



Agenda Item #3

SUB-SW-002637-2023

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

Northeast corner of Sollie Road and Falling Leaf Avenue (Private Road), extending 1,611±' South to the East side of Sollie Road, at the East terminus of Raleigh Boulevard.

Subdivision Name:

Falling Leaf Subdivision, Phase One

Applicant / Agent:

D.R. Horton, Inc. (Vince LaCoste, Agent)

Property Owner:

DR Horton Inc. Birmingham

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

- Subdivision Regulations
- Complete Streets Policy

Proposal:

- Waive the construction of a sidewalk along Sollie Road.

Considerations:

- Sidewalk Waiver Request


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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER <u> 3 </u> DATE <u> October 5, 2023 </u>	 NTS
APPLICANT <u> D.R. Horton, Inc. (Vince LaCoste, Bethel Engineering) </u>	
REQUEST <u> Sidewalk Waiver </u>	

SITE HISTORY

The site was the subject of Planned Unit Development and Subdivision approvals by the Planning Commission at its January 19, 2017 meeting to amend a previously approved Planned Unit Development to allow reduced setbacks, increased site coverage, and a private street residential subdivision. The plat has since been recorded in Mobile County Probate Court.

There have been no other Planning Commission or Board of Zoning Adjustment applications associated with the site.

STAFF COMMENTS

Engineering Comments:

Although it appears that the current site conditions may allow for sidewalk construction within the ROW the existing roadway has no curb and gutter and it contains an existing parallel drainage ditch and steep slopes behind the ditch and therefore it is recommended that this request be approved.

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 (2021 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.

Planning Comments:

The applicant is in the process of developing the subject site for a 51-lot residential neighborhood. Development of the site requires full compliance with current regulations, including the provision of sidewalks along all street frontages. The applicant is requesting to waive construction of a sidewalk along Sollie Road.

The applicant's narrative is available via the link on the first page of this report.

The applicant indicates that to construct a sidewalk at the subject site along Sollie Road would require extensive work, impact numerous utilities, and result in significant elevation changes/drop-offs along the sidewalk. A sidewalk exists along Sollie Road, immediately to the South of the site, in front of the Oak Park Church site, except for the portion of the site containing the detention for which the Planning Commission granted a waiver in 2001.

In 2008, the Planning Commission granted a sidewalk waiver for the Charleston Apartments, located ± 1,000 ft North of the site. Otherwise, there are no sidewalks along Sollie Road, between Cottage Hill Road and Three Notch Road.

Per the Engineering comments, the existing roadway has no curb and gutter and it contains an existing parallel drainage ditch and steep slopes behind the ditch making unfavorable conditions for implementation of a sidewalk.

SIDEWALK WAIVER CONSIDERATIONS

Standards of Review:

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.

