

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: June 3, 2004****NAME**

Airport/McGregor Development Company, LLC

LOCATION3948 Airport Boulevard
(Northeast corner of Airport Boulevard and McGregor Avenue)**PRESENT ZONING**

B-3, Community Business

ENGINEERING**COMMENTS**

Engineering recommends waiver. There is not enough room in the existing ROW to construct a city standard sidewalk

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

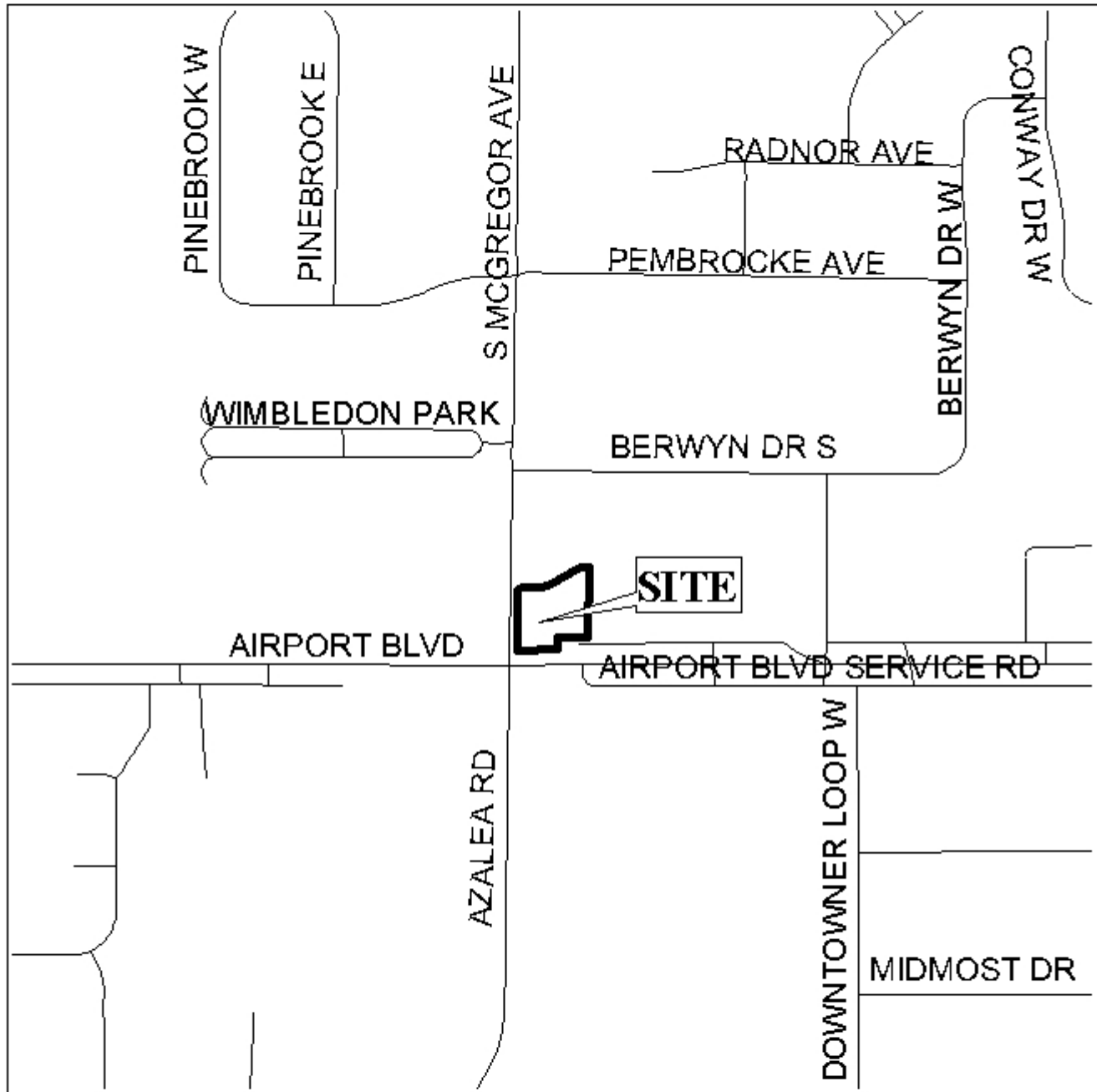
The applicant is requesting the waiver of sidewalks along Airport Boulevard and McGregor Avenue.

