

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: January 23, 2020****NAME**

Industrial Electric Sales (Troy Boots)

LOCATION6200 Rangeline Road
(West side of Rangeline Road, 3/10 mile± North of Old Rangeline Road).**PRESENT ZONING**

B-5, Office-Distribution District

ENGINEERING**COMMENTS**

The current site is heavily industrial, is located within ALDOT right-of-way, and runs parallel to an existing, wide drainage ditch. Therefore it is recommended that this request be approved.

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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along Rangeline Road in anticipation of applying for their final Certificate of Occupancy.

The applicant states the following to justify the sidewalk waiver request:

1. *The project is in an industrial area.*
2. *There are no other sidewalks in the area (or on either adjacent property).*
3. *There is fencing on adjoining properties that would prohibit any sort of functional pedestrian use.*
4. *There are adjacent drainage ways, and a fire hydrant on one side, that would prohibit any sort of functional pedestrian use.*
5. *Revisions as required by ALDOT forced the previous sidewalk areas to be used for stormwater drainage structures/use.*

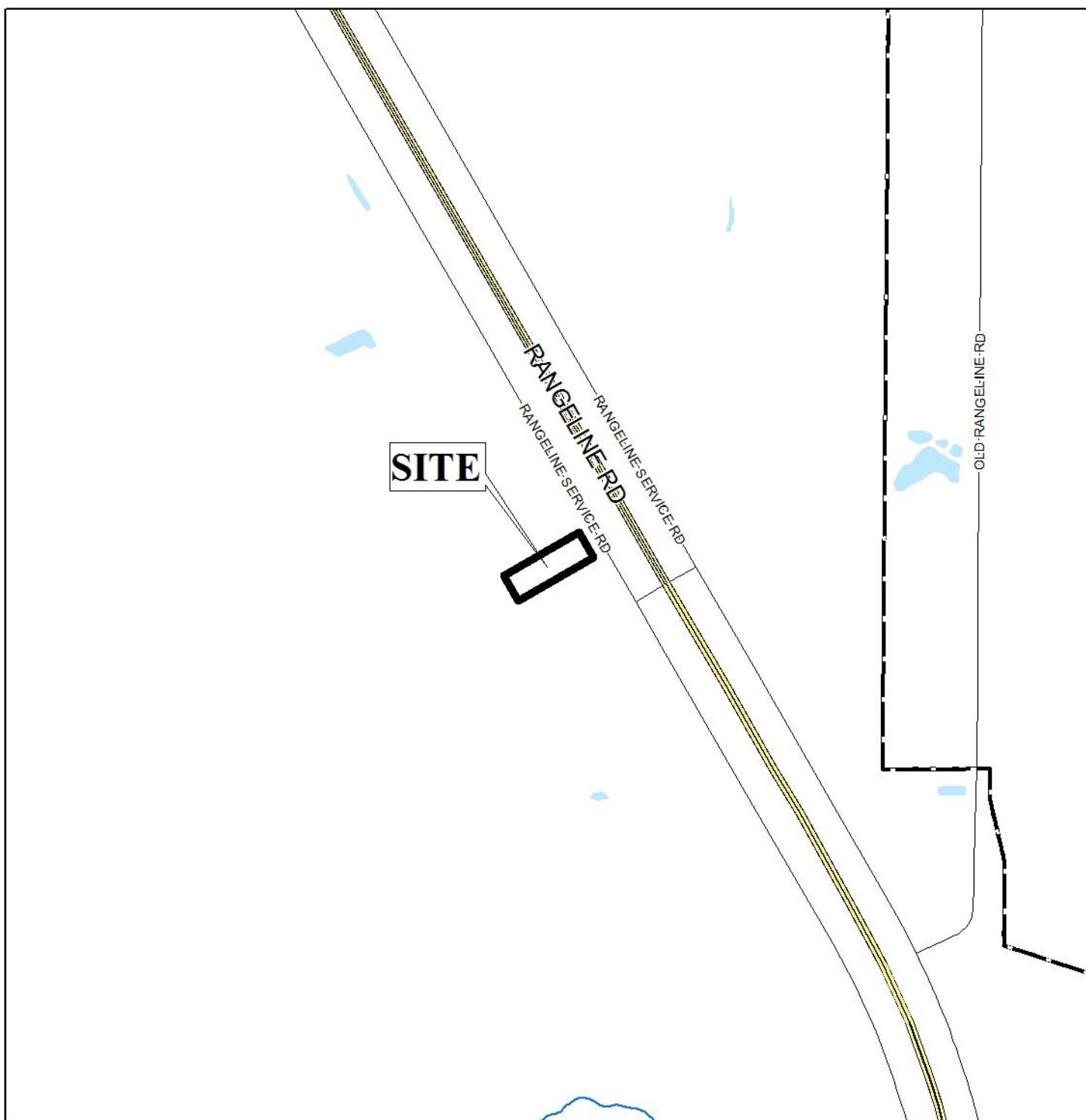
It should be pointed out that the Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists,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

