



Agenda Item #3

SUB-SW-002478-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

3949 Government Boulevard

Subdivision Name:

Resubdivision of Azalea Oaks Center Subdivision

Applicant / Agent (as applicable):

Sawgrass Consulting, LLC

Property Owner:

Richardson, Inc.

Current Zoning:

B-3, Community Business District

Future Land Use:

Neighborhood Center-Suburban

Applicable Codes, Policies, and Plans:

- Subdivision Regulations
- Complete Streets Policy

Schedule for Development:

N/A

Proposal:

- Waive construction of sidewalks along Government Boulevard and Azalea Road.

Considerations:

- Sidewalk Waiver Request

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER	3	DATE	May 4, 2023
APPLICANT	Sawgrass Consulting, LLC		
REQUEST	Sidewalk Waiver		



SITE HISTORY

The subject site has had various commercial uses in the past and has been the subject of various subdivisions and Planned Unit Developments (PUD's). The site now consists of Lots 1 and 2, Resubdivision of Azalea Oaks Center, approved by the Commission at its December 19, 2019 meeting. The site was rezoned from B-2 to B-3 in 2020.

STAFF COMMENTS

Engineering Comments:

1. A sidewalk exists at the property to the south along Azalea Rd. (1259 Azalea Rd.)
2. It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

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 proposes to develop the subject site as a car wash. As sidewalks are required to be provided within the public right-of-way, the applicant is requesting to waive construction of a sidewalk along Government Boulevard, the intersection curve of Azalea Road and Government Boulevard, and along Azalea Road.

The applicant states the following concerning the request:

The existing properties bordering both sides of the lot do not have sidewalks. The property has frontage along an intersection with intense traffic and there is no pedestrian access available to cross the medians of the intersection. We are requesting a sidewalk waiver along Azalea Road frontage, Azalea Rd./Government Blvd. intersection frontage, and Government Blvd. frontage.

Per the Engineering comments, a sidewalk exists at the property to the south along Azalea Rd. (1259 Azalea Rd.), and it appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

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.

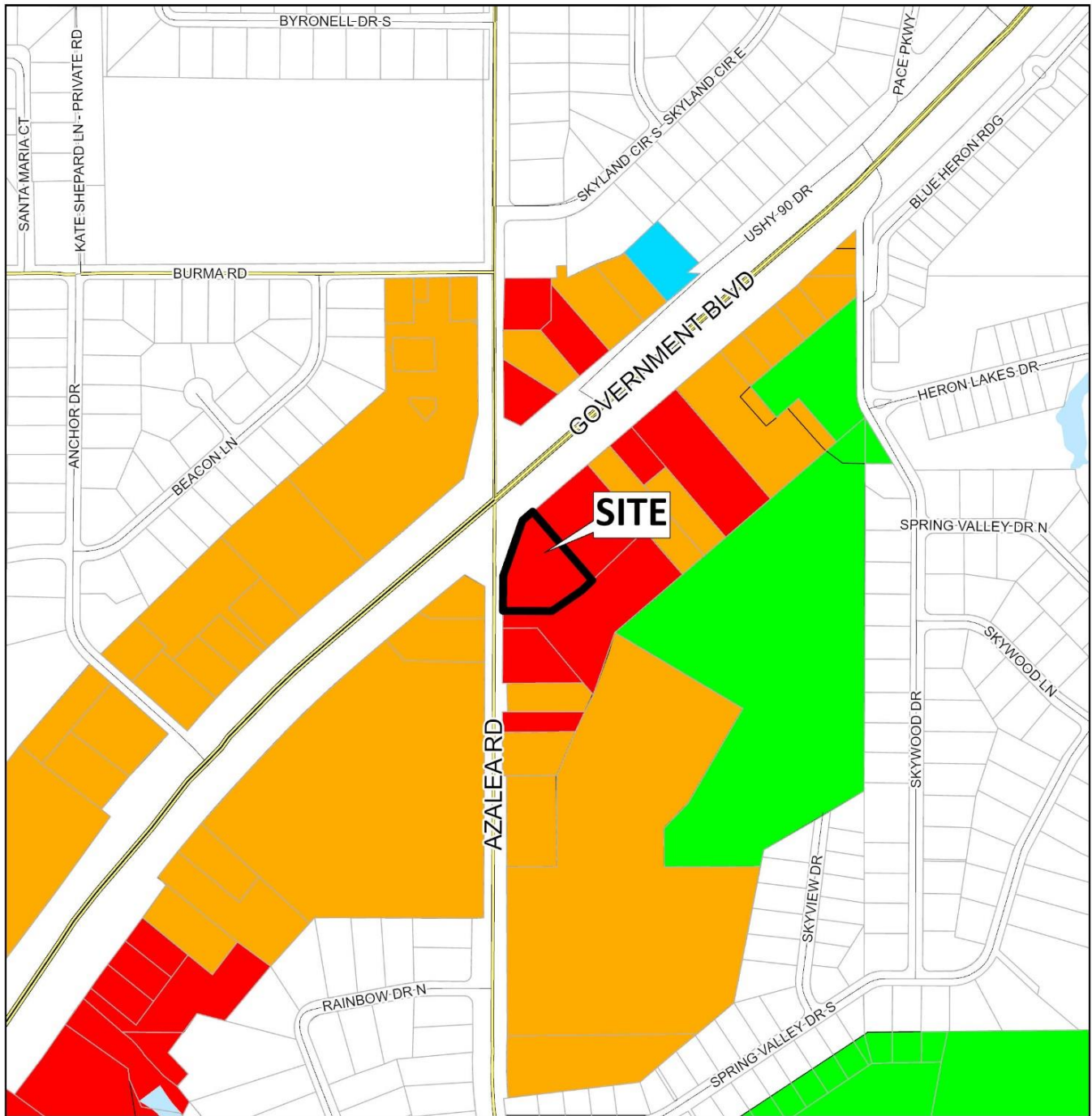
Sidewalks are typically encouraged, even in industrial developments, although the appropriateness of sidewalks should also take into account the existing infrastructure in the area, i.e., does the construction of the existing roadway safely allow for a sidewalk to be utilized.

