

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: January 4, 2006****NAME**

Cottage Hill Baptist Church

LOCATION4255 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending southward to Thigpen Drive South)**PRESENT ZONING**

R-1, Single-Family Commercial

**ENGINEERING
COMMENTS****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 Cottage Hill Road and Demetropolis Road. The applicant states that the request for waiver is temporary, or a postponement until construction is complete.

A request for waiver was presented to the Commission in 2005. The Commission approved the waiver along Thigpen, but denied waivers along Cottage Hill Road and Demetropolis Road. The applicant is now requesting a postponement until construction is complete. While a site plan showing phases of construction was submitted, no time frame was provided. The Commission has in prior cases granted a postponement or extension with regard to sidewalk construction.

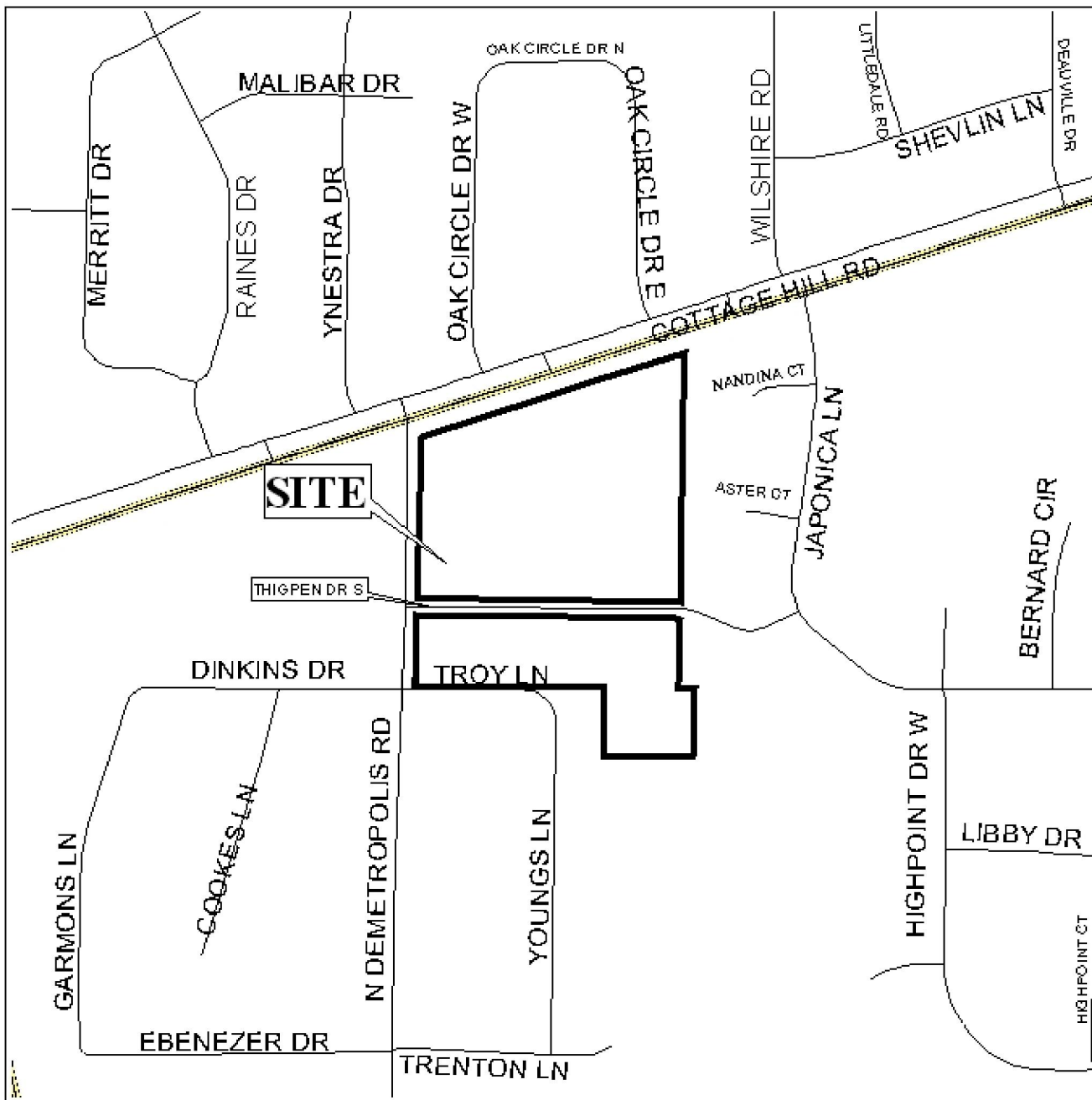
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier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