The applicant states that the construction of a sidewalk is not possible because there is not sufficient room within the right-of-way. The topo and cross-section submitted by the applicant, as well as Engineering Comments, support this claim.

RECOMMENDATION

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

LOCATOR MAP



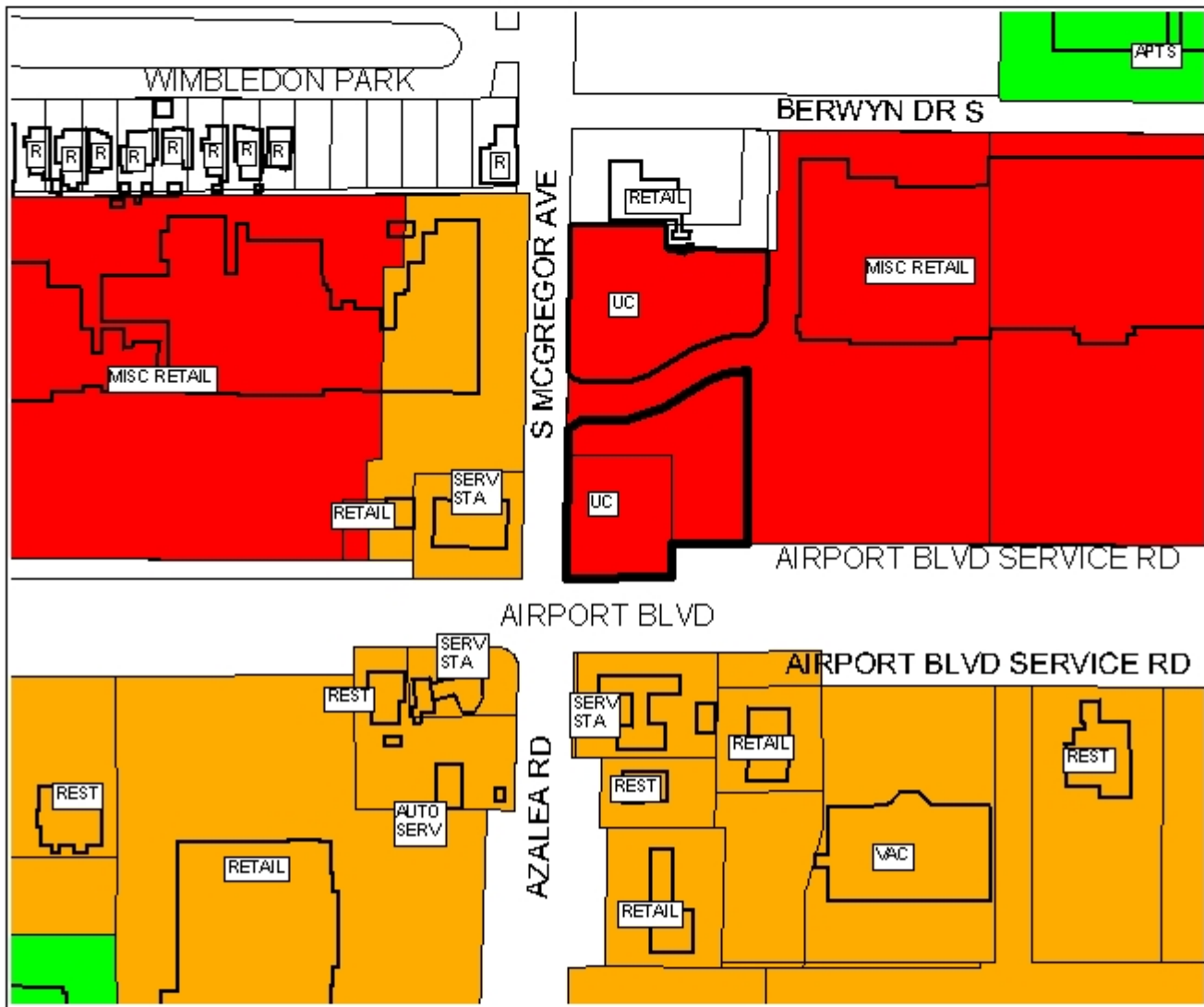
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REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site is a vacavt building; to the East are miscellaneous retail. Located to the South and West of the site are service stations.

