

SIDEWALK WAIVER REQUEST STAFF REPORT

Date: April 20, 2006

NAME

Valerie Musial

LOCATION

5011 Government Boulevard
(East side of Government Boulevard at the East terminus of
Knollwood Drive)

PRESENT ZONING

B-3, Community Business

ENGINEERING

The Engineering Department recommends waiver of the sidewalk requirements. The sidewalk could be constructed but should not. Sidewalk on the property to the west is not feasible and is non-existent on the developed property to the east. Therefore, the sidewalk would not connect to other sidewalks.

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 of the sidewalk construction requirements along Government Boulevard. The applicant states that that the property is located along U. S. Highway 90, a major street, and pedestrian traffic is non-existent. The applicant further states that no sidewalks currently exist on either adjoining property.

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.

Comments from City Engineering indicate that the sidewalks could be constructed; however, the property would be the only site with sidewalks. Therefore, Engineering recommends that the waiver be approved since the sidewalk would not serve any connectivity purpose with the adjacent properties.

RECOMMENDATION

Based on the preceding, it is recommended that this sidewalk waiver request be approved.

LOCATOR MAP



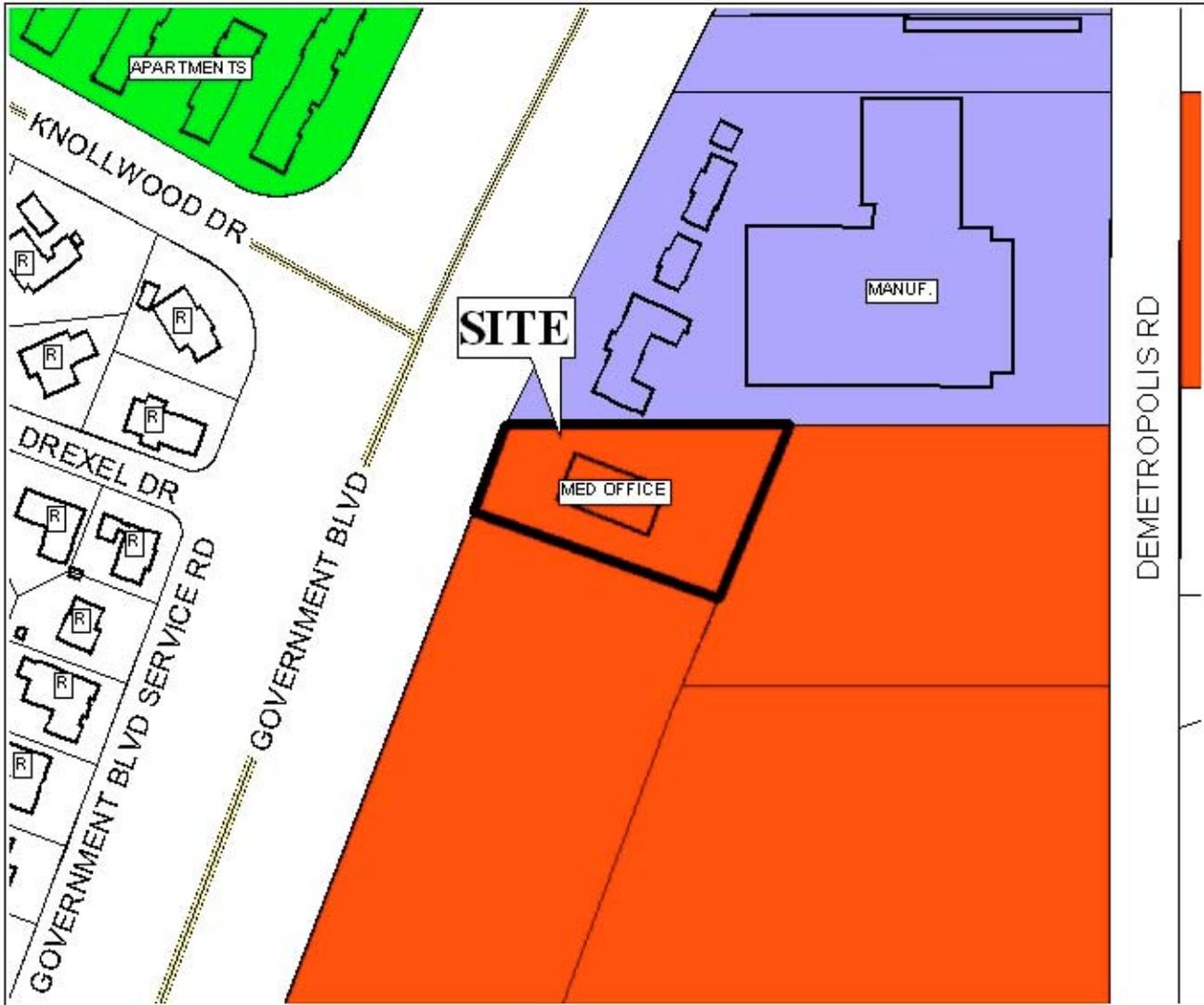
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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

