

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: April 3, 2008****NAME**

West Mobile Properties, LLC

**LOCATION**576 and 600 Zeigler Circle East  
(Southeast corner of Zeigler Circle East and Sellers Lane).**PRESENT ZONING**

B-3, Community Business District

**ENGINEERING  
COMMENTS**

Additional information was provided on existing conflicts in the area to substantiate sidewalk waiver.

**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 the waiver of the construction of sidewalks along Zeigler Circle East and Sellers Lane.

The applicant submitted Subdivision, Planned Unit Development and Sidewalk Waiver applications for the March 6<sup>th</sup> Planning Commission meeting. The Subdivision and Planned Unit Development applications were recommended for approval with conditions; however, the Sidewalk Waiver was heldover due to additional information was requested to substantiate the reasons for the waiver.

The applicant states that this area has been commercially developed with no sidewalks for several years, and until recently has been under county jurisdiction. Until the recent annexation into the City of Mobile sidewalks were not a requirement of development.

It should be noted from the Vicinity Map that there are several undeveloped lots within the immediate area and when developed these lots will be required sidewalks.

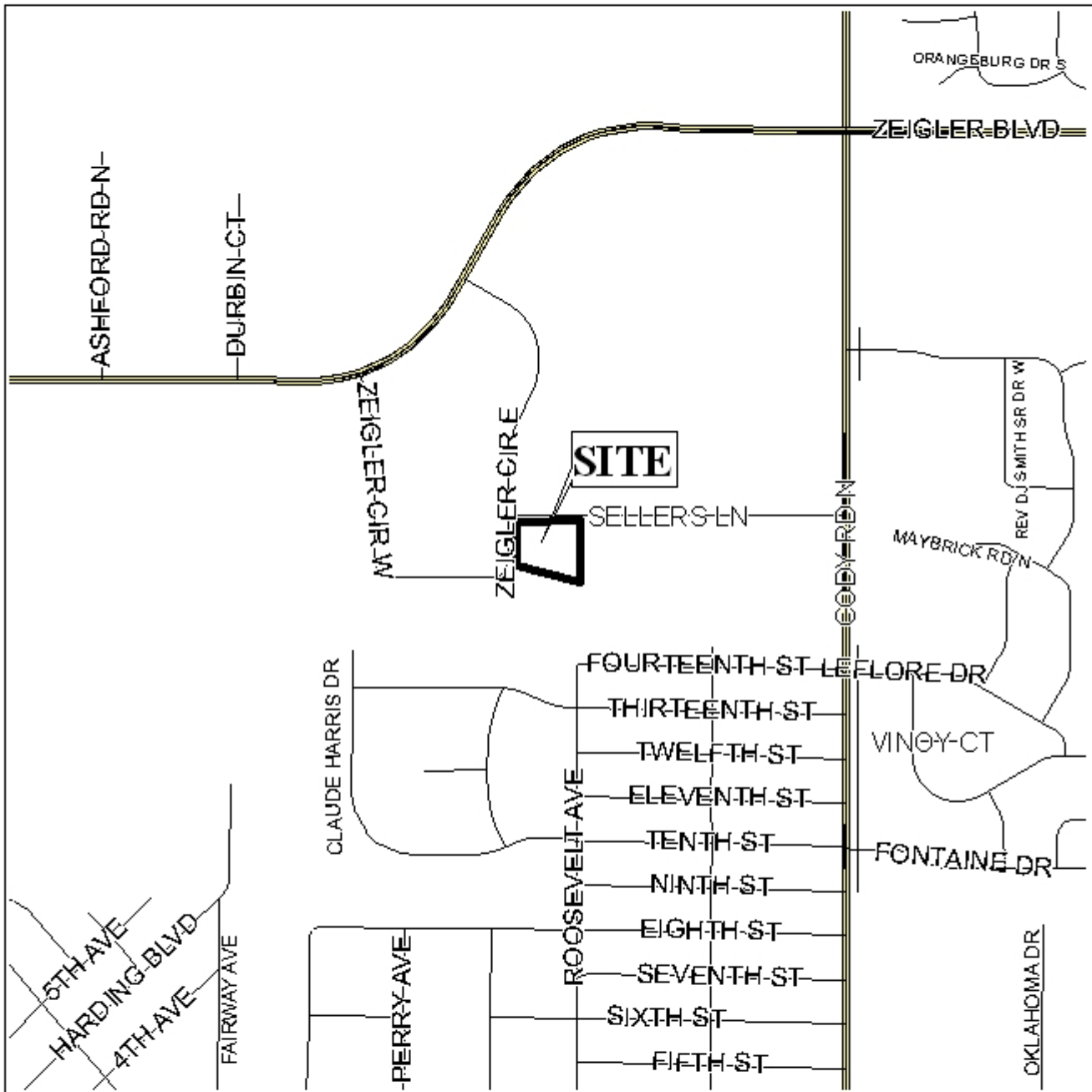
As Engineering Department stated in the initial report the applicant must submit additional backup information on existing conflicts in the area to substantiate sidewalk waiver. The applicant has submitted information that utilities are located within the location of the proposed sidewalk; therefore, sidewalk waiver is recommended for approval.

**RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along Zeigler Circle East and Sellers Lane should be approved, for the following reason:

- 1) due to utility conflicts, based on information provided by applicant.

# LOCATOR MAP



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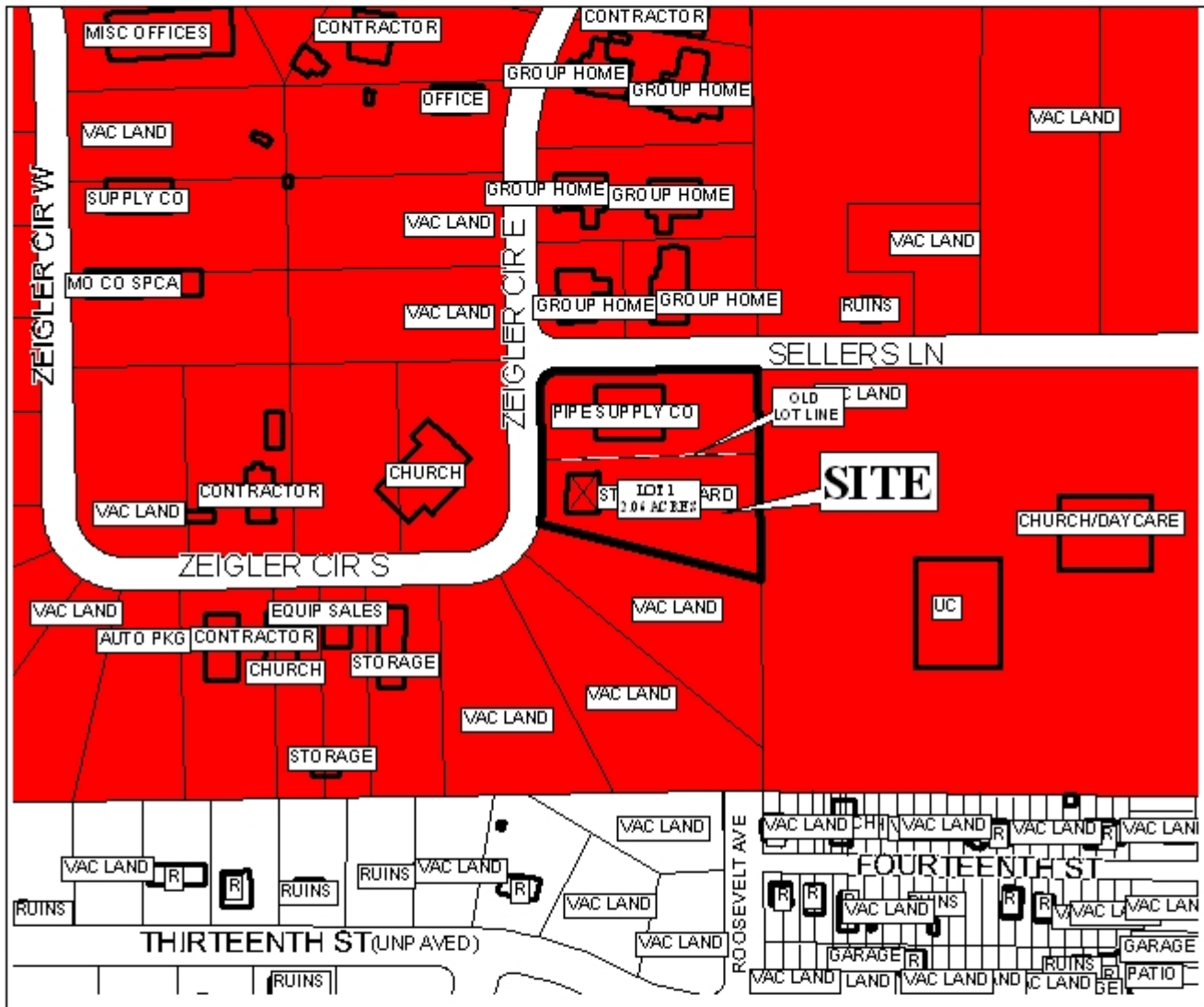
APPLICANT West Mobile Properties, LLC

