

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: May 6, 2021****NAME**

Bradford Roy

LOCATION1503 and 1529 Wolf Ridge Road
(West side of Wolf Ridge Road, 490'± North of Moffett Road).**PRESENT ZONING**

R-1, Single-Family Residential District

ENGINEERING**COMMENTS**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be permitted through the ROW Permit process.

TRAFFIC ENGINEERING**COMMENTS**

No comment.

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 Wolf Ridge Road.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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 of 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 the 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 to justify the sidewalk waiver request:

It is requested that a sidewalk waiver be granted in order to (1) avoid pedestrian presence near the roadway, and (2) avoid fall-hazard along existing pitch in topography.

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.

The subject site received Planning Approval for Heritage Gardens at the Commission’s May 16, 2019 meeting to allow four (4) 20’ x 60’ mausoleums in an R-1, Single-Family Residential District. The site plan was amended via another Planning Approval at the Commission’s October 1, 2020 meeting. A condition of that approval was the provision of a City-standard public sidewalk along Wolf Ridge Road, or application for a sidewalk waiver. The applicant now seeks a waiver for the requirement of construction of the sidewalk.

As per the Engineering comments, it appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be permitted through the ROW Permit process.

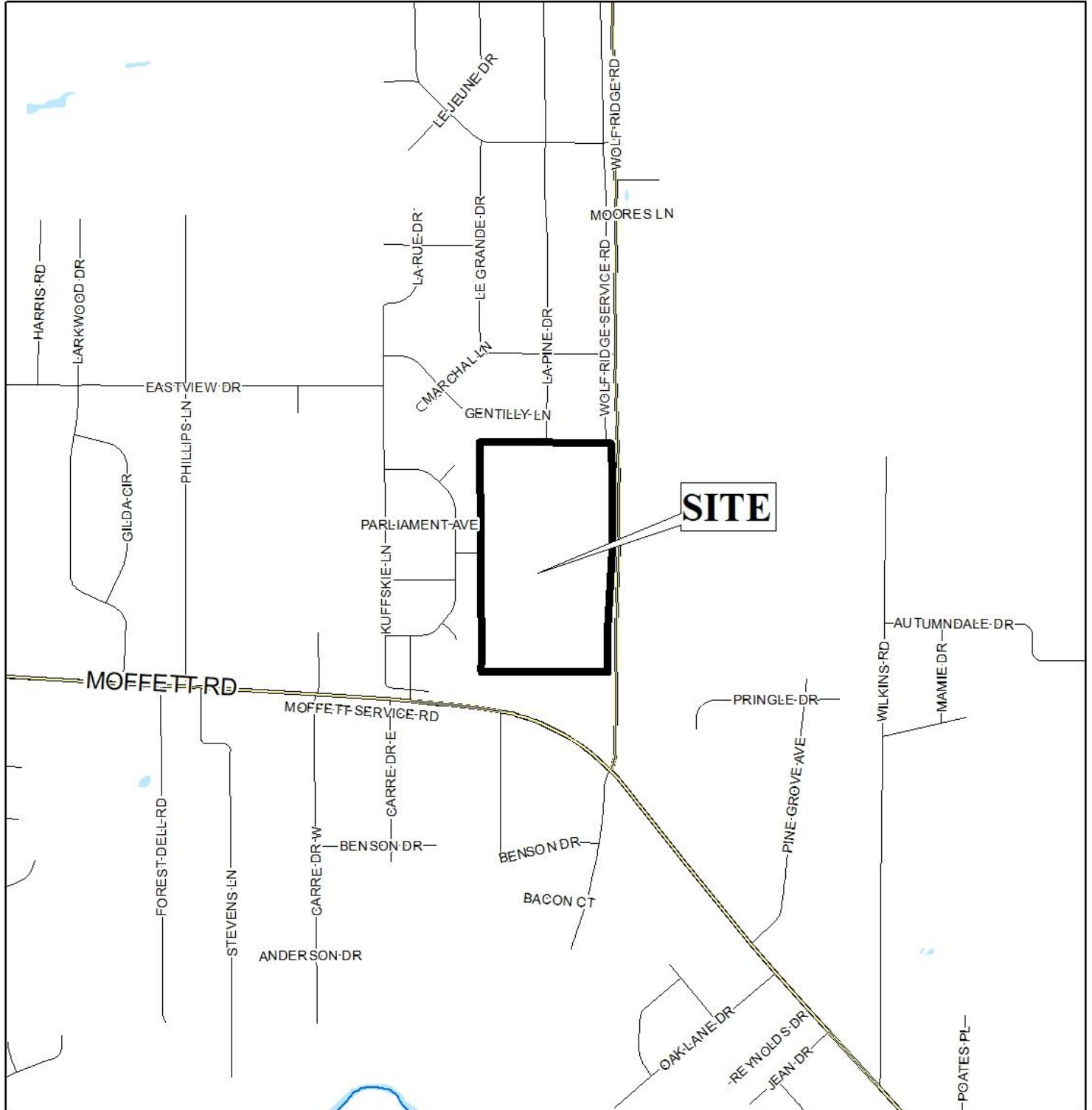
RECOMMENDATION Based upon the preceding, this application for waiver of a sidewalk along Wolf Ridge Road is recommended for Denial.

