



Agenda Item #4 SUB-SW-002609-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5400 Rangeline Road

Subdivision Name:

Southeastern Freight Lines Park Subdivision, Addition
to

Applicant / Agent:

Ryan Smigiel, BKT Enterprises, LP

Property Owner:

BKT Enterprises LP

Current Zoning: B-5, Office Distribution

Future Land Use: Light Industry

Applicable Codes, Policies, and Plans:

- Subdivision Regulations
- Complete Streets Policy

Proposal:

- Waive construction of sidewalks along Rangeline Road, Todd Boulevard, and Commerce Boulevard East.

Considerations:

- Sidewalk Waiver Request

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SITE HISTORY

The Northern portion of the subject site was originally subdivided as Lot 1 of Todd's Commerce Park Subdivision, a two (2)-lot subdivision approved by the Commission in 1996 when the site was in the County, but within the City's Planning Jurisdiction.

In April, 2000, the Southern portion of the site was subdivided as Lot 1 of Southeastern Freight Lines Subdivision, a one (1)-lot subdivision.

In 2009, the area was annexed into the City, and the site was subsequently assigned its current B-5, Office Distribution zoning classification.

In February, 2013, the Southeastern Freight Lines site was granted Administrative Planned Unit Development Approval to allow the addition of 640 square feet of office space to an existing 5,038 square-foot building, and the addition of approximately 1,200 square feet of asphalt surfacing.

The two lots were combined into the current one (1) lot configuration via Southeastern Freight Lines Park Subdivision, approved in November, 2022.

There have been no applications for the site before the Board of Zoning Adjustment.

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 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 expand the existing trucking operation on the subject site. As sidewalks are required to be provided within the public right-of-way, the applicant is requesting to waive construction of sidewalks along Rangeline Road, Todd Boulevard, and Commerce Boulevard East.

The entire application packet is available via the link on Page 1.

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 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.

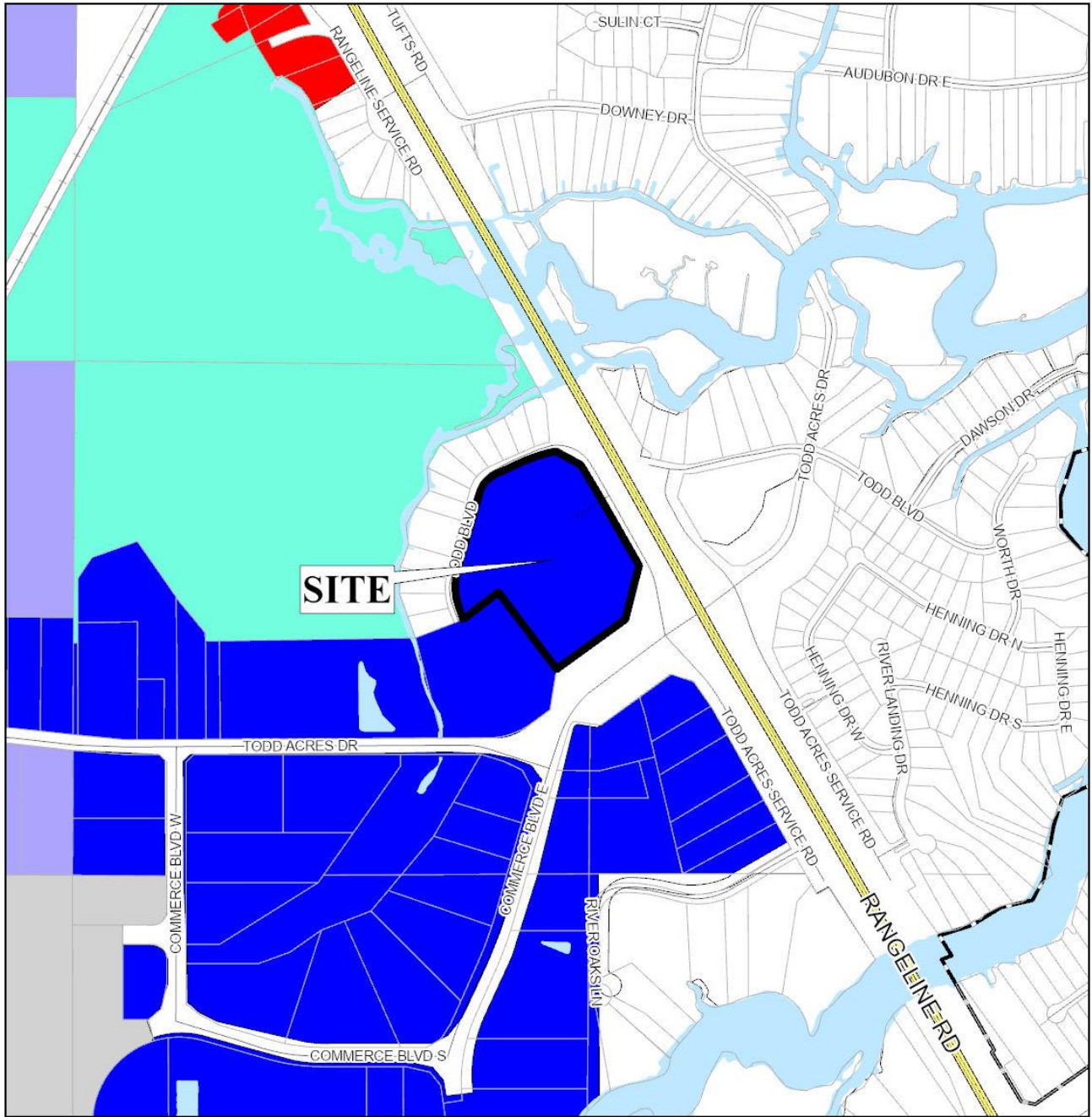
Sidewalks are typically encouraged, even in industrial developments, although the appropriateness of sidewalks should also take into account the existing infrastructure in the area, i.e., does the construction of the existing roadway safely allow for a sidewalk to be utilized.

