

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

Dunhill Terminals, LP

**LOCATION**1437 Cochrane Causeway  
(West side of Cochrane Causeway, 2/10 mile+ South of the  
south end of the Cochrane-Africa Town Bridge)**PRESENT ZONING**

I-2, Heavy Industry District

**ENGINEERING****COMMENTS**Based on information provided by applicant, due to  
drainage ditch, City standard sidewalk is not 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 Cochrane Causeway.

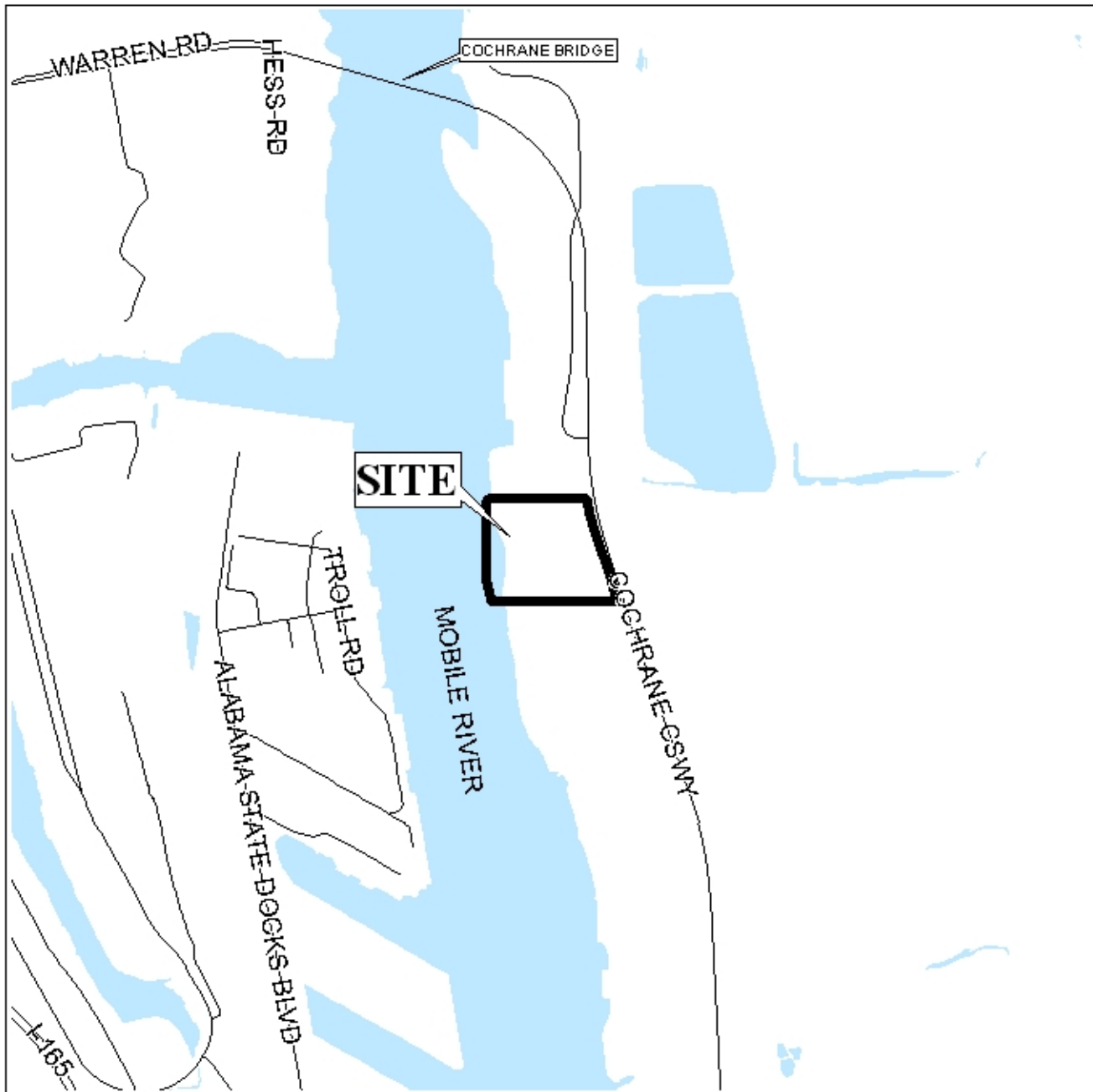
The applicant states that due to the location of the site on a major road, within an I-2, Heavy Industrial zoning district and an open ditch there is not adequate space for a sidewalk within the right-of-way.