At its July 7, 2011 meeting, the Planning Commission approved a similar request across Rangeline Road from the subject property, located at 6225 Rangeline Road. Additionally, as indicated in the application and City Engineering comments, the location and design of the drainage ditch creates an obstacle to provide a sidewalk.

RECOMMENDATION

Based upon the preceding, the request to waive construction of a sidewalk along Rangeline Road is recommended for Approval.

LOCATOR MAP



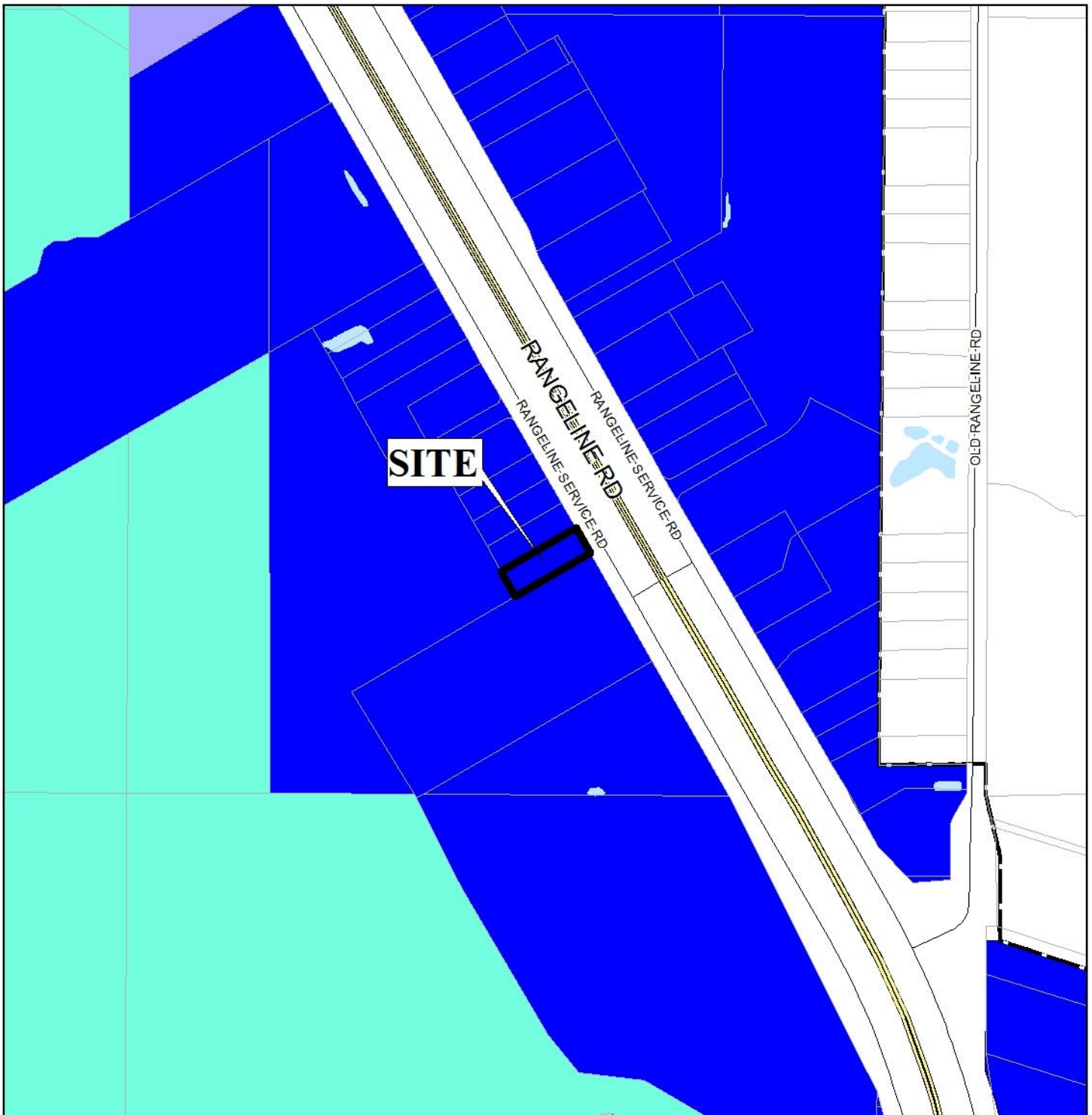
APPLICATION NUMBER 3 DATE January 23, 2020