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.

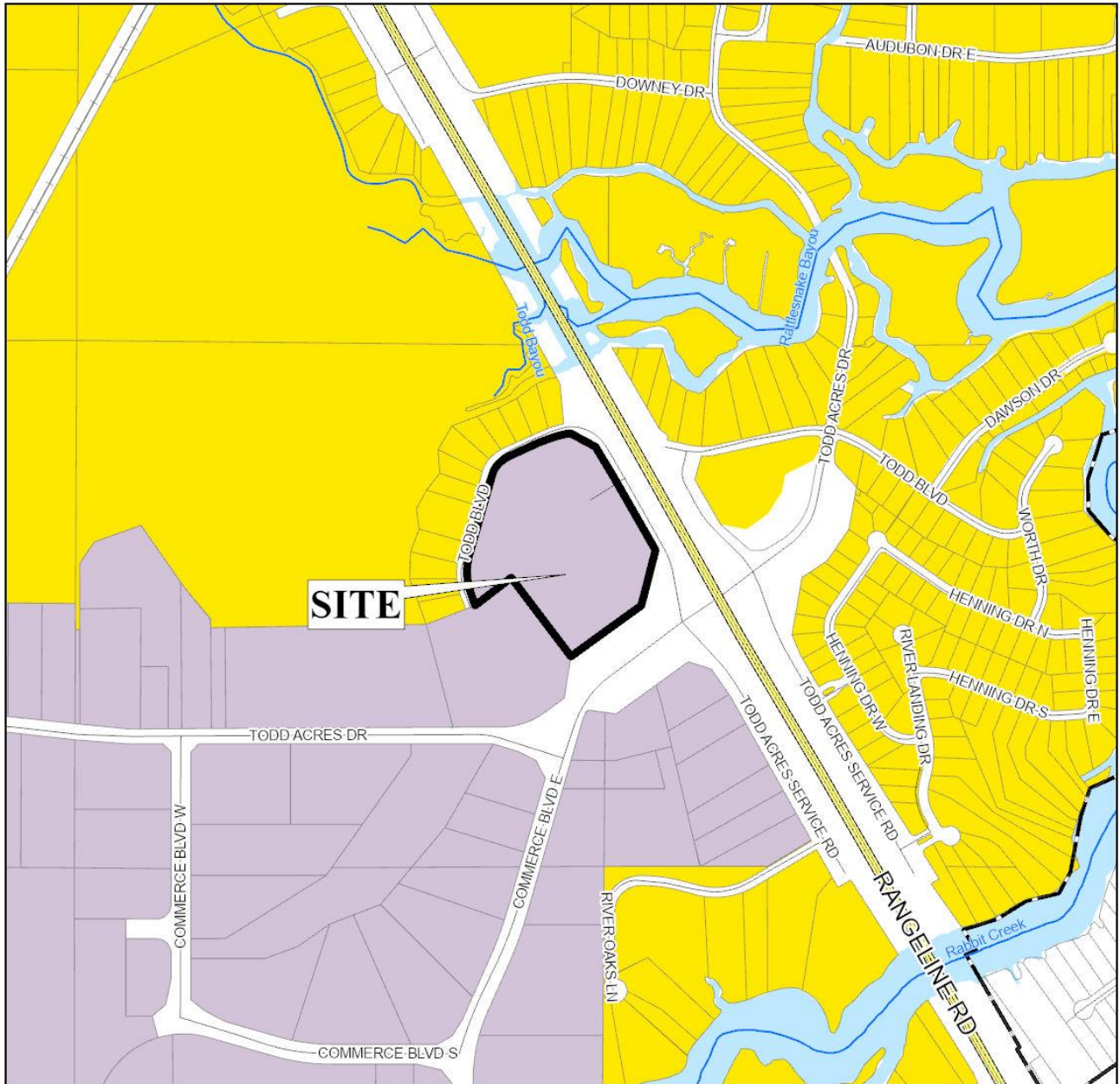
LOCATOR ZONING MAP



APPLICATION NUMBER	4	DATE	September 7, 2023
APPLICANT	BKT Enterprise, LP		
REQUEST	Sidewalk Variance		