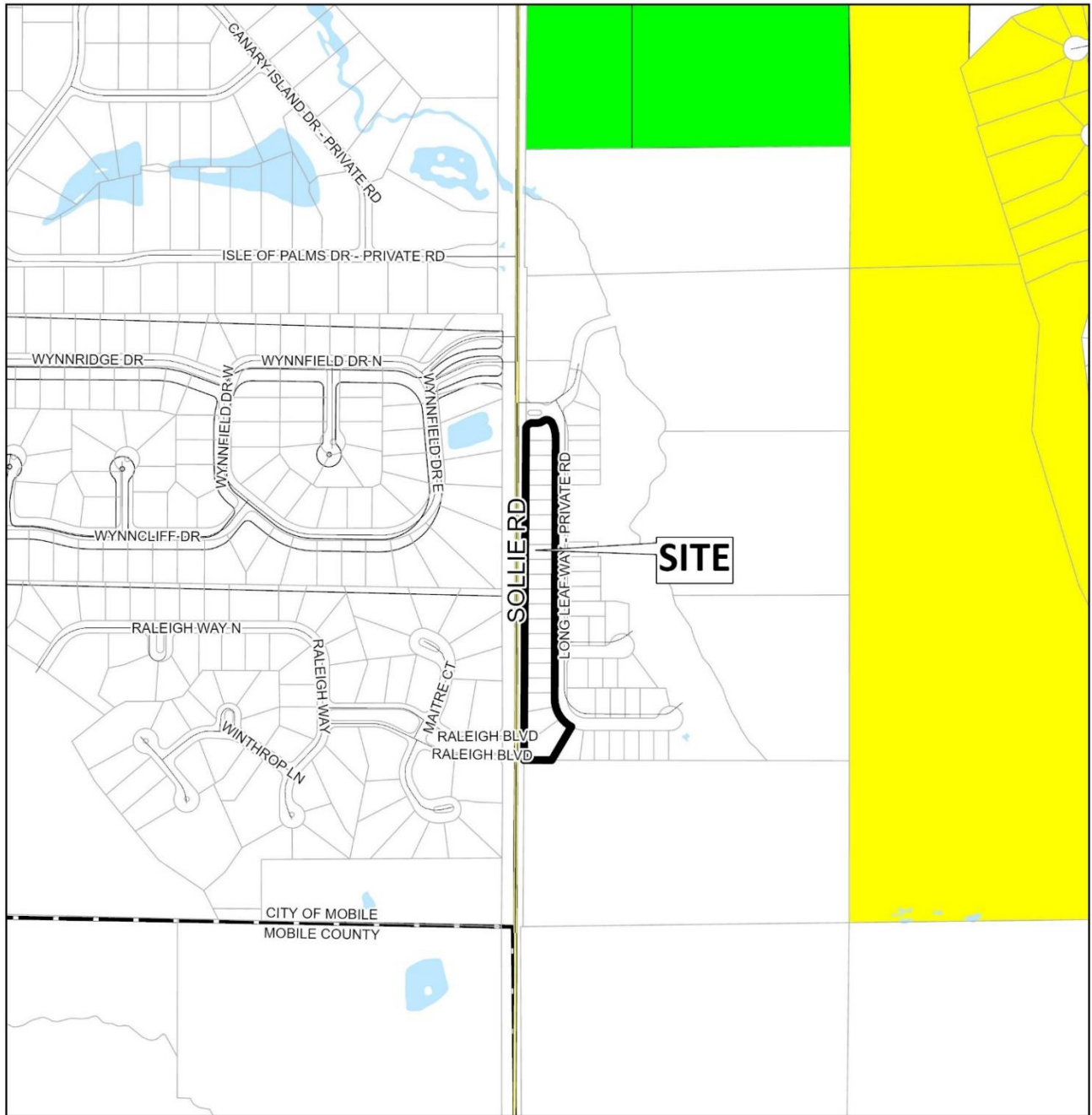
Sidewalks are typically encouraged, even in areas where none currently exist, although the appropriateness of sidewalks should also consider the existing infrastructure in the area.

Considerations:

In rendering a decision, the Planning Commission should evaluate the following factors:

1. The City of Mobile Complete Streets Policy which supports the design and construction of streets for all users, including pedestrians; and
2. The existing infrastructure in the area, such as adequate room for construction of a sidewalk, as well as connectivity to existing sidewalks.

