

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: September 2, 2004****NAME**

RaceTrac Petroleum, Inc.

**LOCATION**Southwest corner of Government Boulevard and  
McVay Drive**PRESENT ZONING**

B-3, Community Business

**ENGINEERING  
COMMENTS**

No waiver recommended. There are no significant engineering reasons to waive sidewalk requirements. In addition, the businesses on Government Boulevard, immediately west of Satchel Paige Drive, have constructed sidewalks on Government Blvd.

**REMARKS**

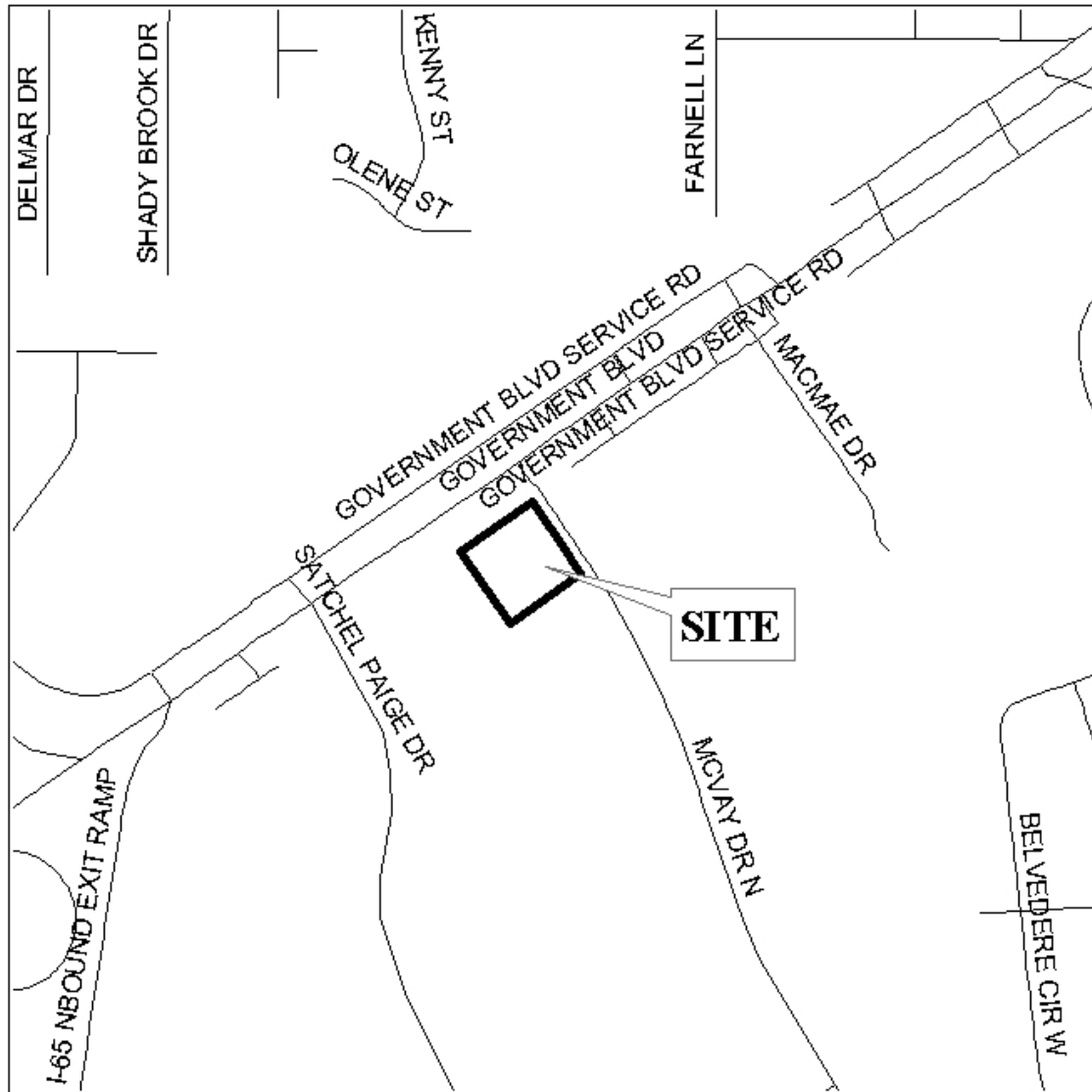
The applicant is requesting a waiver of construction of the sidewalks along both Government Boulevard and McVay Drive. The applicant state that Government Boulevard and McVay Drive are not used by pedestrians, and the parcels surrounding the site do not have sidewalks. The applicant also states that there is no pedestrian crosswalk at the intersection.

