

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: December 6, 2007****NAME**

Burge Properties, LLC

**LOCATION**

Southwest corner of Mackinnon Industrial Parkway and Interstate 10.

**PRESENT ZONING**

B-3, Community Business District

**ENGINEERING****COMMENTS**

Based on information provided by the applicant, the drainage ditch on-site makes it impossible to construct 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 a waiver for the construction of a sidewalk along Mackinnon Industrial Parkway.

The sidewalk waiver site is adjacent to a site that will be developed with a 6,000 square foot structure on a commercial site. The applicant states that the required sidewalk is not buildable due to an existing ditch in the right-of-way, where a sidewalk would normally be constructed.

Mackinnon Industrial Parkway has a two lane cross-section at this location. A sidewalk exists along the East side of McCurry Lane, approximately 150 feet Northeast from the site, and continues to and along both sides of the East segment of Alden Drive, which contains a variety of business in an I-1, Light Industrial District.

Residential development occurs to the Northwest of the site, along Sheldon Way, however, there are no sidewalks along Sheldon Way due to an existing ditch.

It is unlikely that the use proposed for the site will generate significant pedestrian traffic.

**RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along Mackinnon Industrial Parkway is recommended for Approval.

# LOCATOR MAP



APPLICATION NUMBER 33 DATE December 6, 2007

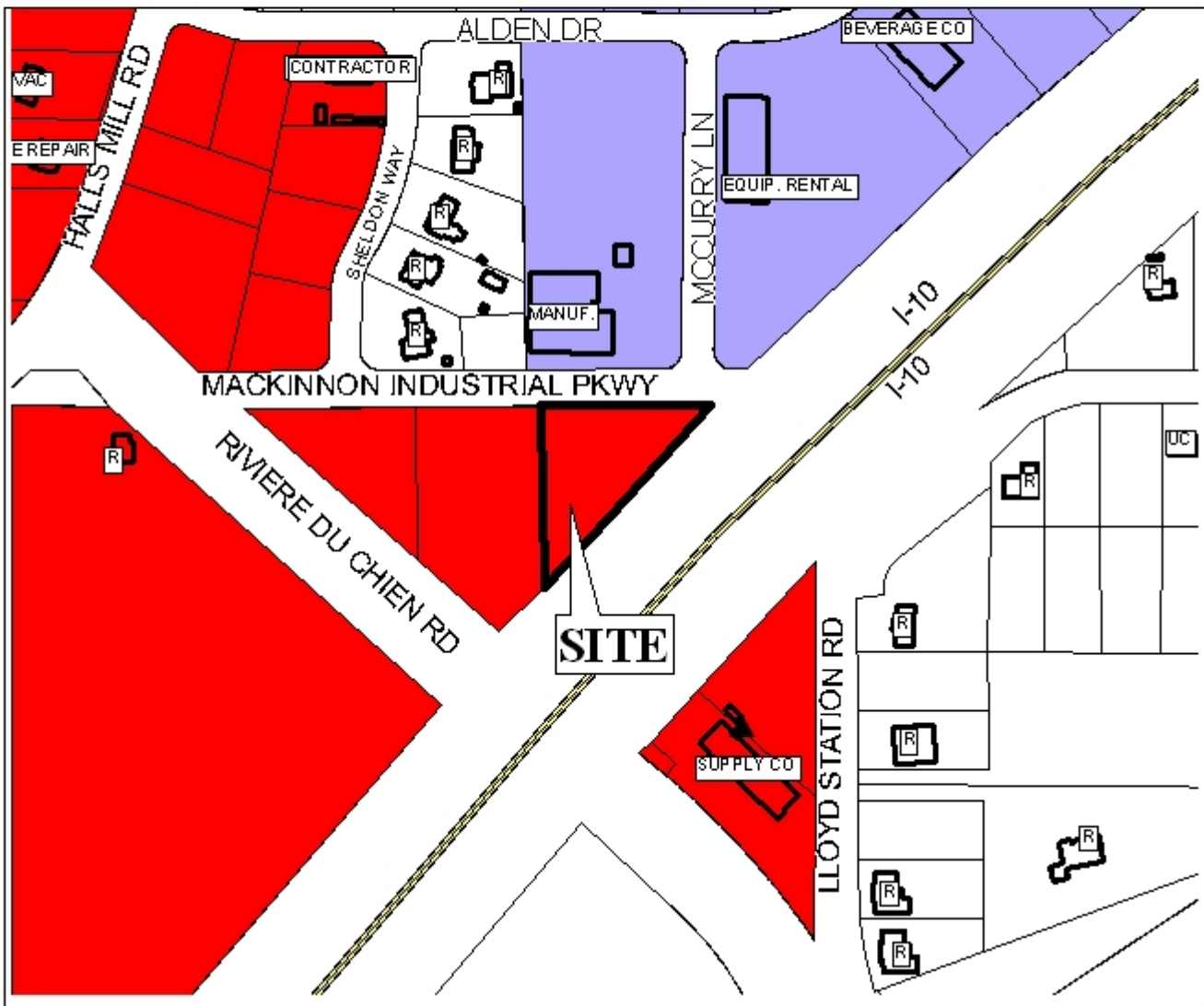
APPLICANT Burge Properties, LLC

REQUEST Sidewalk Waiver



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single family residential units are located to the northwest of the site, manufacturing to the north, and a supply company to the south.

