

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: September 6, 2007****NAME**

Crown Products

**LOCATION**3107 Halls Mill Road  
(East side of Halls Mill Road, 300'± North of Fleetwood Drive North)**PRESENT ZONING**

B-3, Community Business District

**ENGINEERING****COMMENTS**

Based on information received from applicant, it appears that there is a roadside ditch making the sidewalk not constructible.

**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 the waiver of the construction of a sidewalk along Halls Mill Road.

The applicant states that due to the location of Bolton's Branch drainage canal, south and adjacent to the site and that there are no other sidewalks in the immediate area are reasons to waive the sidewalk requirements along Halls Mill Road.

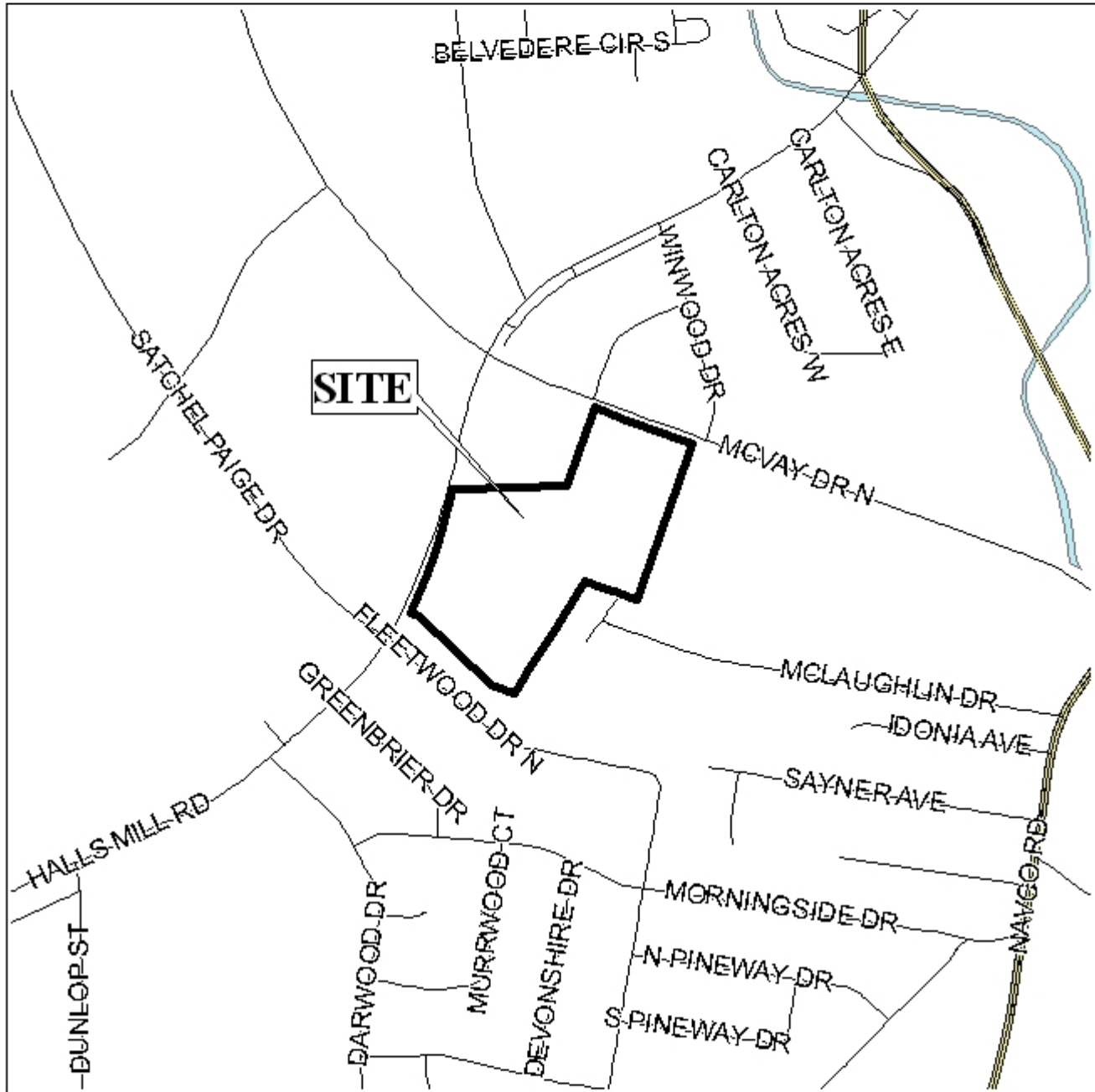
The applicant states that the *"sidewalk would lead into Bolton's Branch which is rather deep and could pose a potential hazard."*

There are significant topographic constraints (roadside ditch) that would preclude the construction of a sidewalk at this location.

**RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along Halls Mill Road is recommended for approval.

## LOCATOR MAP



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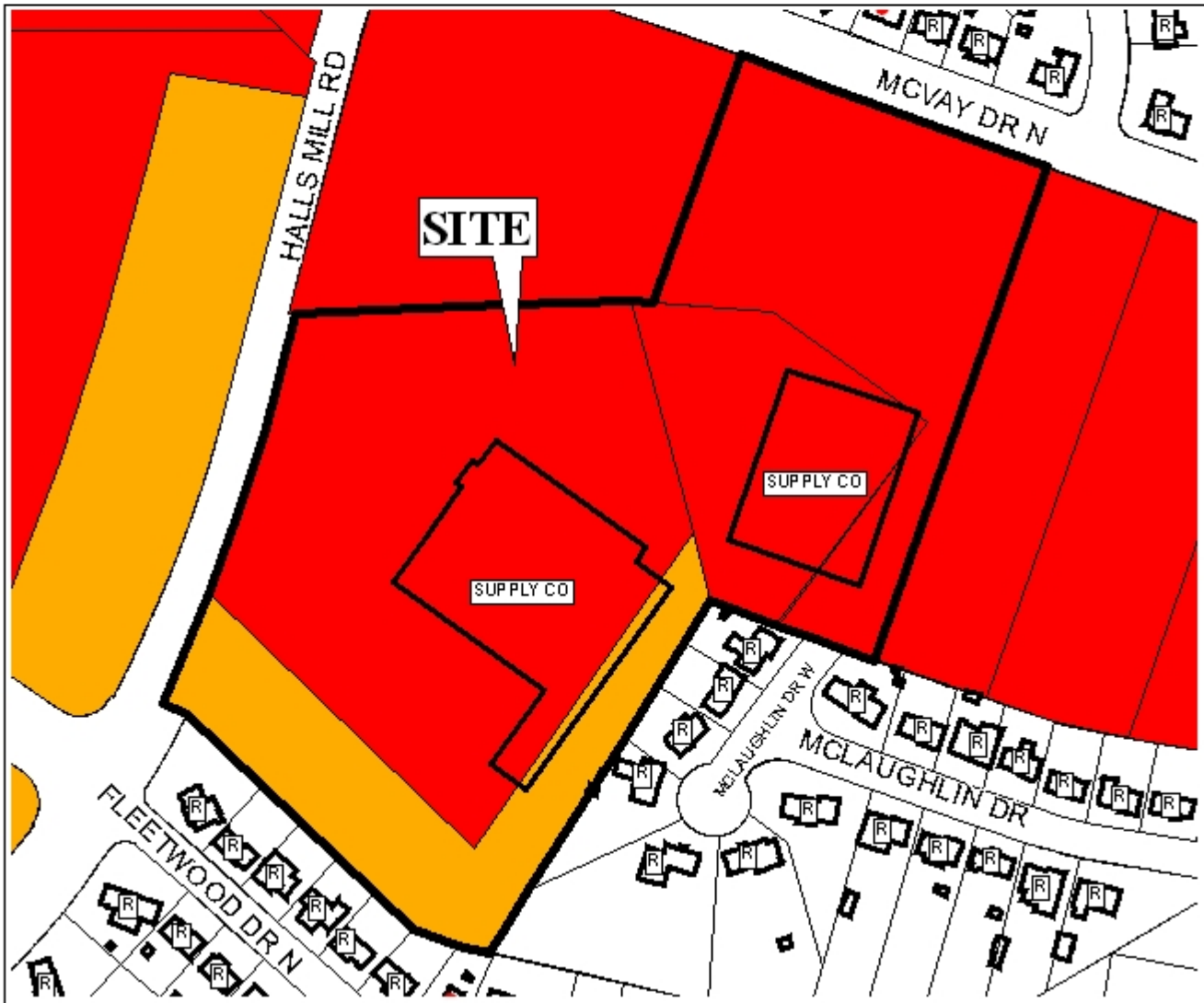
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NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use.

