

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: July 21, 2016****NAME**

Richard Wilson

LOCATION4255 Government Boulevard
(South side of Government Boulevard, 250'± West of
Crestview Drive).**PRESENT ZONING**

B-3, Community Business District

ENGINEERING**COMMENTS**

It appears that there may be sufficient room within the ROW between the trees and the back of curb; but, if not, then there is sufficient room within the front setback of the property for the construction of a sidewalk that could be approved through the ROW Permit process.

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 2015-116 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along Government Boulevard.

The sidewalk waiver site is undeveloped, but the applicant has recently applied for a land disturbance permit to construct a 5,000 s.f. pre-fabricated metal building for use as a warehouse. The applicant states that a sidewalk is not possible due to the presence of numerous live oak trees.

The applicant states:

“Due to the presence of numerous live oak trees in the right of way, as shown on the site plan, sidewalk construction in accordance with City standards is not possible.”

Government Boulevard is an ALDOT-maintained U.S. Highway with two travel lanes in each direction, a landscaped median with turn lanes, and two-lane service roads on each side of the right-of-way, the minimum width of which is 250'. There are currently no sidewalks along this section of Government Boulevard, or along either of its service roads, at this location.

It should be noted 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. A waiver of the sidewalk, as requested, will limit accessibility for pedestrians.

Additionally, the site is within what the Map for Mobile Comprehensive Plan considers a Suburban Neighborhood Corridor, wherein the intent for development includes:

- accommodation of all users: automobile, bicycle, pedestrian, and transit;
- greater connectivity to surrounding neighborhoods;
- development concentrated in centers rather than strips along the corridor;
- eventual increase in density with residential above retail and services;
- increased streetscaping; and
- improved traffic flow

A majority of the vicinity is residentially developed, possibly necessitating the need for sidewalks to at least accommodate greater neighborhood connectivity as proximal sites are either developed or redeveloped. And, while the applicant may intend to forego the construction of a sidewalk in favor of preserving existing trees, Engineering has iterated that there is sufficient room elsewhere along the property's frontage to accommodate both a sidewalk and the preservation of said trees; particularly within the front setback of the property.

Because the character of the surrounding area is such that a sidewalk at this location would provide connectivity to adjacent properties, and because development or redevelopment of neighboring sites will be subject to the Map for Mobile Comprehensive Plan's development guidelines, further facilitating such connectivity, a waiver of the construction of a sidewalk along Government Boulevard or its service road may not be appropriate at this time.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Government Boulevard is recommended for denial.

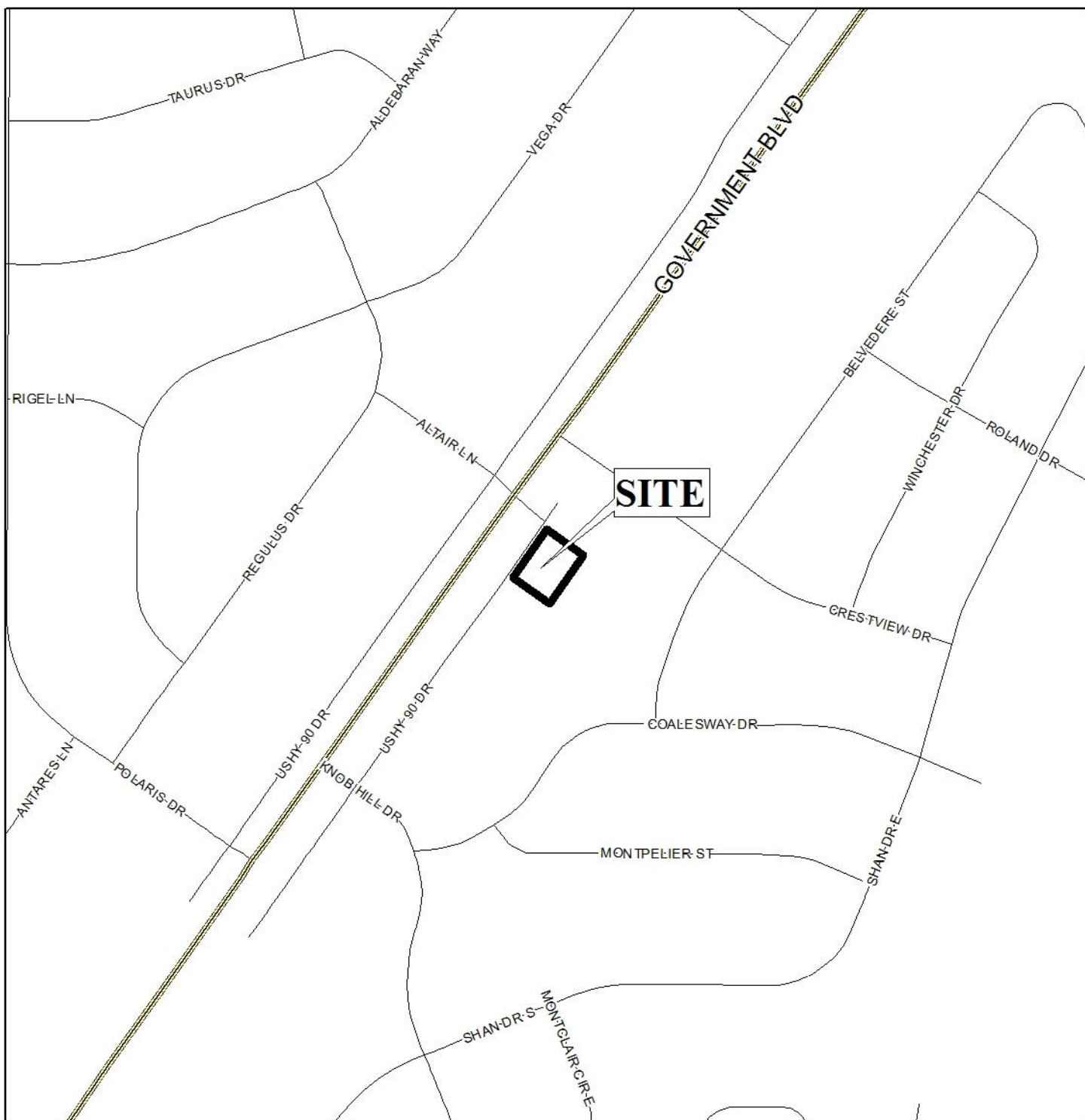
Revised for the July 21st meeting:

