

**SIDEWALK WAIVER REQUEST STAFF REPORT**

**Date: June 3, 2004**

**NAME**

McGregor Square LLC

**LOCATION**

280 South McGregor Avenue  
(East side of South McGregor Avenue, 290'± North of  
Airport Boulevard)

**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**

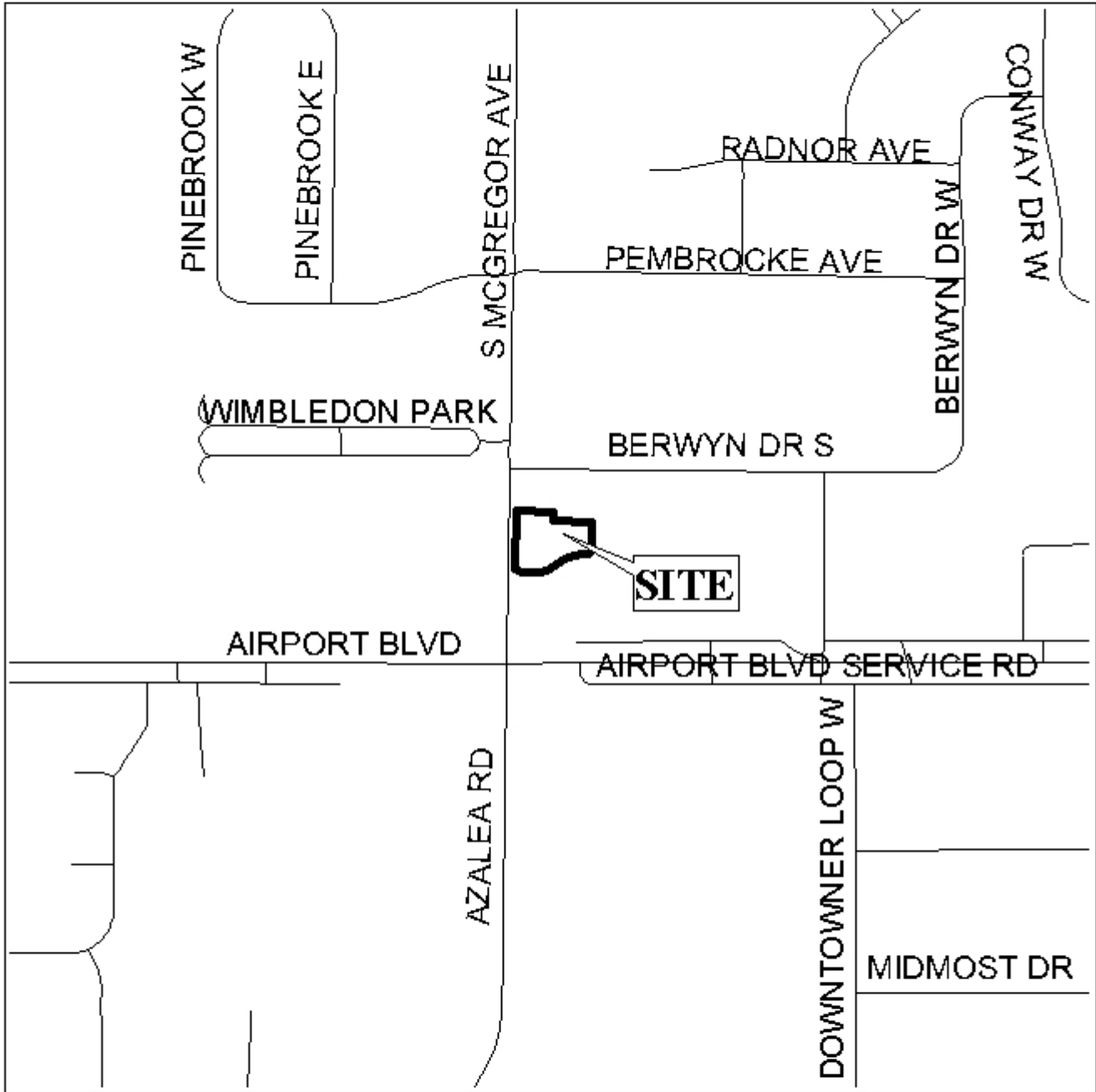
The applicant is requesting the waiver of a sidewalk along McGregor Avenue.

The applicant states that the construction of a sidewalk is not possible due to insufficient area 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



