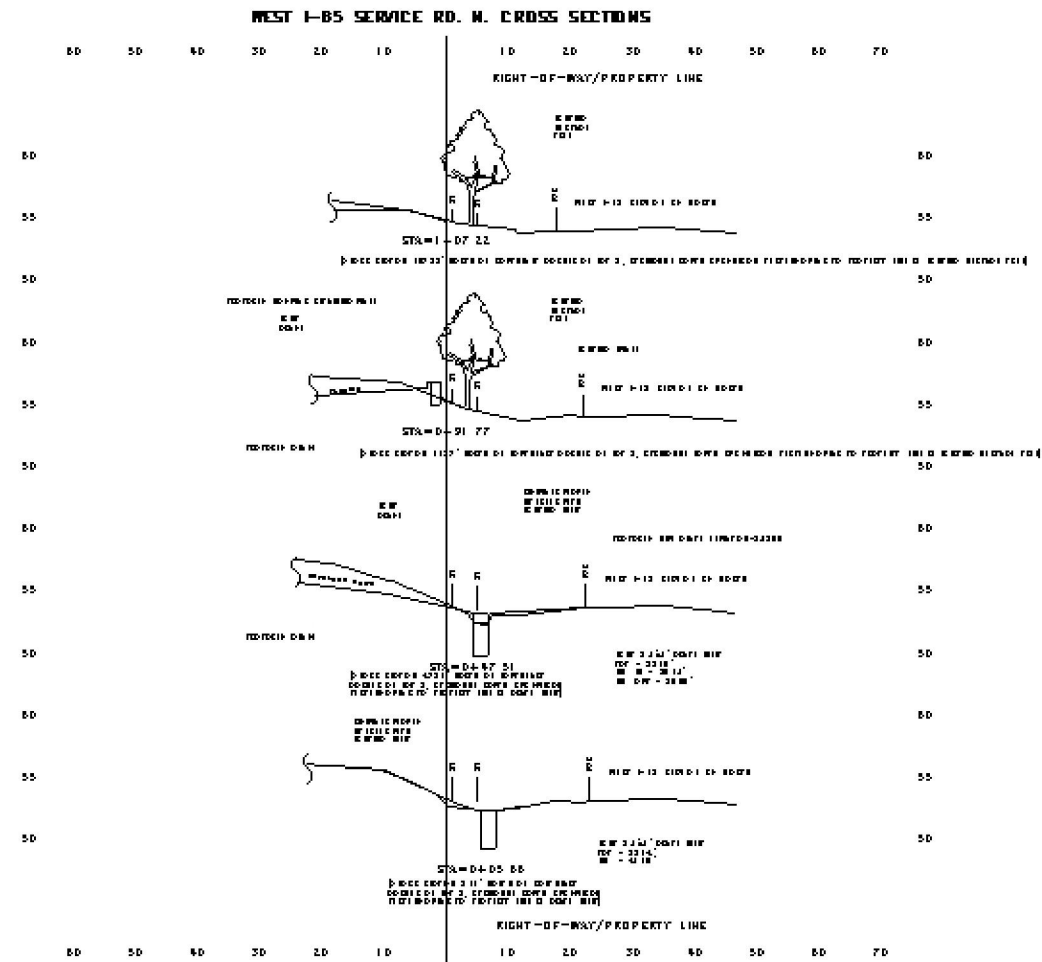
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SIDEWALK CROSS SECTION DETAIL



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