

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: May 20, 2004****NAME**

Ronald Twilley

LOCATION

(East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive)

PRESENT ZONING

R-3, Multi-Family Residential

ENGINEERING**COMMENTS**

and unimproved R-O-W.

A sidewalk waiver is recommended due to the steep slope

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

Center Drive for the site.

The applicant is requesting the waiver of sidewalks along

The applicant states Center Drive is an unimproved roadway with a substandard width right-of-way, and that the area where a sidewalk would be required is too steep.

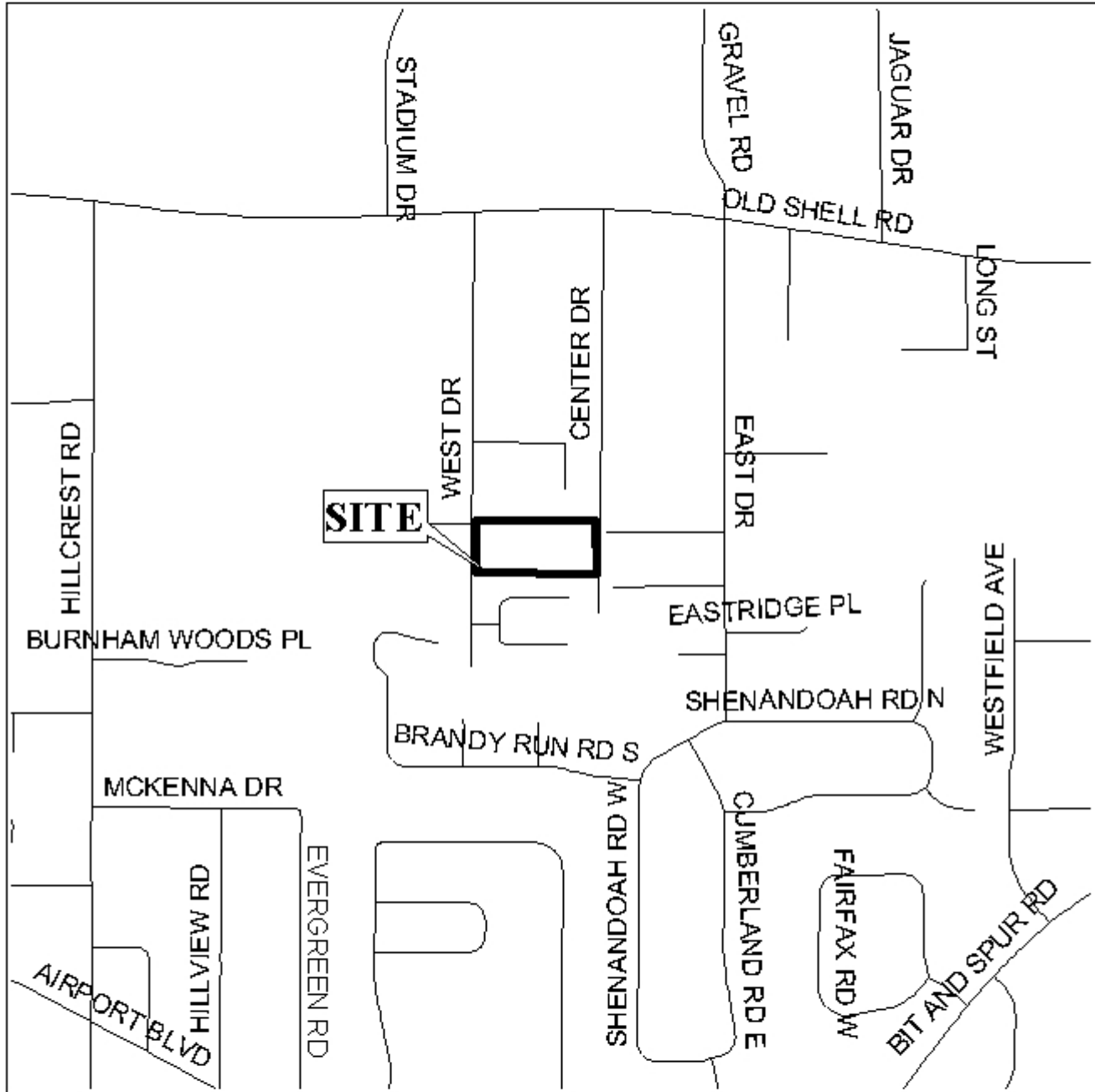
The topo and cross-section submitted by the applicant, as well as Engineering Comments, support the applicant's claim.