APPLICANT Industrial Electric Sales

REQUEST Sidewalk Waiver



LOCATOR ZONING MAP



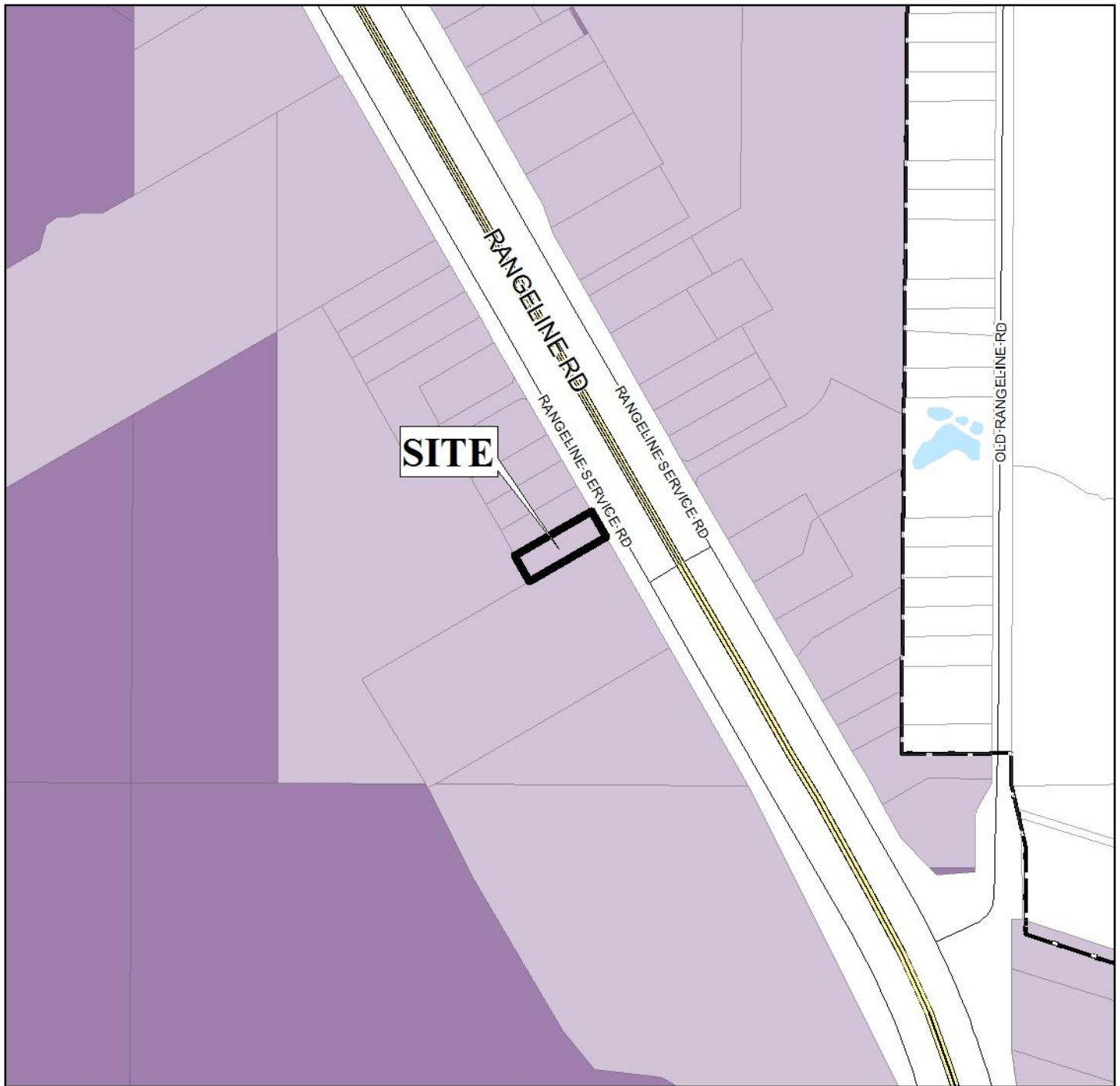
APPLICATION NUMBER 3 DATE January 23, 2020

