

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: February 20, 2020****NAME**

Dalton Holdings

LOCATION4281 Alden Drive
(Southeast corner of Alden Drive and Halls Mill Road).**PRESENT ZONING**

I-1, Light Industry District

ENGINEERING**COMMENTS**

If the proposed chain link fence along Alden Drive were moved far enough inside the property to allow the sidewalk to be constructed on the property; or, extensive changes were made to the existing Alden Drive roadside ditch and trees, then a sidewalk could be constructed. Also, there is a large drainage ditch that runs along the south property line that drains to a culvert crossing on Alden Dr. that would require large drainage pipes to convey under a sidewalk. 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 (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 Alden Drive.

The site has been given a Light Industry (LI) land use designation, per the Future Land Use Plan and Map, adopted on 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 land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as “industrial business”, where the land uses include business administration and logistics operations for industrial concerns, building trade

contractors facilities and advance research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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 on 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 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 site is situated within an area of mixed commercial, light industrial and residential uses. Sidewalk waivers have been approved by the Commission for other commercial sites within the area.

The applicant states:

Waiver is requested for sidewalk along Alden Drive, In order to construct sidewalk according to City standards, the drainage ditch along Alden Drive will have to be relocated and the sidewalk will terminate at existing cross drain which could present a hazard for pedestrians. Movement of the ditch along Alden Dr will alter the alignment with adjoining ditches, negatively affecting water flow. Movement of the ditch will also require removal of (1) 24"+ diameter tree that is on city ROW and located over a gas transmission line. The removal of 3 oak trees will also be required. Finally, an estimate of \$190695.96 has been provided to complete the sidewalk and ditch relocation along Alden Dr. This is a direct cost to the owner/developer to gain a sidewalk that deadends into a drainage ditch.

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. City Engineering

has concluded that there is a large drainage ditch that runs along the South property line that drains to a culvert crossing on Alden Dr. that would require large drainage pipes to convey under a sidewalk. Due to these factors, City Engineering is supportive of approving the Sidewalk Waiver.

RECOMMENDATION Based upon the preceding, this application for waiver of a sidewalk along Alden Drive is recommended for Approval.

