

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: March 17, 2005**

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**NAME**

K. V. Properties

**LOCATION**1601 Gash Lane  
(West side of Gash Lane, 500'± North of Moffett Road)**PRESENT ZONING**

B-3

**ENGINEERING  
COMMENTS**

Engineering recommends waiver. Substandard right-of-way available of construction sidewalk.

**REMARKS**

The applicant is requesting a waiver of the sidewalk requirements along Gash Lane.

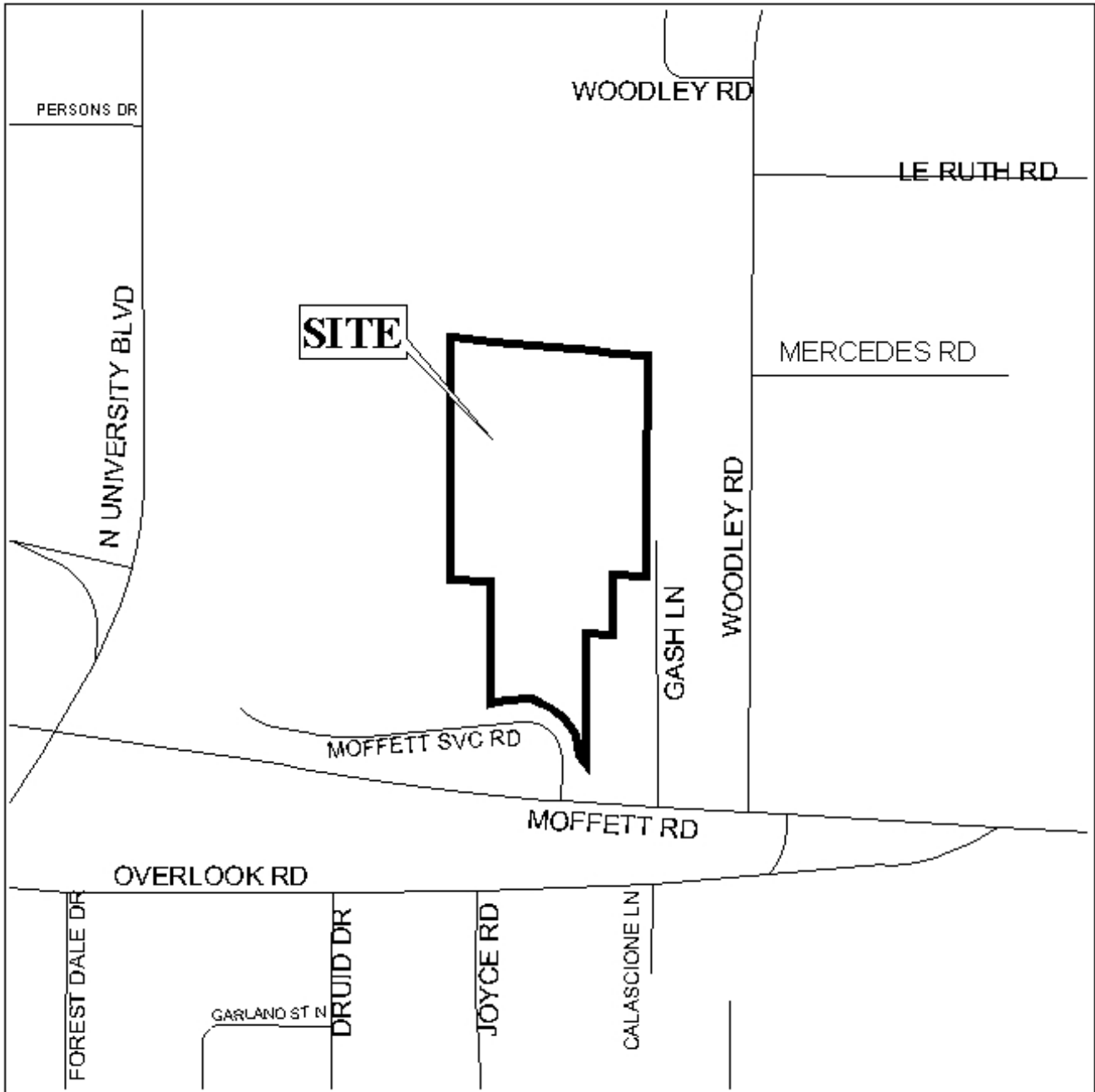
The applicant states that the construction of a sidewalk would not presently be practical, because Gash Lane is an unpaved road. While the residential properties adjacent to the site do not have sidewalks, any future redevelopment of these properties would require the installation of a sidewalk along Gash Lane. Furthermore, the property at the corner of Gash Lane and Moffett Road has a sidewalk along the Gash Lane frontage.

It should also be noted that, while the site plan shows a 15' right-of-way on Gash Lane, there is actually 25 feet from the centerline to the site. Furthermore, the Planning Commission has indicated in the past that unless there is physical reason that a sidewalk cannot be constructed, a sidewalk waiver will not be granted.

**RECOMMENDATION**

Based upon the preceding, it is recommended that the waiver be denied.