The application was heldover from the July 7th meeting at the applicant's request. Staff has not received any additional information regarding the request for a Sidewalk Waiver, thus the original recommendation for denial still stands.

RECOMMENDATION

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LOCATOR MAP



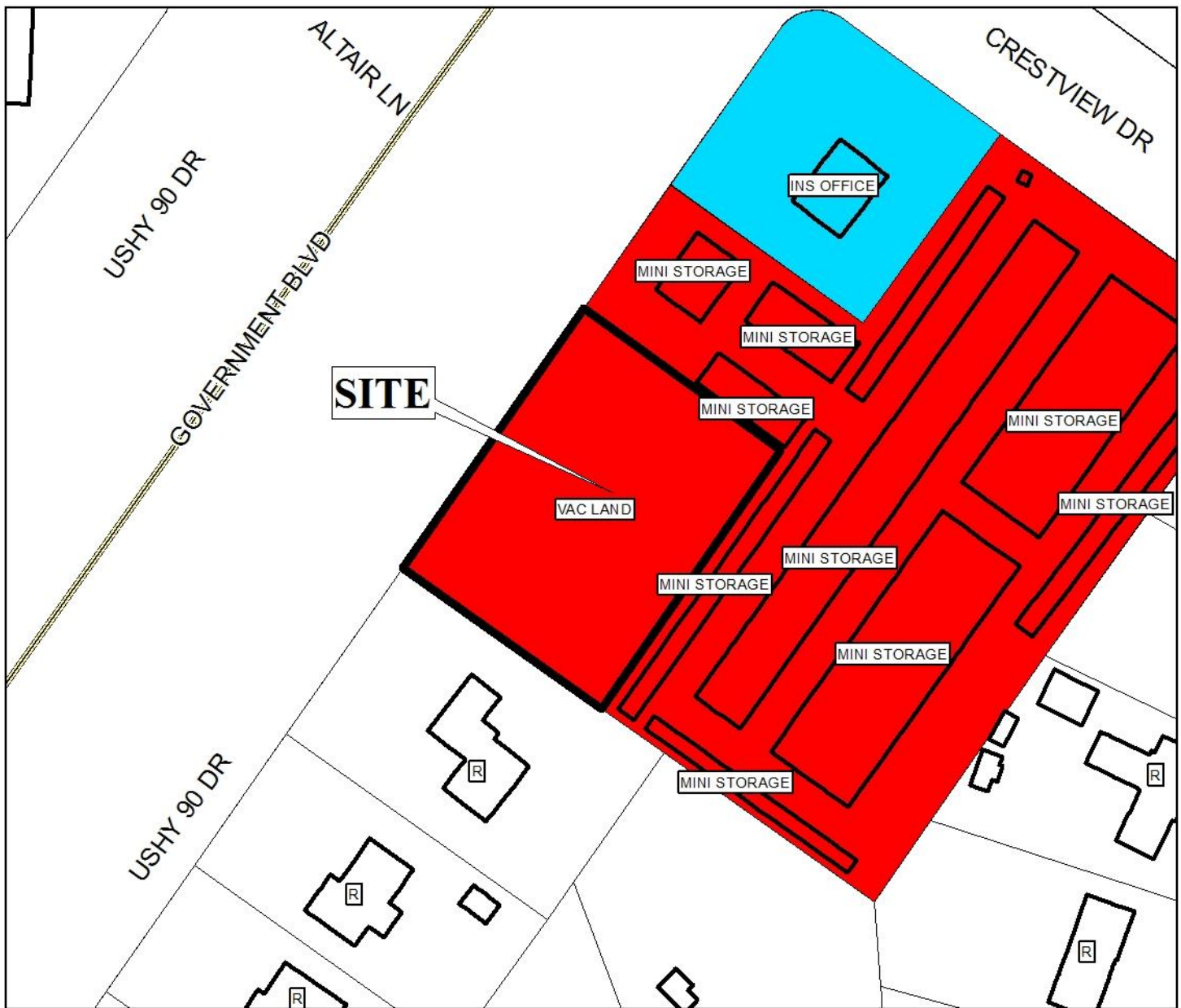
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APPLICANT Richard Wilson