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



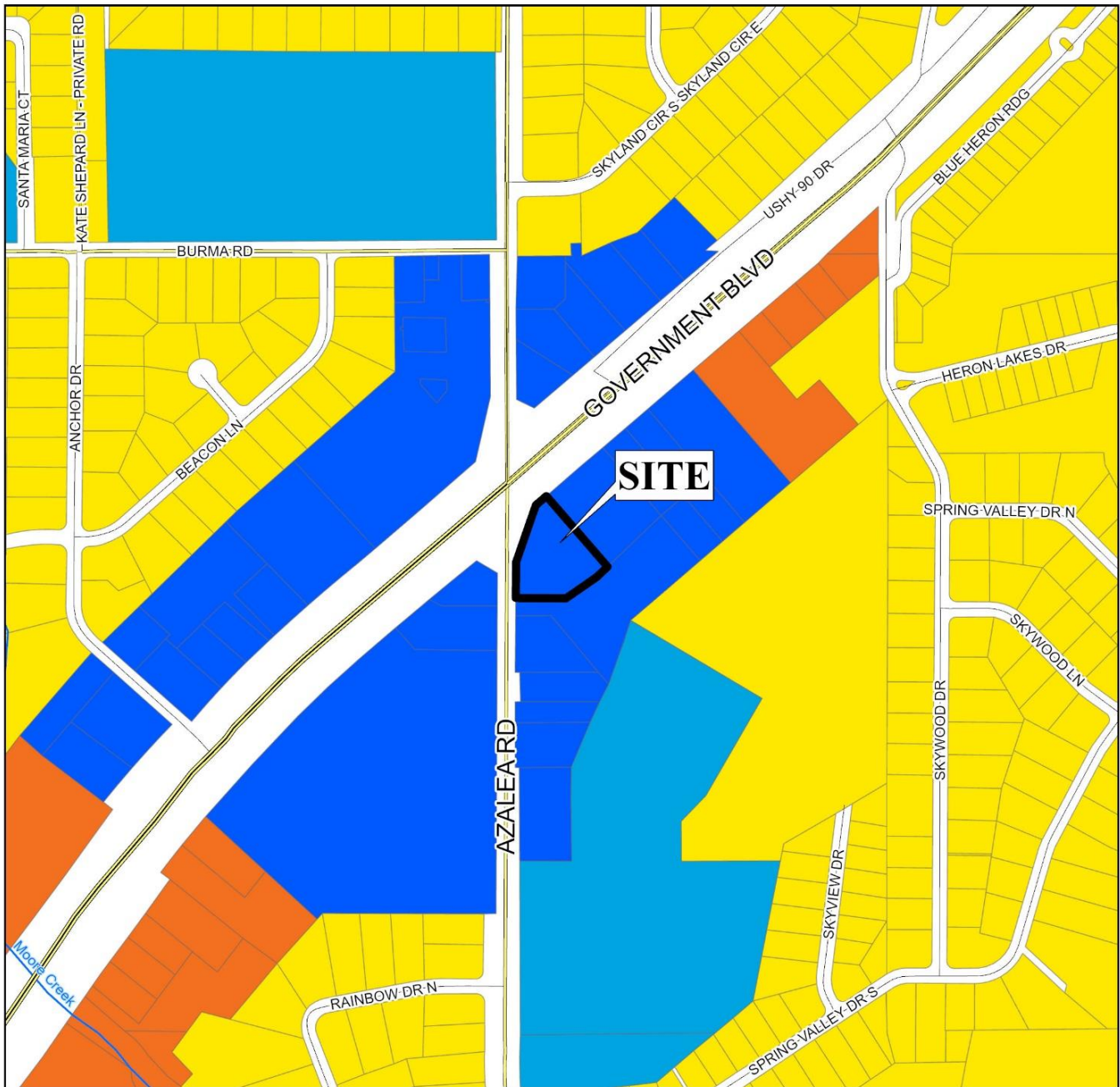
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FLUM LOCATOR MAP