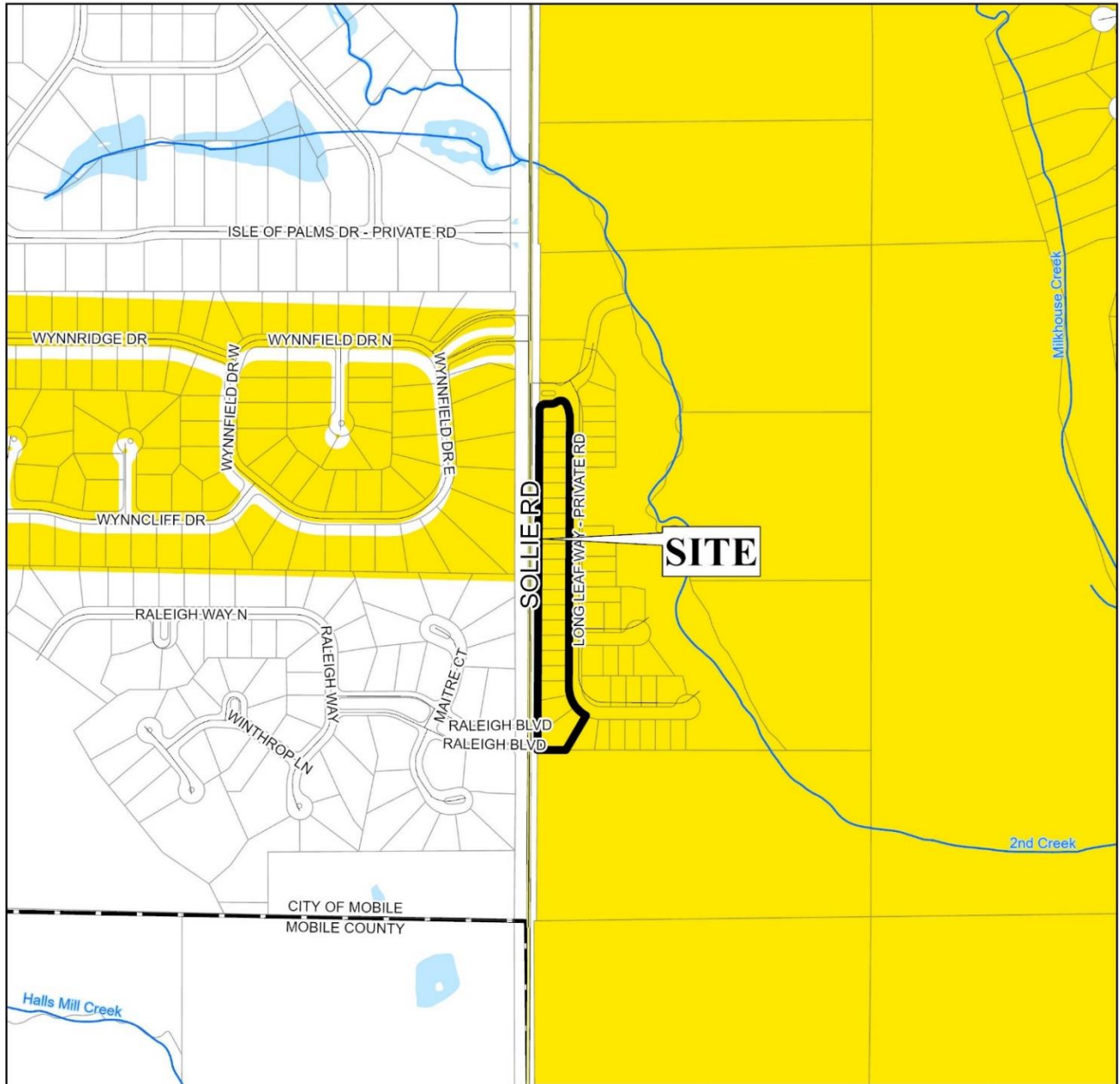
LOCATOR ZONING MAP



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REQUEST <u>Sidewalk Waiver</u>	