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the south and commercial units to the north.

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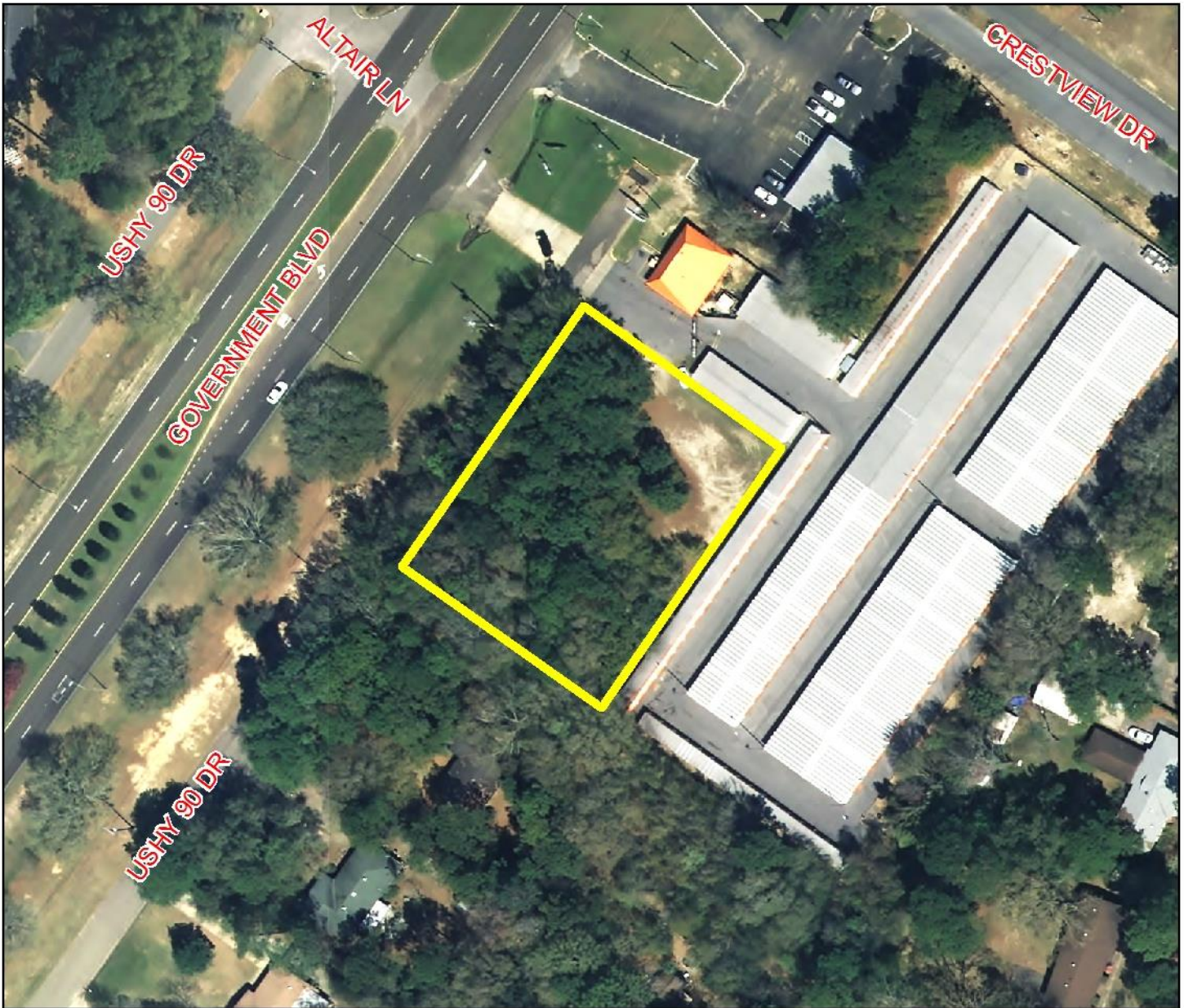
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

