



Agenda Item #4

SUB-SW-002645-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4215 MacKinnon Industrial Parkway

Subdivision Name:

Resubdivision of I-10 / MacKinnon Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Michael J. Pitts

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

- Subdivision Regulations
- Complete Streets Policy

Proposal:

- Waive the construction of sidewalks along MacKinnon Industrial Parkway and Riviere Du Chien Road.

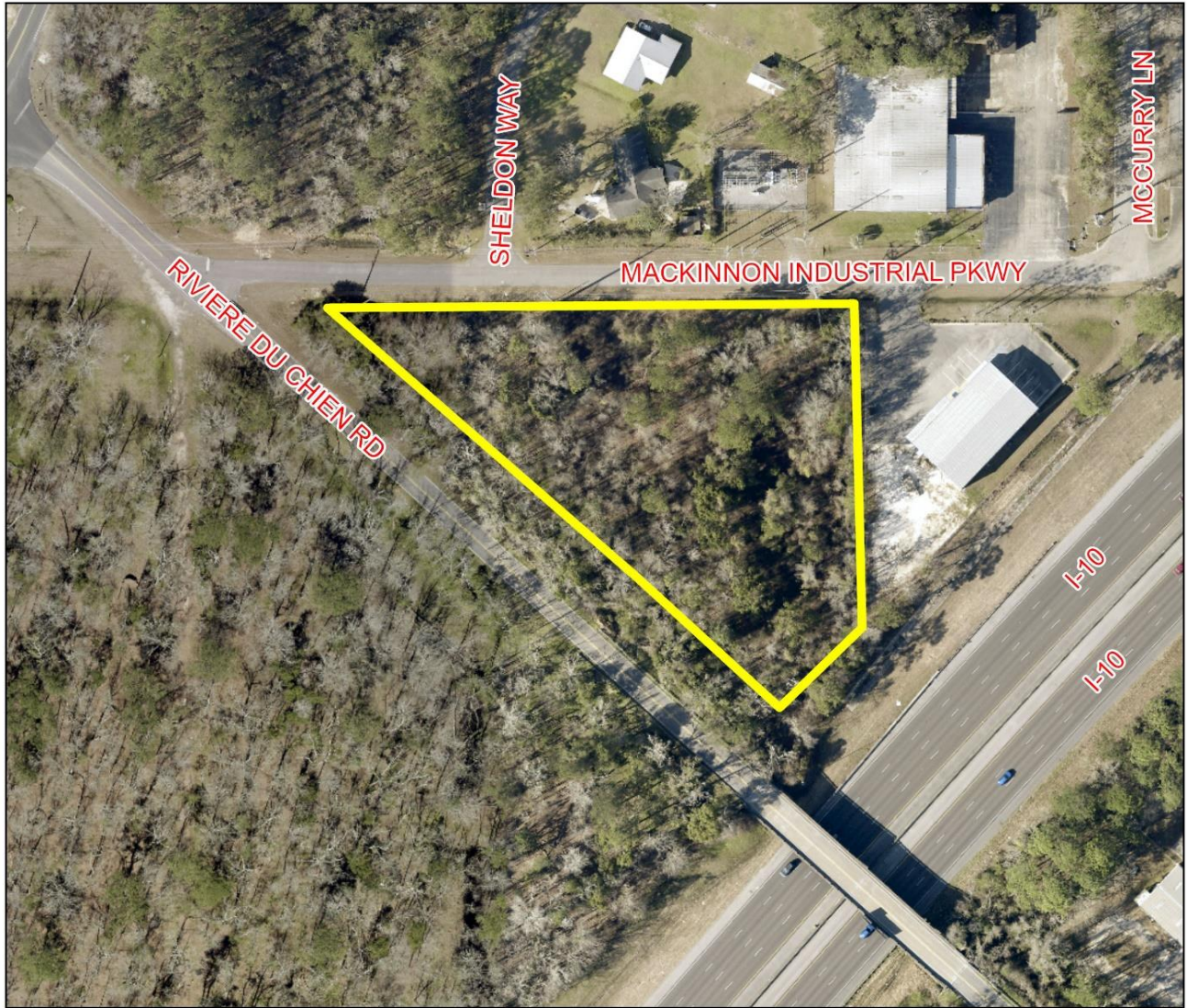
Considerations:

- Sidewalk Waiver request


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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial and residential units.

