

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: October 20, 2022****NAME**

Bethel Engineering (Vince LaCoste, Agent)

**LOCATION**5560 Rangeline Road  
(West side of Rangeline Road, 140'± North of River Oaks Lane).**PRESENT ZONING**

B-5, Office-Distribution District

**ENGINEERING  
COMMENTS**

**Rangeline Road Service Road:** It appears that there is sufficient room behind the drainage ditch, either 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 (2012 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.

**REMARKS**

The applicant is requesting a waiver for the construction of a sidewalk along Rangeline Road Service Road.

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 advanced 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 applicant states the following concerning the sidewalk waiver request:

*The owner is proposing to place a 120' addition to the rear of the existing building on 5560 Rangeline Road. This property is located on the service road of Rangeline Road with no surrounding sidewalks.*

It should be pointed out 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.

The applicant recently received Administrative Planned Unit Development approval to allow shared access between two building sites. A condition of that approval was revision of the site

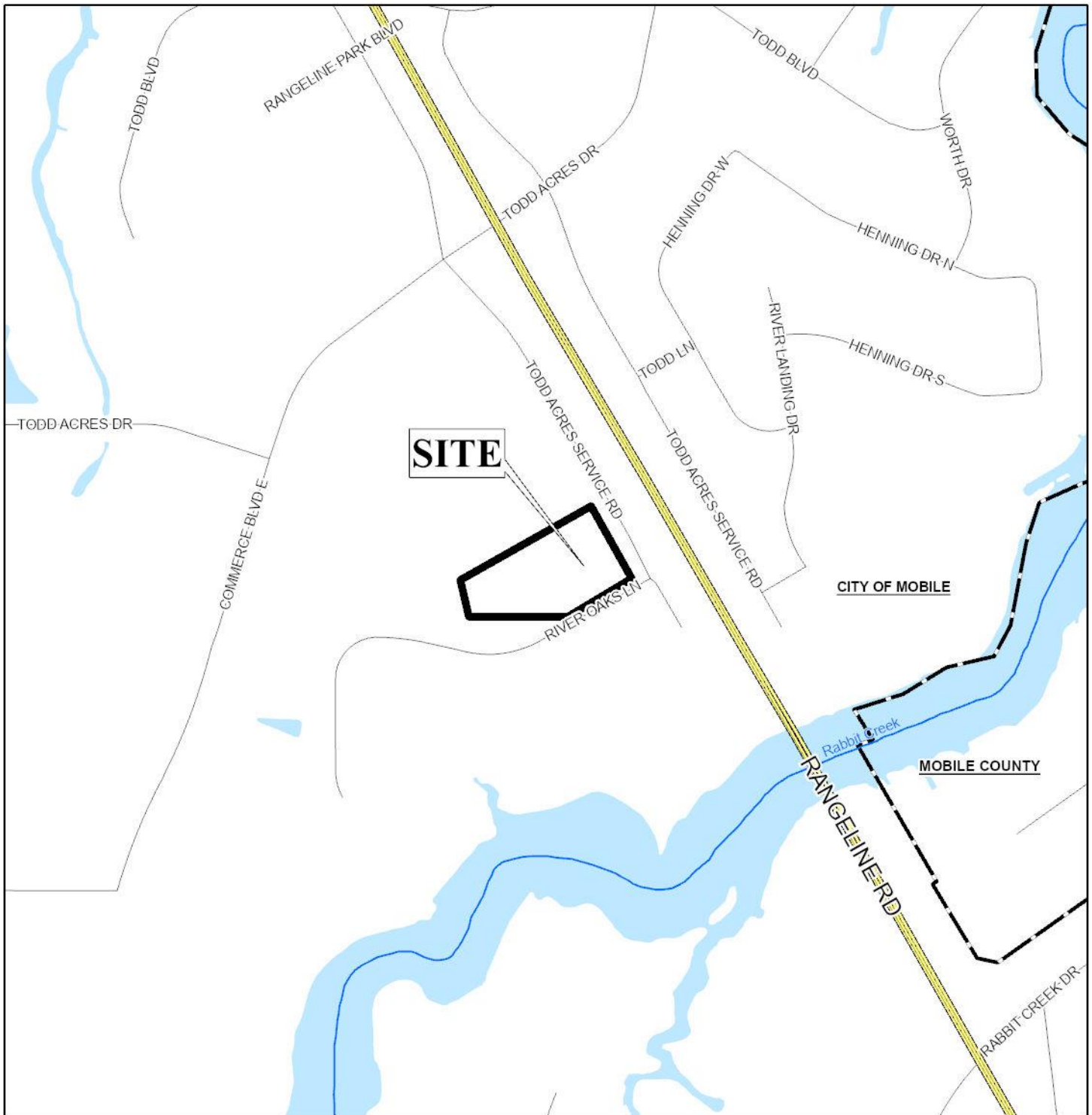
plan to depict a sidewalk along Rangeline Road Service Road, or approval of a Sidewalk Waiver. The applicant proposes to not install the sidewalk; hence this application. It should be noted that the only justification for the request was to cite that there are no surrounding sidewalks in the area, and the required cross section drawings along the street frontages were not provided.