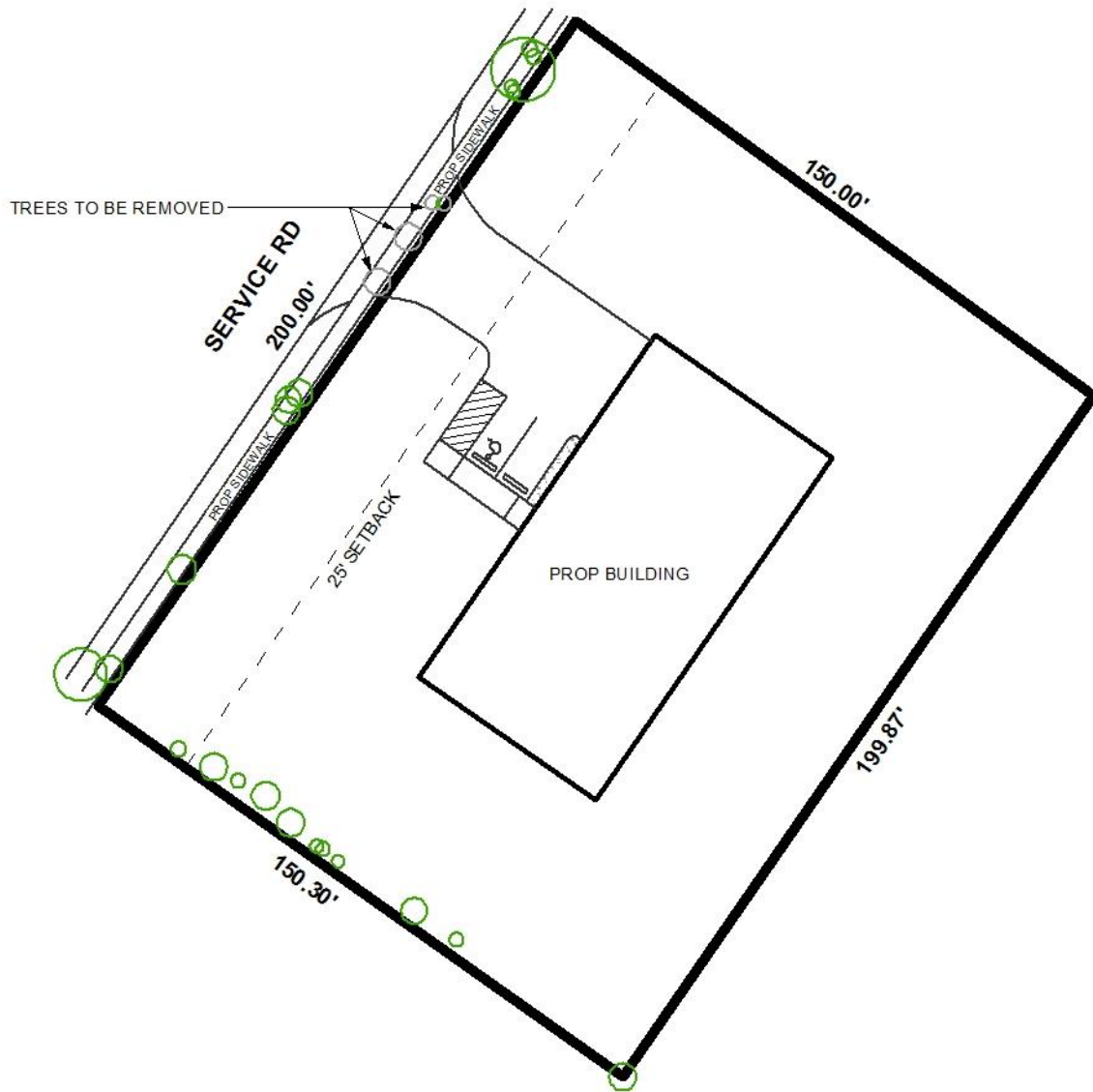


The site is surrounded by residential units to the south and commercial units to the north.