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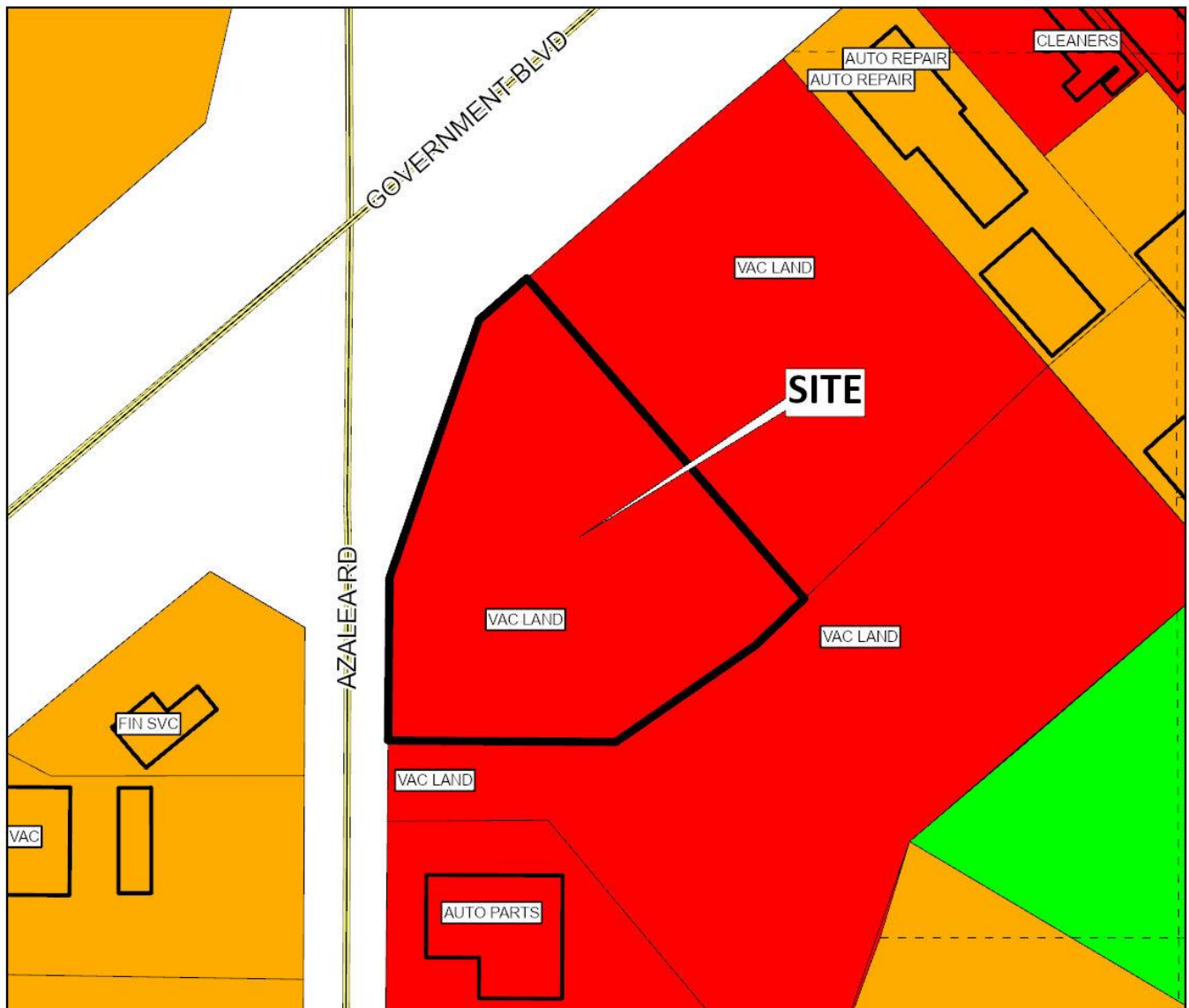
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- | | | | |
|---|--|---|---|
| ■ Low Density Residential | ■ Neighborhood Center - Traditional | ■ Downtown Waterfront | ■ Parks & Open Space |
| ■ Mixed Density Residential | ■ Neighborhood Center - Suburban | ■ Light Industry | ■ Water Dependent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