LOCATOR MAP



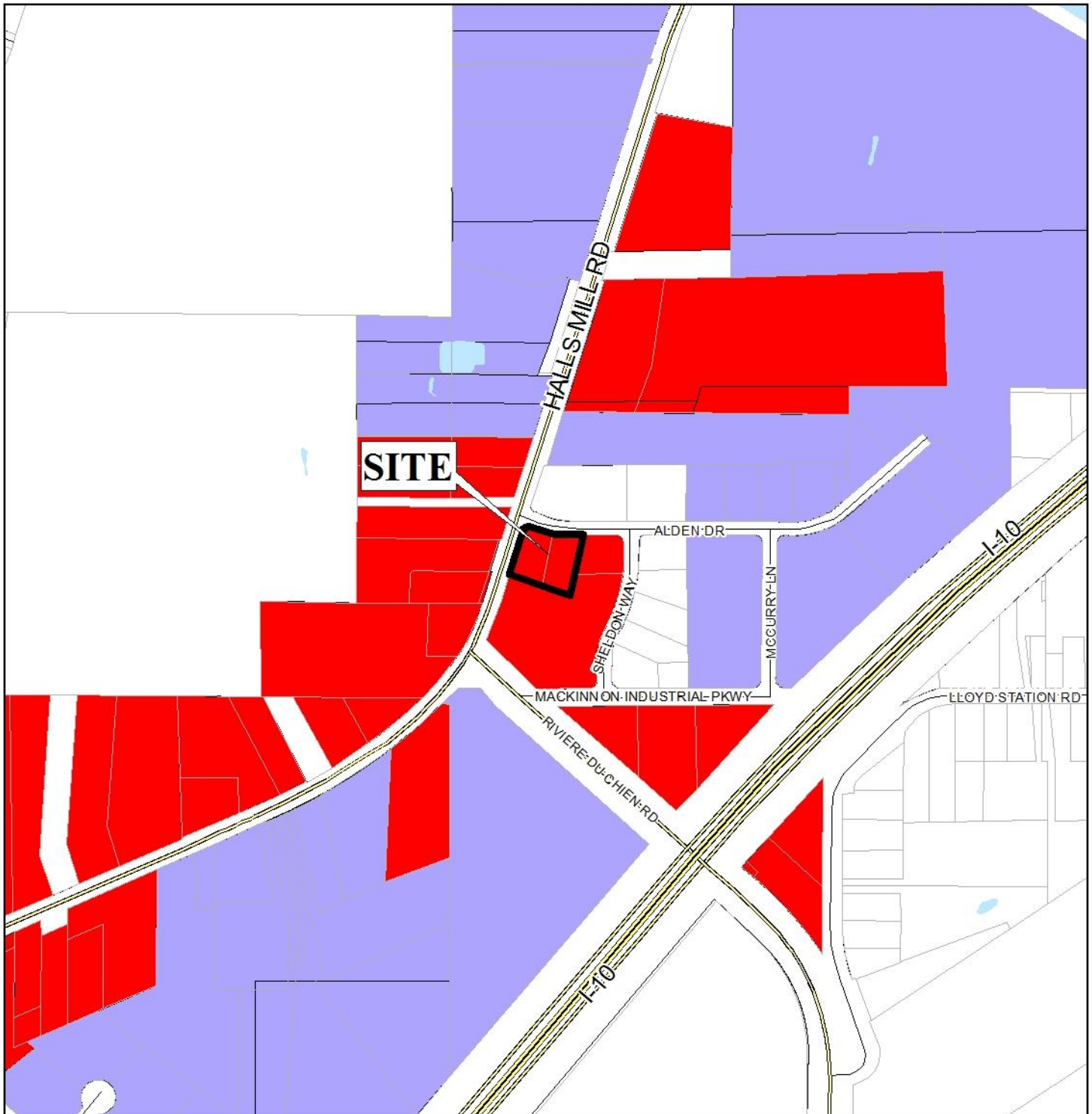
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