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SITE PLAN



The site plan illustrates the proposed building, proposed parking facility, trees to be removed, and setback.

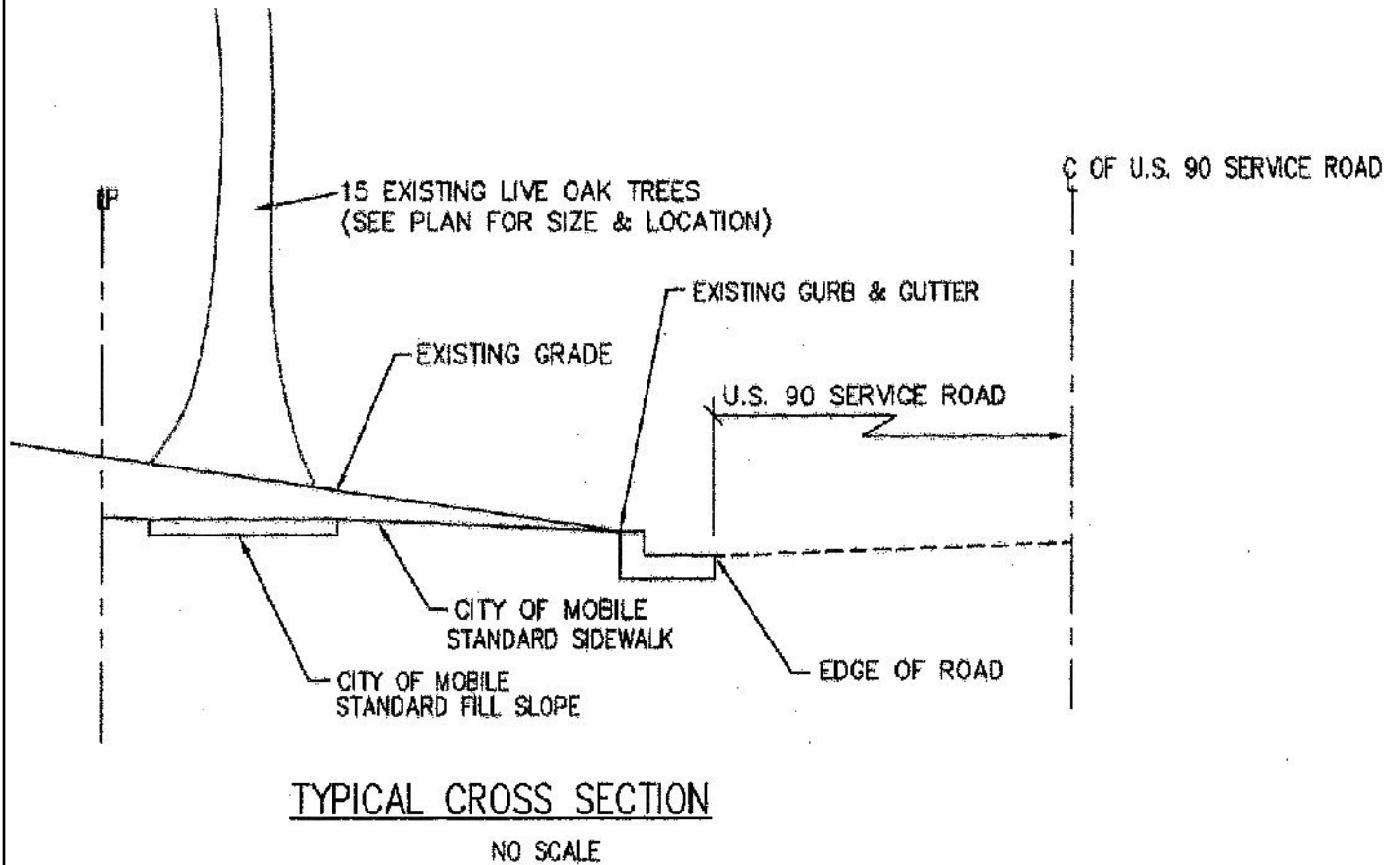
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DETAIL SITE PLAN



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