

**SIDEWALK WAIVER REQUEST STAFF REPORT****Date: July 10, 2008****NAME**

Cottage Hill Baptist Church

**LOCATION**4255 Cottage Hill Road  
(Southeast corner of Cottage Hill Road and Demetropolis Road, extending Southward to Thigpen Drive South).**PRESENT ZONING**

R-1, Single-Family Residential District

**ENGINEERING  
COMMENTS**

Recommend denial of application.

**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).

**FIRE DEPARTMENT  
COMMENTS**

No comments submitted.

**REMARKS**

The applicant is requesting a waiver of the sidewalk construction requirements along Cottage Hill Road. The applicant states that existing landscaping would make it necessary to install the sidewalk adjacent to the vehicle travel lane, and also states that there is no sidewalk along the South side of Cottage Hill Road close to the site.

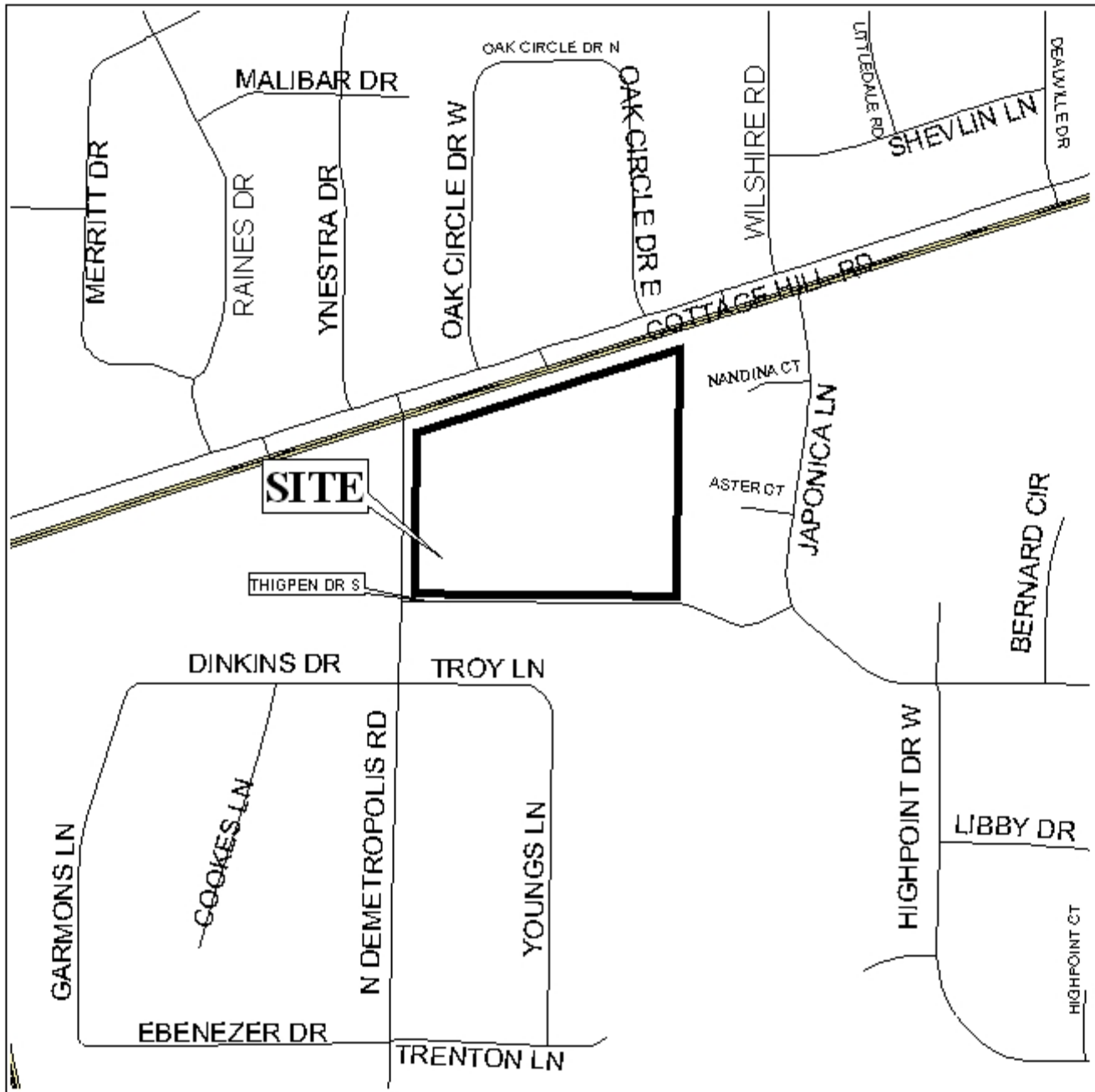
The applicant applied for a waiver in 2005 for this site, for both Cottage Hill Road and Demetropolis Road. At that time, both Engineering and Urban Forestry determined that construction was possible, and the waiver was denied. Then in 2006, the applicant requested an extension of the time frame for sidewalk construction. They submitted phased construction plans, but no time frame. The Board approved the extension subject to the immediate submission of a performance bond in an amount sufficient to cover the construction of the sidewalks (to be determined by Engineering). Separate applications have now been submitted for Cottage Hill Road and Demetropolis Road.

