

**SIDEWALK WAIVER
REQUEST STAFF REPORT****Date: January 17, 2008****NAME**

David Hickman

LOCATION

North side of Conception Street Road at Three Mile Creek.

PRESENT ZONING

I-2, Heavy Industry

ENGINEERING**COMMENTS**

Applicant needs to provide additional information on cross section to determine whether or not standard sidewalk is constructible at this location. What is slope on existing ground? What is distance from edge of pavement to power poles? Distance from power poles to property line?

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 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a waiver of the sidewalk construction requirements along Conception Street Road. The applicant states that the public will not use this site and that there are no existing sidewalks in this area of Conception Street Road.

City of Mobile GIS shows that the nearest sidewalk to this site is approximately 1700 feet to the Northeast, along Telegraph Road. The nearest sidewalk along Conception Street Road is approximately 7/10 mile to the Northwest at West Highland Avenue, and the nearest residential use that has access to Conception Street Road is along West Highland Avenue. Further, the site is situated on Conception Street Road, which is a proposed major street, and a primary link between the industrial and warehousing sites on the North side of the Downtown area and New Bay Bridge Road to the Cochrane-Africatown Bridge. Indeed, the site is entirely surrounded by I-1 and I-2 use and zoning, and by railroads and Interstate 165 to the North.

It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

Comments from City Engineering indicate that not enough information has been provided to determine whether or not a standard sidewalk is constructible at this location.

RECOMMENDATION

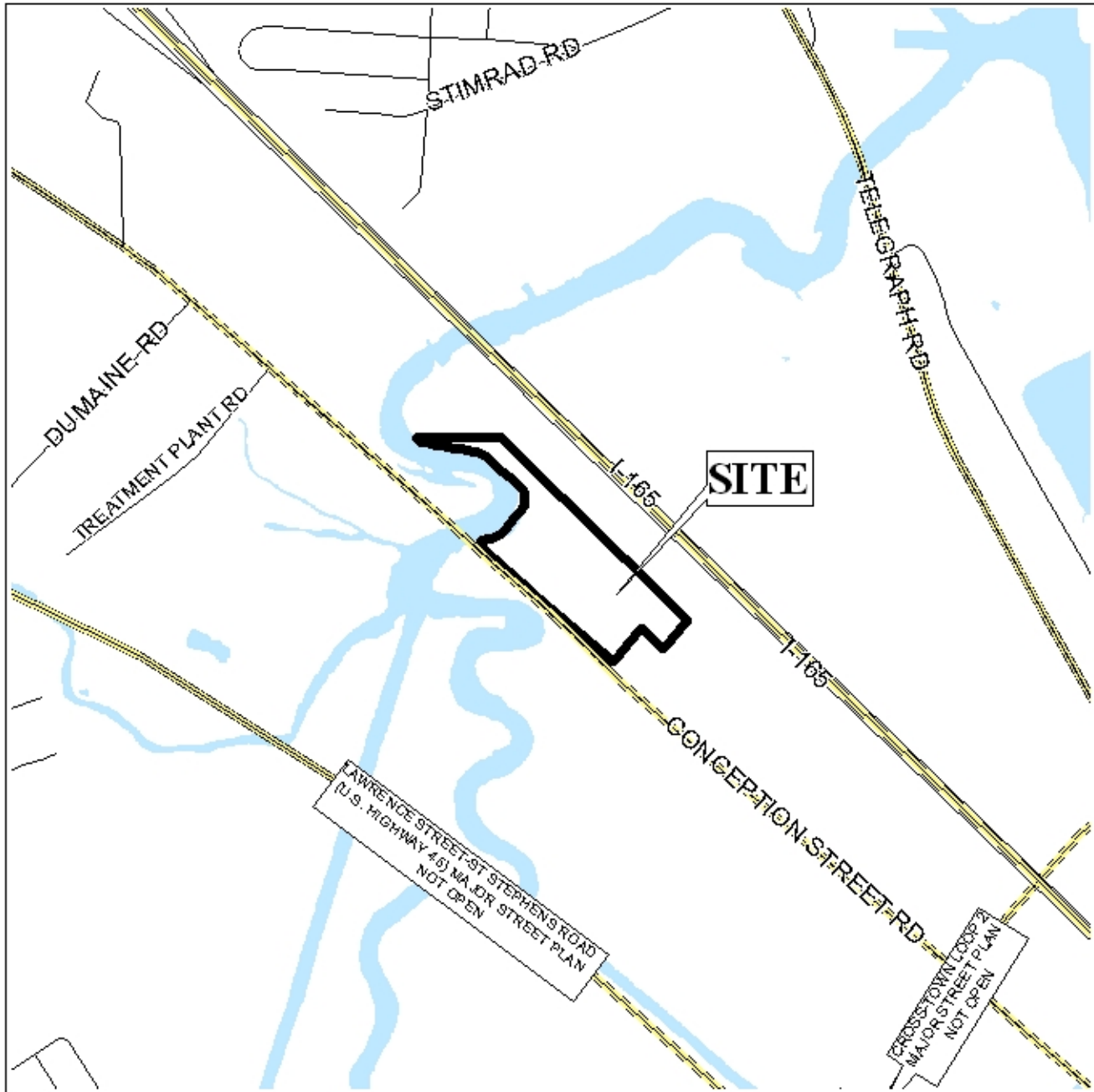
Based on the preceding, it is recommended that this sidewalk waiver request be heldover to the meeting of January 17, 2008, to allow the applicant to provide a more-detailed cross section addressing existing slope, distance from edge of pavement to power poles, and distance from power poles to property line.