RECOMMENDATION

be approved.

Based on the preceding, it is recommended that the waiver

LOCATOR MAP



APPLICATION NUMBER 21 DATE May 20, 2004

APPLICANT Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4

REQUEST Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential dwellings.

APPLICATION NUMBER 21 DATE May 20, 2004

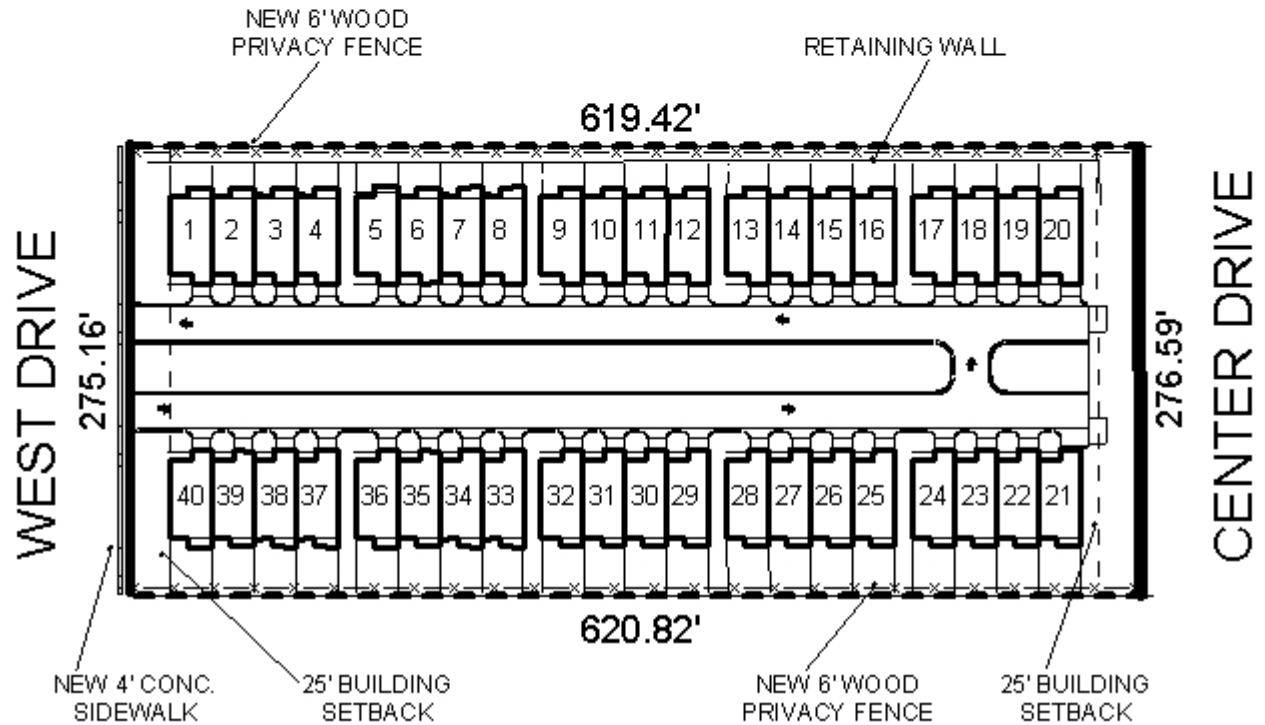
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LEGEND



SITE PLAN



The site is located on the East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive. The plan illustrates the proposed structures and roads.

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