The adjoining parcels to the West and South do not have sidewalks because they are undeveloped. When those properties are developed, sidewalks will be provided. The application does not reference any topographic or physical reason why the sidewalk cannot be constructed. Additionally, as outlined in the City Engineering Comments, there are no significant engineering reasons why the sidewalk cannot be constructed; and it has been the policy of the Planning Commission to waive the sidewalk requirements only in situations where topography or other physical constraint preclude construction of a sidewalk.

**RECOMMENDATION**

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

## LOCATOR MAP



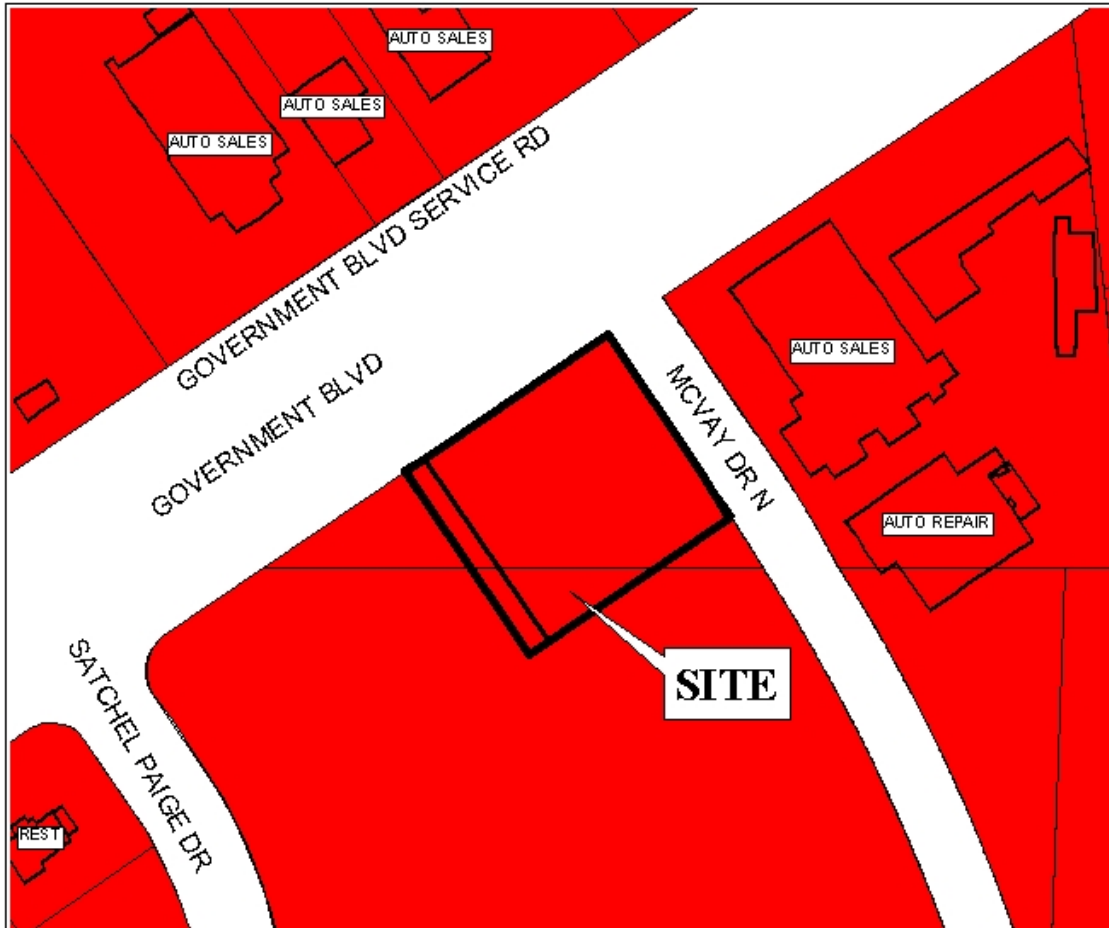
APPLICATION NUMBER 19 DATE September 2, 2004

