

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: May 19, 2005****NAME**

Faith City Church

LOCATION521 Mobile Street
(Northwest corner of Mill Street and Mobile Street,
extending to the South side of McKinney Street)**PRESENT ZONING**

R-1, Single-Family Residential

**ENGINEERING
COMMENTS**

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REMARKS

The applicant is requesting a waiver of the sidewalk requirements along the Mill Street and McKinney Street frontages.

The applicant states that Mill and McKinney Streets are dead-end streets, that there are no existing sidewalks on those streets, and that the grade of the streets would make a sidewalk potentially dangerous for pedestrians, who might walk into a wall or a drop-off.

While there are no existing sidewalks on Mill and McKinney Streets, these extend for three blocks west of the site, serving residential properties. Any future redevelopment of these properties would require the installation of sidewalks. It should be noted that provision of a sidewalk along Mill Street was a condition of the Planning Approval for the church in 1996.

It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, 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. As Urban Development has not yet received comments from the Engineering Department, a holdover is recommended.

RECOMMENDATION

Based on the preceding, the application is recommended for holdover, to allow the Engineering Department to submit comments.

LOCATOR MAP



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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A church is located to the west of the site.

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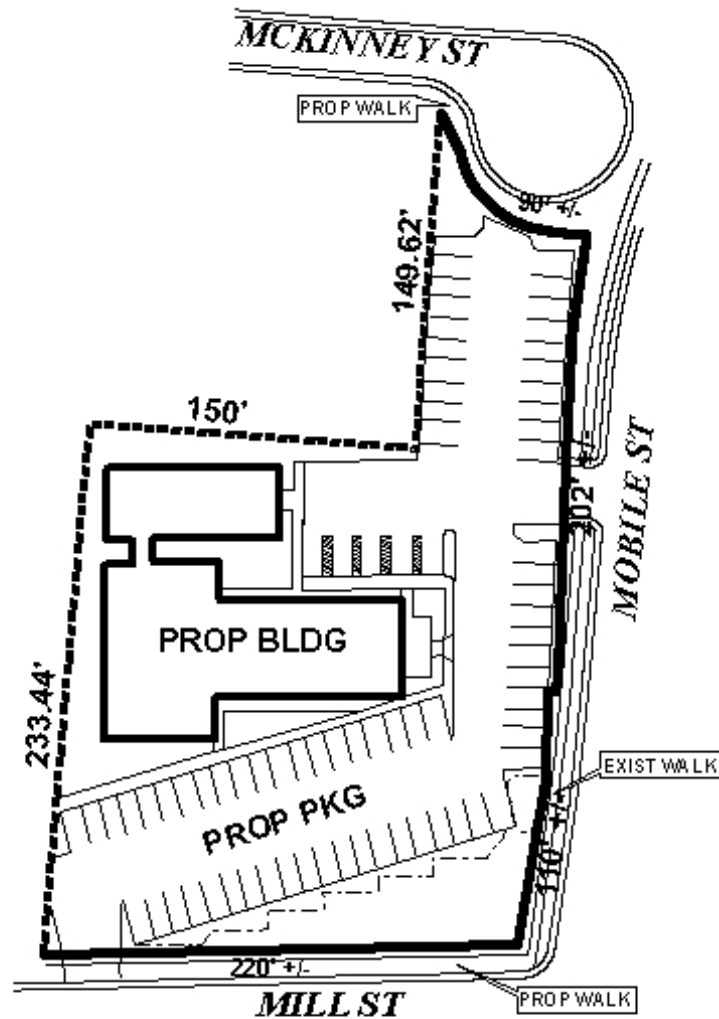
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LEGEND

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	NTS
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SITE PLAN



The site plan illustrates the proposed improvements along with the existing sidewalk along Mobile Street.

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