As stated by the Engineering Department a sidewalk is not constructible at this location due to the drainage ditch along Cochrane Causeway.

While Cochrane Causeway is a major street and is zoned I-2, Heavy Industry are not justification for a sidewalk waiver, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

**RECOMMENDATION**Based upon the preceding, this application for waiver of the  
sidewalk along Cochrane Causeway is recommended for approval.

## LOCATOR MAP



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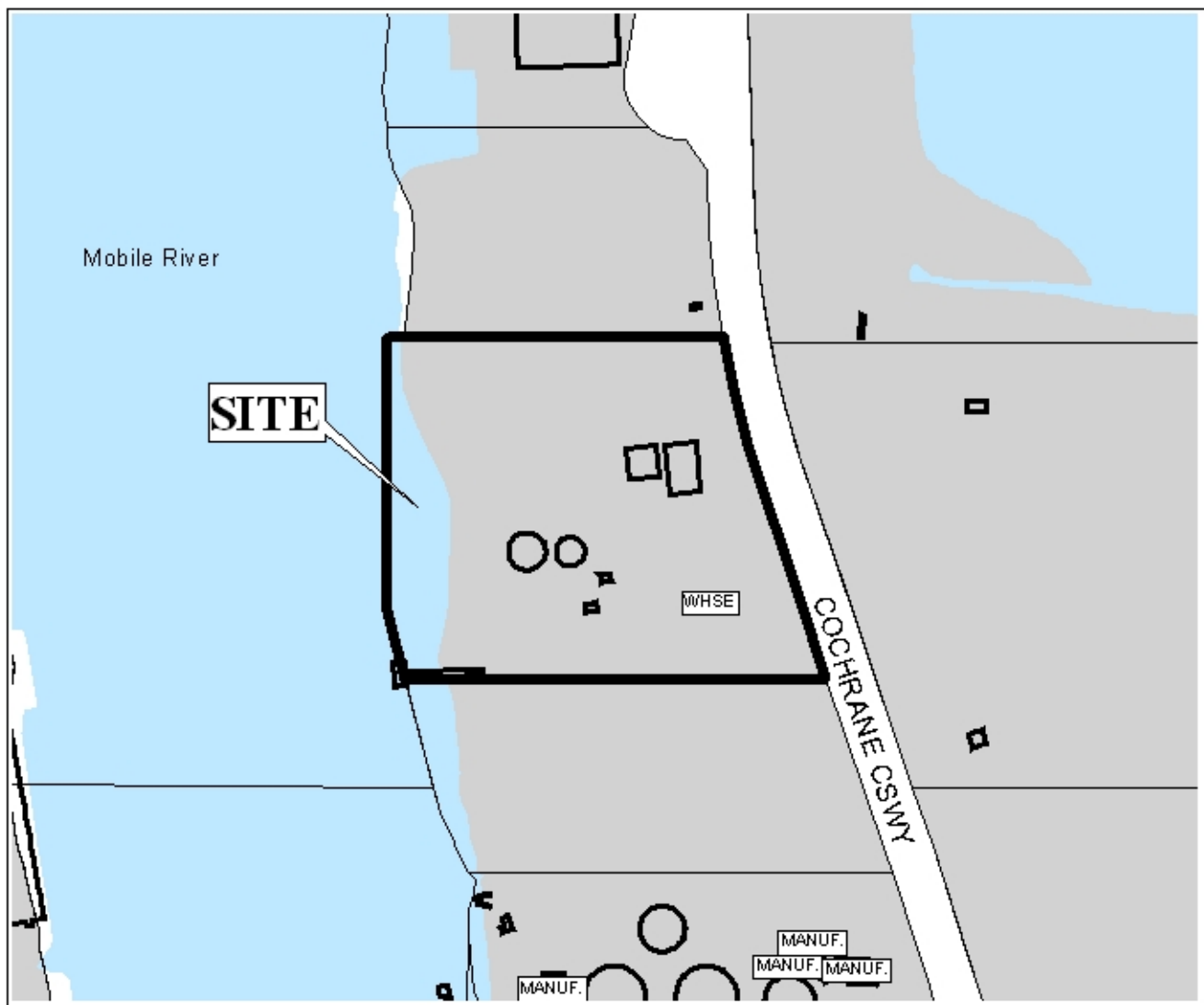
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use