Comments from City Engineering i

RECOMMENDATION

Based on the preceding, it is recommended that this request for postponement of installation of the sidewalk along Cottage Hill Road and Demetropolis Road be approved for a maximum of two years, subject to the submission of a written agreement from the church stating that the sidewalks will be installed within two years of the date of this approval (January 4, 2009).

LOCATOR MAP



APPLICATION NUMBER 19 DATE January 4, 2007
APPLICANT Cottage Hill Baptist Church
REQUEST Sidewalk Waiver



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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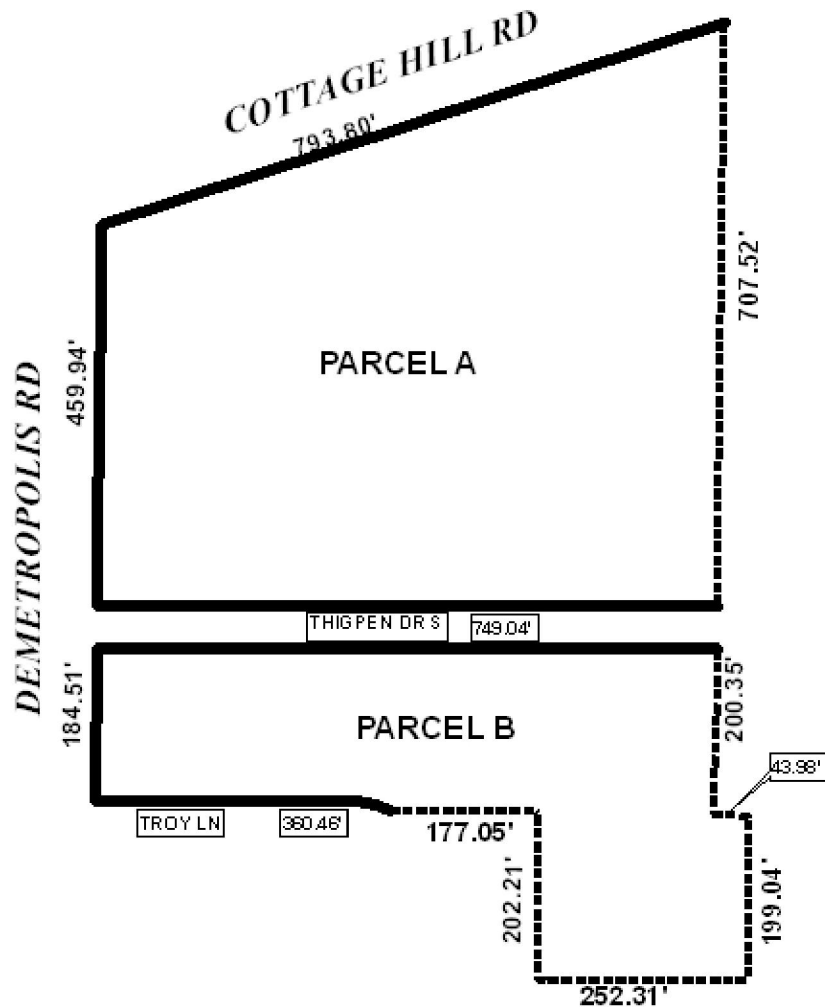
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LEGEND

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



The site plan illustrates the existing property boundaries

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