While sidewalks are typically encouraged, even in industrial developments, 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. Per the Engineering comments, it appears that there is sufficient room behind the drainage ditch, either within the Right-Of-Way, or within the property, for the construction of a sidewalk that could be approved through the Right-Of-Way Permit process.

The applicant submitted cross sections well past deadline; consequently, review of this information could not be included in this staff report. The staff report will be updated prior to the Planning Commission meeting.

**RECOMMENDATION** Based upon the preceding, this application for waiver of a sidewalk along Rangeline Road Service Road is recommended for Denial.

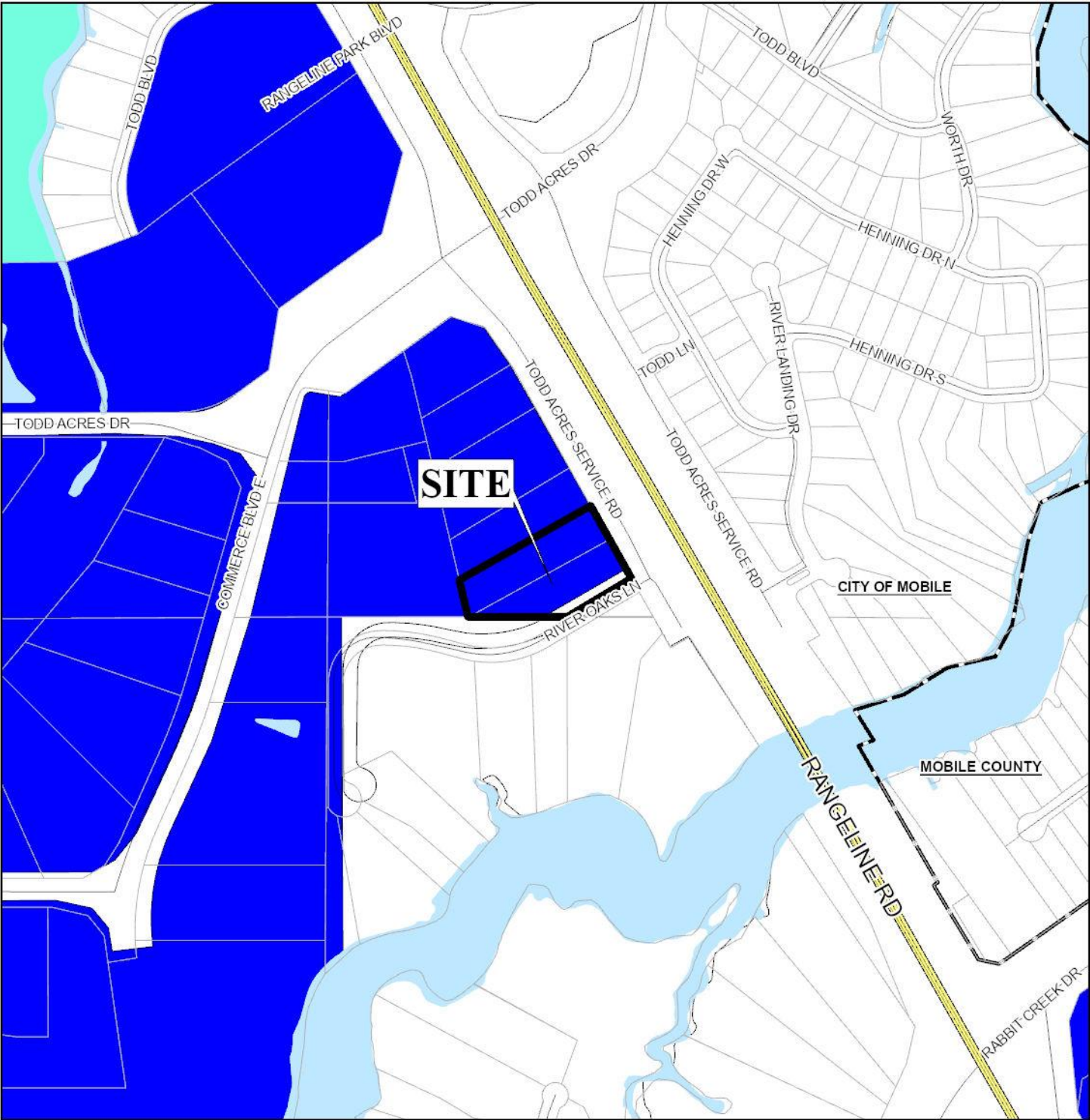
# LOCATOR MAP



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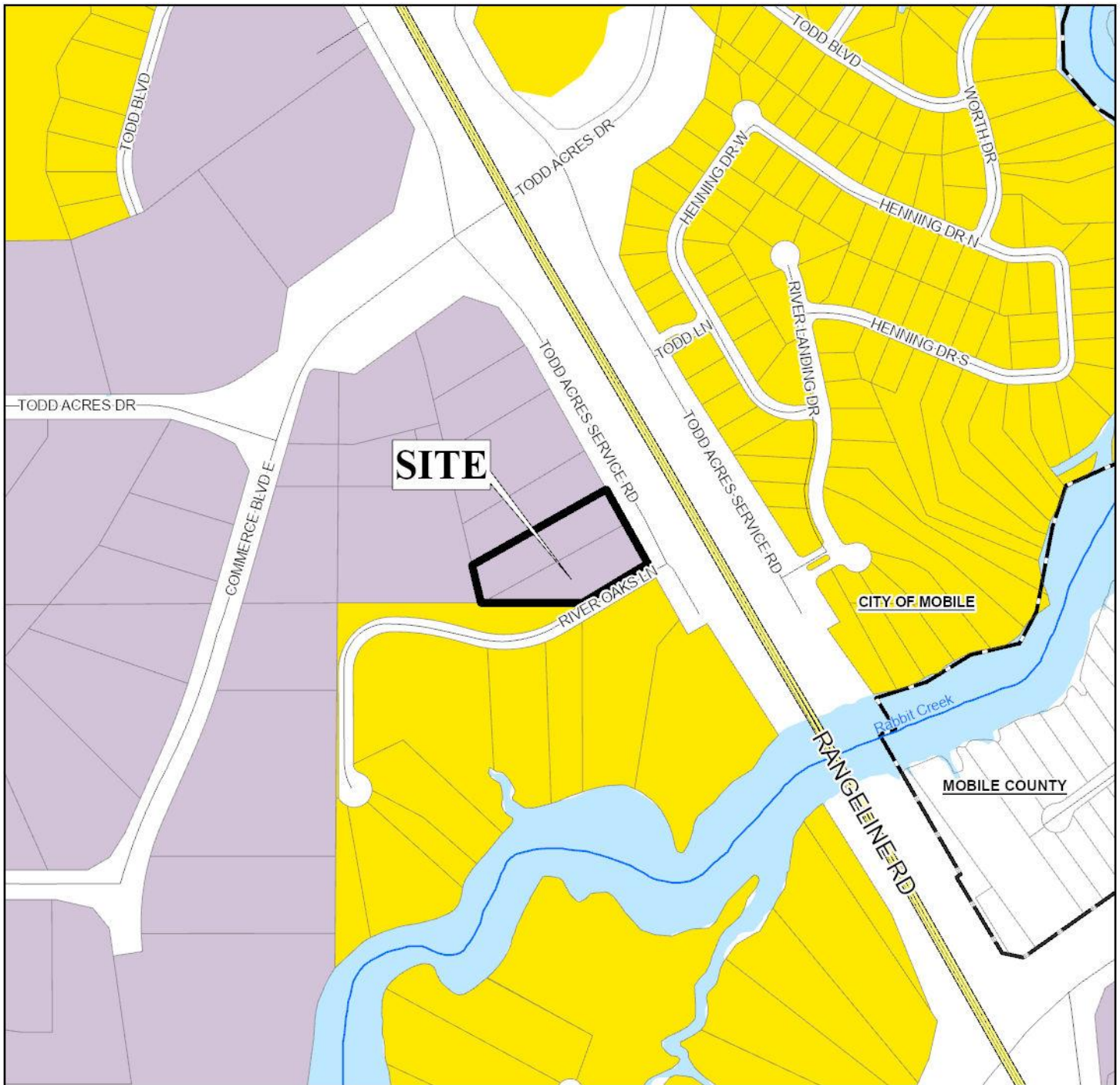
# LOCATOR ZONING MAP