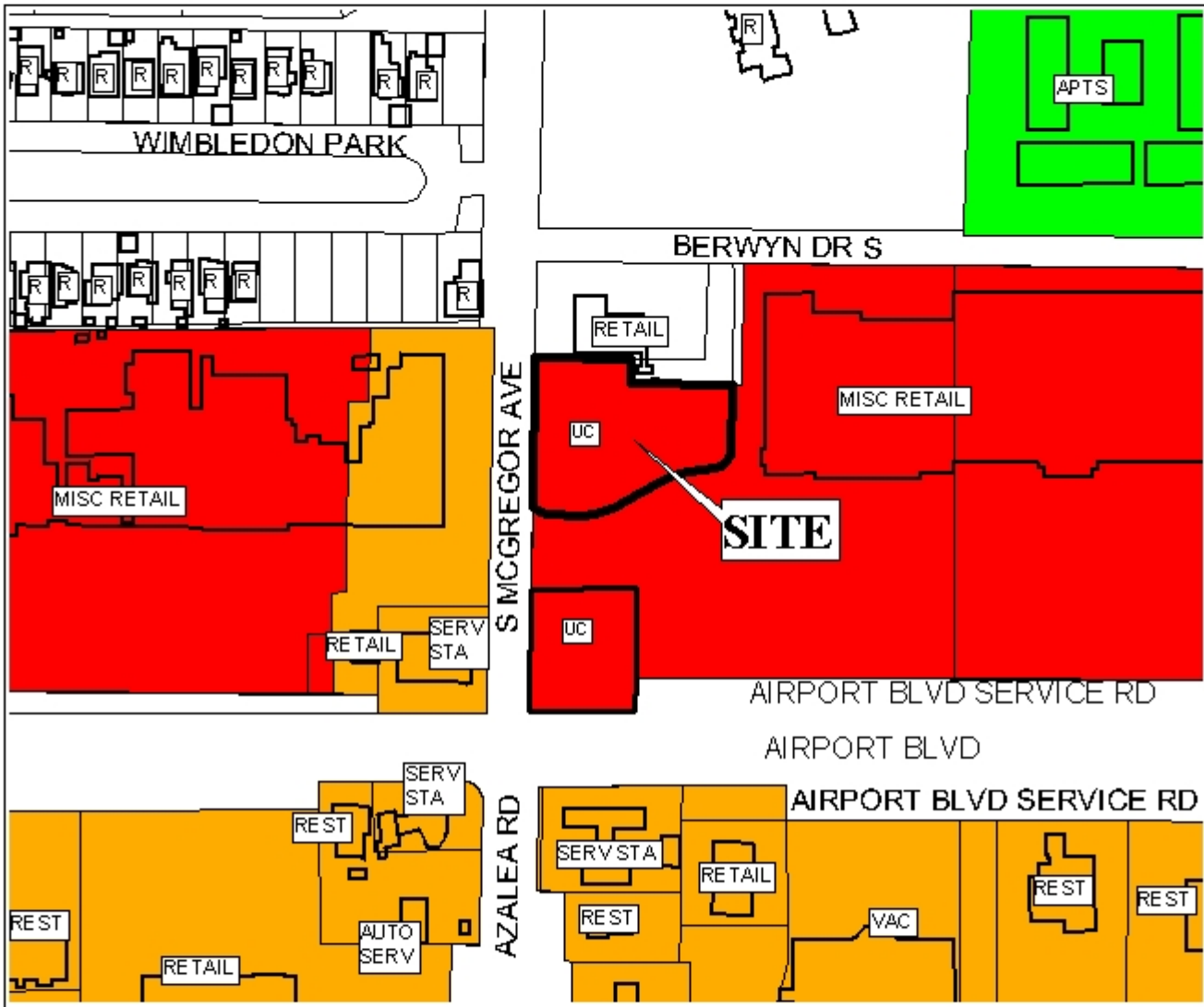
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APPLICANT McGregor Square LLC

REQUEST Sidewalk Waiver



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the West, North, and East of the site are miscellaneous retail, with a vacant building to the South.

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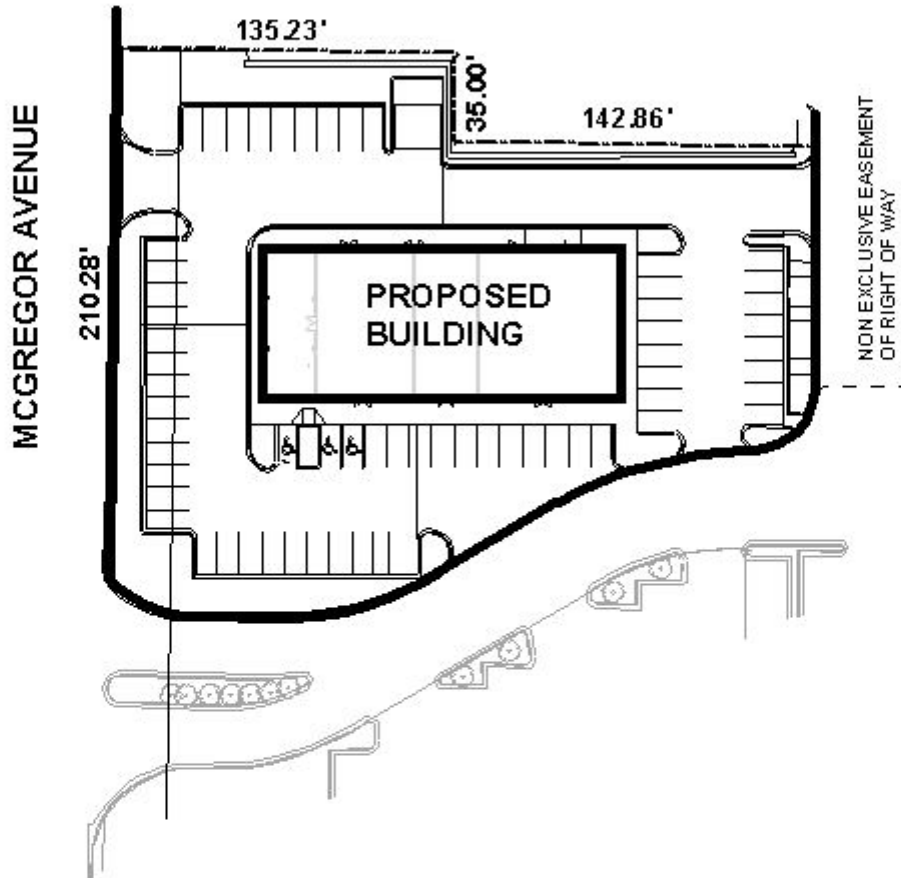
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LEGEND

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



# SITE PLAN



The site is located on the East side of South McGregor Avenue, 290' North of Airport Boulevard. The plan illustrates the proposed building and parking.

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NTS