Revised for the January 17, 2008 meeting:

This application was held over at the December 20, 2007 meeting to allow the applicant to provide a more-detailed cross section addressing existing slope, distance from edge of pavement to power poles, and distance from power poles to property line, specifically to address the concerns within the Engineering Comments. Such revisions were due to the Planning staff by January 7, 2008, but were never received. Since the requested information was not received, no further analysis of this application could be conducted.

RECOMMENDATION: *Due to the fact that the requested information was not submitted to complete the review, this application is recommended for denial.*

LOCATOR MAP



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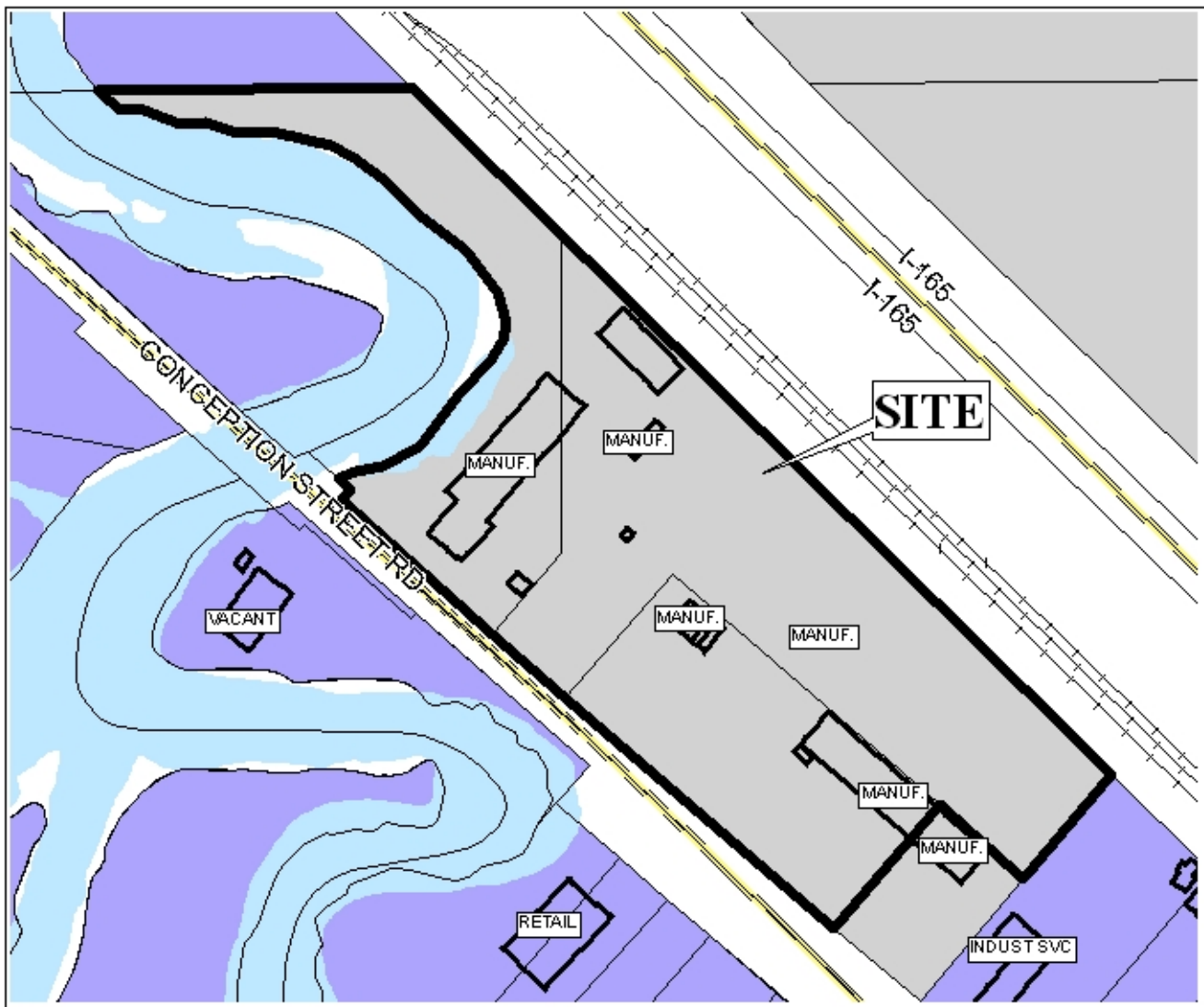
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and industrial land use