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE September 7, 2023

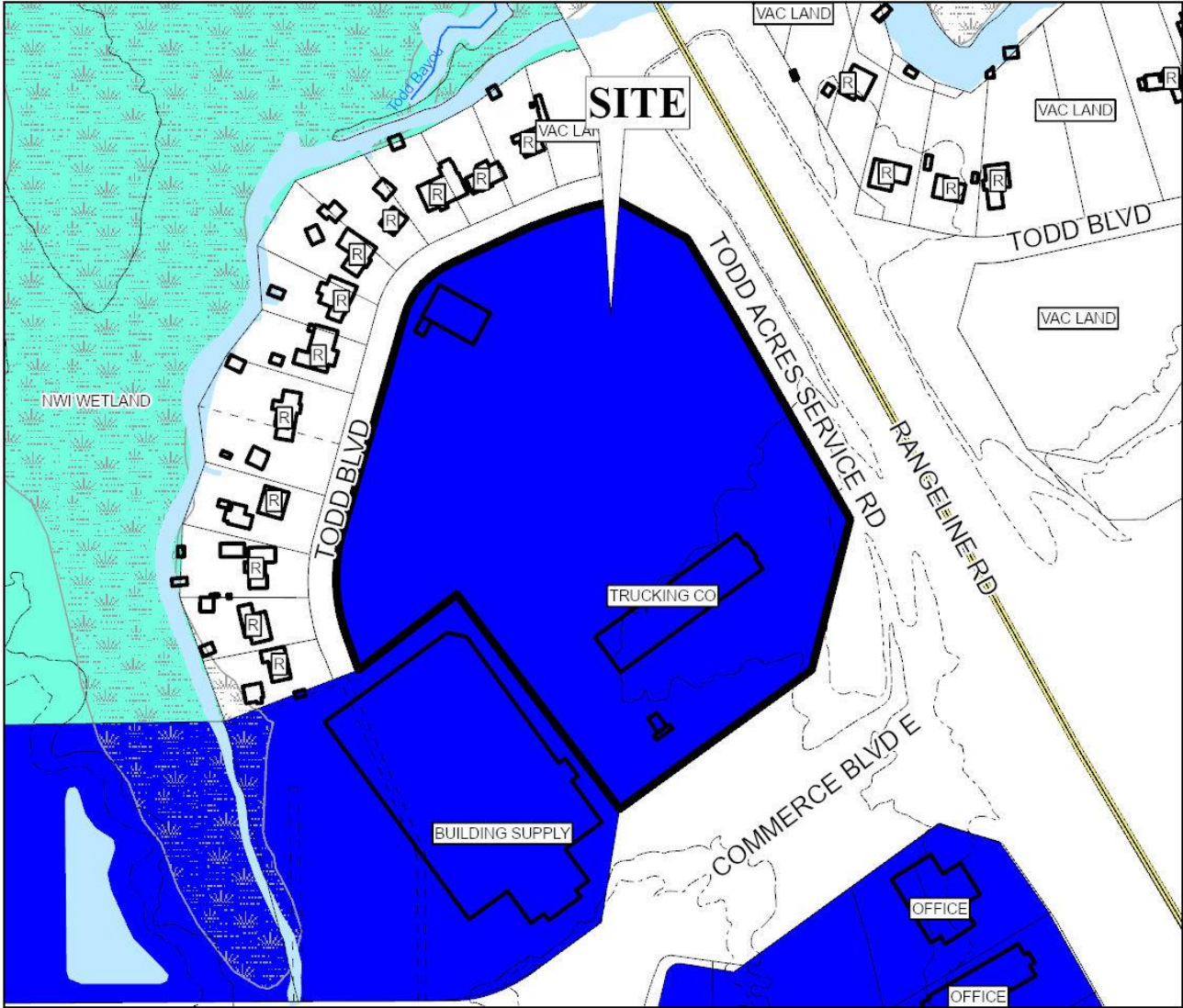
APPLICANT BKT Enterprise, LP

REQUEST Sidewalk Variance