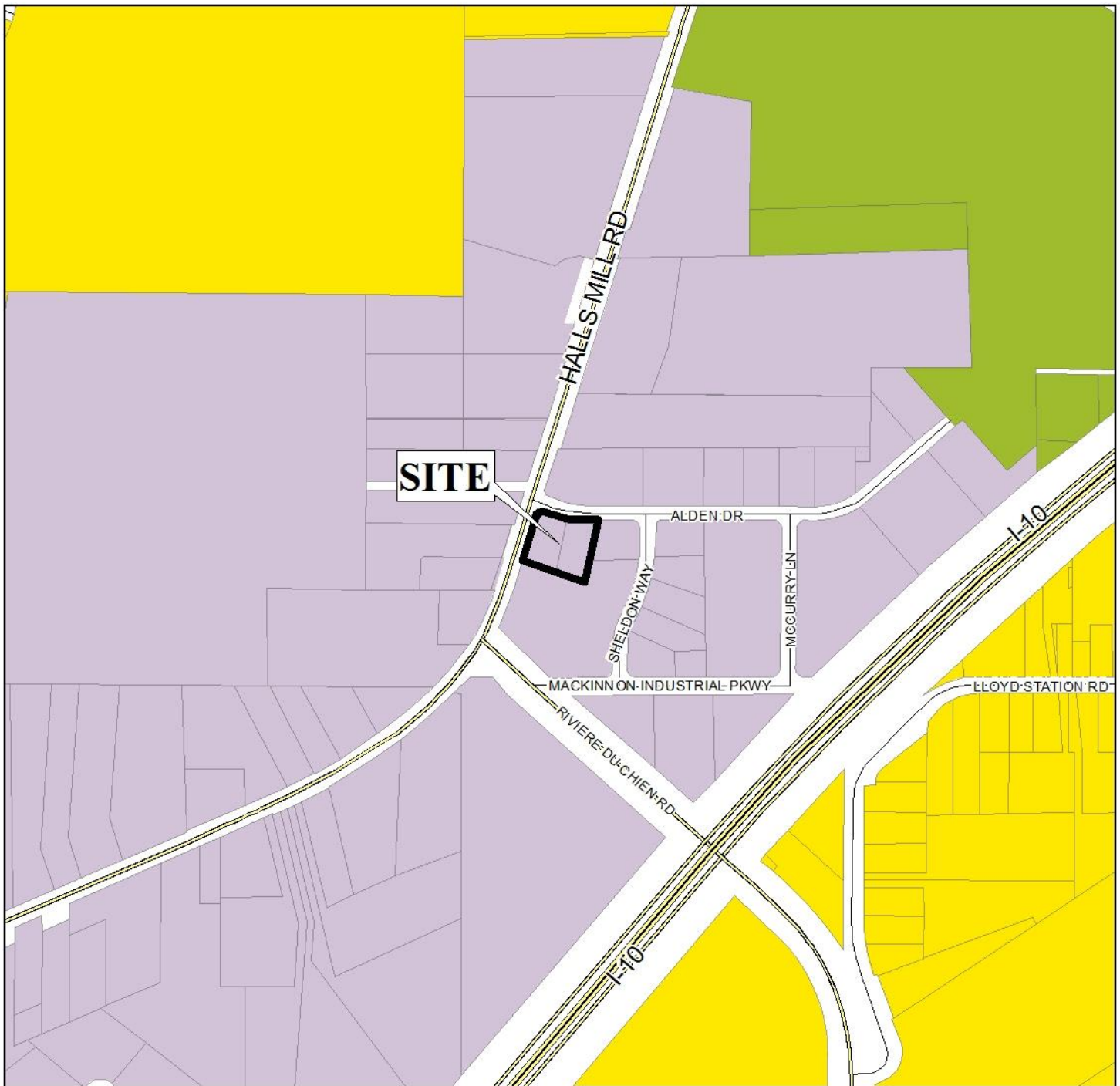
LOCATOR ZONING MAP