APPLICATION NUMBER <u> 4 </u> DATE <u> October 5, 2023 </u>	 NTS
APPLICANT <u> Kari Givens, Byrd Surveying, Inc. </u>	
REQUEST <u> Sidewalk Waiver </u>	

SITE HISTORY

Rezoning of the site from R-1, Single-Family Residential District to B-3, Community Business District was adopted by City Council at its March 26, 1996 meeting.

A two-lot subdivision of the site was approved in 1998. Resubdivision of the site into three (3) lots was approved in 2002, the plat for which 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:

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 Land Disturbance Permit process.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 an office/warehouse (less than 40,000 square feet) which is allowed by right in a B-3, Community Business Suburban District. 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 the construction of sidewalks along MacKinnon Industrial Parkway and Riviere Du Chien Road.

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

The applicant indicates that the area where the sidewalk would be located is in a deep, wide ditch. There have been sidewalk waivers granted for neighboring properties with the same type of topography. Also, there are no sidewalks on MacKinnon or Riviere Du Chien Road. The nearest sidewalks are on Halls Mill Road, between Riviere Du Chien road and Alden Drive.

Per the Engineering comments, 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 Land Disturbance 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.

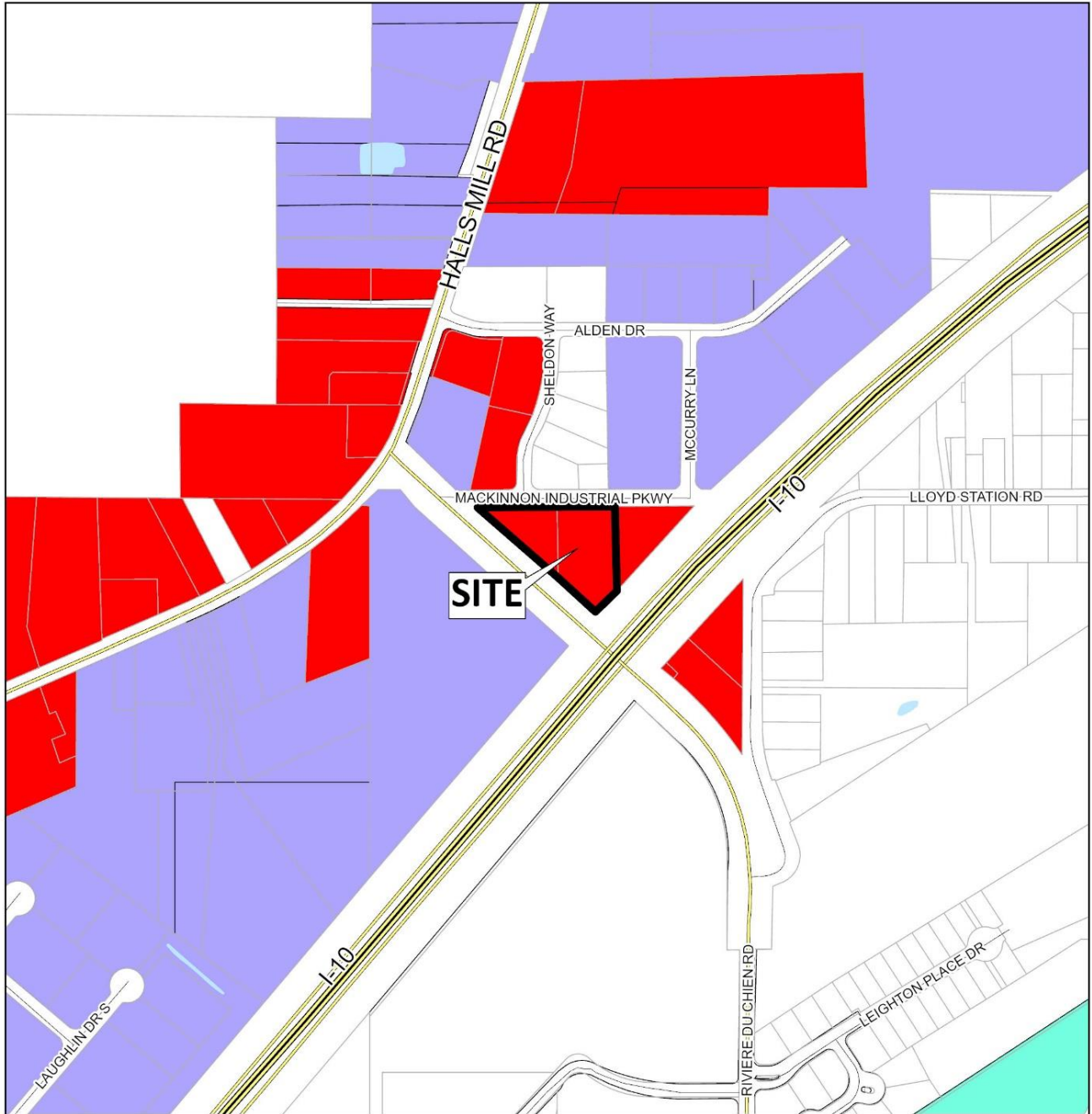
Sidewalks are typically encouraged, even in areas where none currently exist, although the appropriateness of sidewalks should also consider the existing infrastructure in the area.