APPLICANT Industrial Electric Sales

REQUEST Sidewalk Waiver



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE January 23, 2020

APPLICANT Industrial Electric Sales

REQUEST Sidewalk Waiver

- | | | | |
|--|---|---|---|
| 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



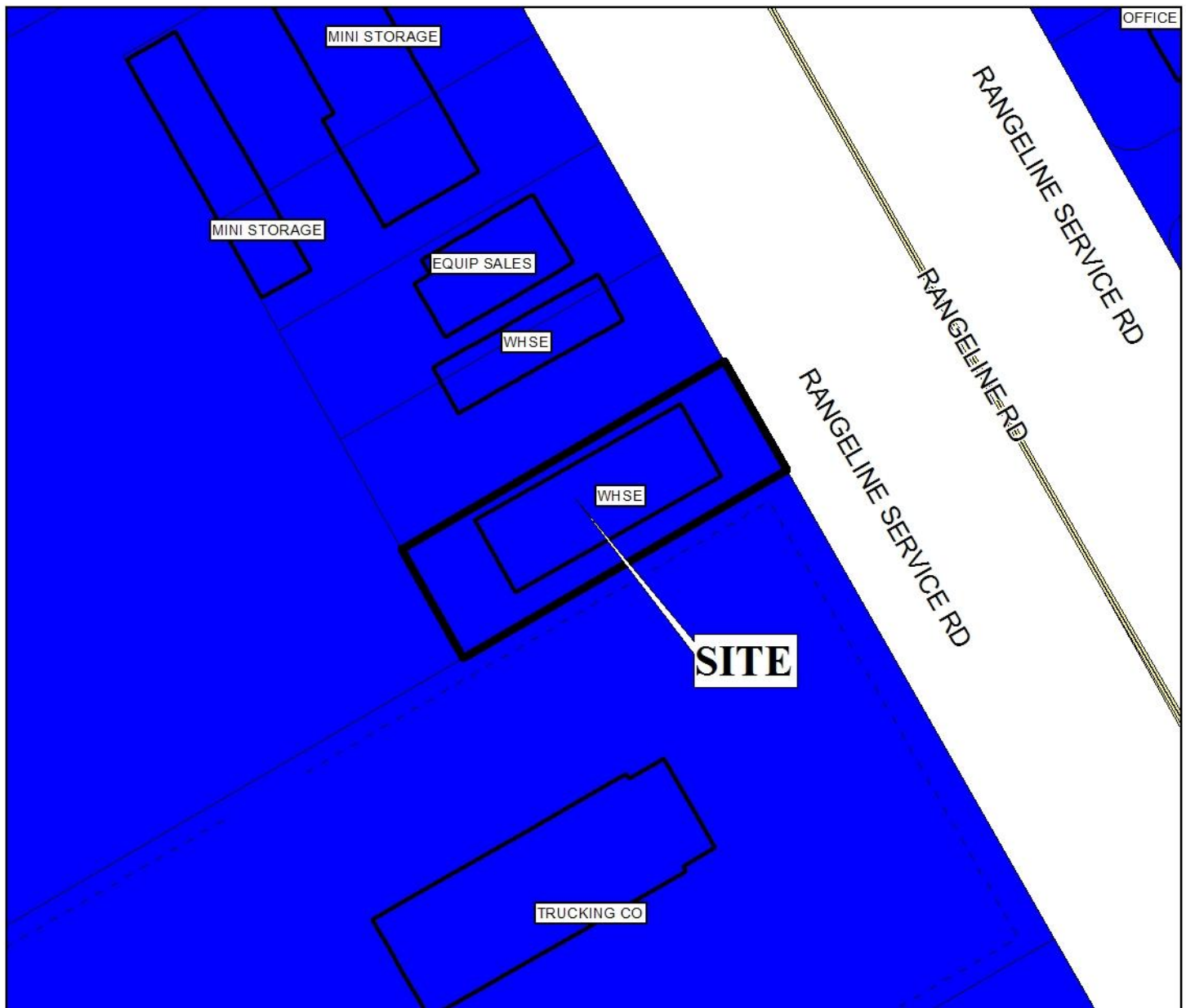
APPLICATION NUMBER 3 DATE January 23, 2020