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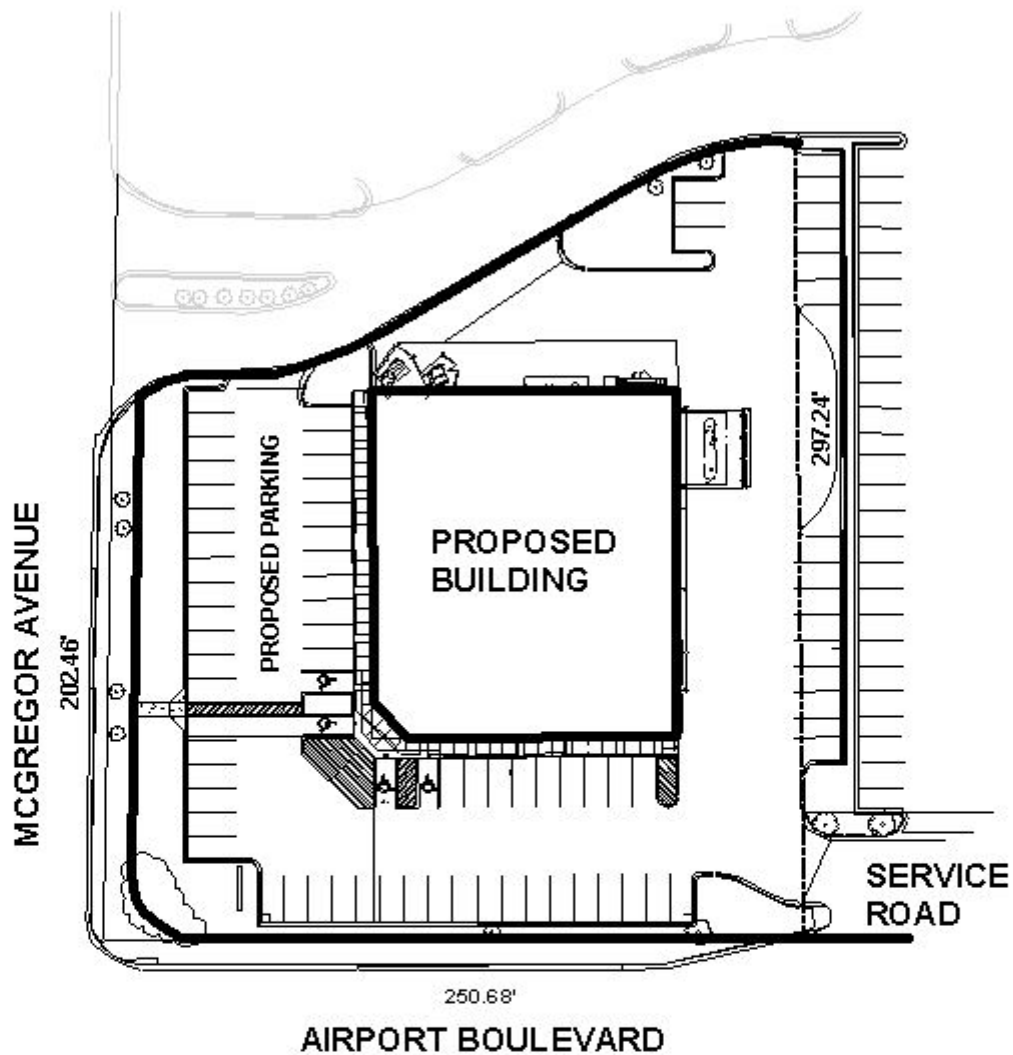
LEGEND

R-1	R-2	R-3	R-A	R-B	H-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 is located on the Northeast corner of Airport Boulevard and South McGregor Avenue. The plan illustrates the proposed building and parking.

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