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.

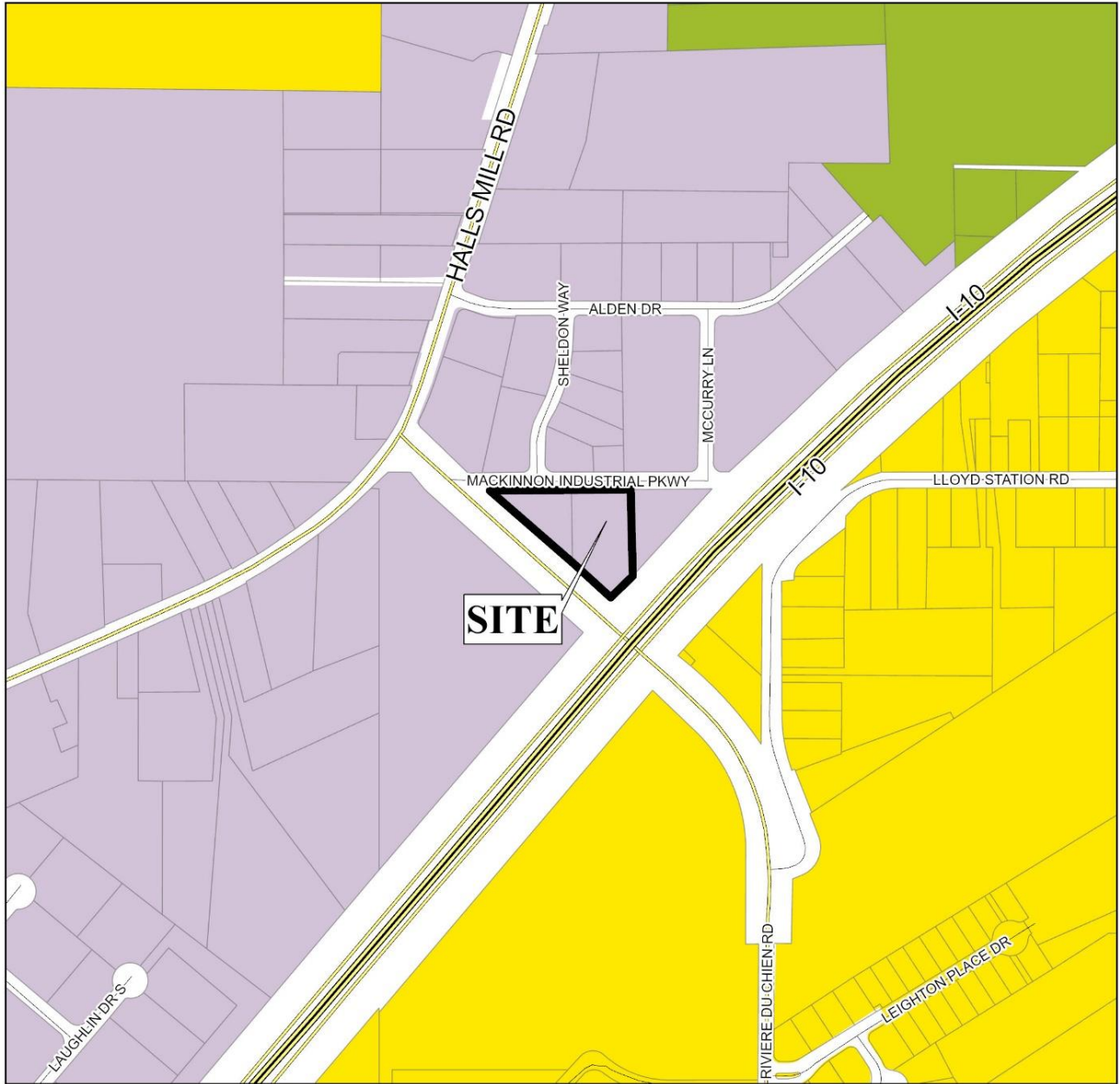
LOCATOR ZONING MAP



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REQUEST _____	Sidewalk Waiver



FLUM LOCATOR MAP



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APPLICANT Kari Givens, Byrd Surveying, Inc.