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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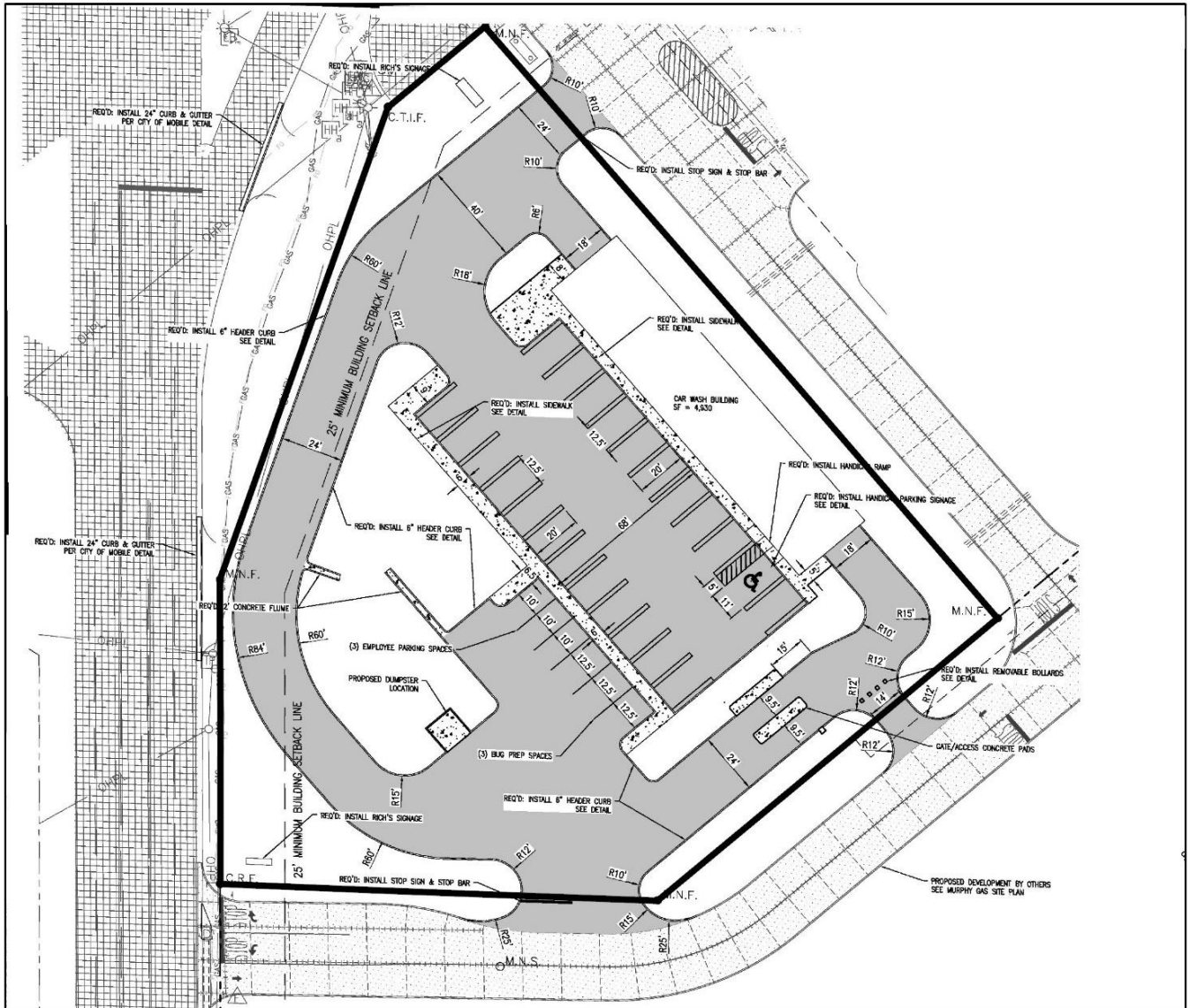
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



