

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: October 16, 2003****NAME**

Brinker Alabama, Inc. (Palmer Engineering, Agent)

LOCATION3250 Airport Boulevard, B-6
(North side of Airport Boulevard, 400'± West of the North terminus of Bel Air Boulevard)**PRESENT ZONING**

B-3, Community Business

ENGINEERING**COMMENTS**

Cross section provided indicates approximately three-feet of right-of-way between the back-of-curb for the service road and the property line, which would be inadequate for a sidewalk. Therefore, waiver is recommended.

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

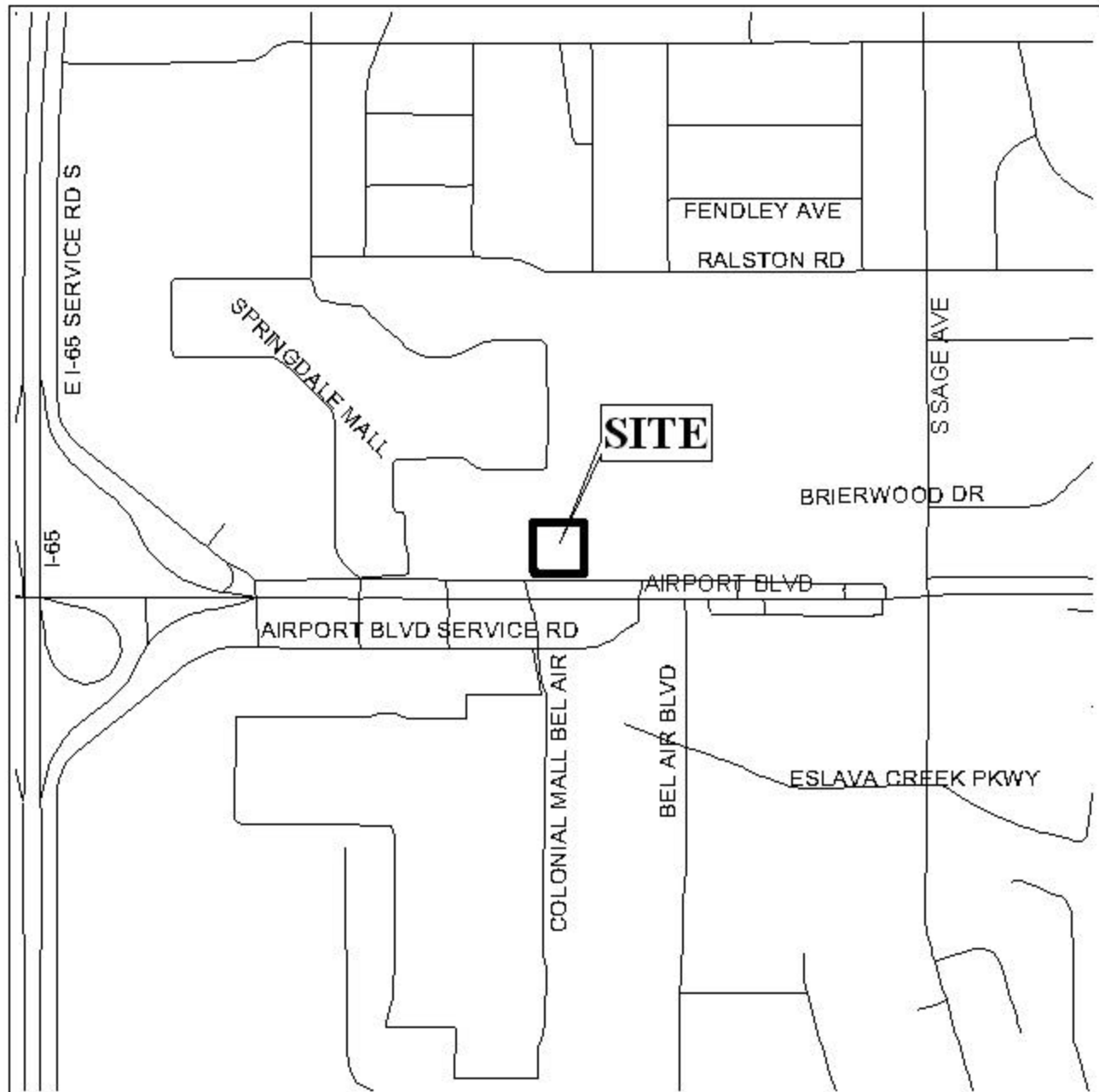
The applicant is requesting a waiver of the sidewalk requirements along a portion of Airport Boulevard Service Road. The applicant states several reasons for the waiver: 1) there are no existing sidewalks on either side of the subject property or the surrounding area; therefore, if a sidewalk were constructed, it would not connect to any existing sidewalks in the immediate area of the site; 2) existing trees and utilities (fire hydrant, water vault, and water valves) along Airport Boulevard Service Road right-of-way would have to be relocated if a sidewalk were constructed; and 3) the granting of the waiver would add greenspace to the site and reduce the amount of impervious area, thus improving storm water quality that is conveyed from the site and enhancing the aesthetics of the development.

