

**SIDEWALK WAIVER REQUEST
STAFF REPORT**

Date: January 19, 2017

NAME MD50 Imports

LOCATION 3416 Beltline Park Drive North
(Northeast corner of Beltline Park North and East I-65 Service Road North).

PRESENT ZONING I-1, Light Industrial District

ENGINEERING

COMMENTS For BOTH Beltline Park Dr. N. and E. I-65 Service Rd. N:
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. I-65 Service Rd is an ALDOT maintained ROW.

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 2015-116 and City Code Chapters 57 and 64).

REMARKS The applicant is requesting a waiver for the construction of a sidewalk along Beltline Park Drive North.

The subject site is currently in the process of being developed into a car lot. The applicant recently applied for a land disturbance permit to create a paved parking surface for an auto display area. The applicant states that a sidewalk is not possible due to the presence of a drainage ditch.

The applicant states:

A sidewalk waiver is being requested for the West property line because a sidewalk cannot be installed along the I-65 Service Road (West property line) as doing so would require construction within a drainage ditch within the ALDOT I-65 R.O.W.

A sidewalk waiver is being requested for the South property line because there are currently no businesses within this industrial (I-1) area that provide sidewalks for pedestrian traffic.

As stated by the applicant, and confirmed by Engineering, East I-65 Service Road North is an ALDOT service road and maintained right-of-way. Beltline Park Drive North is a city-maintained minor street. At this time, there are no sidewalks along this section of both East I-65 Service Road North and Beltline Park Drive North; however, due to the current development of

the subject site, sidewalks are required in order to meet full commercial site compliance with the Subdivision Regulations.

It should be noted 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. A waiver of the sidewalk, as requested, will limit accessibility for pedestrians.

Additionally, the site is within what the Map for Mobile Comprehensive Plan considers a Traditional Neighborhood, wherein the intent for development includes:

- Better connectivity to neighborhood centers with accessibility to retail and services;
- Appropriately scaled and designed infill development, including housing in a variety of configurations;
- More sidewalks and streetscaping;
- Protections for historic properties; and
- Increased protections for existing traditional development.

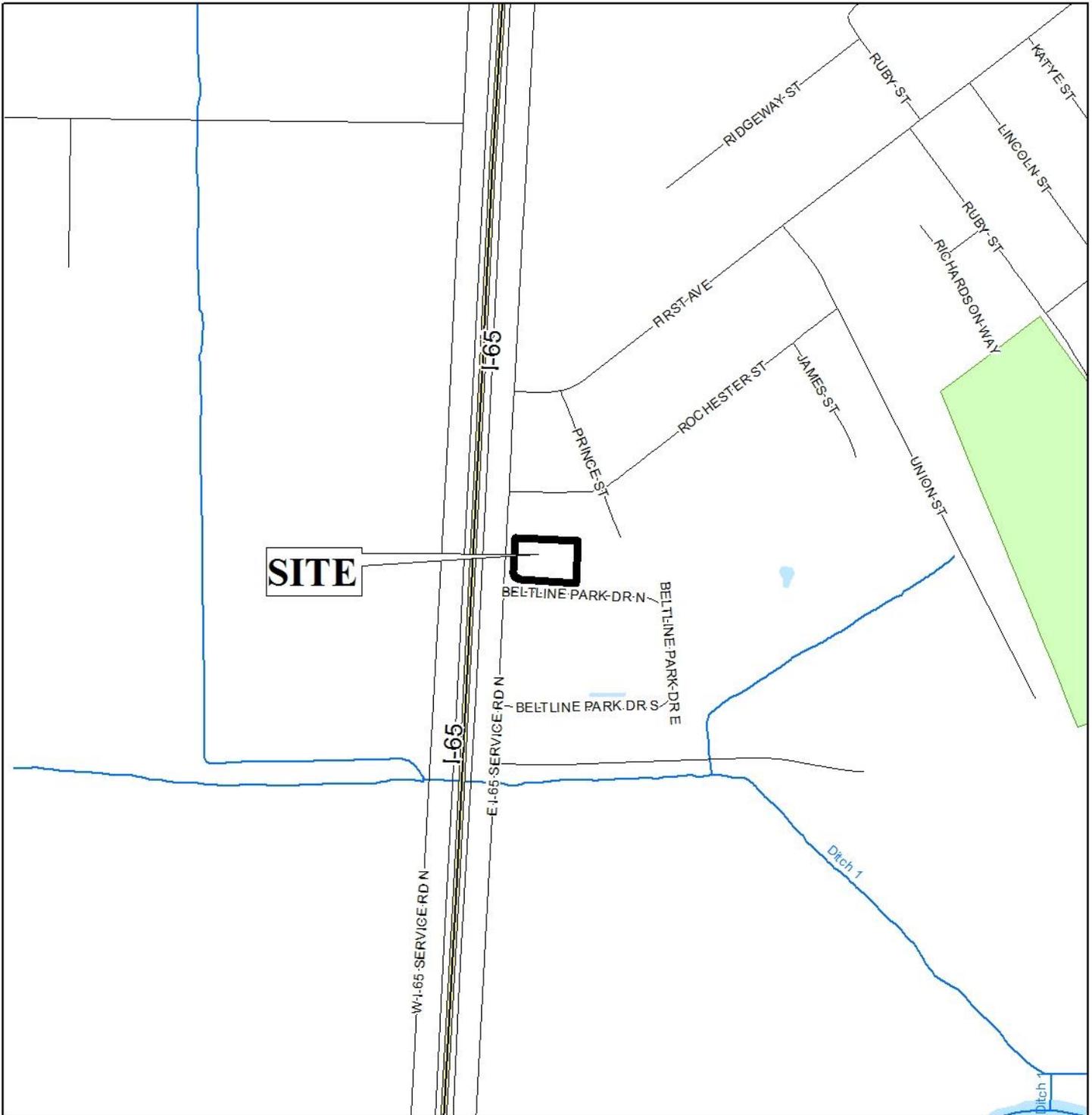
The site is bounded by I-1, Light Industry District to the East and South, B-3, Community Business District and I-1, Light Industry District to the West (across Interstate 65), and R-1, Single Family Residential District to the North. Being that the subject site falls within the Traditional Neighborhood Development area and that the majority of the properties to the North of the subject site are zoned residential, the construction of sidewalks within this area would promote greater neighborhood connectivity as proximal sites are either developed or redeveloped. While the applicant may intend to forego the construction of a sidewalk due to the presence of a drainage ditch, Engineering has iterated that there is sufficient room to accommodate a sidewalk along the property’s frontage either within the right-of-way or within the property itself.