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# FLUM LOCATOR MAP



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## Layer2

Low Density Residential  
Mixed Density Residential

Downtown  
District Center  
Neighborhood Center - Traditional  
Neighborhood Center - Suburban

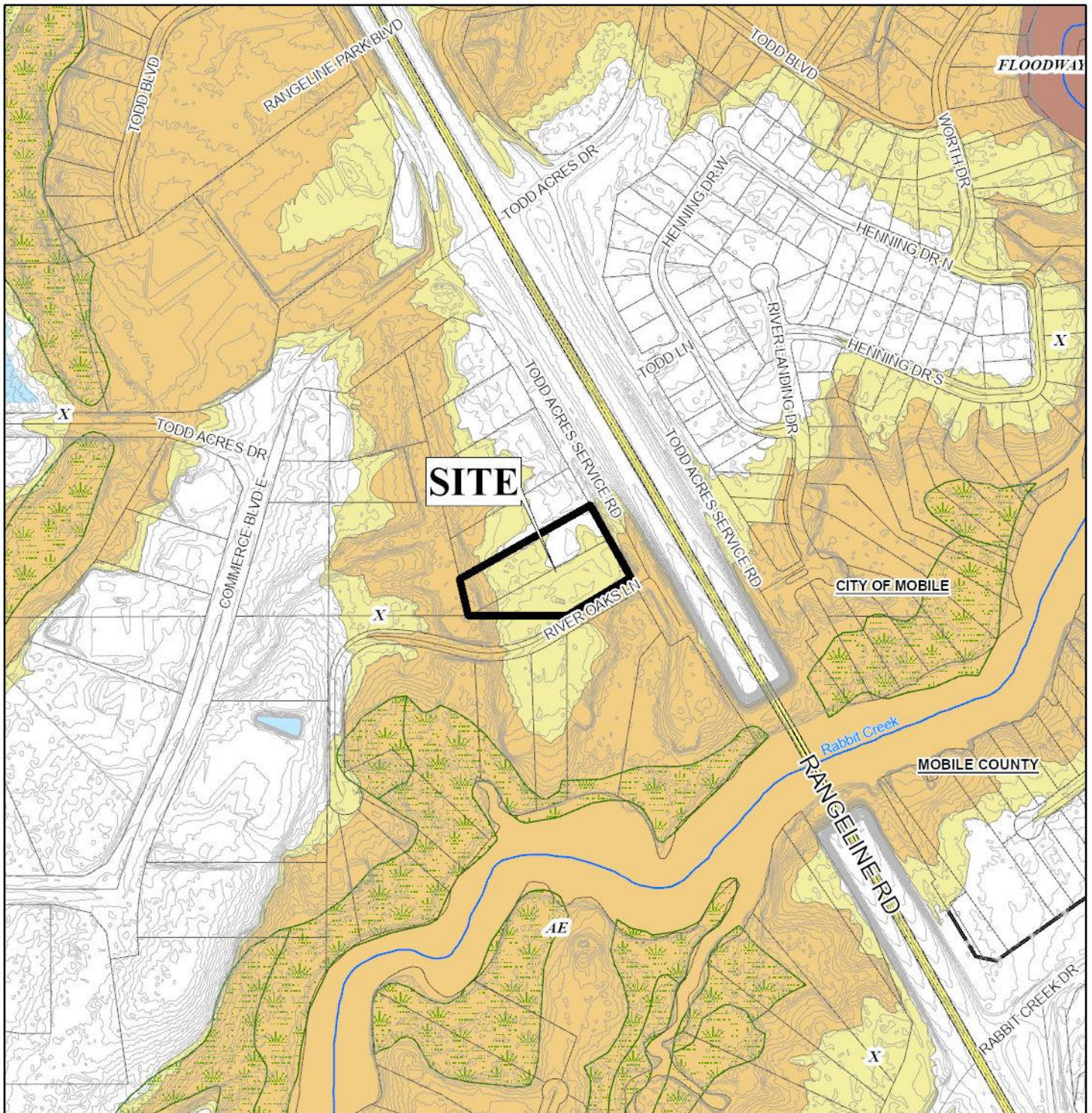
Traditional Corridor  
Mixed Commercial Corridor  
Downtown Waterfront  
Light Industry