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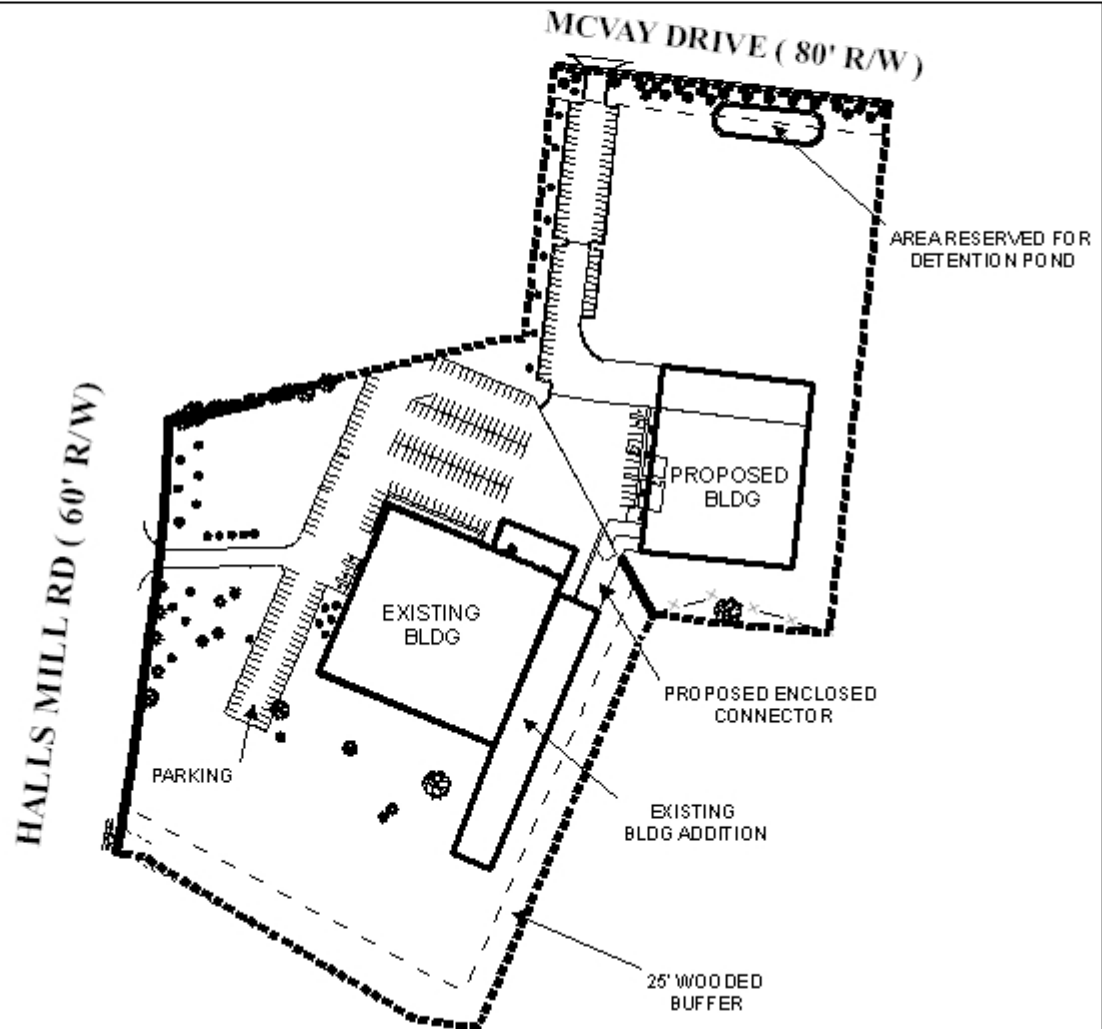
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LEGEND

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
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## SITE PLAN



This site plan illustrates existing/proposed buildings and parking areas.

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