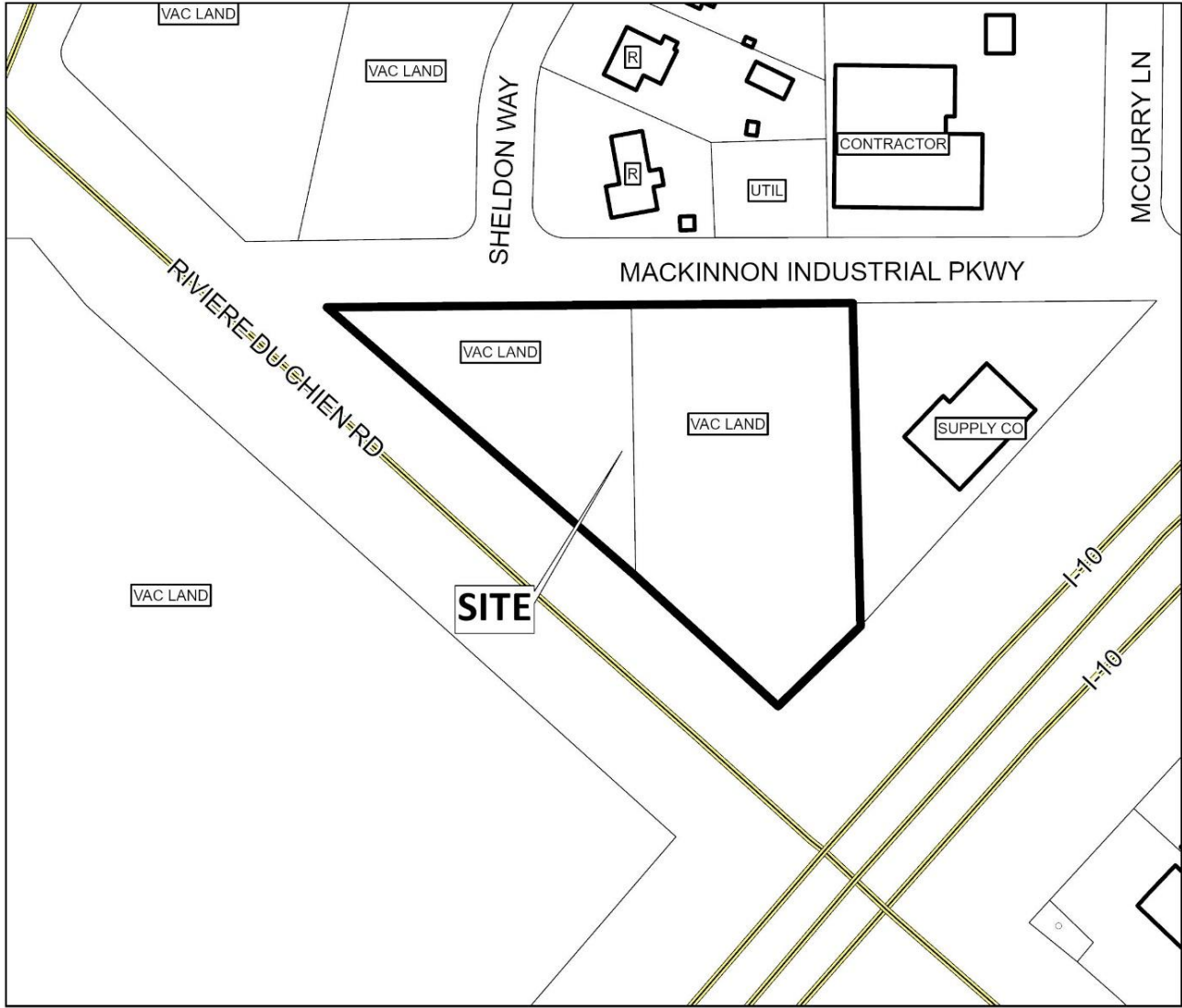
REQUEST Sidewalk Waiver

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