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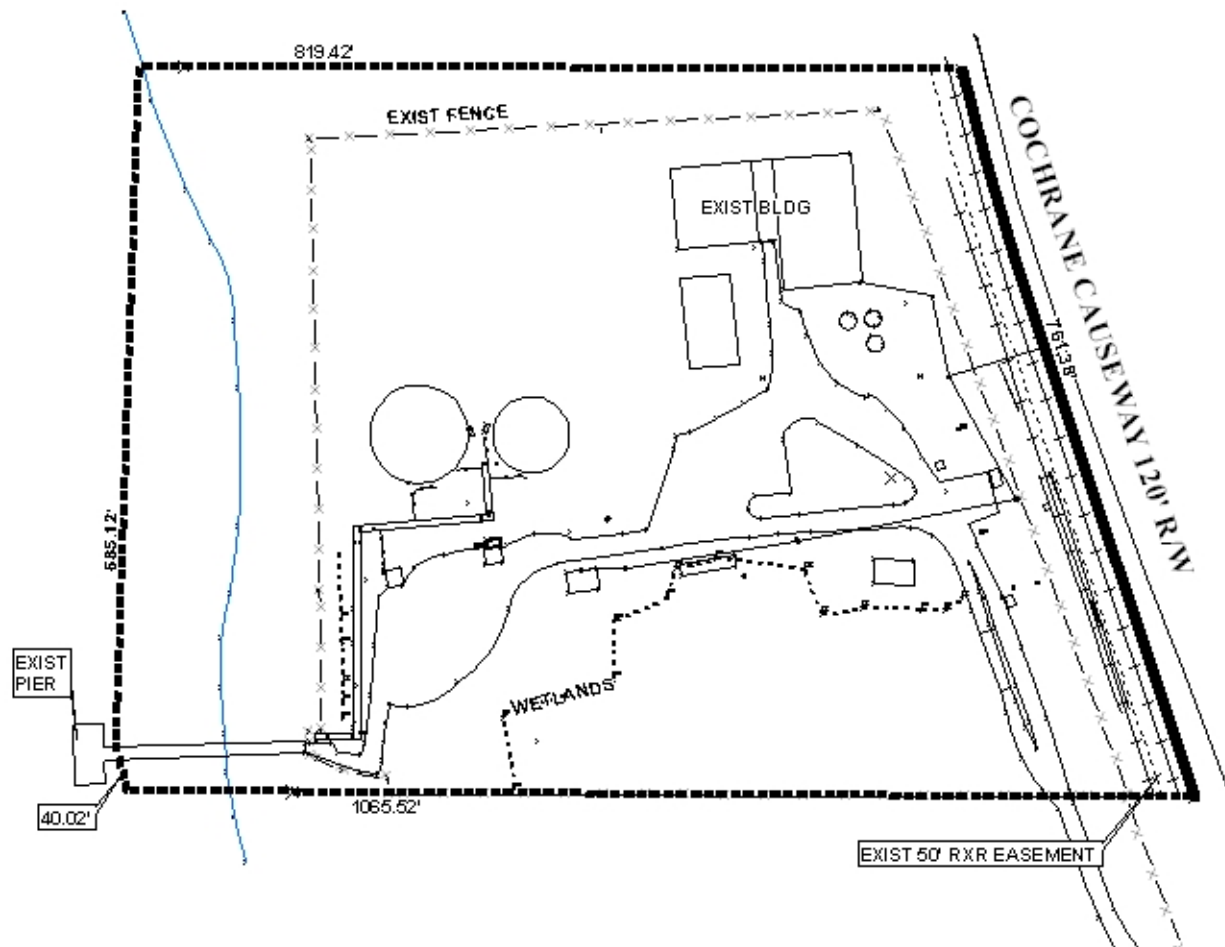
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LEGEND

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



The site plan illustrates the existing development

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