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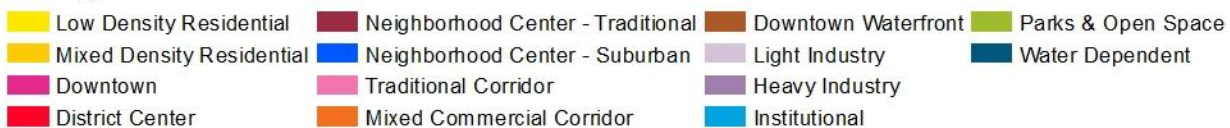
FLUM LOCATOR MAP



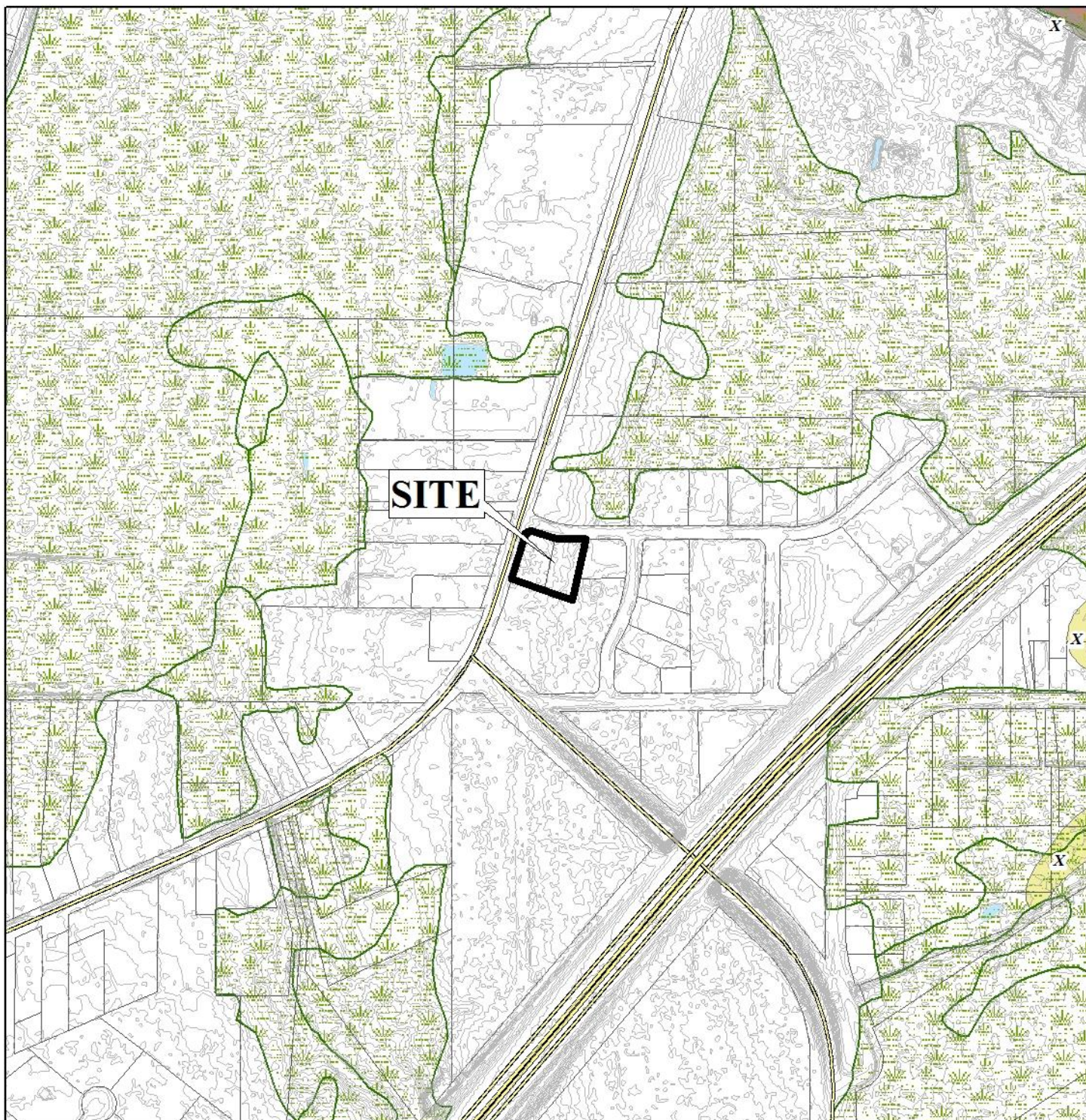
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ENVIRONMENTAL LOCATOR MAP