Revised for the May 20th meeting:

This application was heldover from the May 6th meeting at the applicant's request. As no new information has been submitted, the original recommendation would stand.

RECOMMENDATION *Based upon the preceding, this application for waiver of a sidewalk along Wolf Ridge Road is recommended for Denial.*

LOCATOR MAP



APPLICATION NUMBER 2 DATE May 20, 2021

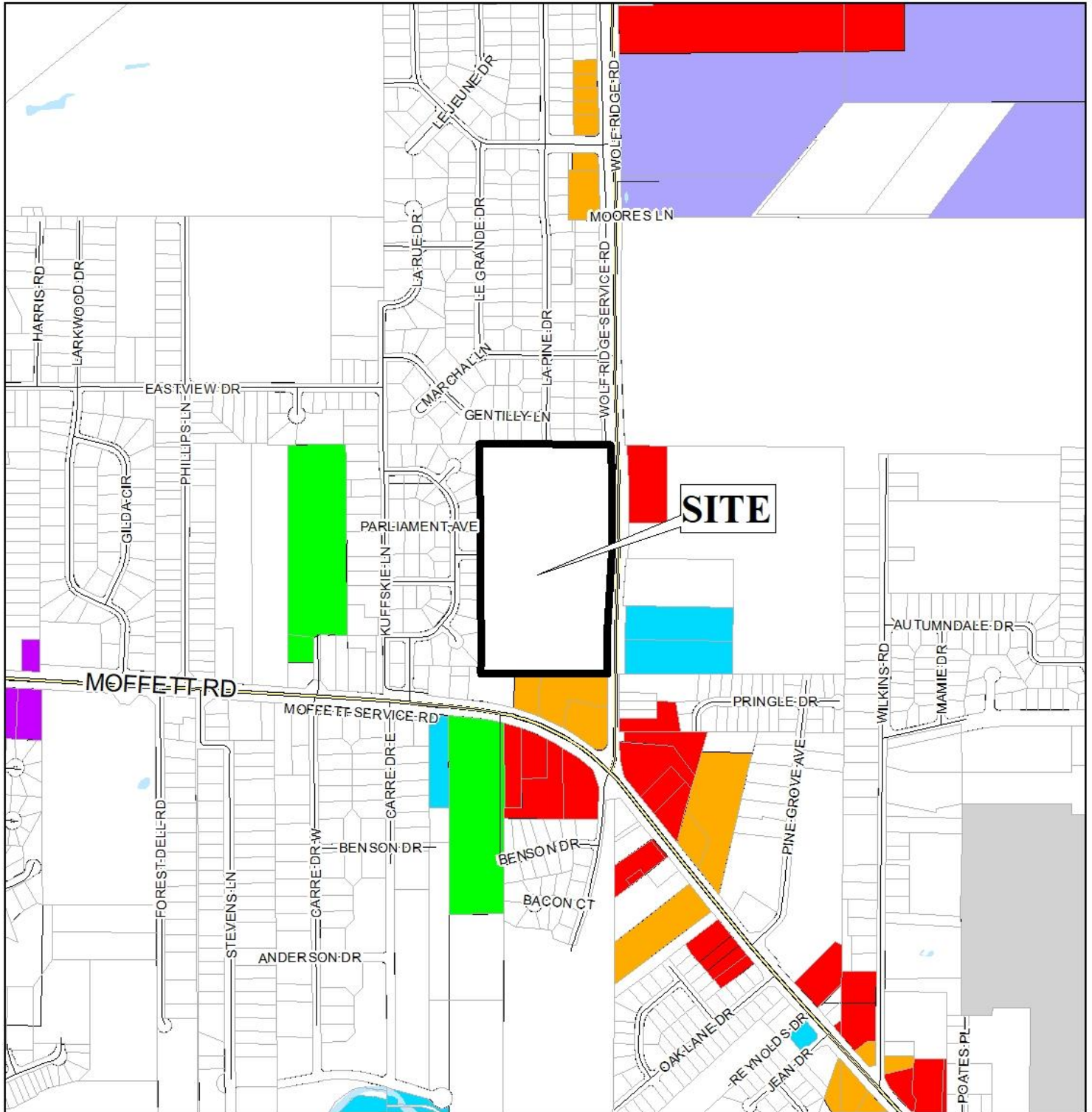
APPLICANT Bradford Roy

REQUEST Sidewalk Waiver



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE May 20, 2021

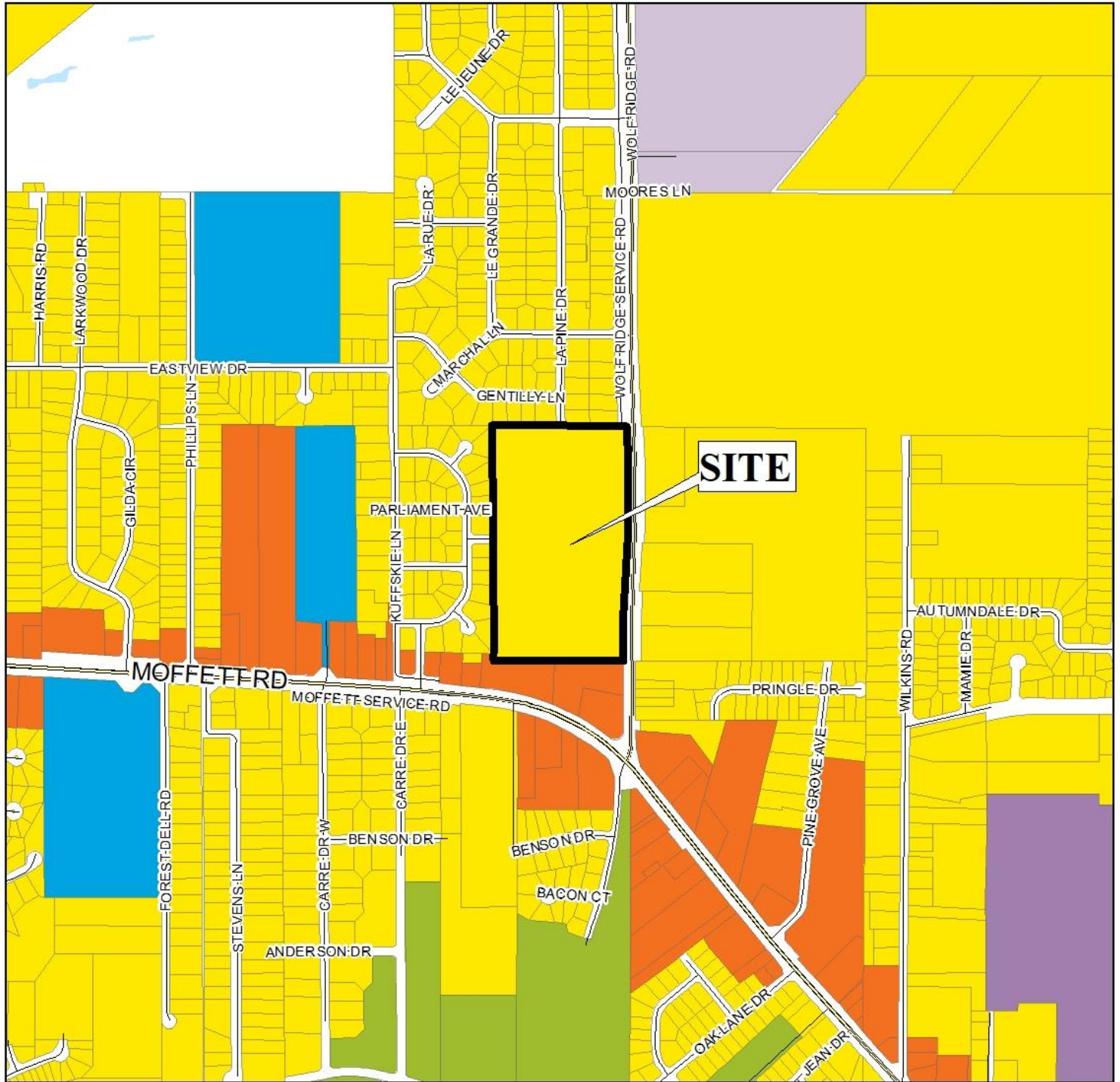
APPLICANT Bradford Roy

REQUEST Sidewalk Waiver



NTS