FLUM LOCATOR MAP

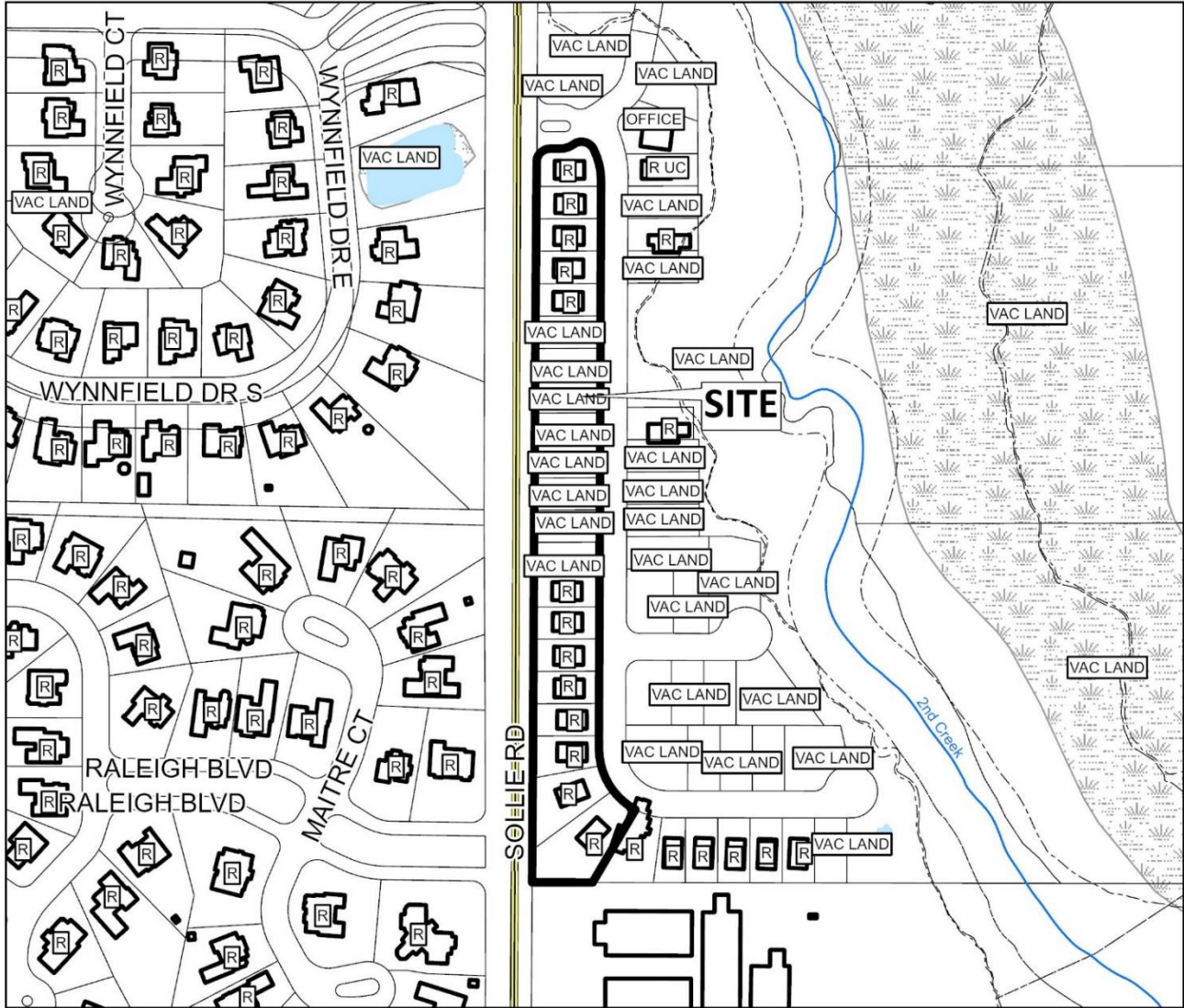


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- | | | | |
|--|---|---|---|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional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