NTS

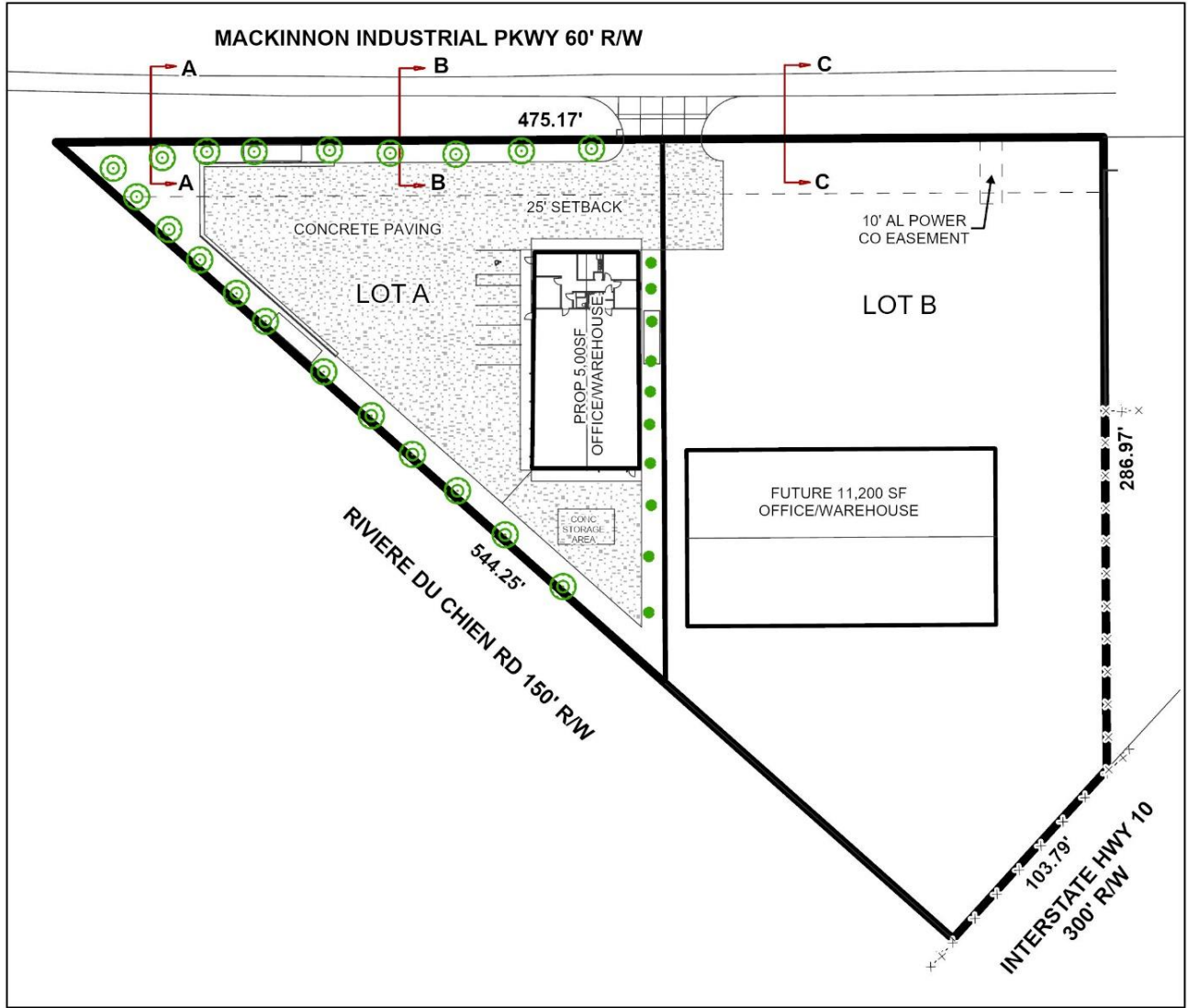
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING