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



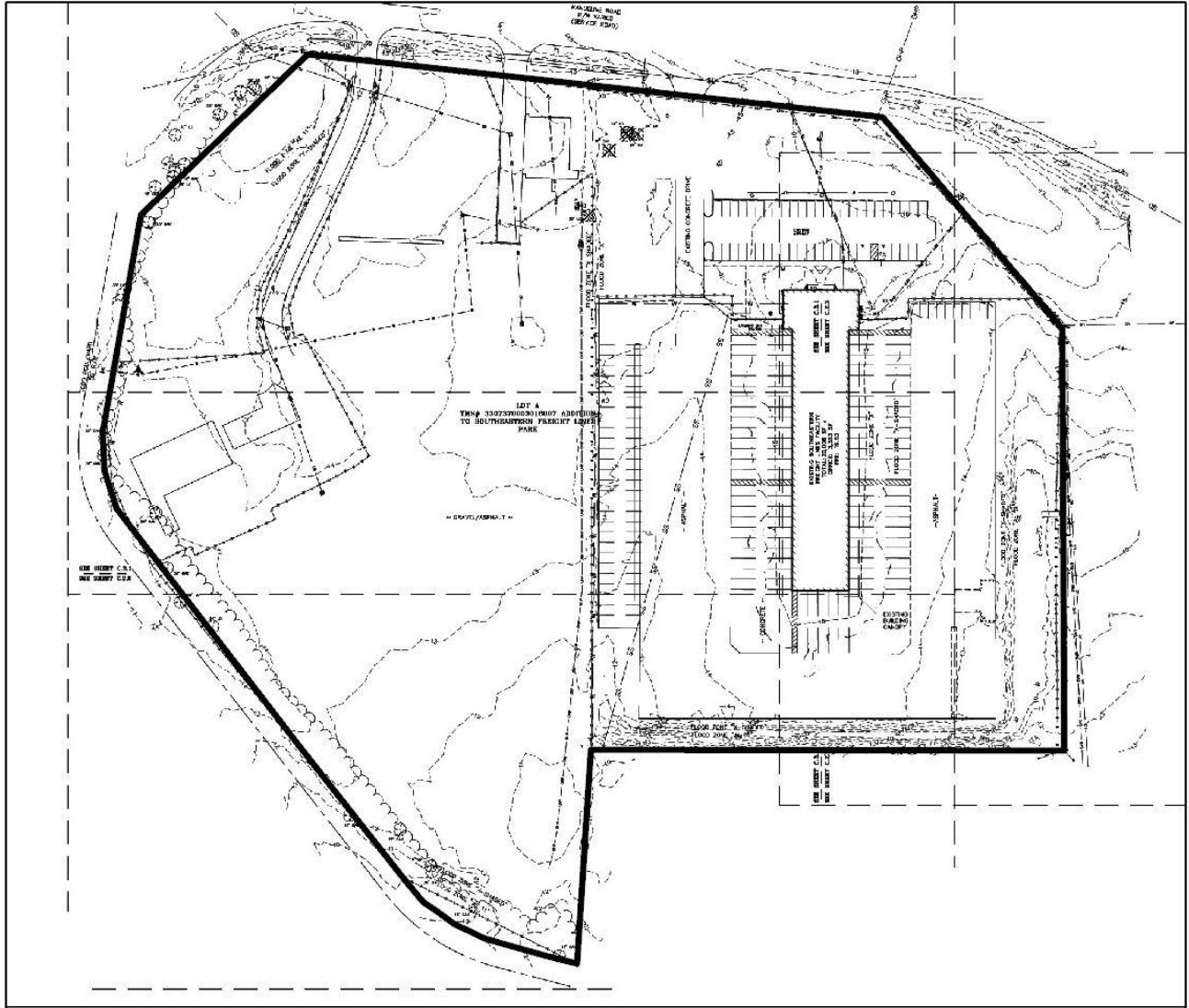
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential areas.