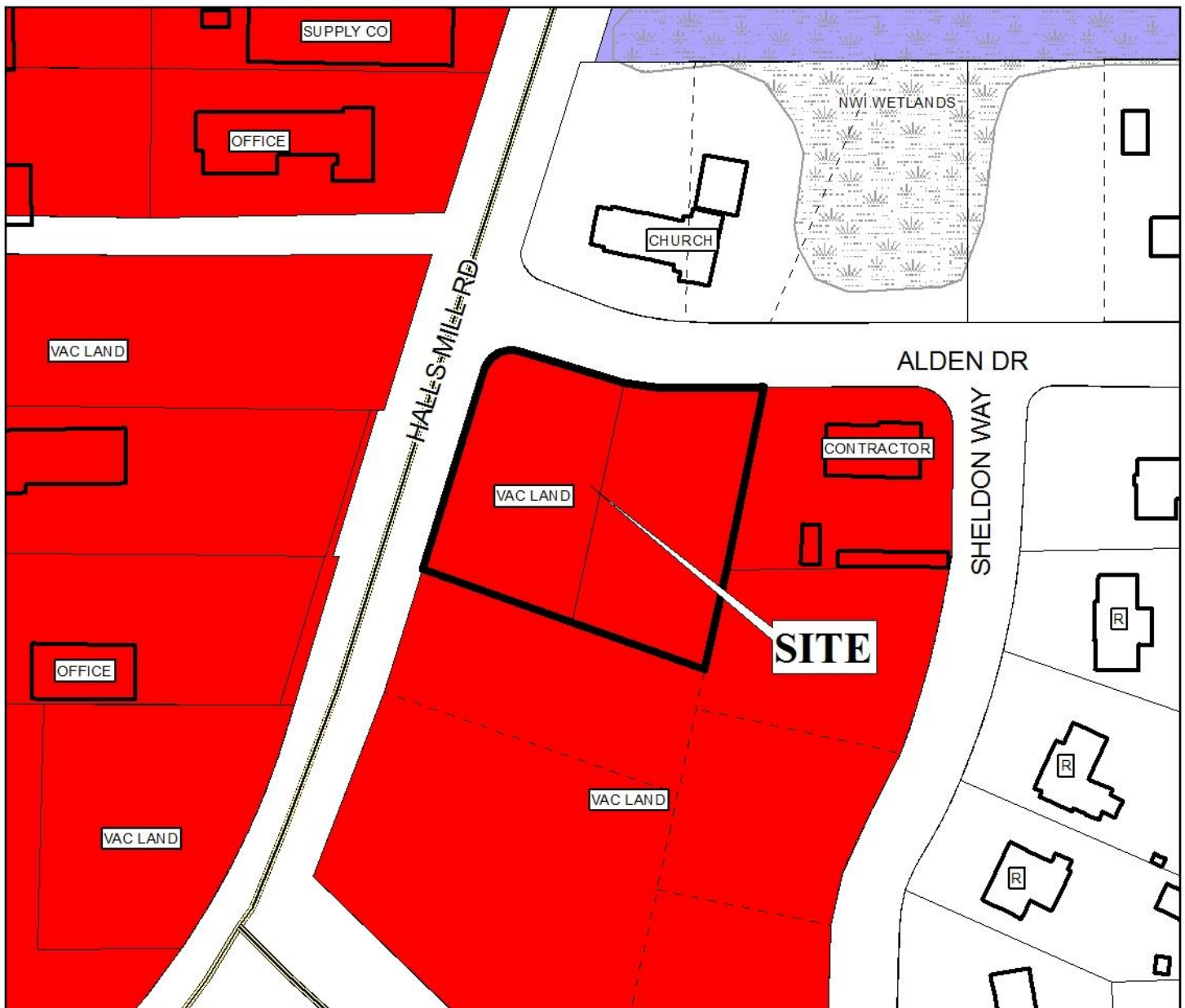
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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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 ZONING

