

**SIDEWALK WAIVER REQUEST
STAFF REPORT**

Date: September 1, 2022

NAME Dalton Holdings, LLC

LOCATION 4291 Halls Mill Road
(Northeast corner of Halls Mill Road and Riviere Du Chien Road).

PRESENT ZONING I-1, Light Industry District

**ENGINEERING
COMMENTS** Although it appears that the current site conditions may allow for sidewalk construction within the ROW the sidewalk will end at a major ditch crossing.

**TRAFFIC ENGINEERING
COMMENTS** No comments.

**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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

**FIRE DEPARTMENT
COMMENTS** All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS The applicant is requesting a waiver for the construction of a sidewalk along Riviere Du Chien Road and Mackinnon Industrial Parkway.

The site has been given a Light Industry (LI) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in

accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as “industrial business”, where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant states the following concerning the sidewalk waiver request:

THE OWNER/DEVELOPER OF THIS LOT AT THE CORNER OF HALLS MILL ROAD AND RIVIERE DU CHIEN ROAD IS REQUESTING A WAIVER OF THE SIDEWALK CONSTRUCTION ALONG RIVIERE DU CHIEN AND MACKINNON INDUSTRIAL PARKWAY. DURING THE PLANNING COMMISSION MEETING ON FEBRUARY 16, 2022, FOR THE REZONING OF THIS PROPERTY, THERE WAS DISCUSSION CONCERNING WHETHER A SIDEWALK WAS NEEDED IN THIS LOCATION DUE TO THE LACK OF PEDESTRIAN TRAFFIC. IT SEEMED THAT THE COMMISSION MEMBERS WOULD HAVE VOTED TO WAIVE THE SIDEWALK REQUIREMENT, BUT THERE WAS NOT AN APPLICATION ON THE AGENDA TO ALLOW A VOTE. THE 40' OF THE LOT FRONTING ON MACKINNON INDUSTRIAL PARKWAY IS LOCATED IN THE ROADSIDE DITCH AND A SIDEWALK WOULD TERMINATE IN ANOTHER DITCH FLOWING NORTHWARDLY AWAY FROM THE ROAD.

YOUR CONSIDERATION TO WAIVE THE SIDEWALK REQUIREMENT ALONG THESE TWO STREET FRONTAGES IS APPRECIATED.

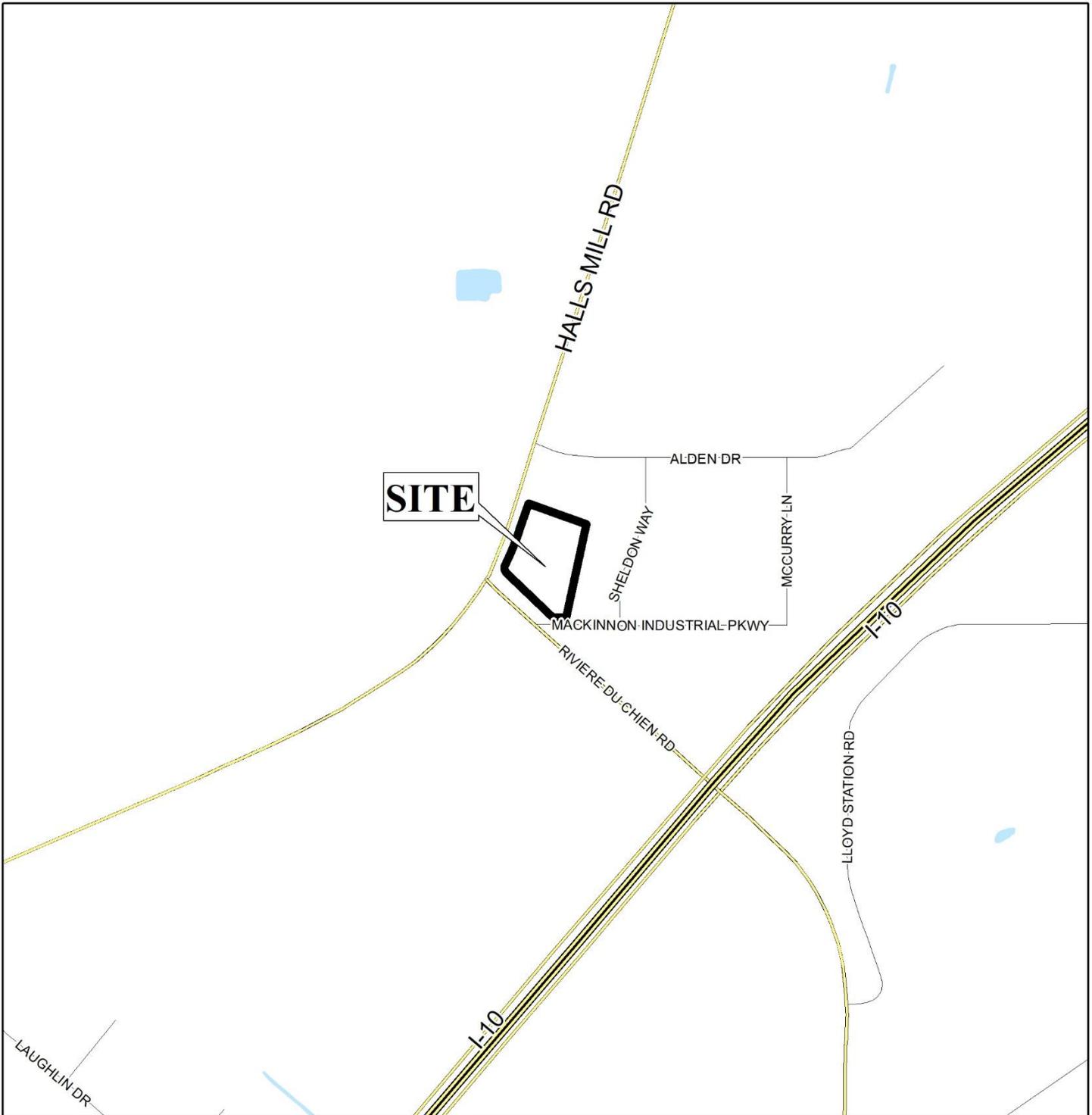
It should be pointed out that the Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