REQUEST Sidewalk Waiver



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are group homes north of the site, a vacant building to the west, and undeveloped land to the south and east.

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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	NTS
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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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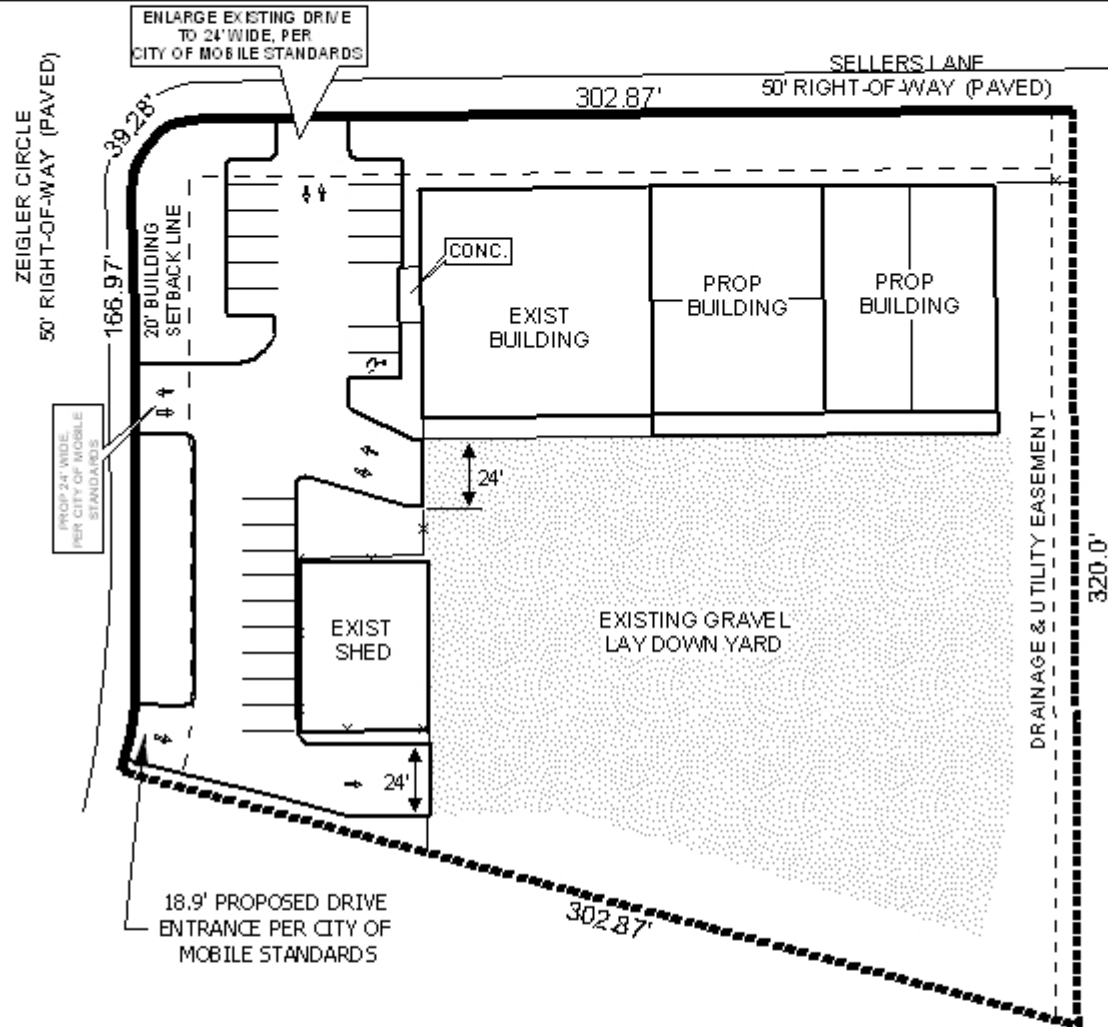
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# SITE PLAN