Heavy Industry  
Institutional  
Parks & Open Space  
Water Dependent



NTS

# ENVIRONMENTAL LOCATOR MAP



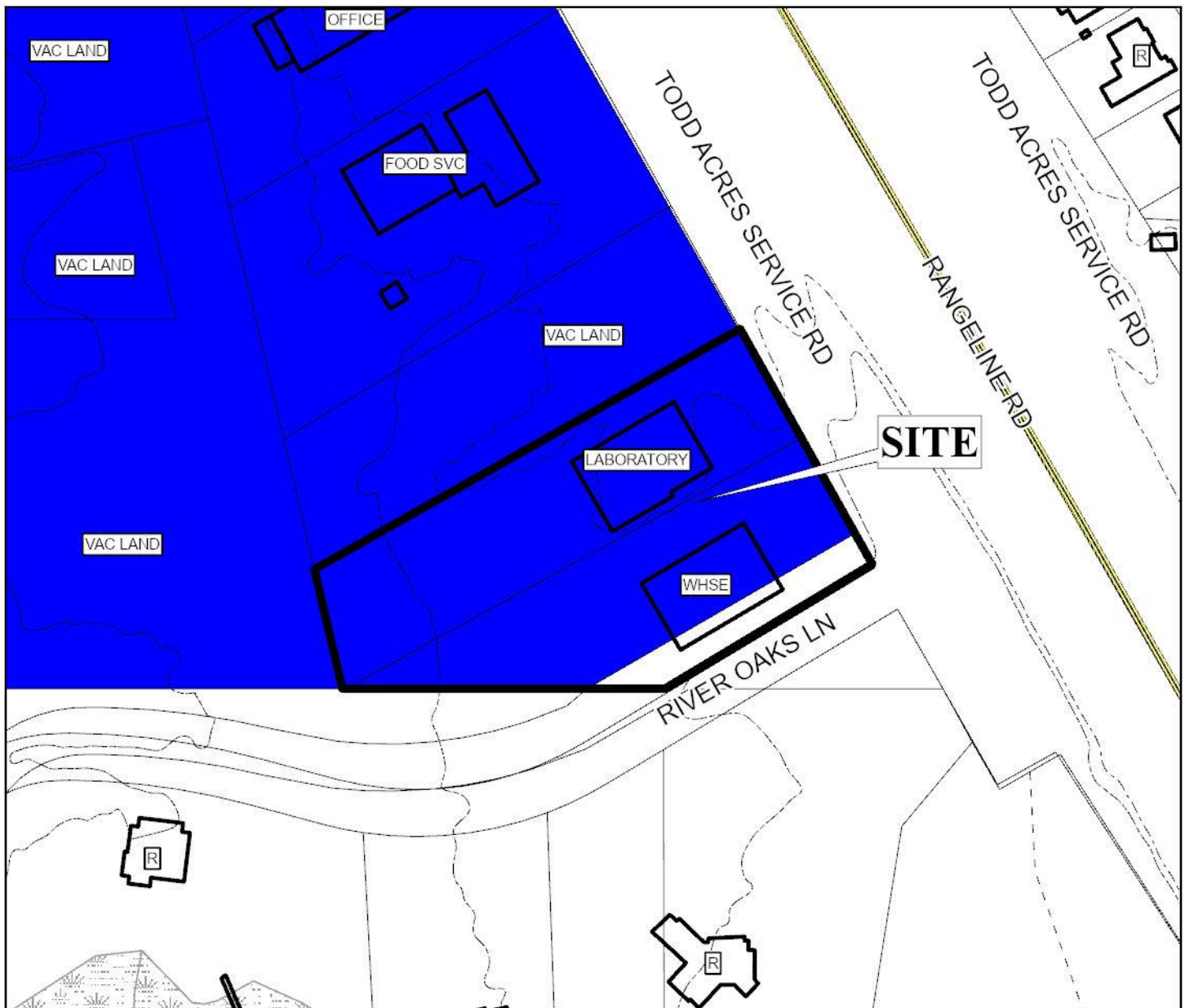
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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 AERIAL