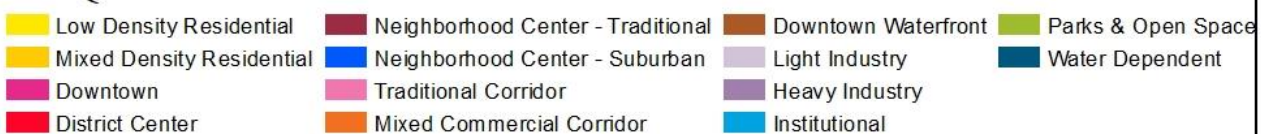
FLUM LOCATOR MAP



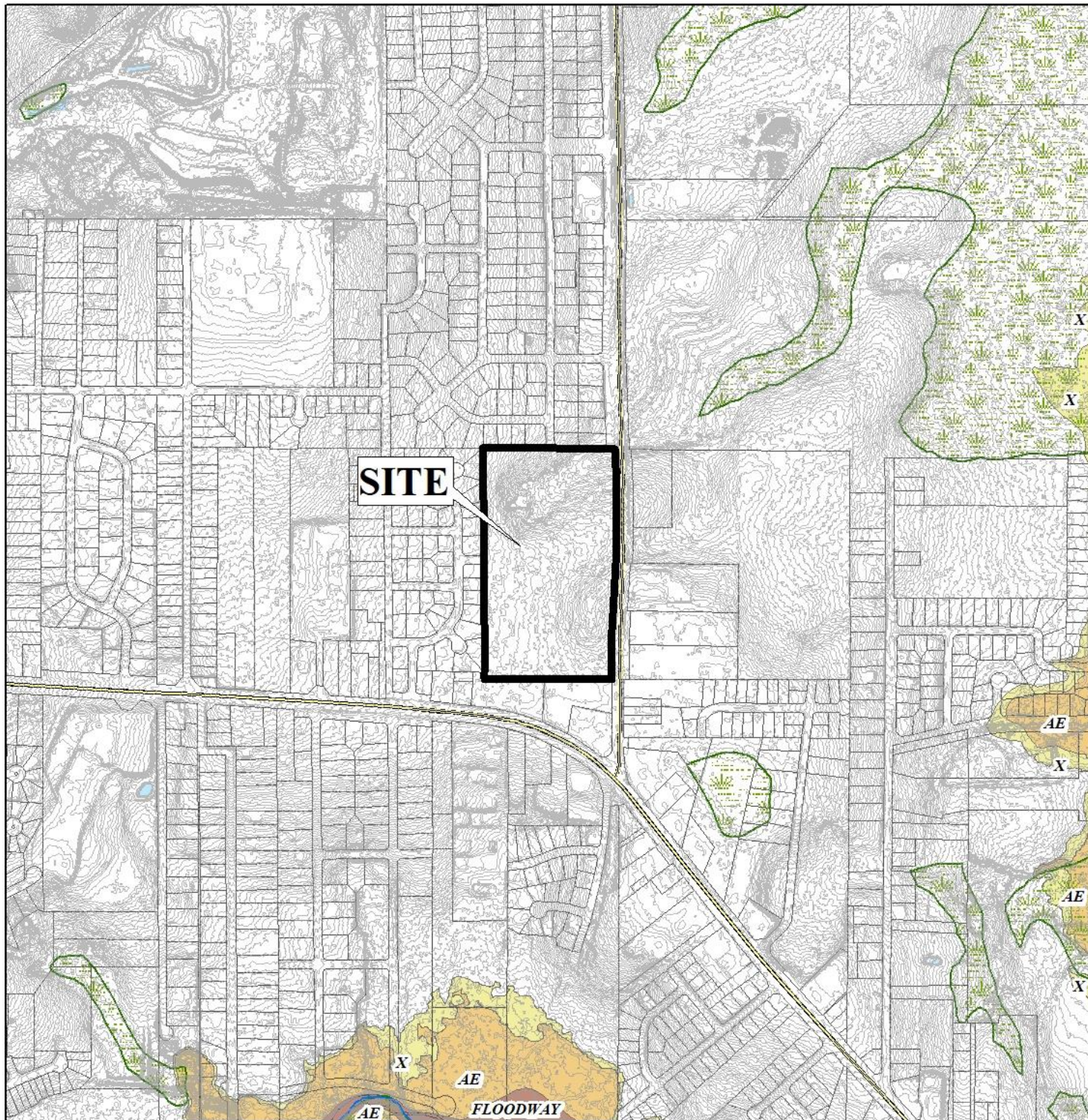
APPLICATION NUMBER 2 DATE May 20, 2021

APPLICANT Bradford Roy

REQUEST Sidewalk Waiver



ENVIRONMENTAL LOCATOR MAP



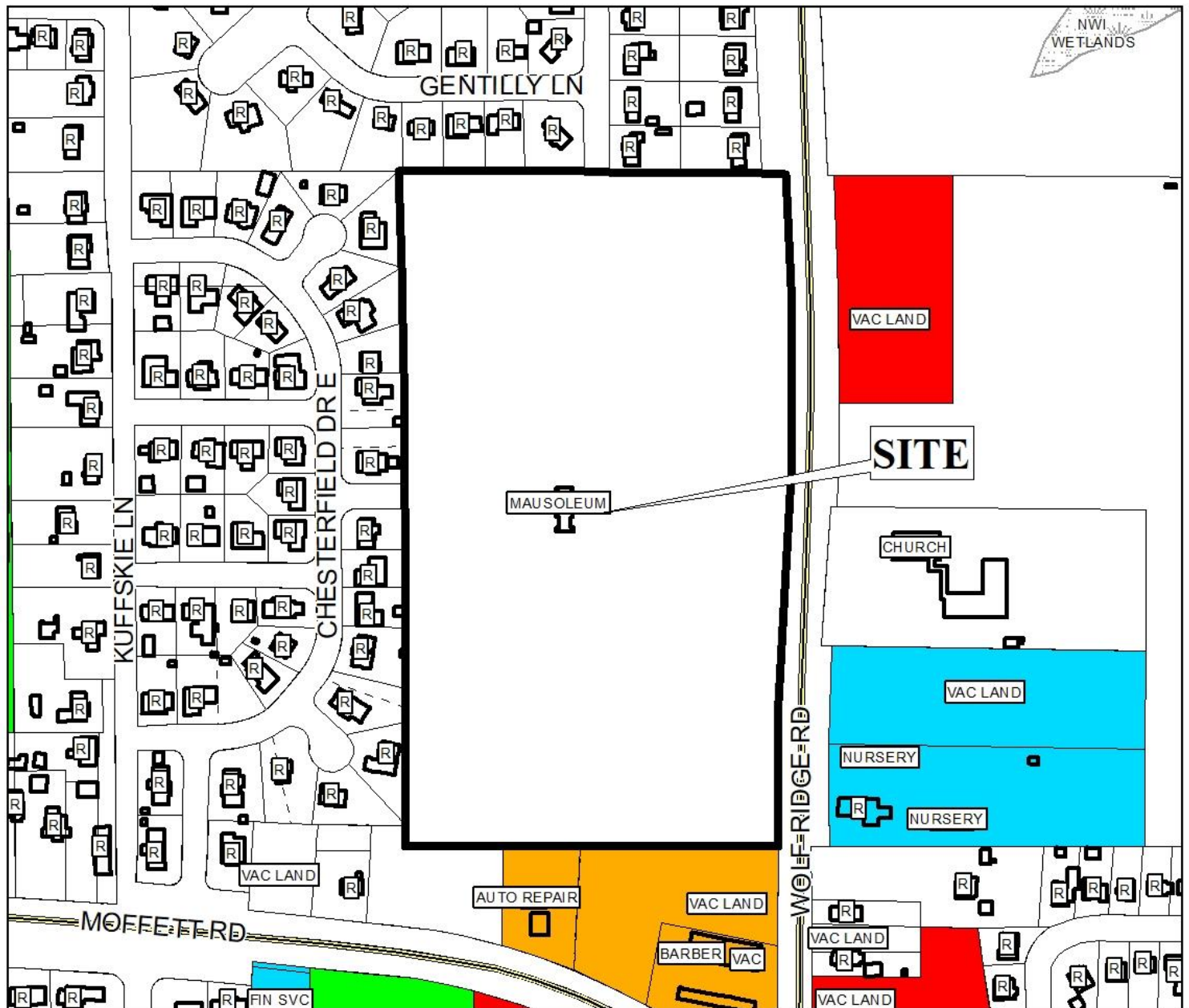
APPLICATION NUMBER 2 DATE May 20, 2021

APPLICANT Bradford Roy

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units, vacant lands, commerical units, and a church.

APPLICATION NUMBER 2 DATE May 20, 2021

APPLICANT Bradford Roy

REQUEST Sidewalk Waiver

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 is surrounded by single family residential units, vacant lands, commerical units, and a church.