Comments from City Engineering do not support the applicant's claim and indicate that the sidewalk waiver should be denied along Cottage Hill Road.

**RECOMMENDATION**

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

# LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE July 10, 2008

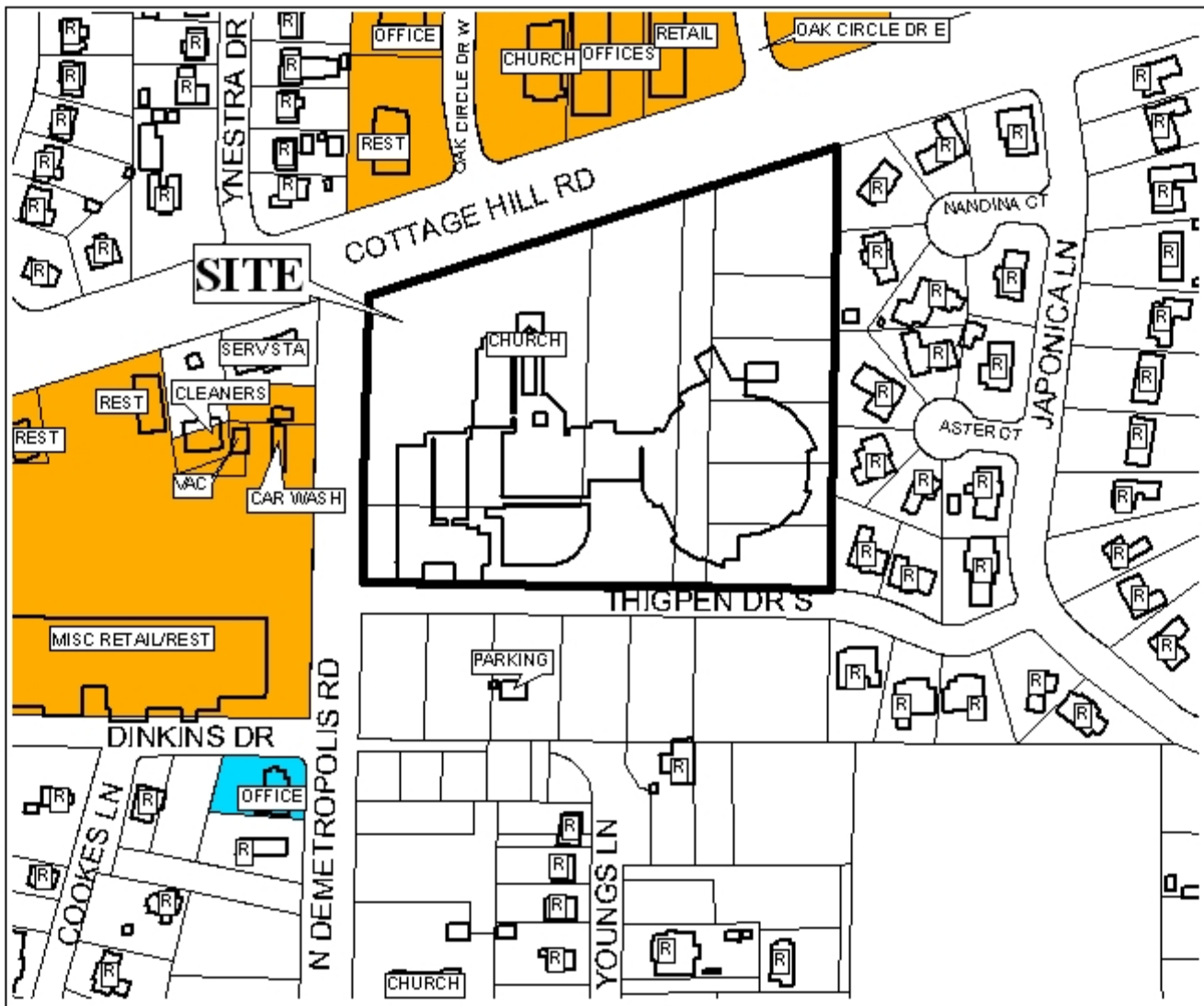