Plans are currently being reviewed for the development of the subject site with an 11,900 square foot office/warehouse use. As part of the proposed construction, a sidewalk is required along Riviere Du Chien Road and Mackinnon Industrial Parkway. The applicant requests a waiver for the sidewalk construction; hence this application.

While sidewalks are typically encouraged even in industrial developments, the appropriateness of sidewalks should also take into account the existing infrastructure in the area, i.e., does the construction of the existing roadway safely allow for a sidewalk to be utilized. Per the Engineering comments, provision of a sidewalk would end at a major ditch crossing, which may make the provision of such a sidewalk undesirable. It should also be noted that there is no evidence of a walking path along the property.

RECOMMENDATION Based upon the preceding, this application for waiver of a sidewalk along Riviere Du Chien Road and Mackinnon Industrial Parkway is recommended for Approval.

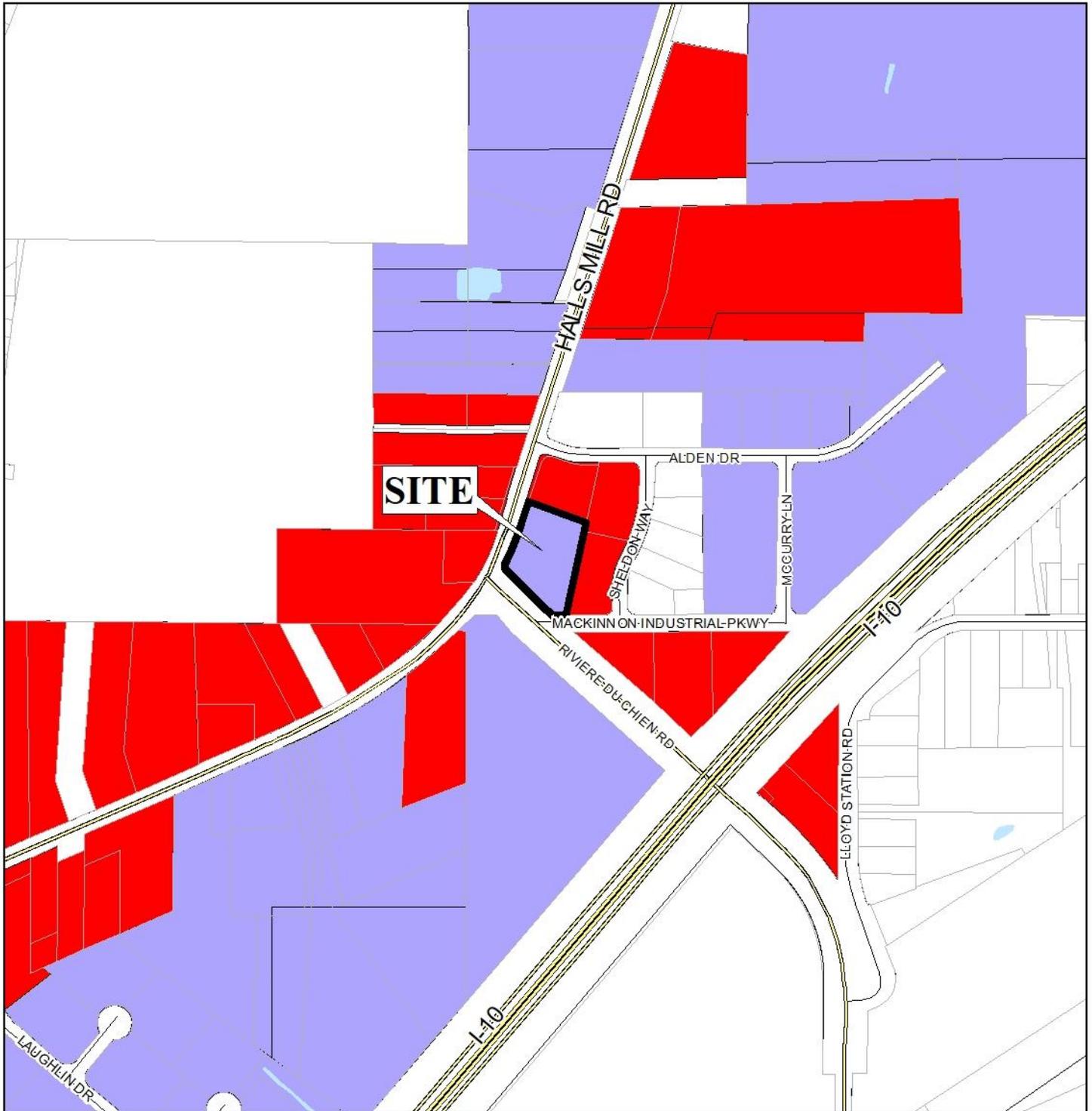
LOCATOR MAP



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LOCATOR ZONING MAP



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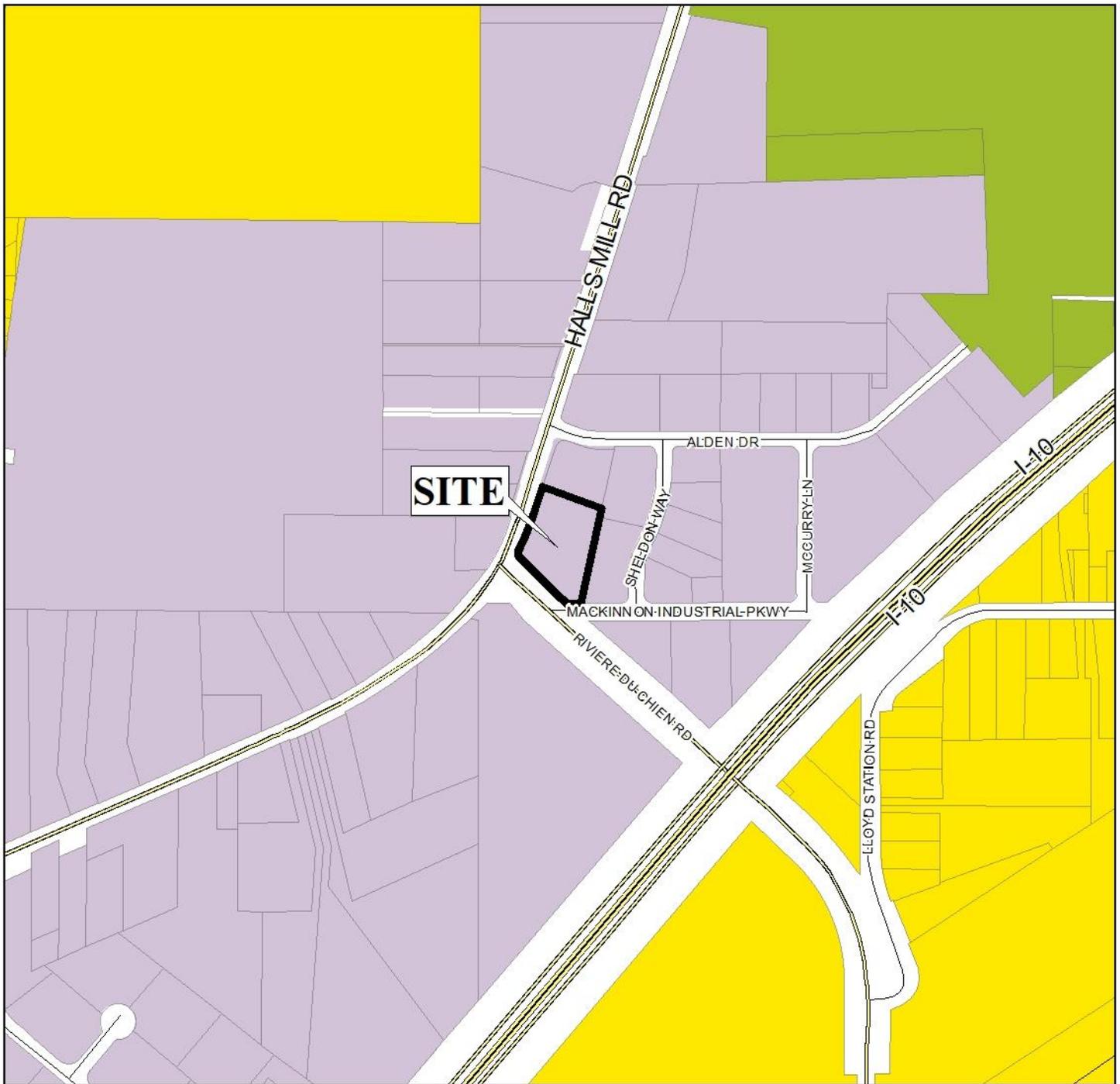
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FLUM LOCATOR MAP



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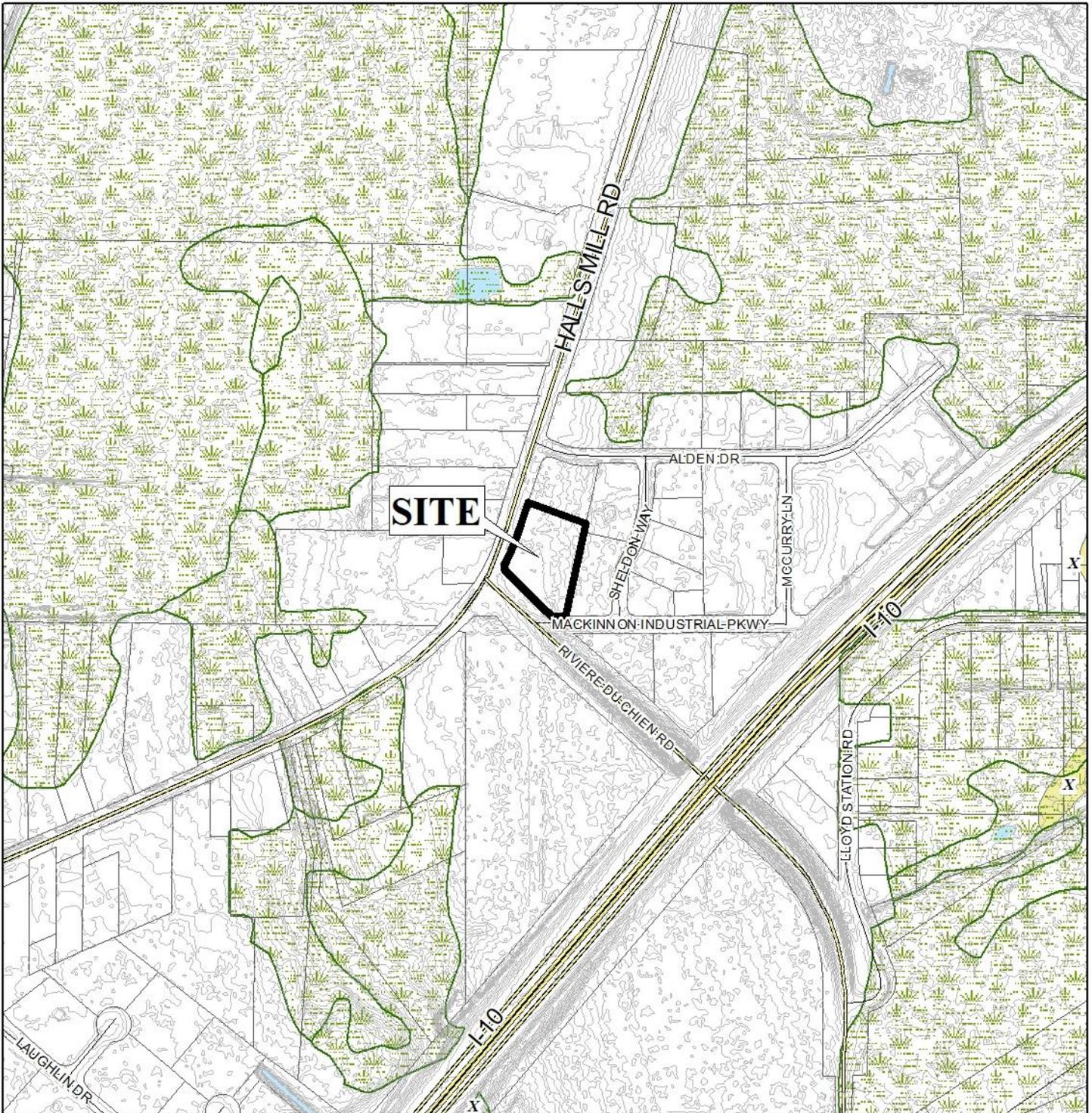
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|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



