

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: December 4, 2003****NAME**

Matthew R. Stone

LOCATION3968 Demetropolis Road
(West side of Demetropolis Road, 640'± South of Halls
Mill Road)**PRESENT ZONING**

I-1, Light Industry

ENGINEERING**COMMENTS**

With minor modifications sidewalk can be constructed to city standards. However, if this sidewalk were to ever connect to the property to the south the sidewalks for that property would require major amendments would be to provide safe passage for pedestrians due to steep slopes of an adjacent drainage ditch.

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 that the sidewalk requirement along Demetropolis Road be waived.

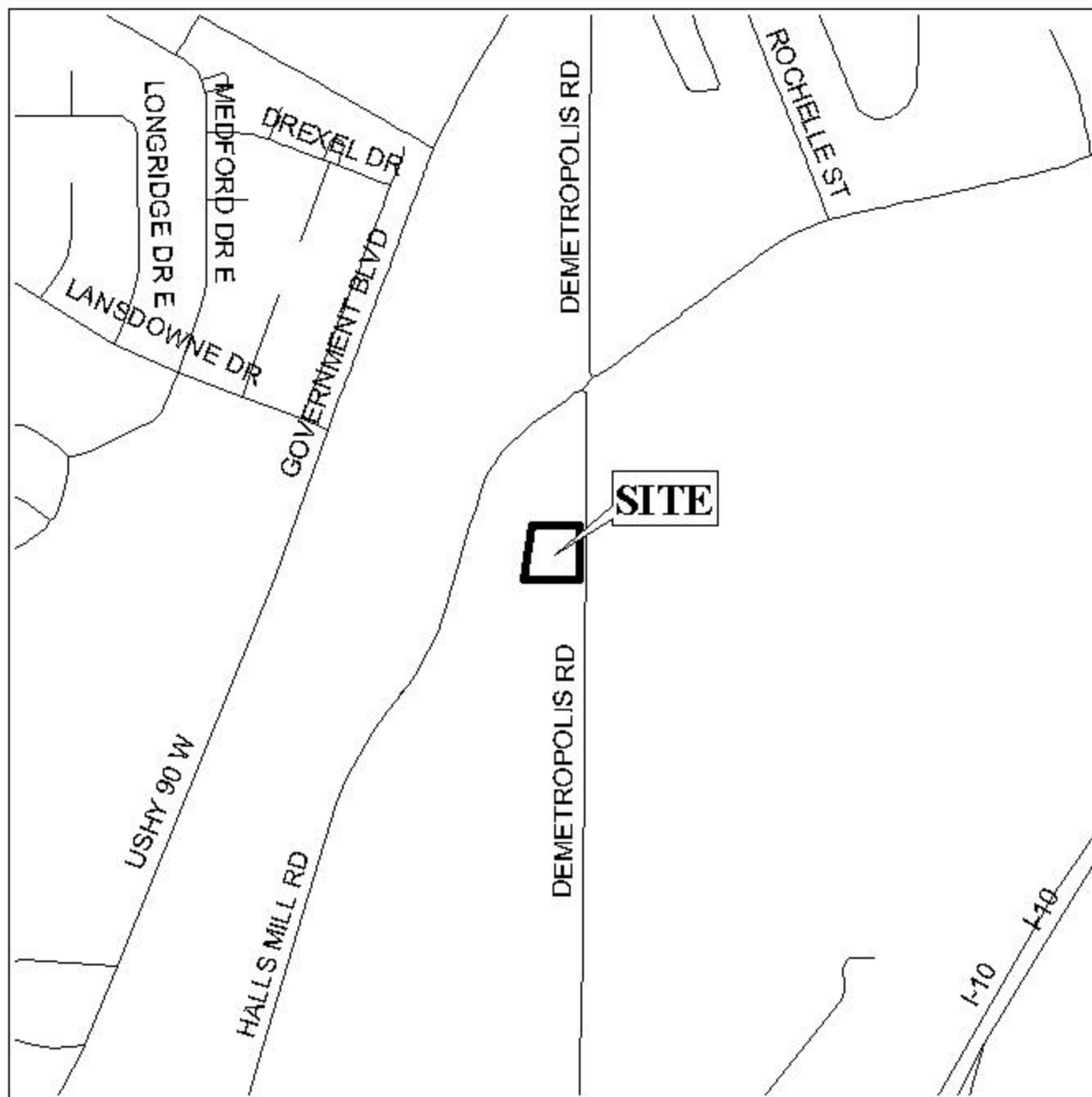
The applicant states that the site is zoned Light Industrial, and no one has sidewalks on this section of Demetropolis Road; therefore a sidewalk would lead to nowhere and consequently would not serve any purpose.