APPLICANT Cottage Hill Baptist Church

REQUEST Sidewalk Waiver



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

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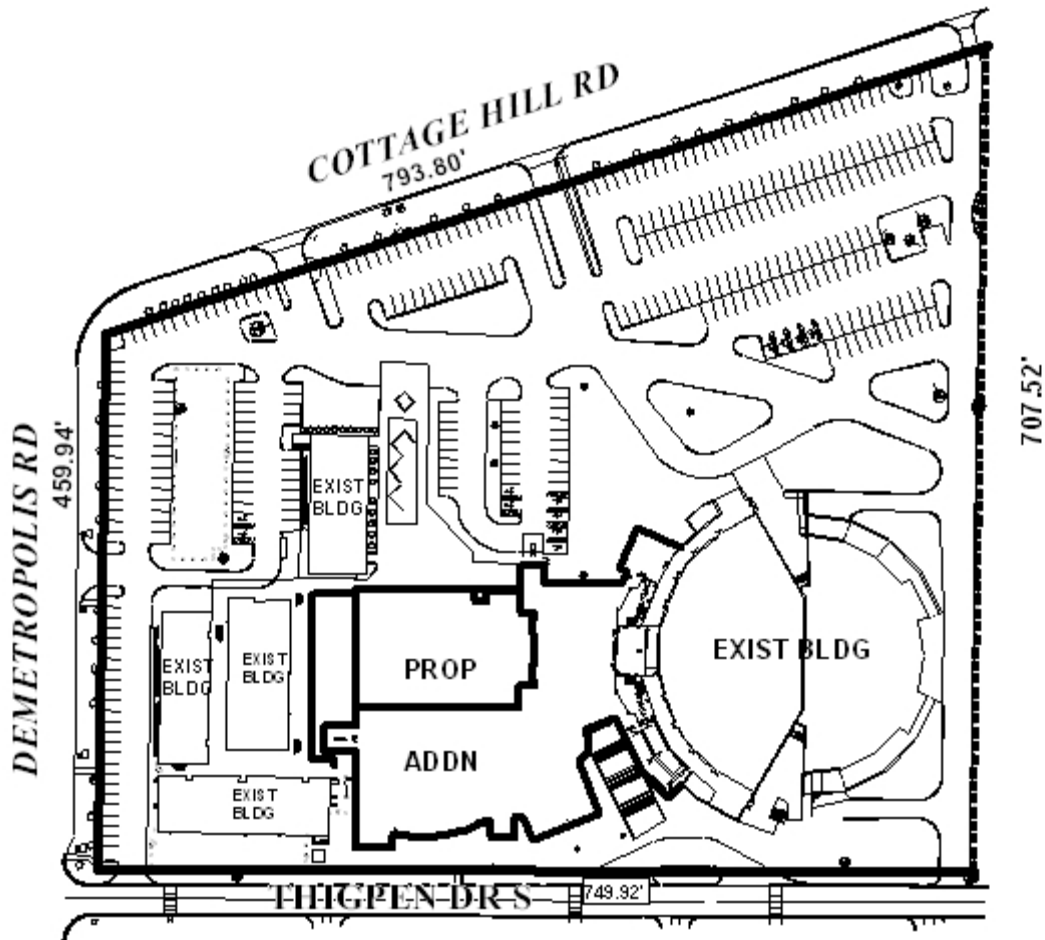
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LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