APPLICATION NUMBER 33 DATE December 6, 2007

APPLICANT Burge Properties, LLC

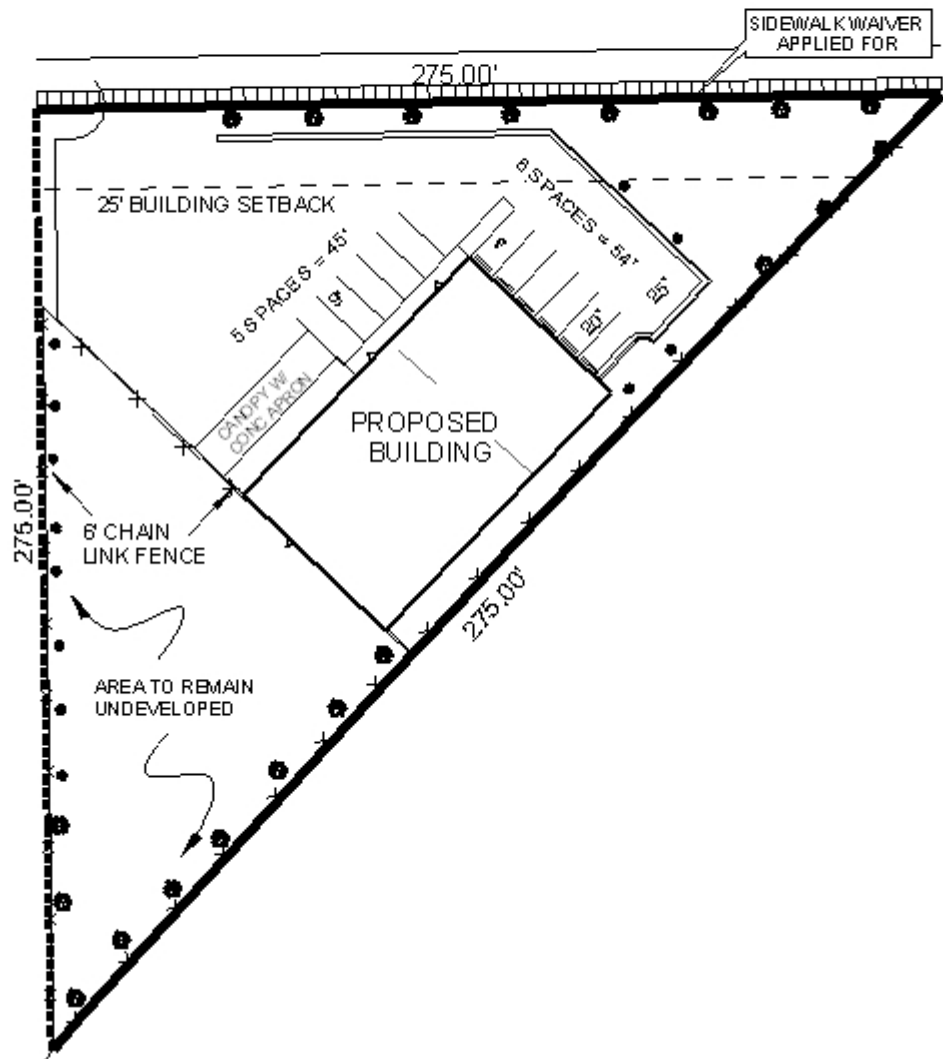
REQUEST Sidewalk Waiver

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

 NTS

# SITE PLAN



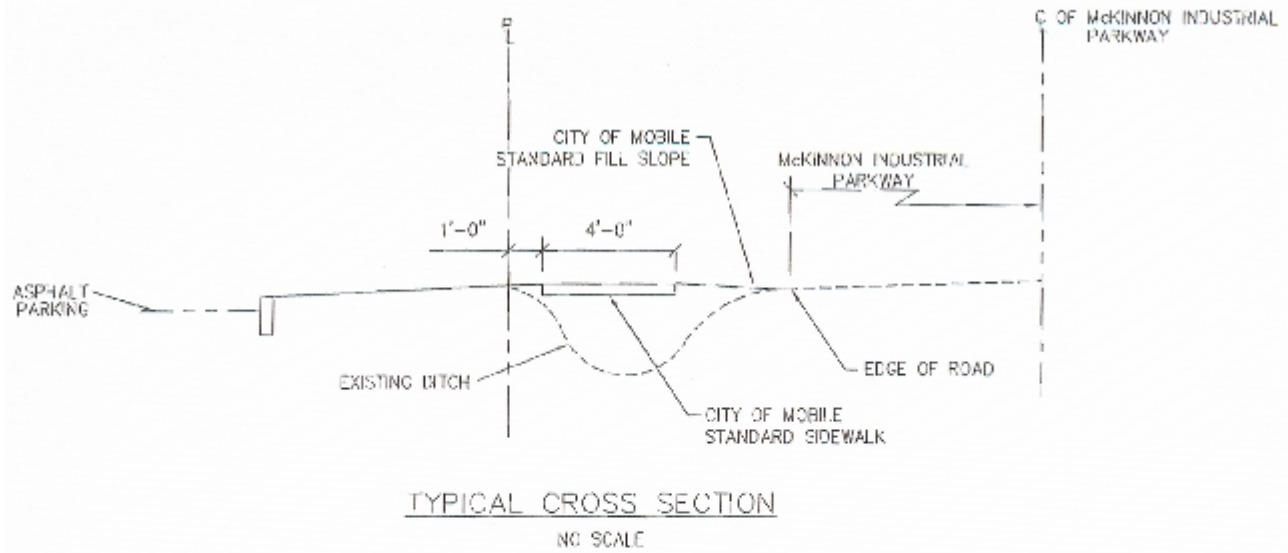
The site plan illustrates the proposed building, fences, sidewalks, and setbacks.

APPLICATION NUMBER 33 DATE December 6, 2007  
APPLICANT Burge Properties, LLC  
REQUEST Sidewalk Waiver



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 33 DATE December 6, 2006

APPLICANT Burge Properties, LLC

REQUEST Sidewalk Waiver



NTS