APPLICANT Industrial Electric Sales

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 3 DATE January 23, 2020

APPLICANT Industrial Electric Sales

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

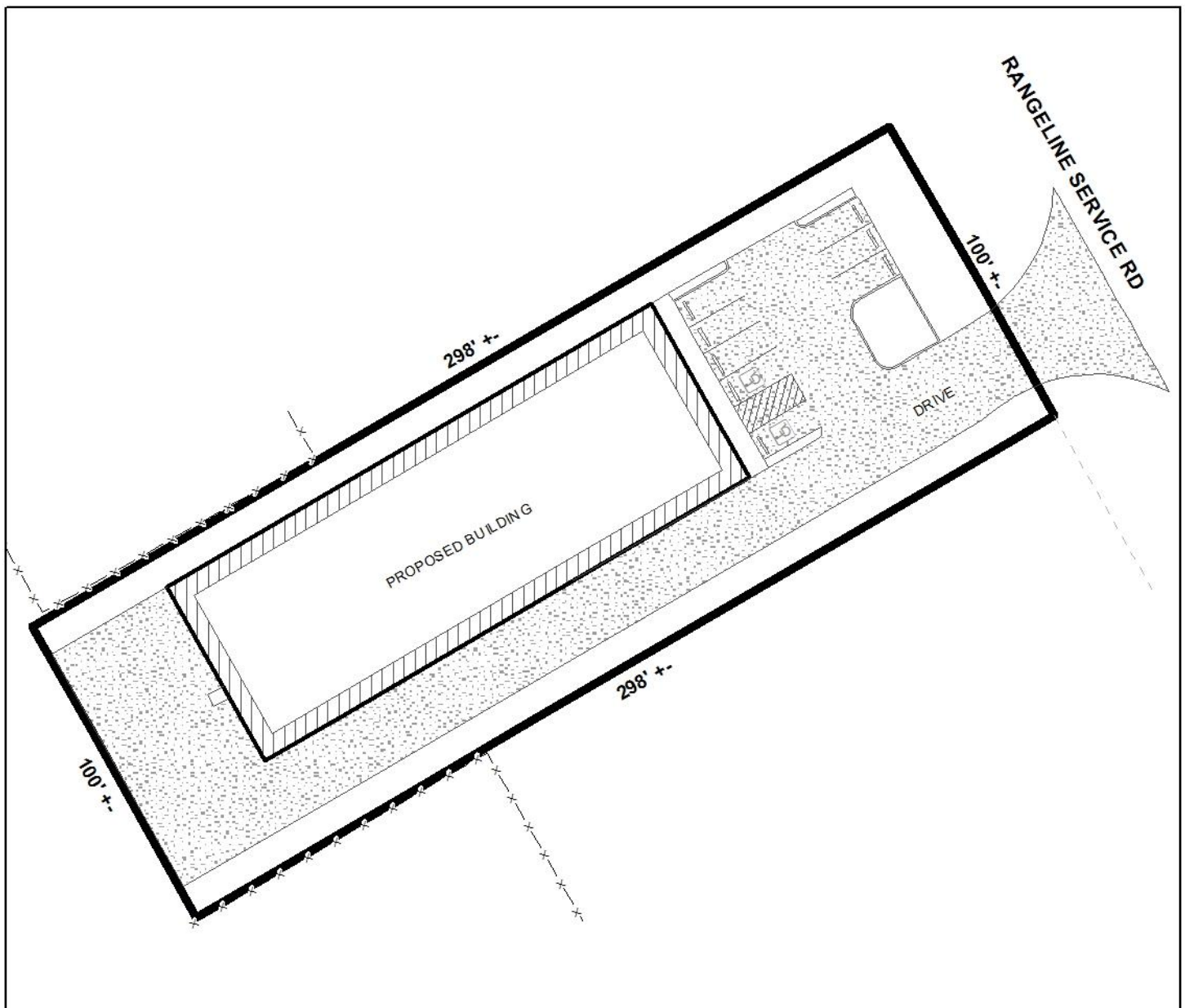


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APPLICATION NUMBER 3 DATE January 23, 2020