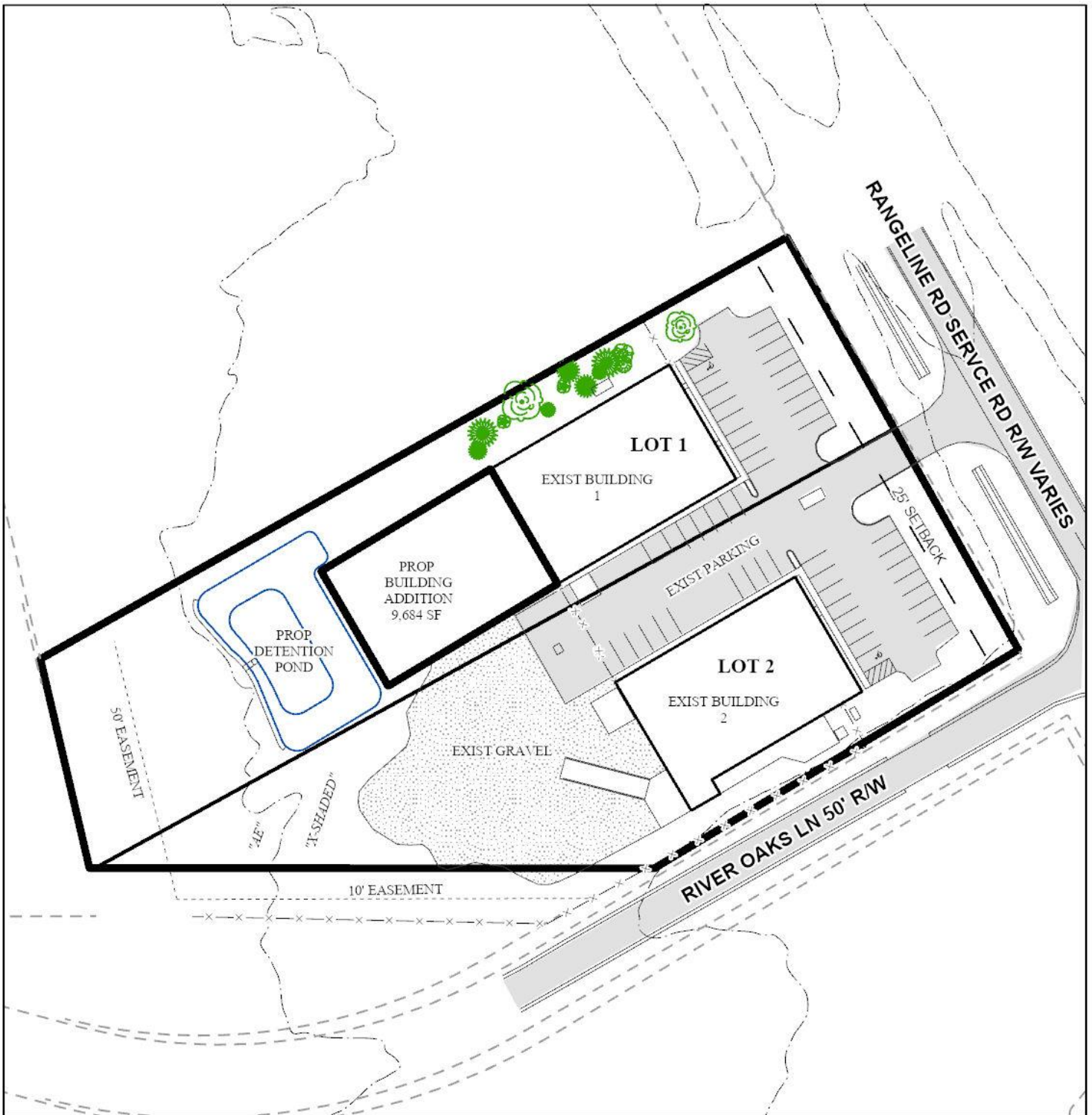


The site is surrounded by residential and commercial units.