APPLICATION NUMBER 2 DATE May 20, 2021

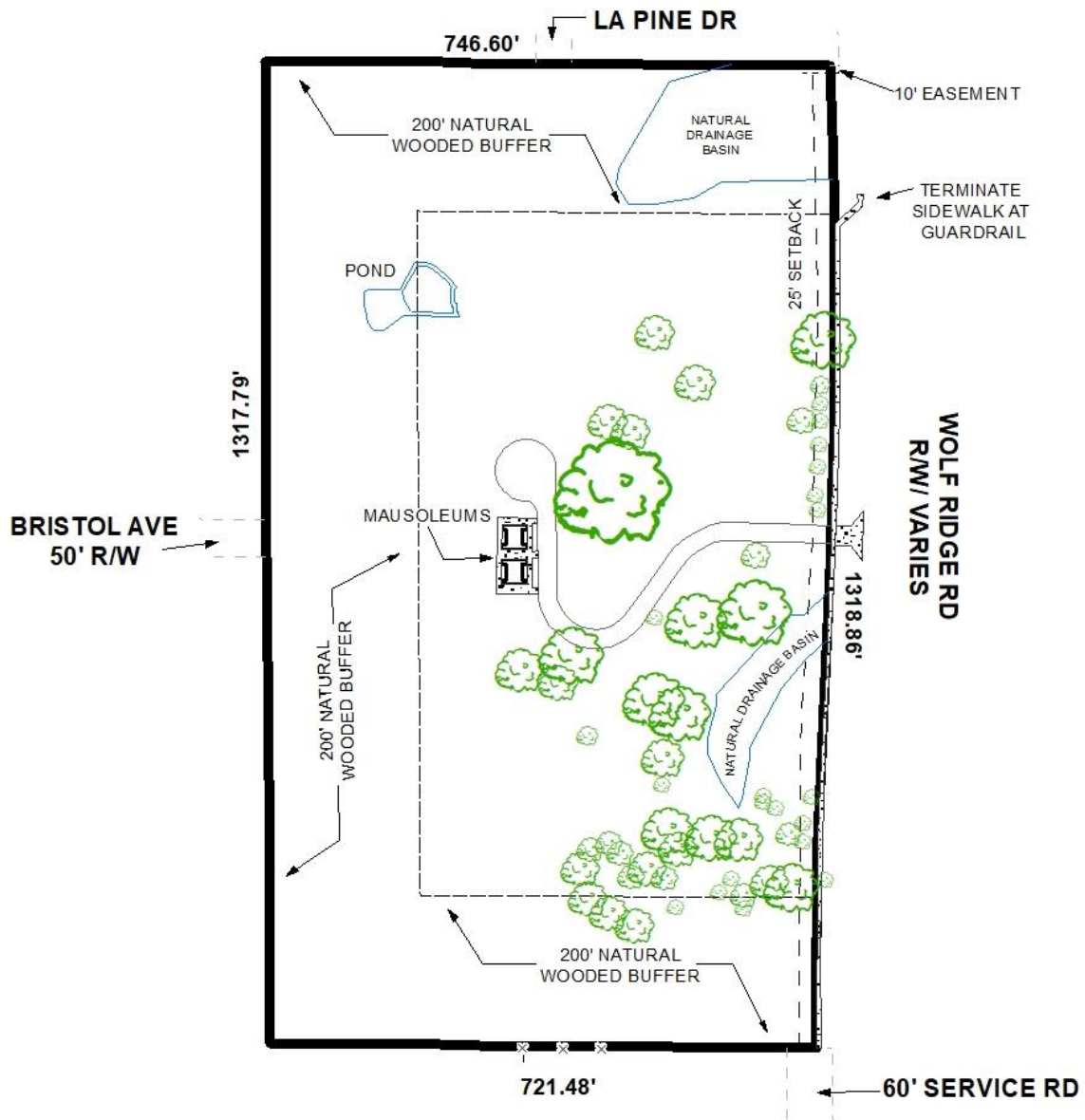
APPLICANT Bradford Roy

REQUEST Sidewalk Waiver



NTS

SITE PLAN



The site plan illustrates existing setback and buffer, and proposed buildings and surface areas.