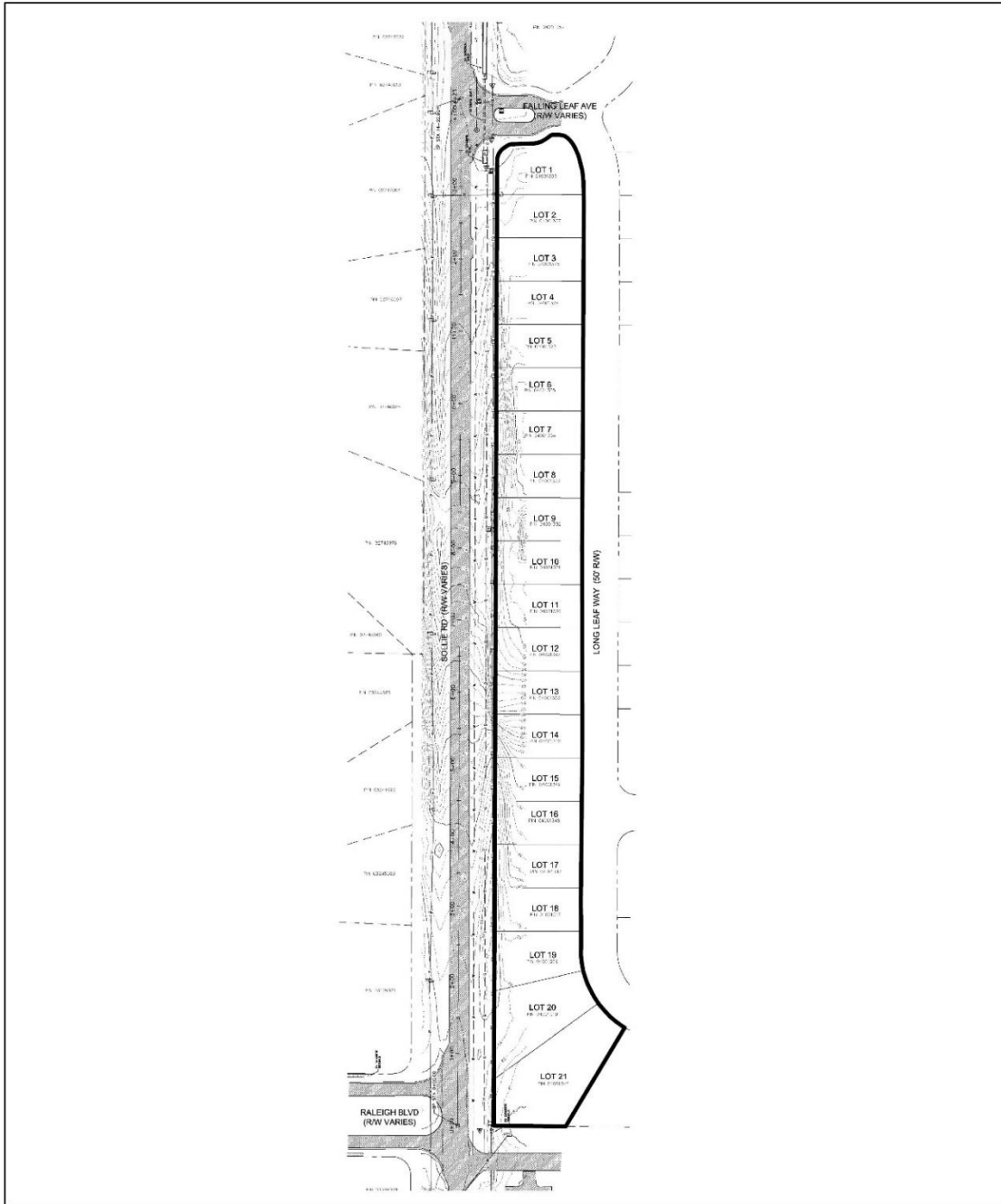
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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SITE PLAN

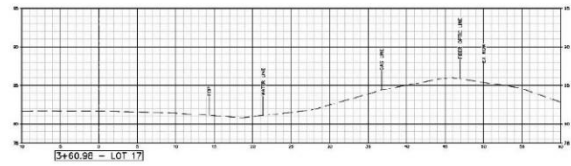
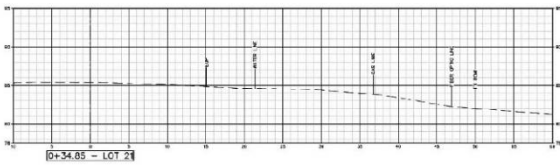
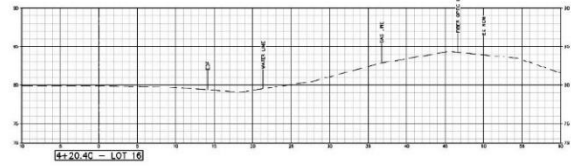
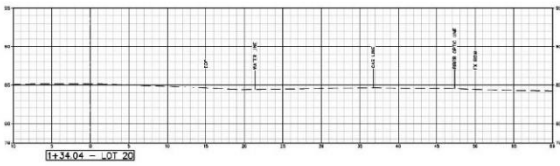
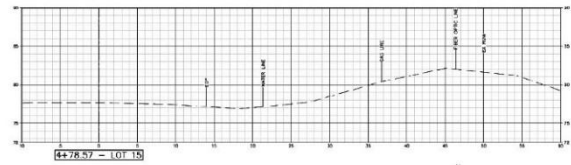
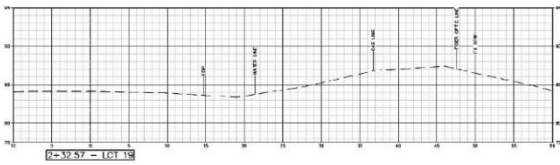
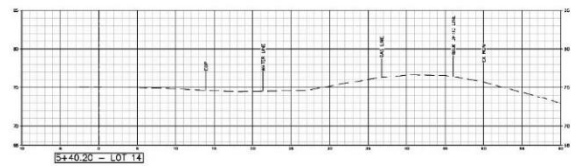
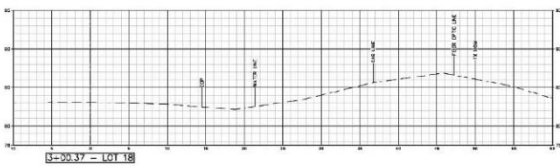