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# SITE PLAN



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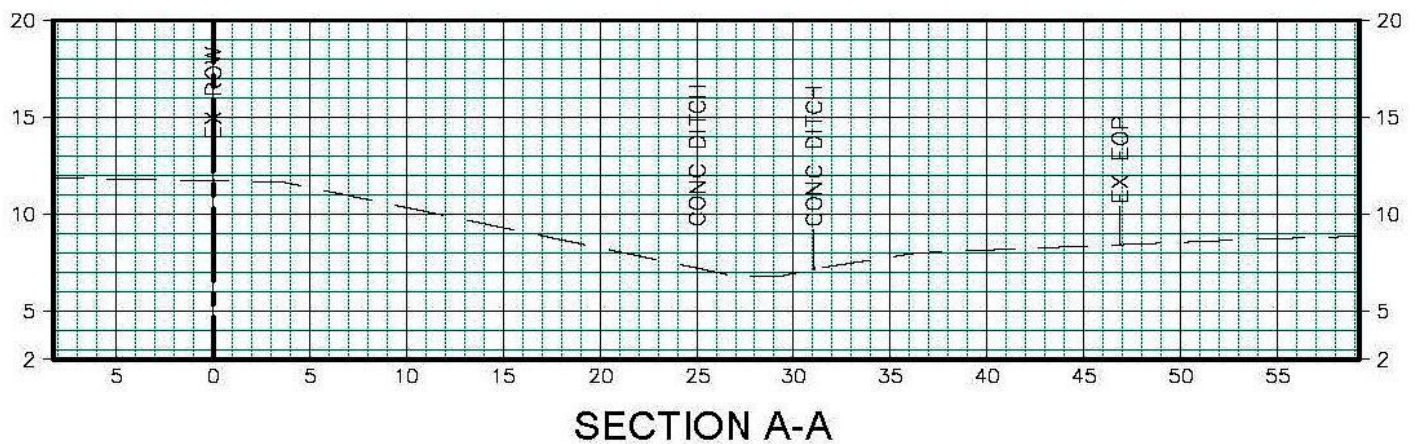