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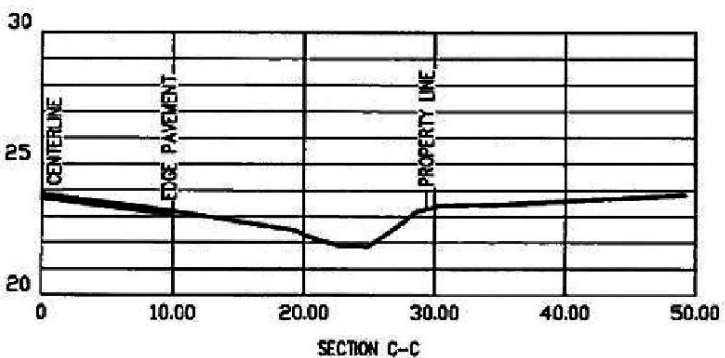
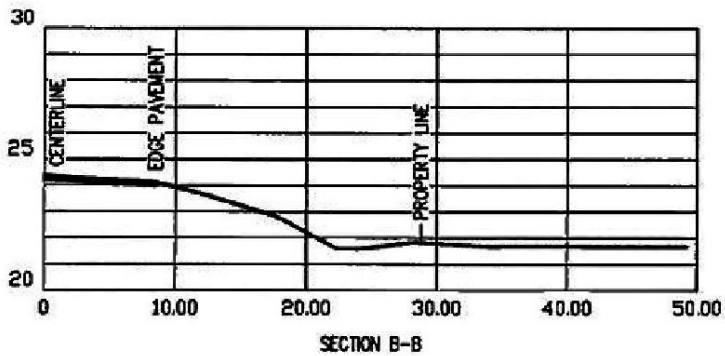
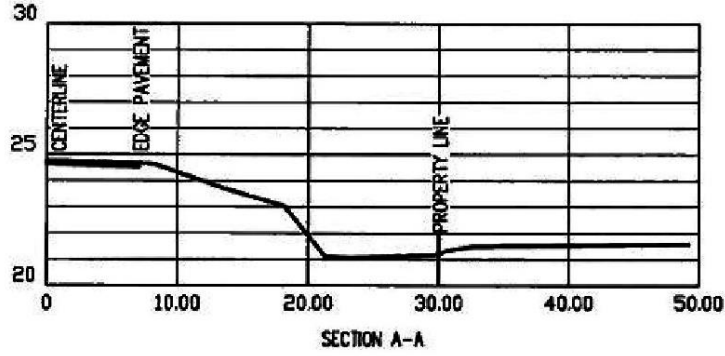
SITE PLAN



The site plan illustrates the proposed and future buildings, parking, setback, and easement.

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DETAIL SITE PLAN



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LIGHT INDUSTRY (LI)

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.