

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: November 1, 2007**

NAME

GHK Development, Inc.

LOCATION6395 Airport Boulevard
(Southeast corner of Airport Boulevard and Hillcrest Road)**PRESENT ZONING**

B-2, Neighborhood Business District

ENGINEERING**COMMENTS**

Based on information provided by applicant, it does not appear that City standard sidewalk is constructible at this location.

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 Hillcrest Road.

The applicant states that right-of-way acquisition due to the widening of Hillcrest Road necessitates the waiver the sidewalk requirements along Hillcrest Road.

As stated in the Engineering comments, a City standard sidewalk cannot be constructed along Hillcrest Road.

RECOMMENDATION

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

LOCATOR MAP



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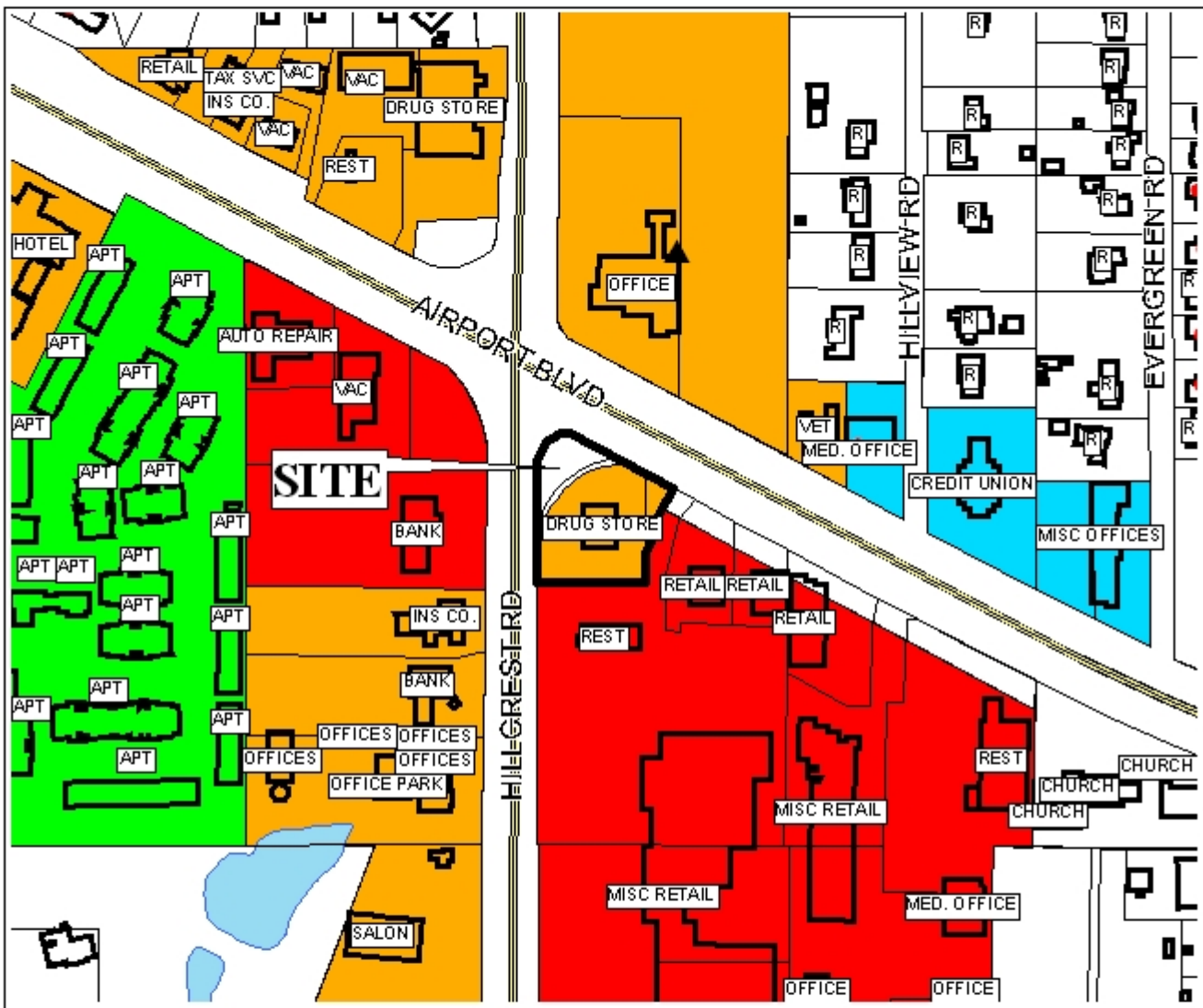
APPLICANT GHK Developments, Inc.