# LOCATOR MAP

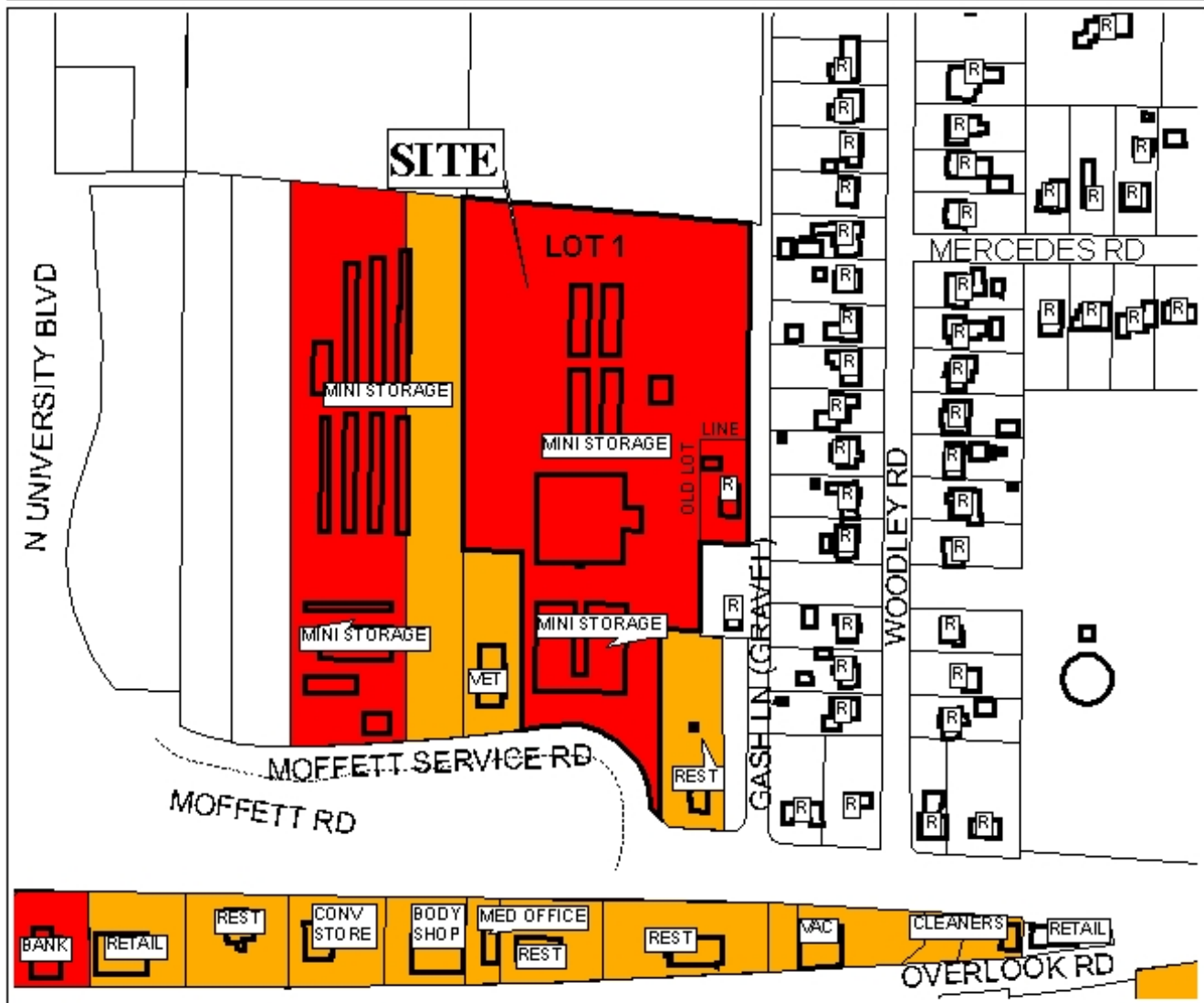


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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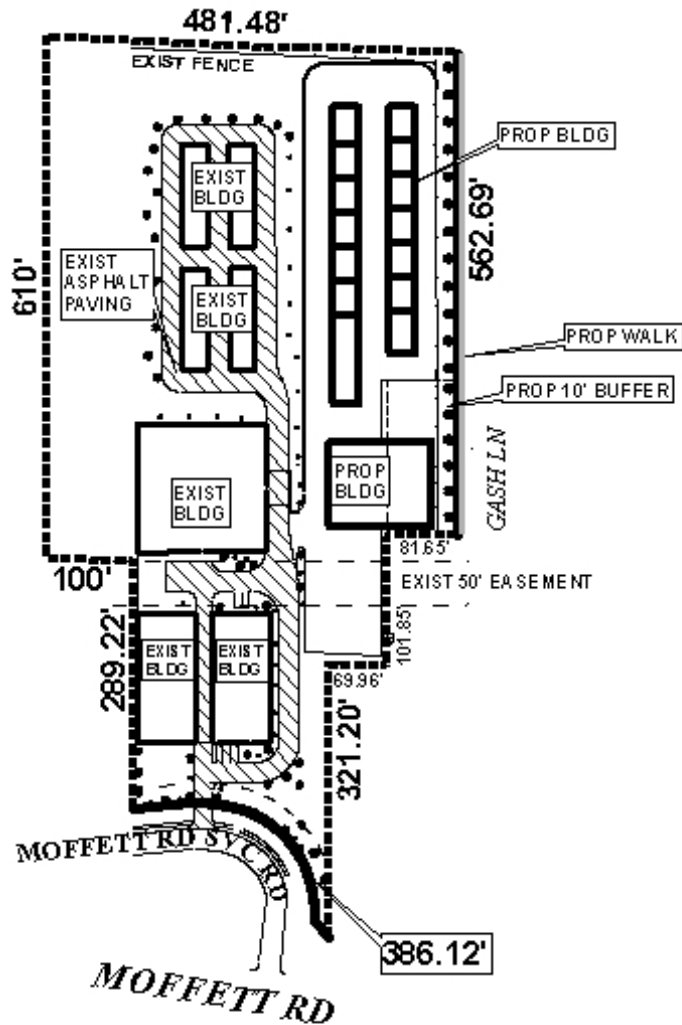
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LEGEND 

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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# SITE PLAN



The site plan illustrates the proposed buildings, existing buildings, and proposed landscaping.

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