

HOLDOVER

Revised

Case ZON2005-00934

SIDEWALK WAIVER REQUEST STAFF REPORT

Date: May 19, 2005

NAME

Faith City Church

LOCATION

521 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

No waiver recommended. Sidewalk can be constructed and there is much evidence of foot traffic in the area.

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.

This application was held over from the May 19th meeting to allow the Engineering Department to submit comments. Engineering has found that the sidewalk can be constructed, and furthermore comments that there is significant foot traffic in the area.

RECOMMENDATION

Based on the preceding, the application is recommended for denial, for the following reasons: 1) there is no engineering reason that prevents the construction of a sidewalk on the site; and 2) there is significant foot traffic in the area.

LOCATOR MAP



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APPLICANT Faith City Church
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



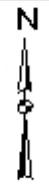
The site is surrounded by single-family residential units. A church is located to the west of the site.

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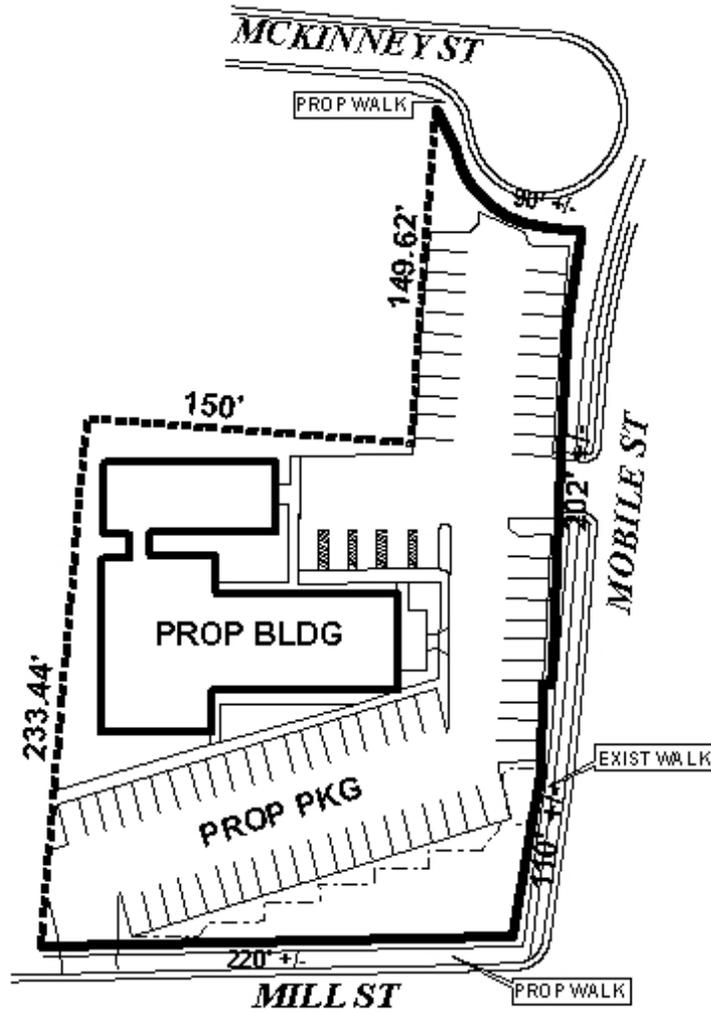
APPLICANT Faith City Church

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

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NTS