APPLICATION NUMBER <u>4</u> DATE <u>September 7, 2023</u>	 NTS																														
APPLICANT <u>BKT Enterprise, LP</u>																															
REQUEST <u>Sidewalk Variance</u>																															
<table style="width: 100%; font-size: small;"> <tr> <td style="width: 12.5%;"> R-A</td> <td style="width: 12.5%;"> R-3</td> <td style="width: 12.5%;"> B-1</td> <td style="width: 12.5%;"> B-2</td> <td style="width: 12.5%;"> B-5</td> <td style="width: 12.5%;"> ML</td> <td style="width: 12.5%;"> I-2</td> <td style="width: 12.5%;"> OPEN</td> <td style="width: 12.5%;"> T-3</td> <td style="width: 12.5%;"> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table>		R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2	R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6	R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	
R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2																						
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6																						
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1																							

SITE PLAN



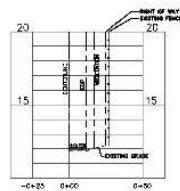
The site plan illustrates current buildings and parking areas.

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REQUEST <u> Sidewalk Variance </u>	

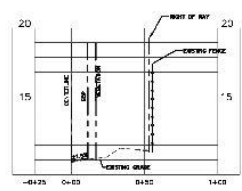
DETAIL SITE PLAN



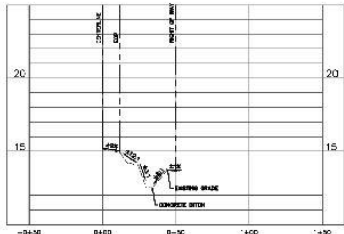
PROFILE VIEW OF Todd Blvd - CS 1
SCALE
H: 1"=30
V: 1"=3



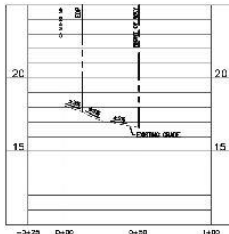
PROFILE VIEW OF Todd Blvd - CS 2
SCALE
H: 1"=30
V: 1"=3



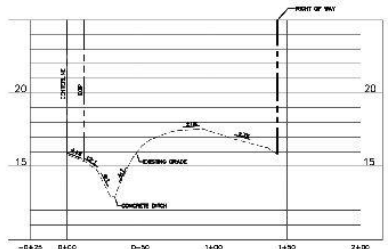
PROFILE VIEW OF Todd Blvd - CS 3
SCALE
H: 1"=30
V: 1"=3



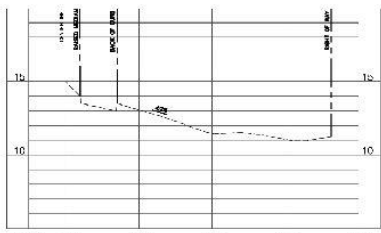
PROFILE VIEW OF Rangeline Rd Service Rd - CS 3
SCALE
H: 1"=30
V: 1"=3



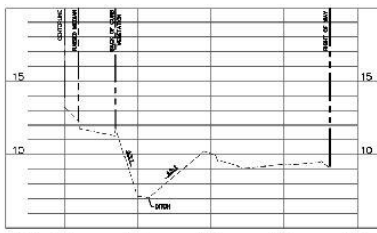
PROFILE VIEW OF Rangeline Rd Service Rd - CS 2
SCALE
H: 1"=30
V: 1"=3



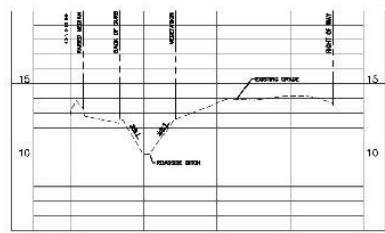
PROFILE VIEW OF Rangeline Rd Service Rd - CS 1
SCALE
H: 1"=30
V: 1"=3



PROFILE VIEW OF E Commerce Dr CS-3
SCALE
H: 1"=30
V: 1"=3



PROFILE VIEW OF E Commerce Dr - CS 2
SCALE
H: 1"=30
V: 1"=3



PROFILE VIEW OF Commerce Blvd E - CS 1
SCALE
H: 1"=30
V: 1"=3

APPLICATION NUMBER 4 DATE September 7, 2023
 APPLICANT BKT Enterprise, LP
 REQUEST Sidewalk Variance