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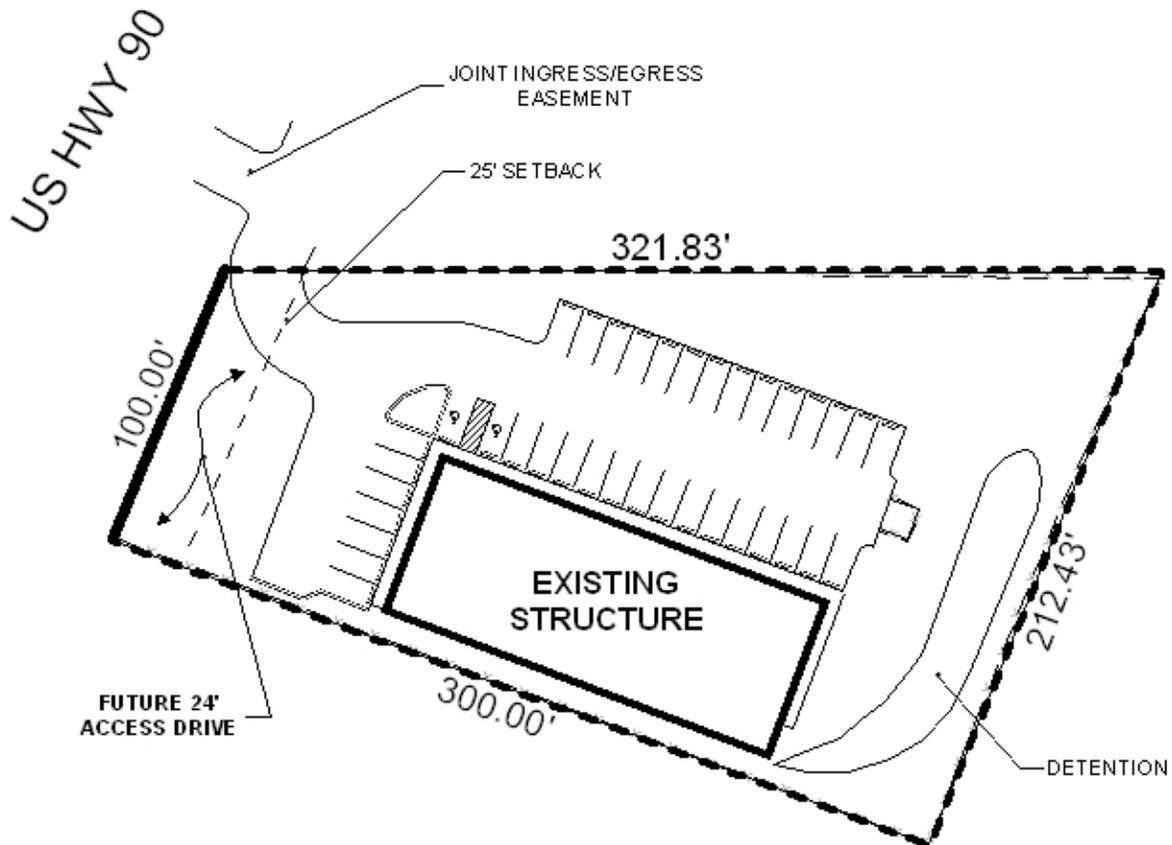
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LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



SITE PLAN



The site is located on the East side of Government Boulevard at the East terminus of Knollwood Drive. The plan illustrates the proposed development.

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NTS