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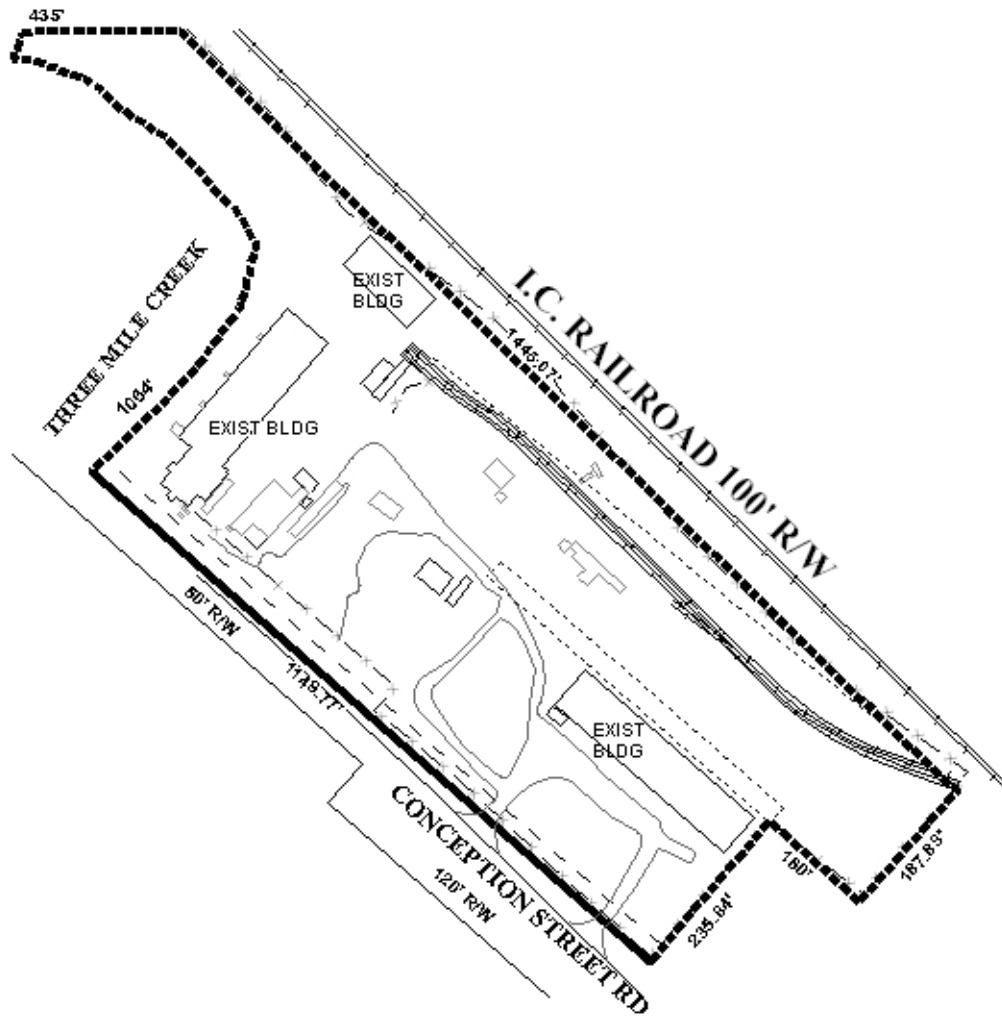
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



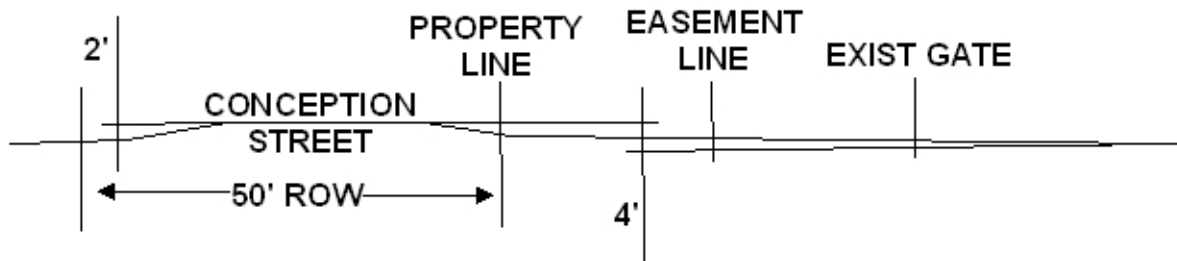
The site plan illustrates the existing development

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SIDEWALK CROSS SECTION



LOOKING WEST

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