SITE PLAN



The site plan illustrates

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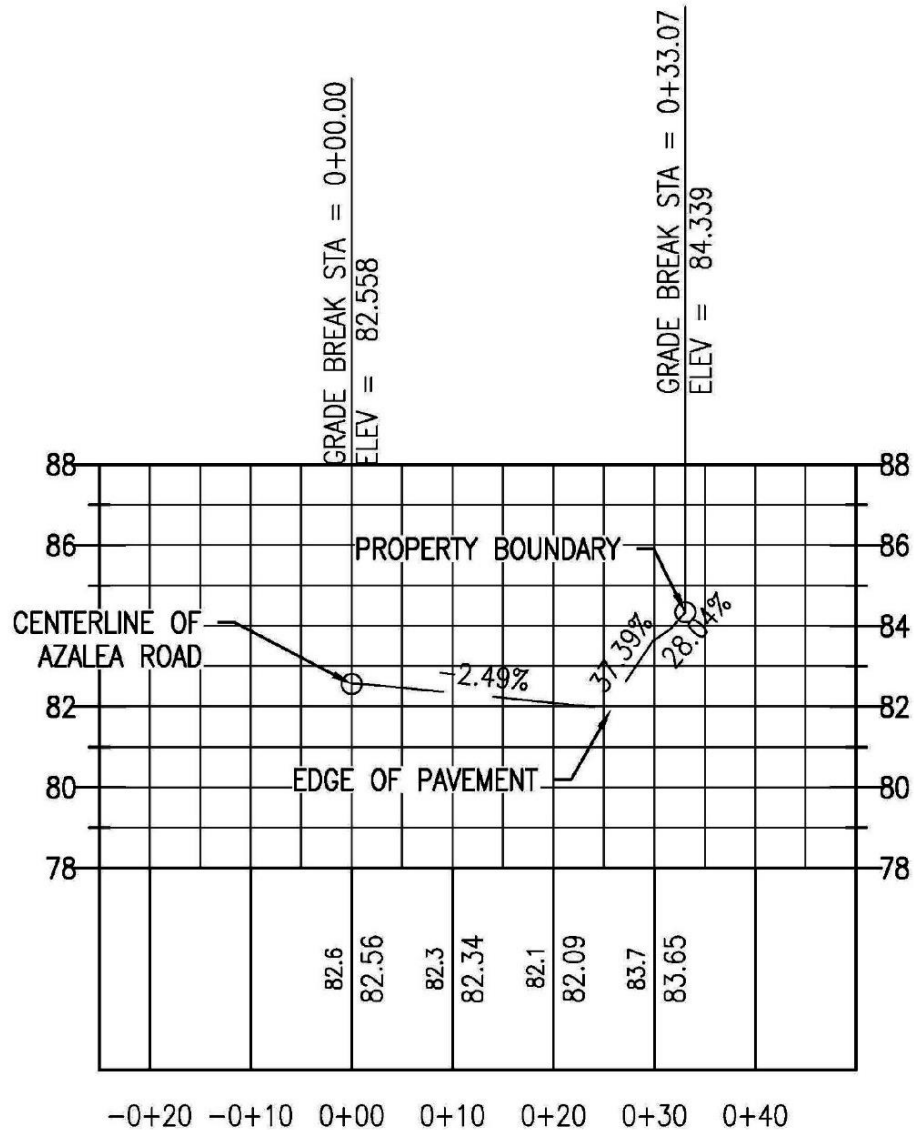
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DETAIL SITE PLAN