The site plan illustrates the subdivision boundaries.

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DETAIL SITE PLAN



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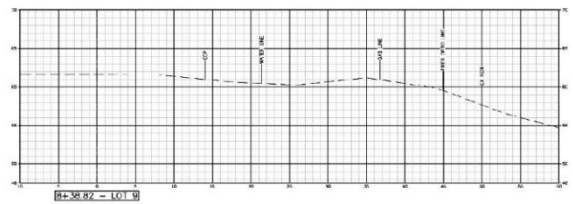
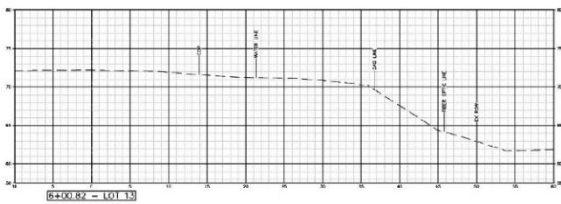
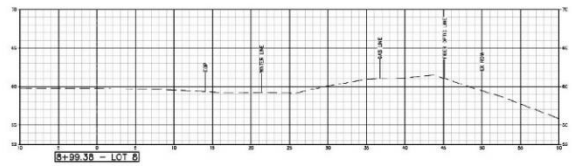
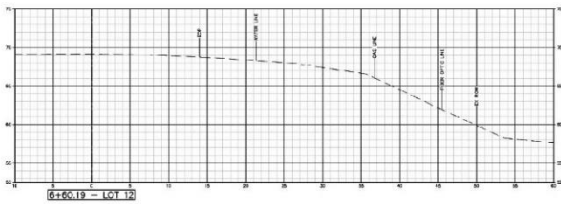
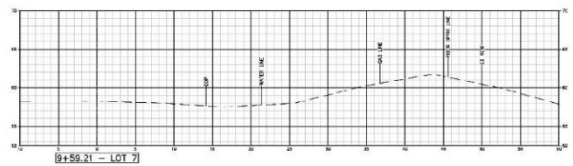
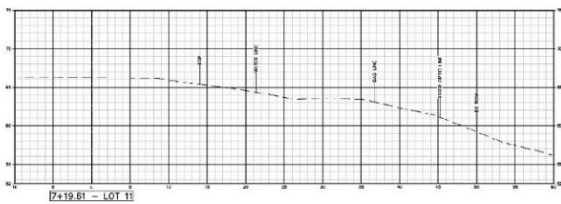