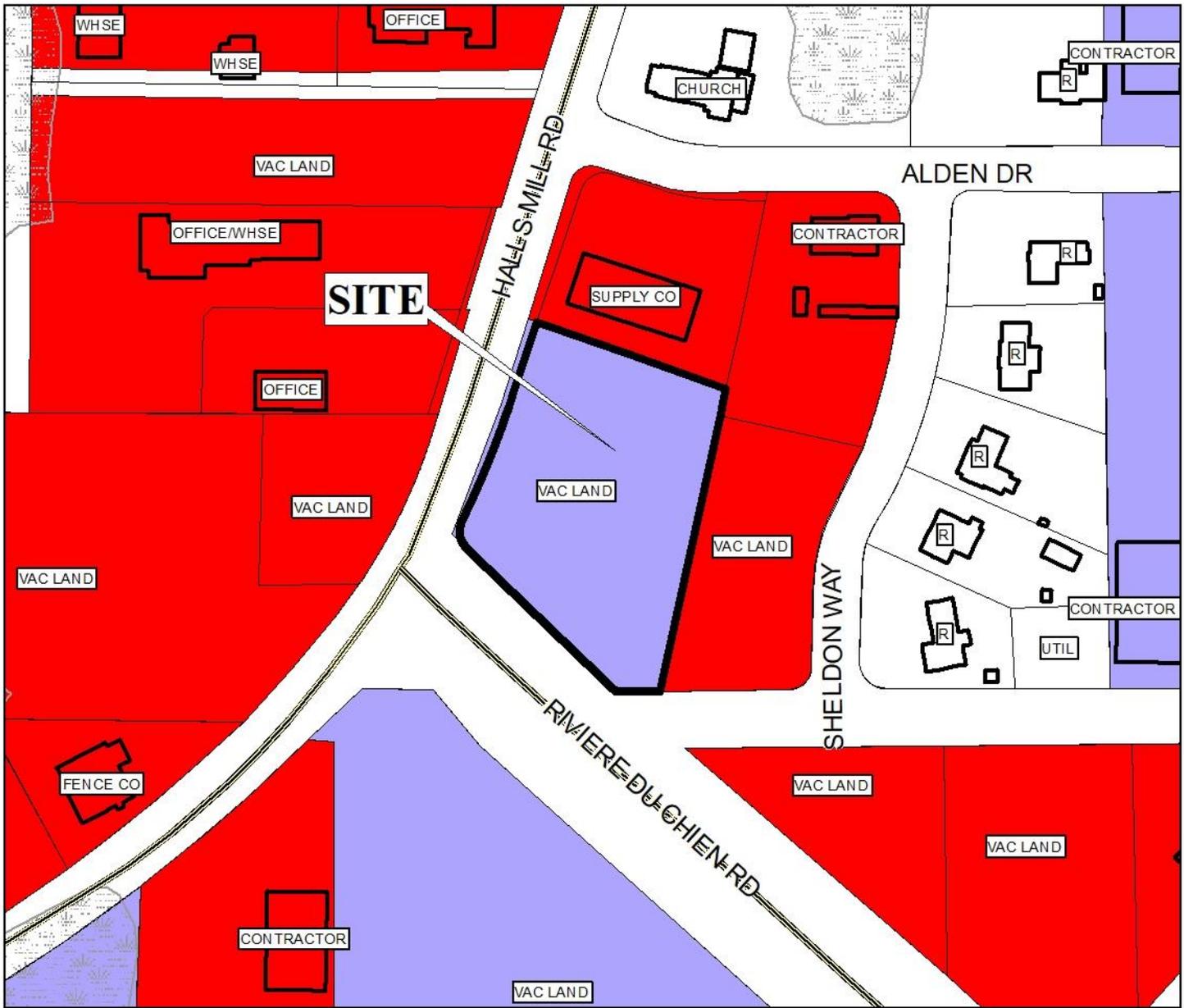
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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| | | | | | | | |
|---|--|--|---|--|--|---|--|
| ■ R-A | ■ R-3 | ■ T-B | ■ B-2 | ■ B-5 | ■ MUN | ■ SD-WH | ■ T5.1 |
| ■ R-1 | ■ R-B | ■ B-1 | ■ B-3 | ■ I-1 | ■ OPEN | ■ T3 | ■ T5.2 |
| ■ R-2 | ■ H-B | ■ LB-2 | ■ B-4 | ■ I-2 | ■ SD | ■ T4 | ■ T6 |