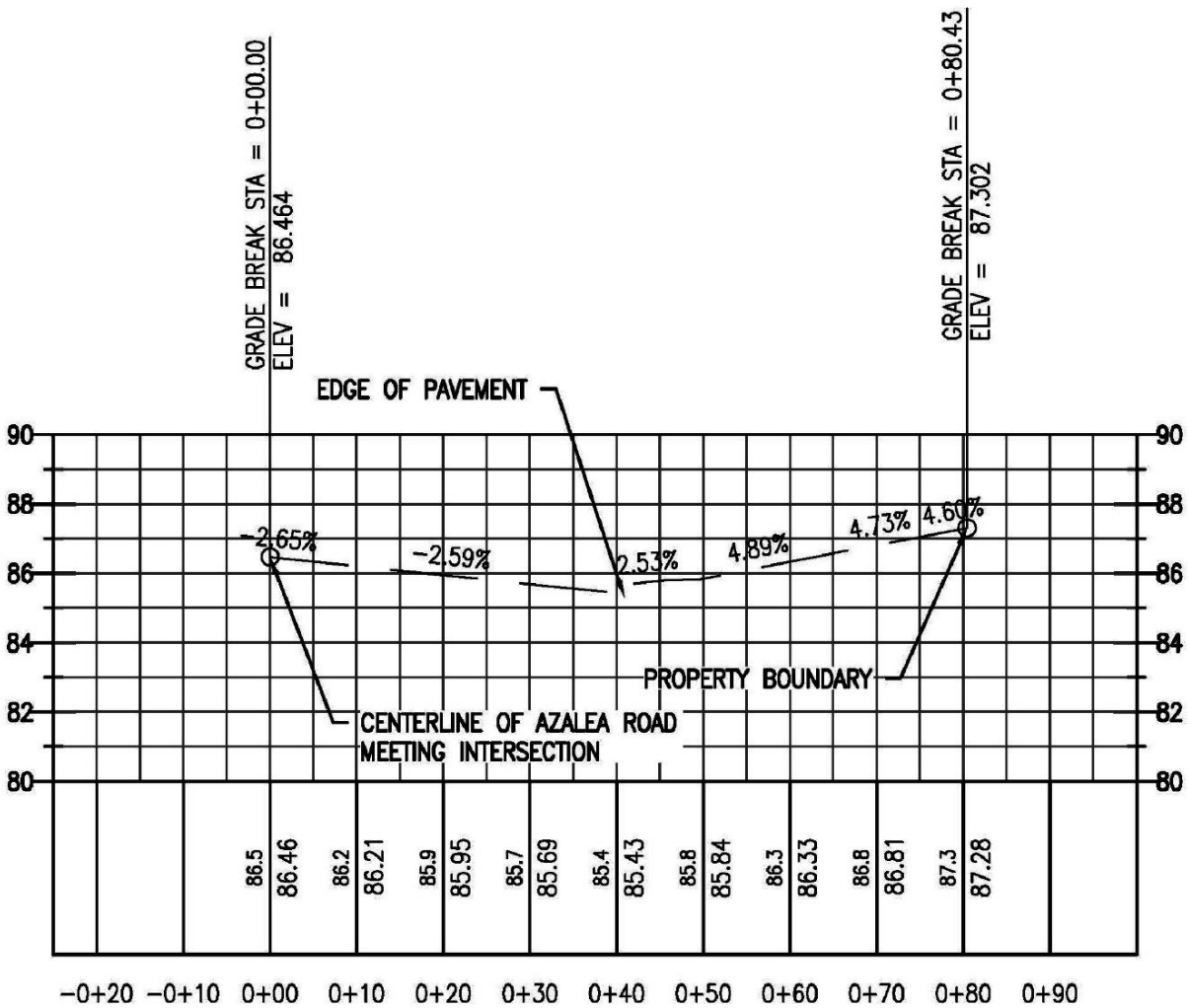


AZALEA ROAD

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DETAIL SITE PLAN



AZALEA RD. & GOVERNMENT BLVD. INTERSECTION