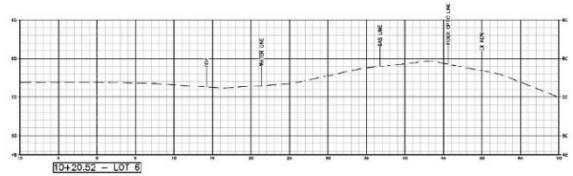
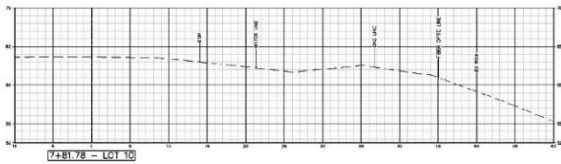
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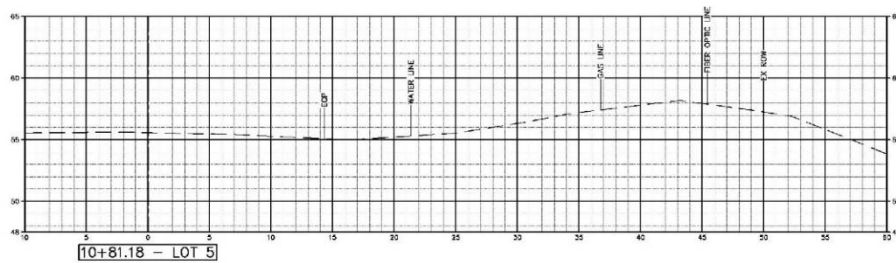
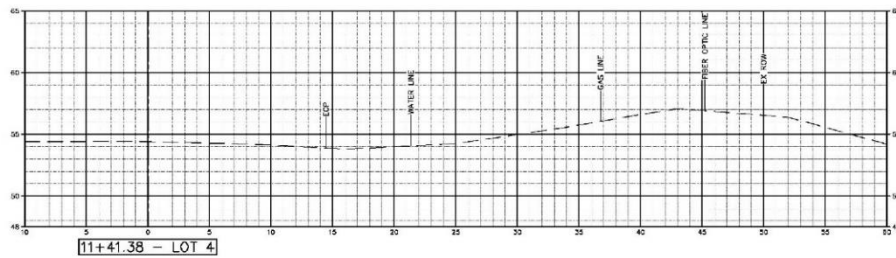
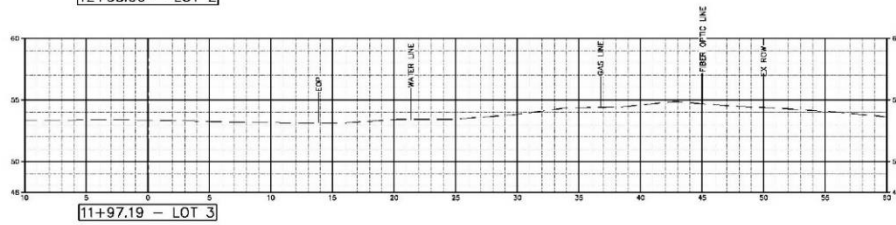
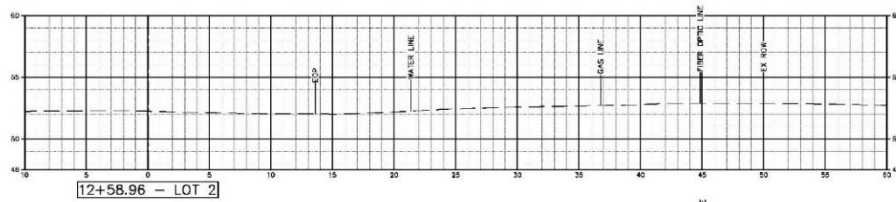
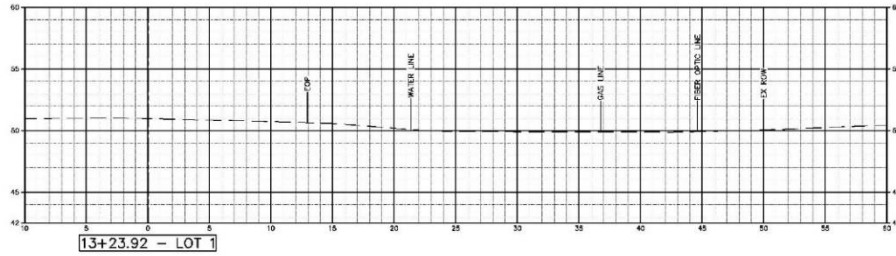
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