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SITE PLAN



The site plan illustrates the proposed building, drive and parking.

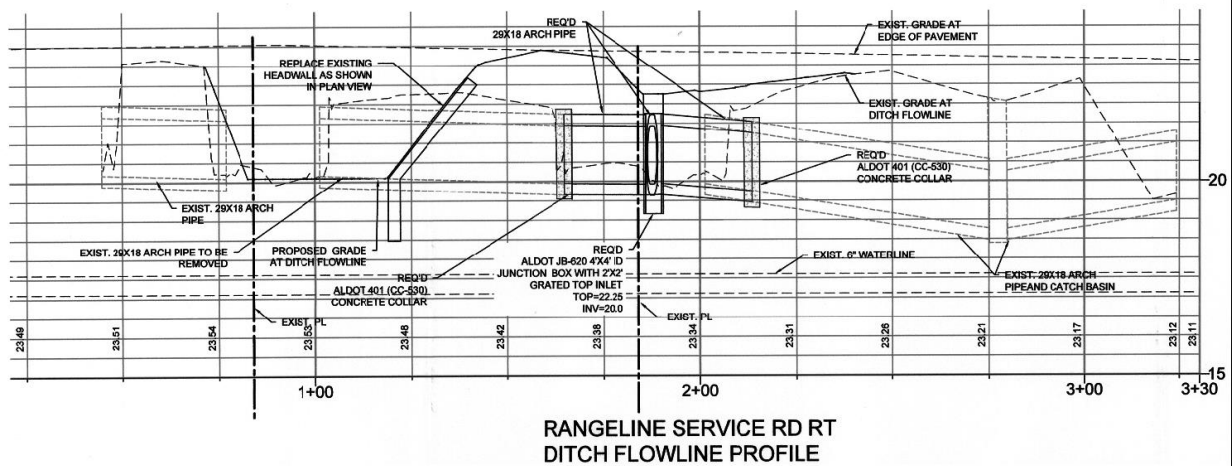
APPLICATION NUMBER 3 DATE January 23, 2020

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