APPLICATION NUMBER 2 DATE May 20, 2021

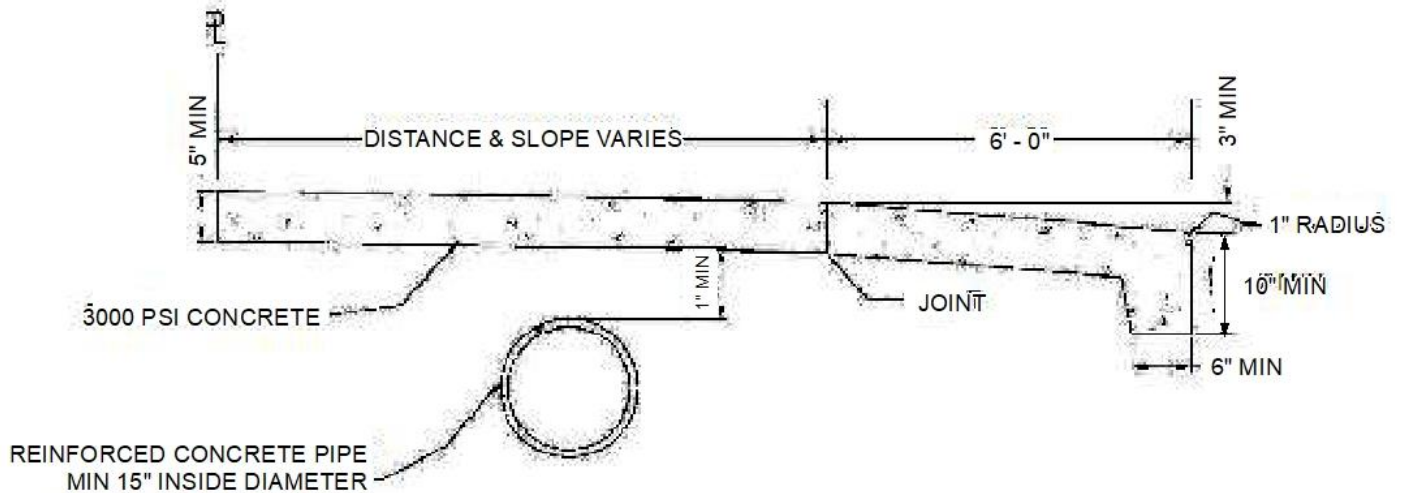
APPLICANT Bradford Roy

REQUEST Sidewalk Waiver

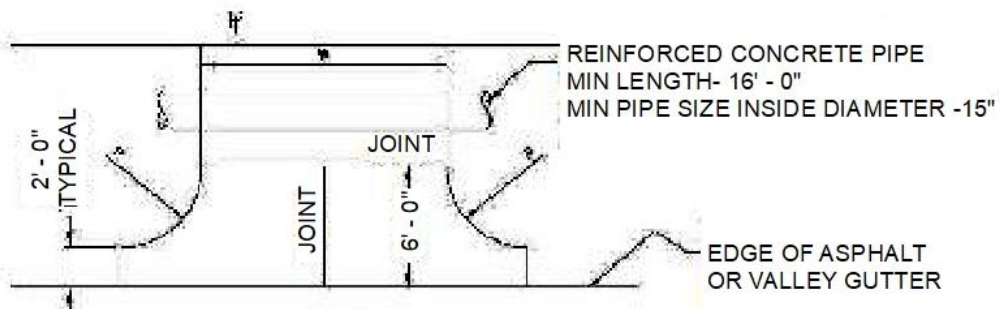


NTS

DETAIL SITE PLAN



**PROFILE VIEW OF
CONCRETE DRIVEWAY**



**PLAN VIEW OF CONCRETE APRON
OVER PIPE IN DRAINAGE DITCH**

APPLICATION NUMBER 2 DATE May 20, 2021

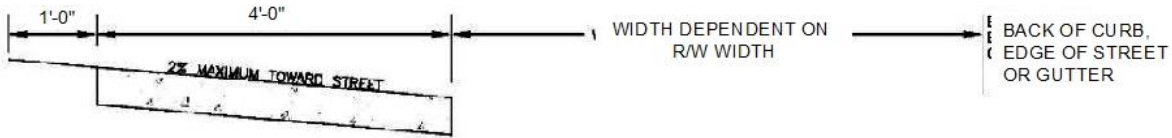