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

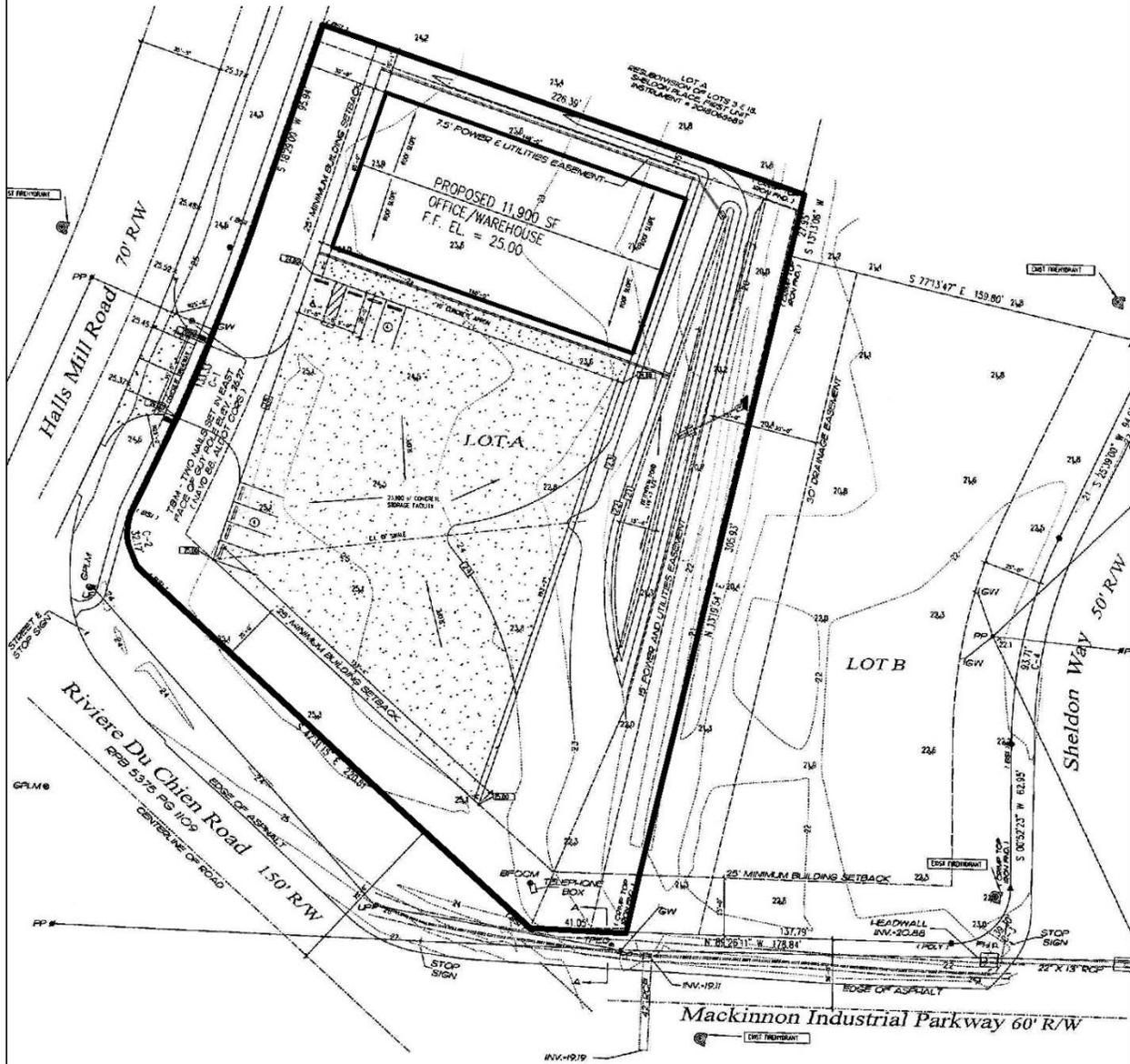


The site s surrounded by commercial and residential units.

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|--------------------|----------------------|------|-------------------|
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| REQUEST | Sidewalk Waiver | | |