The Engineering Department has indicated that there is approximately three-feet of right-of-way between the back of curb for the service road and the property line. The minimum sidewalk requirements are four-foot in width, with a minimum of two-foot of green space between sidewalk and the back of the curb; therefore, the sidewalk could not fit between the curb of the service road and the property line without placing the majority of the sidewalk on private property.

RECOMMENDATION

Based on the preceding, it is recommended that the sidewalk waivers be approved.

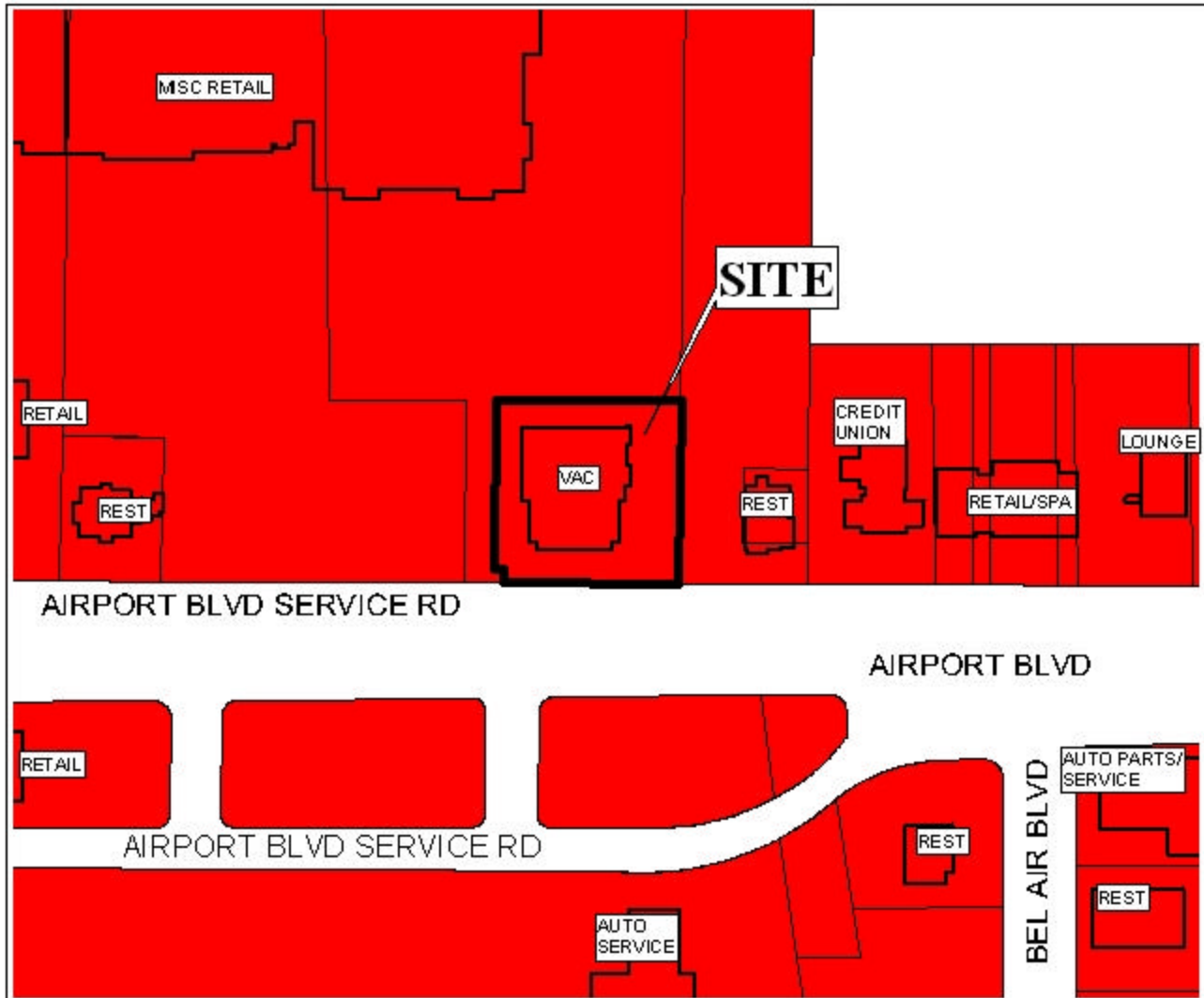
LOCATOR MAP



APPLICATION NUMBER 26 DATE October 16, 2003
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REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous retail and restaurants.

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LEGEND

