

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: May 20, 2004****NAME**

Christ Temple Apostolic Church

LOCATION801 Virginia Street
(South Side of Virginia Street, extending from South Washington Avenue to South Broad Street)**PRESENT ZONING**

B-3, Community Business

ENGINEERING**COMMENTS**

No waiver recommended. Sidewalk can be constructed to city standards.

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).

Urban Forestry sees no tree related reason why the sidewalk cannot be constructed as required.

REMARKS

The applicant is requesting the waiver of sidewalks along Virginia Street.

The applicant states that the construction of a sidewalk would be approximately 60-feet from the edge of pavement.

The topo and cross-section submitted by the applicant, as well as Engineering Comments illustrate that the sidewalk could be constructed.

Given the location is within walking distance from surrounding residential neighborhoods, this sidewalk could be used by pedestrians commuting to and from the church and the adjacent residential neighborhoods. Additionally, pedestrian safety is enhanced when sidewalks are setback from street traffic.

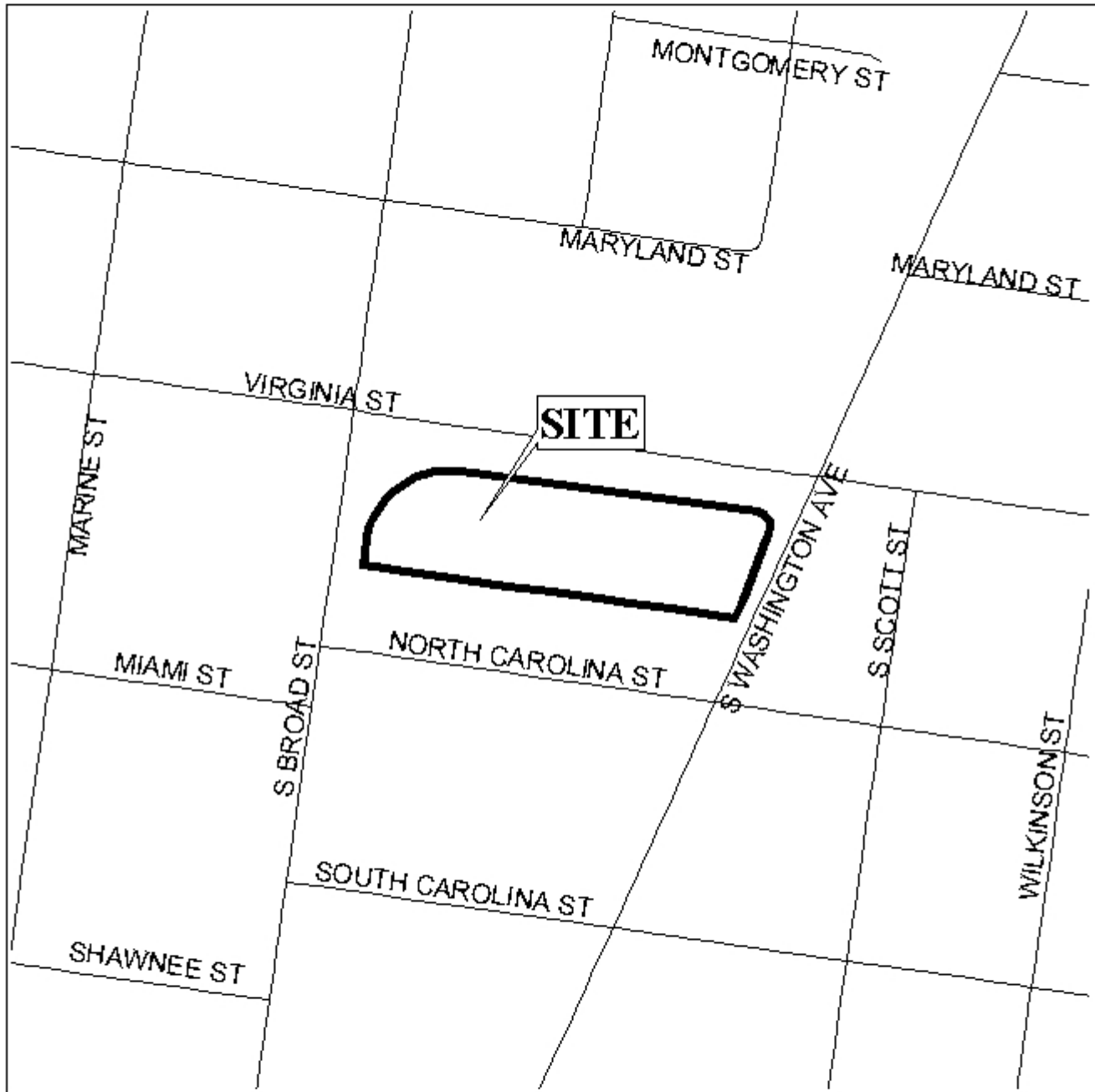
The Planning Commission has indicated in the past that unless there is physical reason that a sidewalk cannot be constructed, a sidewalk waiver will not be granted.