SITE PLAN



The site plan illustrates the proposed building, setback, and easements.

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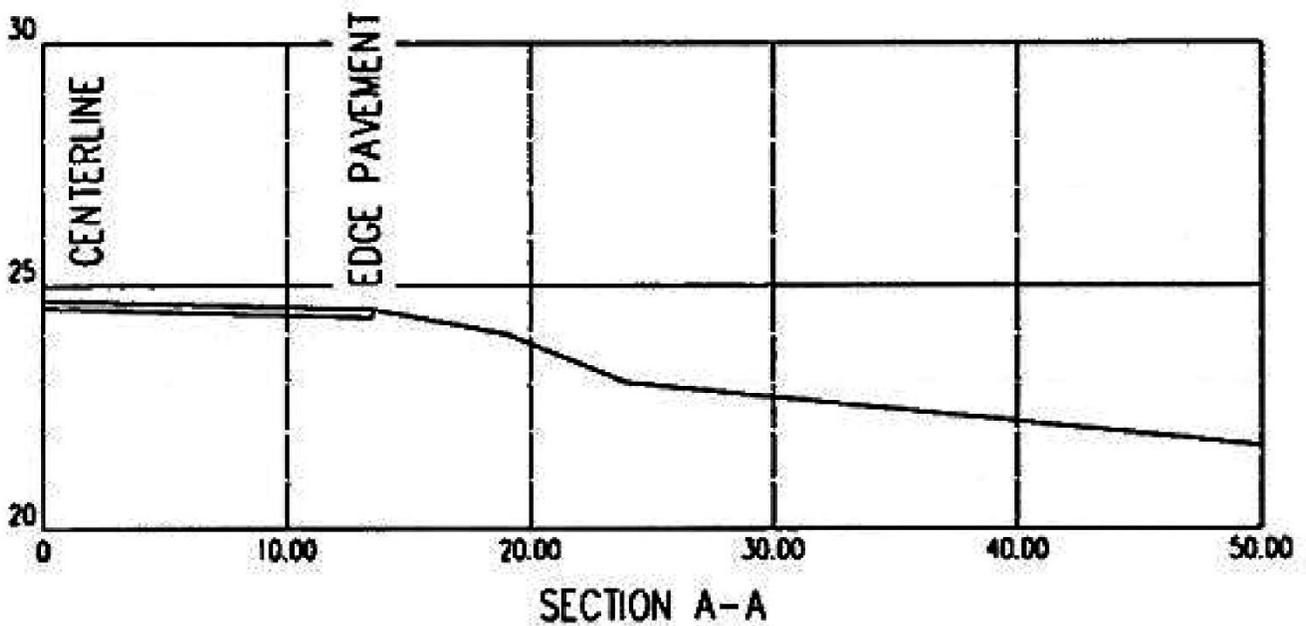
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DETAIL SITE PLAN



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