APPLICANT Racetrac Petroleum, Inc.

REQUEST Sidewalk Waiver



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



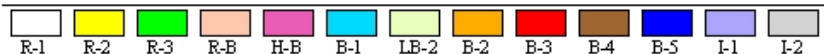
Located to the North and East of the site are auto sales; to the South are vacant properties. Located to the West is a restaurant.

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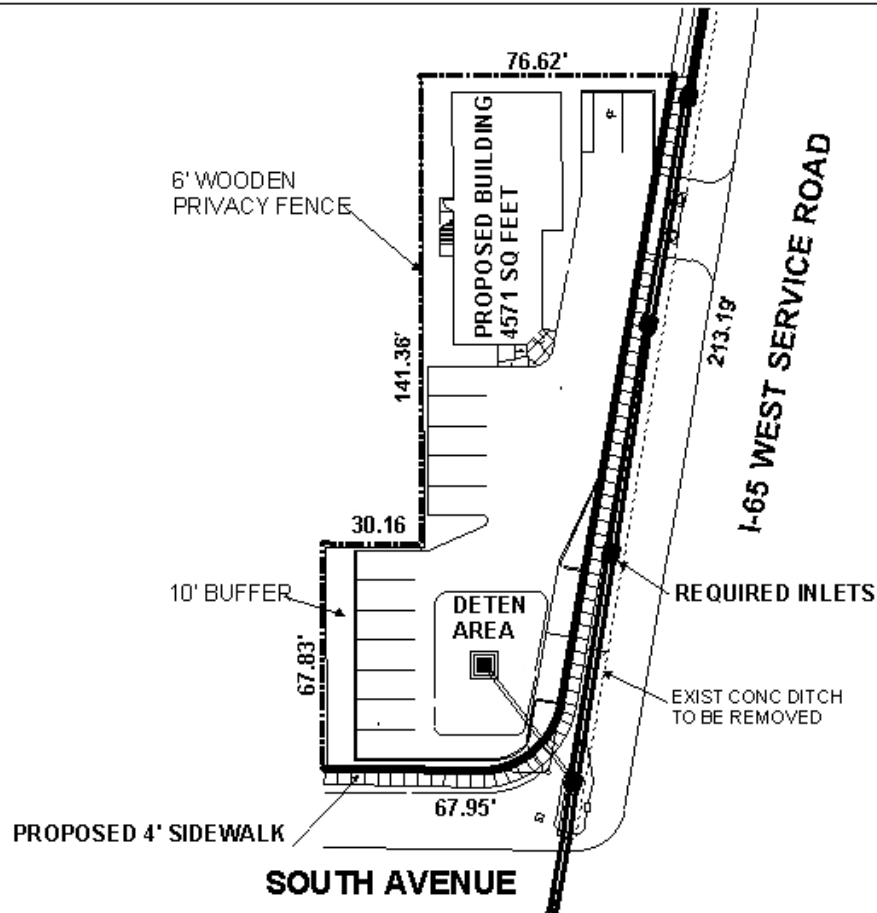
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LEGEND



## SITE PLAN



The site is located on the Northwest corner of West I-65 Service Road North and South Avenue. The plan illustrates the proposed building, parking, and sidewalks.

APPLICATION NUMBER 18 DATE July 15, 2004  
 APPLICANT Premier Capital Funding, Inc.  
 REQUEST Sidewalk Waiver