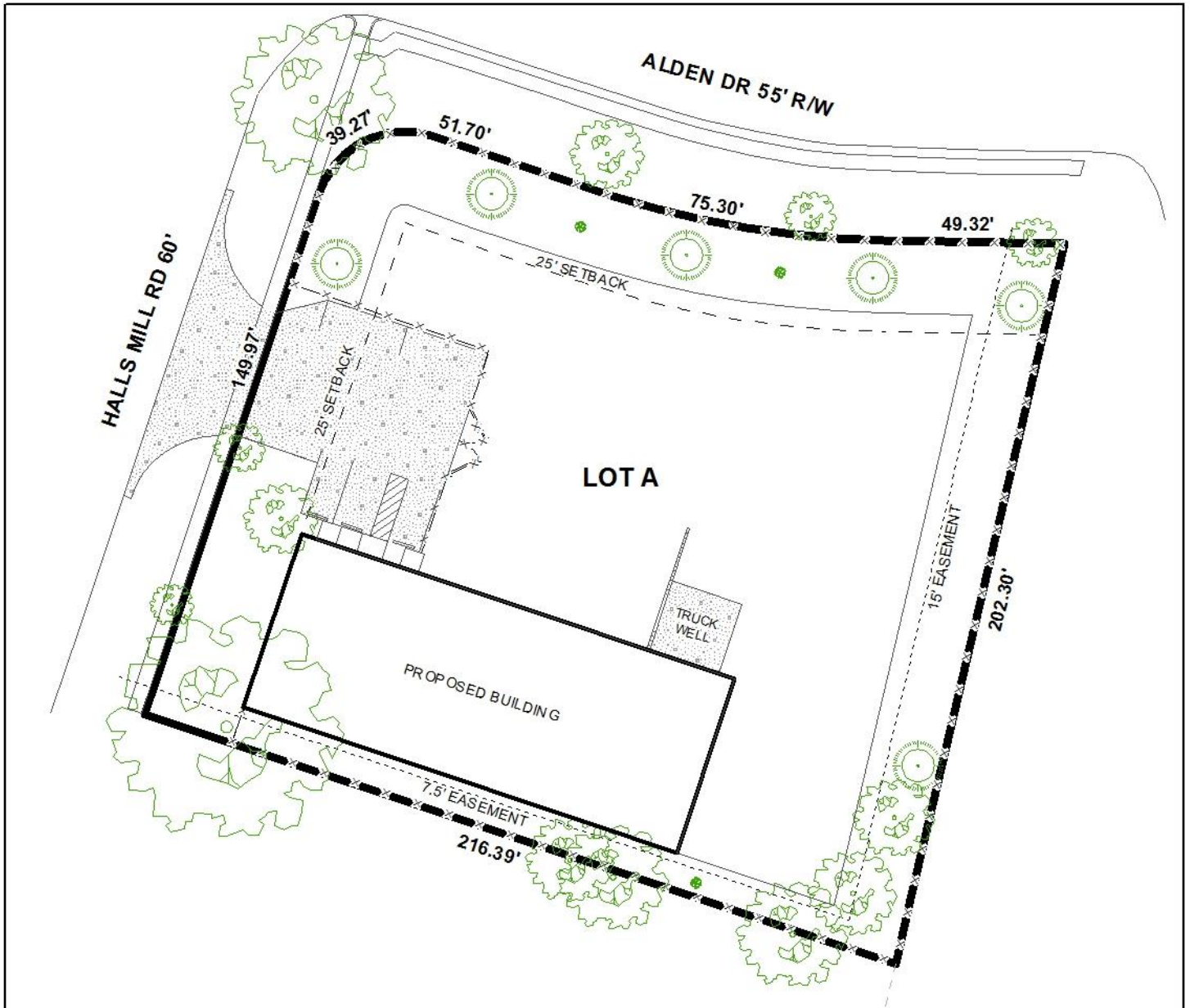


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SITE PLAN



The site plan illustrates the proposed building, setbacks and easements.

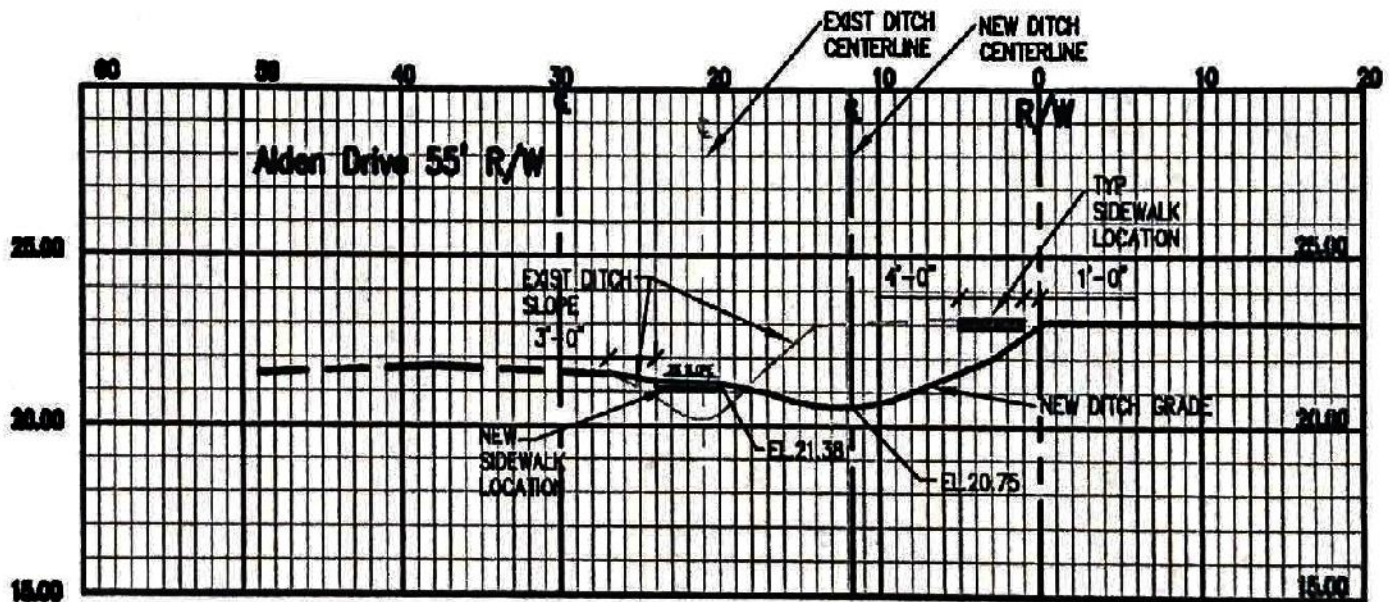
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DETAIL SITE PLAN



TYPICAL DITCH CROSS SECTION

HORIZ. 1" = 10'
VERT. 1" = 5'

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