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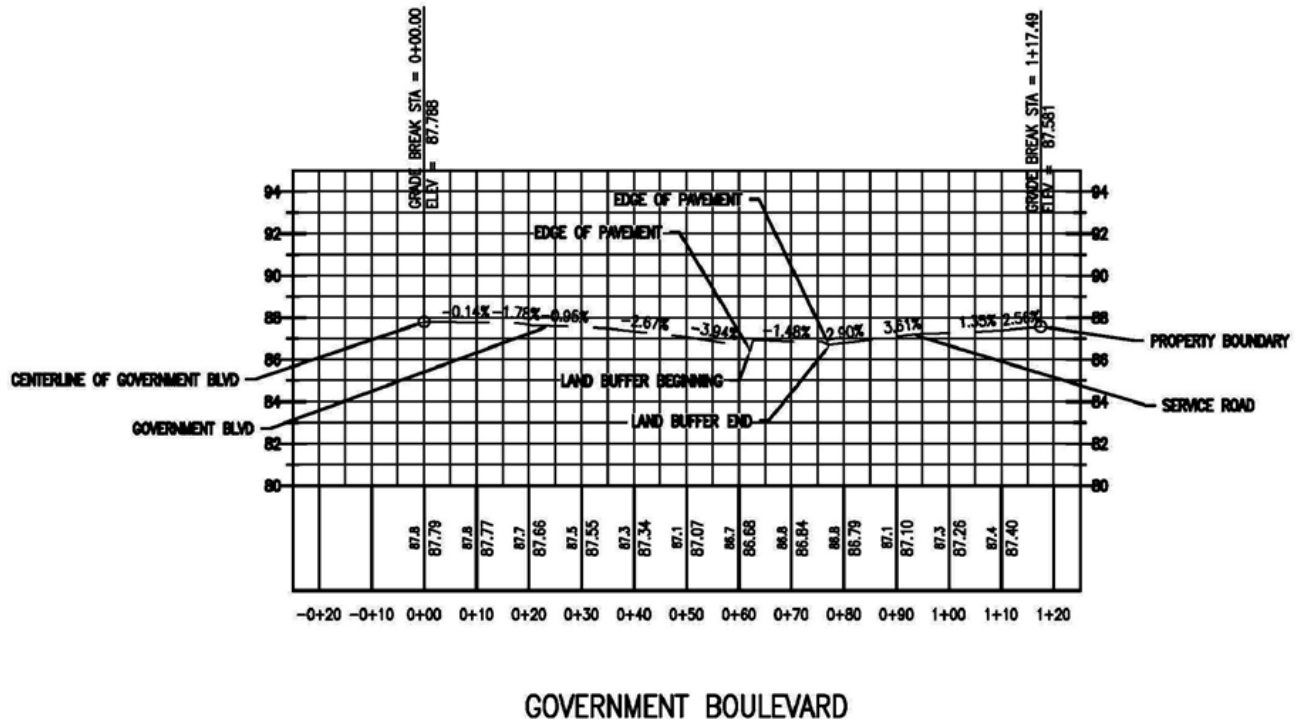
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DETAIL SITE PLAN



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