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

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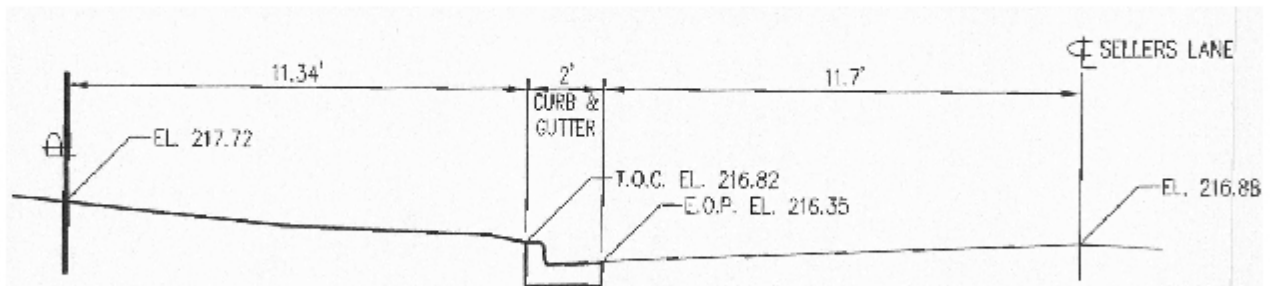
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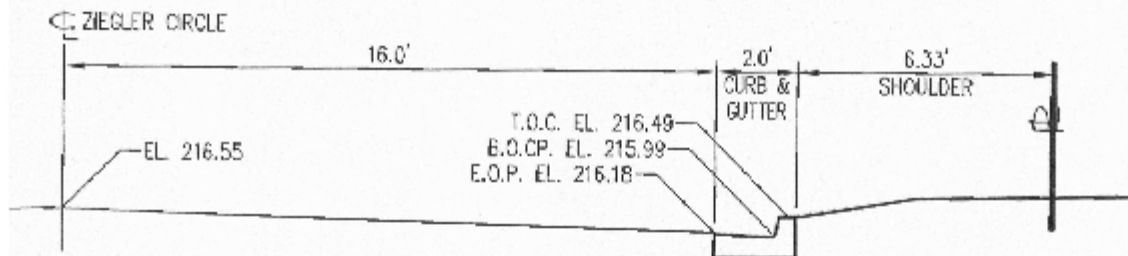


## CROSS SECTION DETAIL



### SELLERS LANE X-SECTION

SCALE: 1/4"=1'-0"



### ZEIGLER CIRCLE X-SECTION

SCALE: 1/4"=1'-0"

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