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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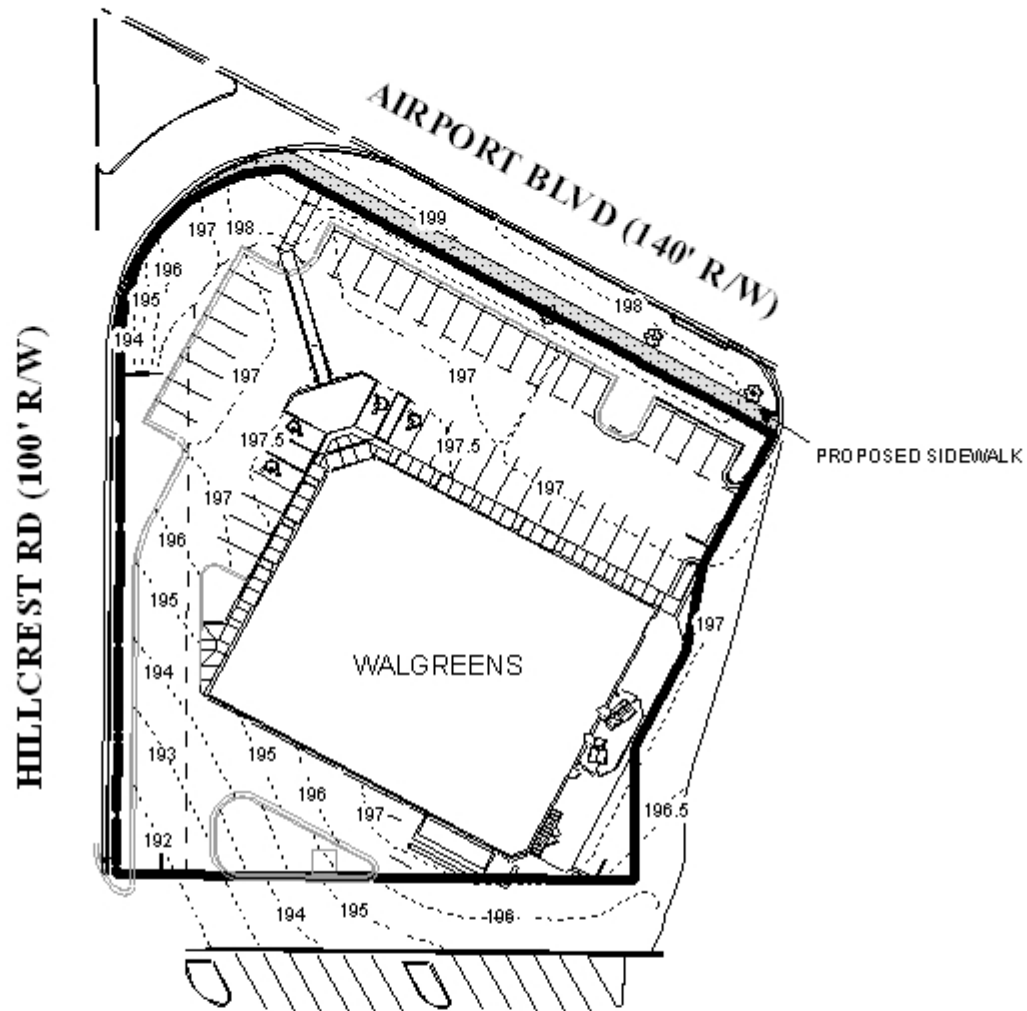
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LEGEND

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
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SITE PLAN



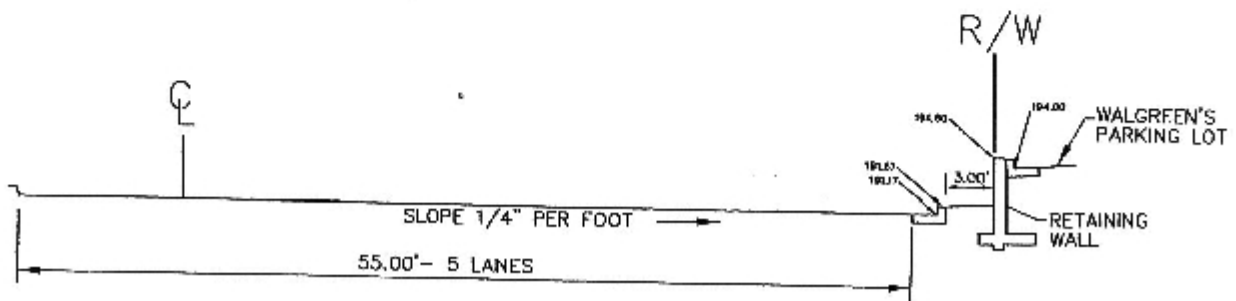
This site plan illustrates the existing structures and elevations.

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DETAIL SITE PLAN



HILLCREST ROAD
TYPICAL CROSS SECTION
AT WALGREEN'S PROPERTY

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