RECOMMENDATION

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

The applicant requested that the application be heldover to allow the applicant more time to submit additional information. The staff met with the applicant's architect and explained the Commission's policy regarding sidewalk waivers; specifically waivers are typically granted only in situations where topography or lack of area between the curb and property line preclude construction of a sidewalk. At the time of mail out, no additional information had been submitted, and in the absence of additional information the application is still recommended for denial.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 3, 2004

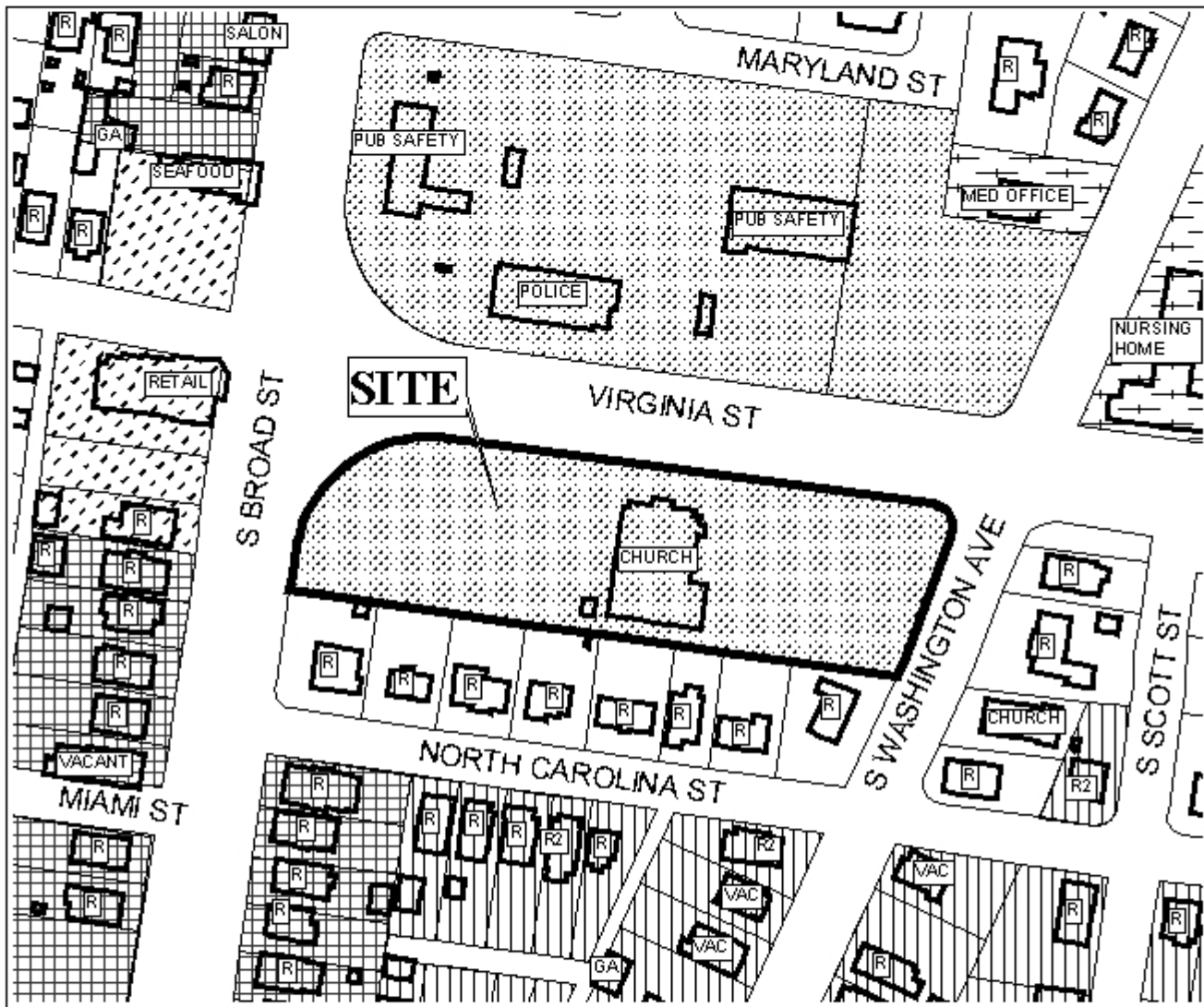
APPLICANT Christ Temple Apostolic Church

REQUEST Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. A church is located to the east of the site. Commercial sites, a nursing home, and a police station are located to the north of the site.

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LEGEND

														NTS
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	