## SITE PLAN



The site plan illustrates the existing buildings, parking, drives, and landscaping along with the proposed buildings.

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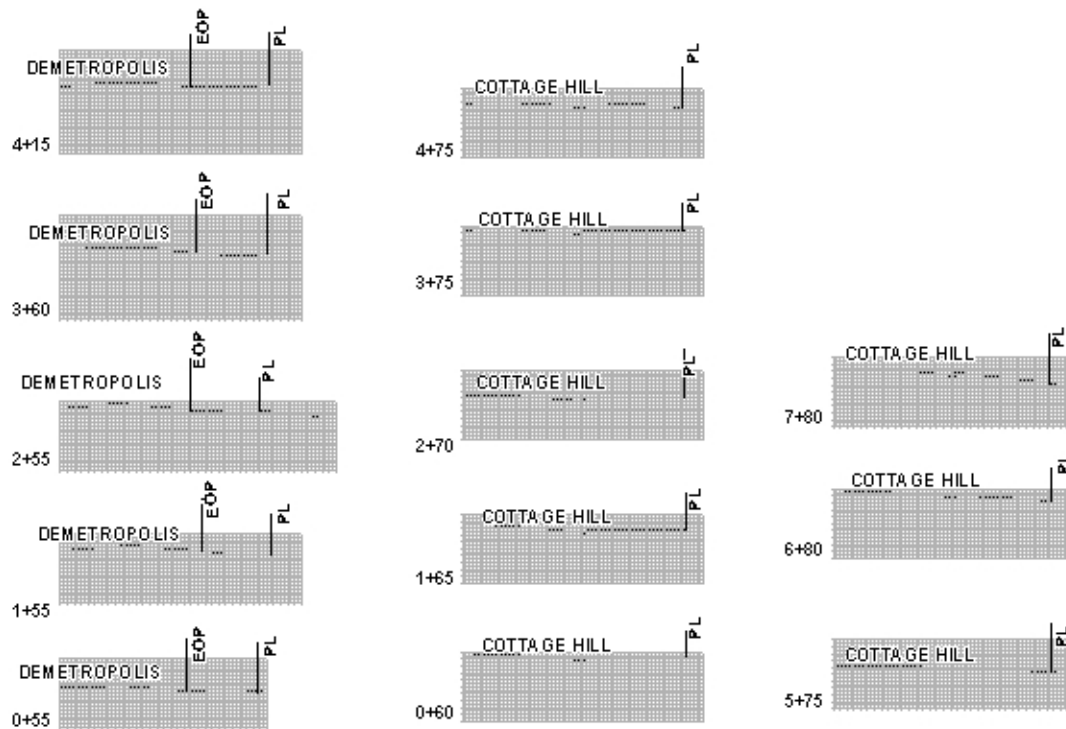
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# DETAIL SITE PLAN



APPLICATION NUMBER 21 & 22 DATE July 10, 2008

APPLICANT Cottage Hill Baptist Church

REQUEST Sidewalk Waiver