APPLICANT Bradford Ray

REQUEST Sidewalk Waiver

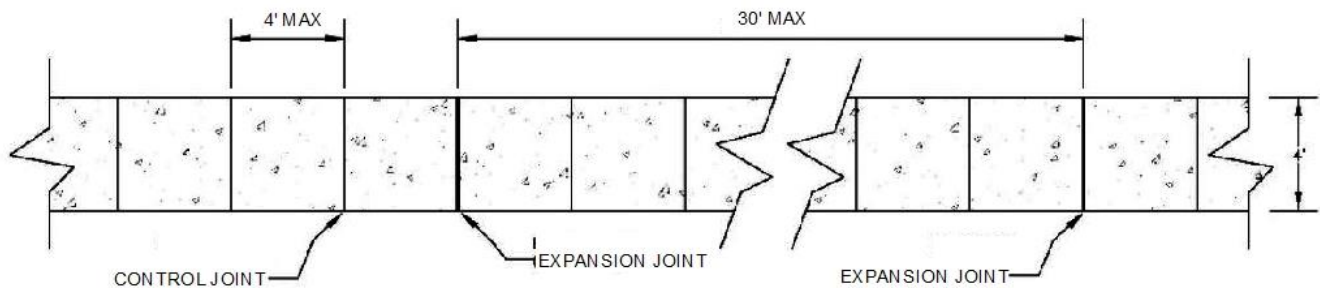


NTS

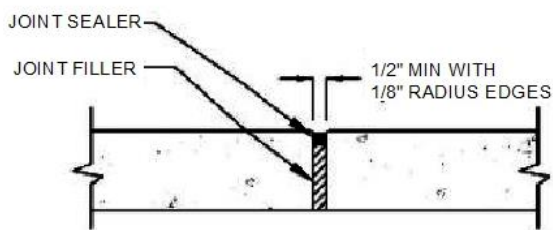
DETAIL SITE PLAN



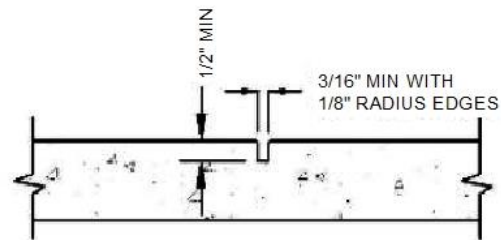
SIDEWALK CROSS SECTION



STANDARD SIDEWALK PLAN DETAIL



EXPANSION JOINT DETAIL



CONTROL JOINT DETAIL

APPLICATION NUMBER 2 DATE May 20, 2021
 APPLICANT Bradford Roy
 REQUEST Sidewalk Waiver