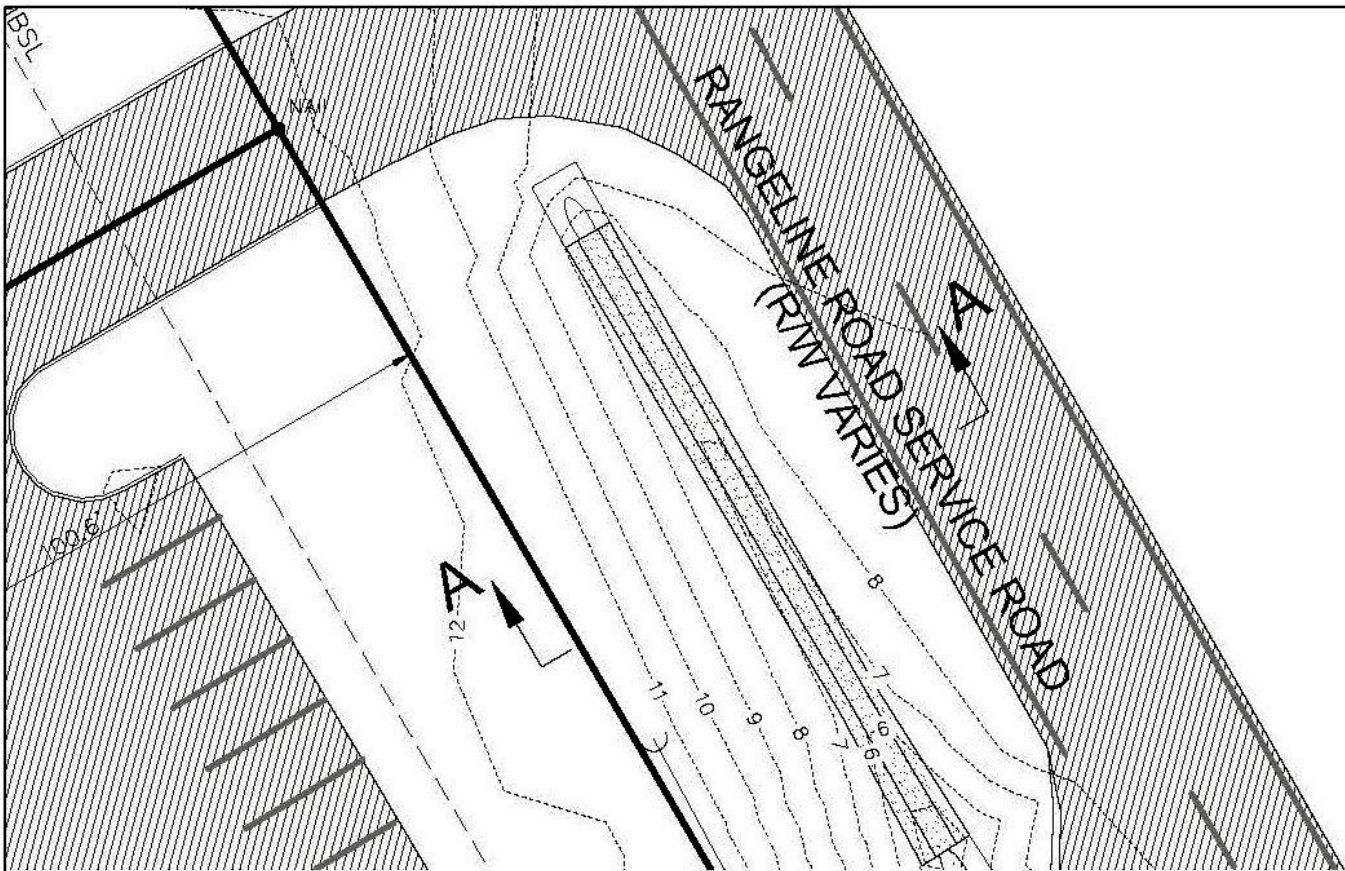
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Not to Scale

# DETAIL SITE PLAN



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