The Planning Commission has indicated in the past that unless there is physical reason that a sidewalk cannot be constructed, a sidewalk waiver will not be granted.

RECOMMENDATION

Based on the preceding, it is recommended that this application be denied.

LOCATOR MAP

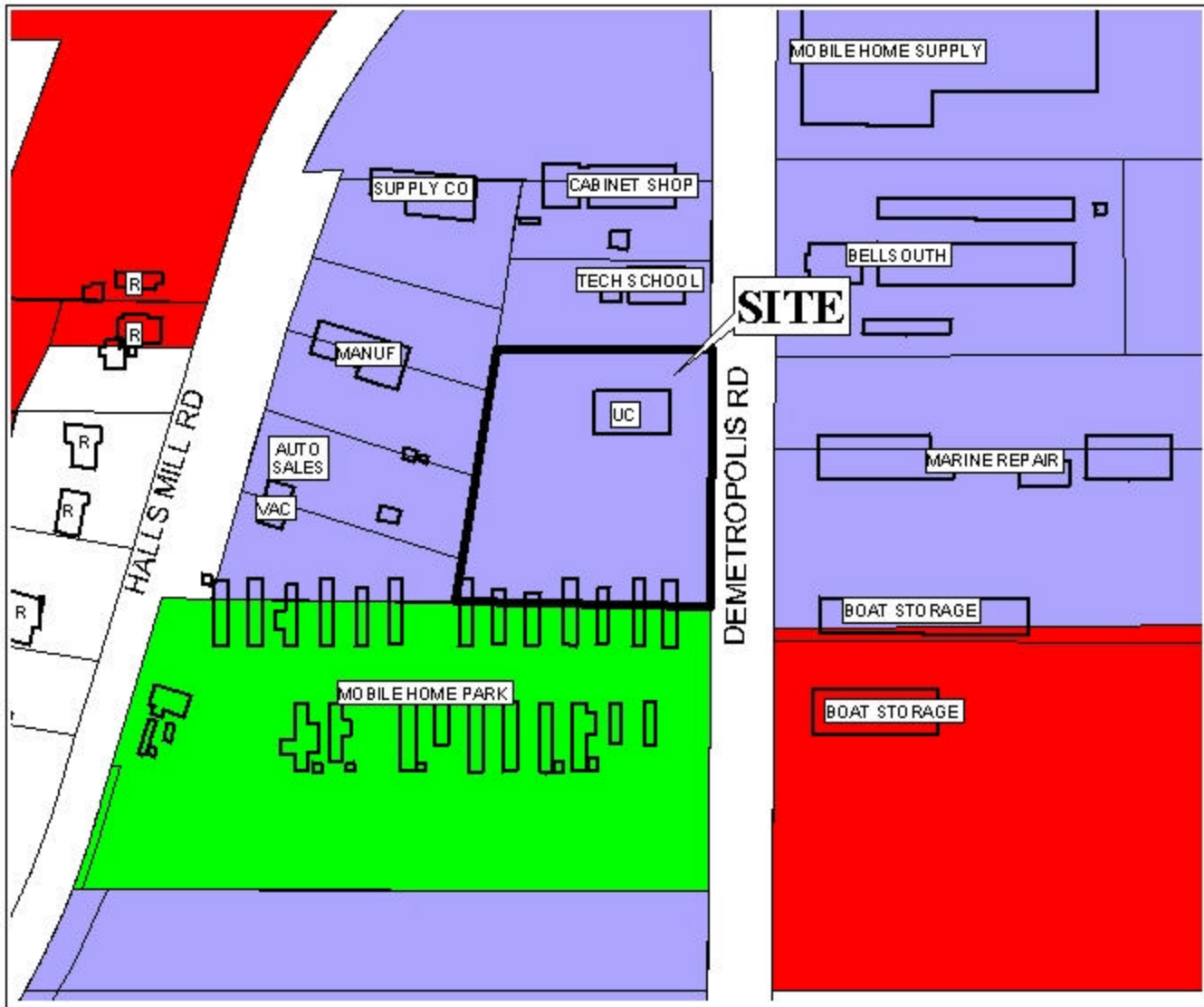


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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use.

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LEGEND



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