Because the character of the surrounding area is such that a sidewalk at this location would provide connectivity to adjacent properties, and because development or redevelopment of neighboring sites will be subject to the Map for Mobile’s development guidelines, further facilitating such connectivity, a waiver of the construction of a sidewalk along Beltline Park Drive North may not be appropriate at this time.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Beltline Park Drive North and East I-65 Service Road North is recommended for denial.

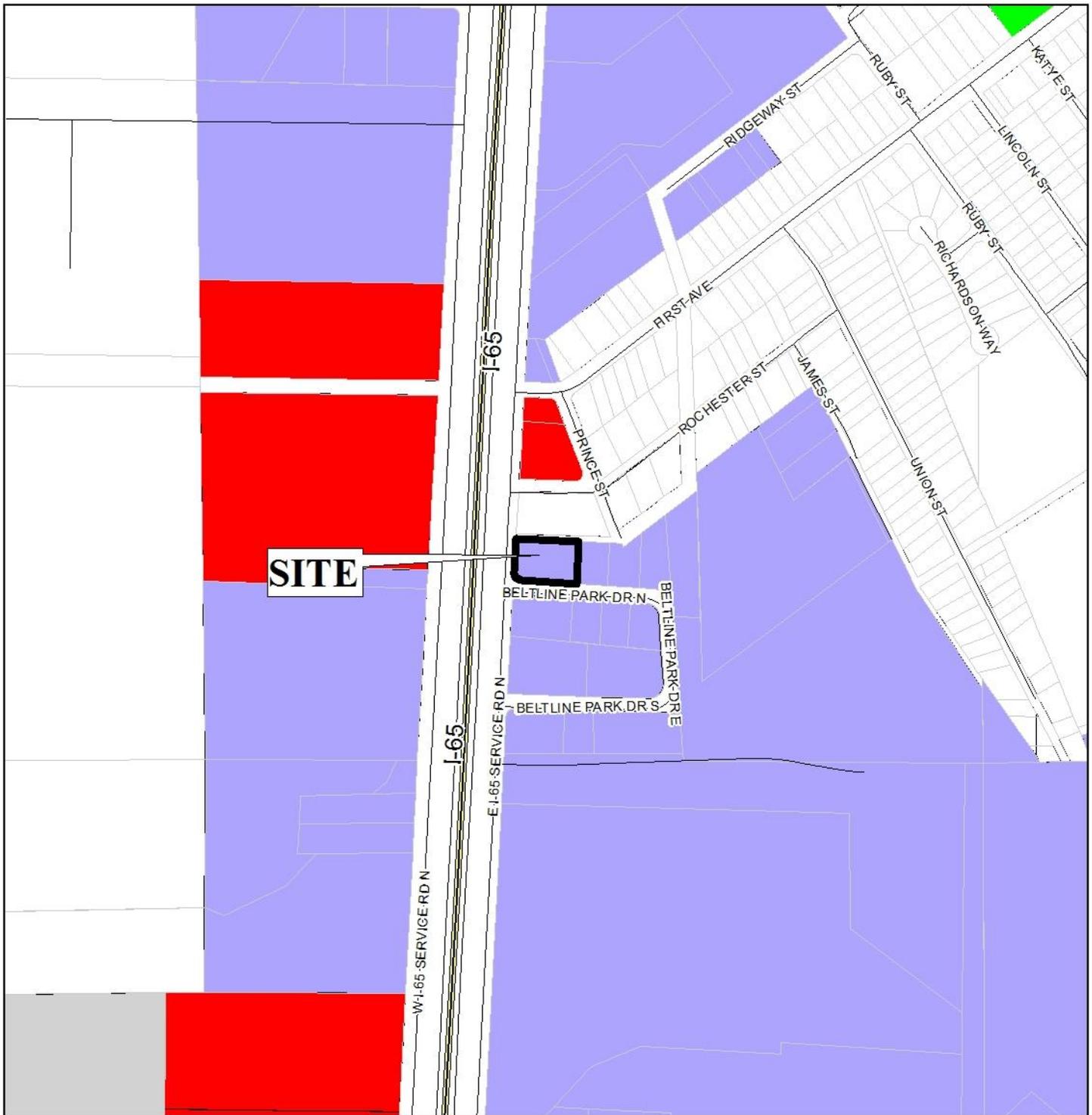
LOCATOR MAP



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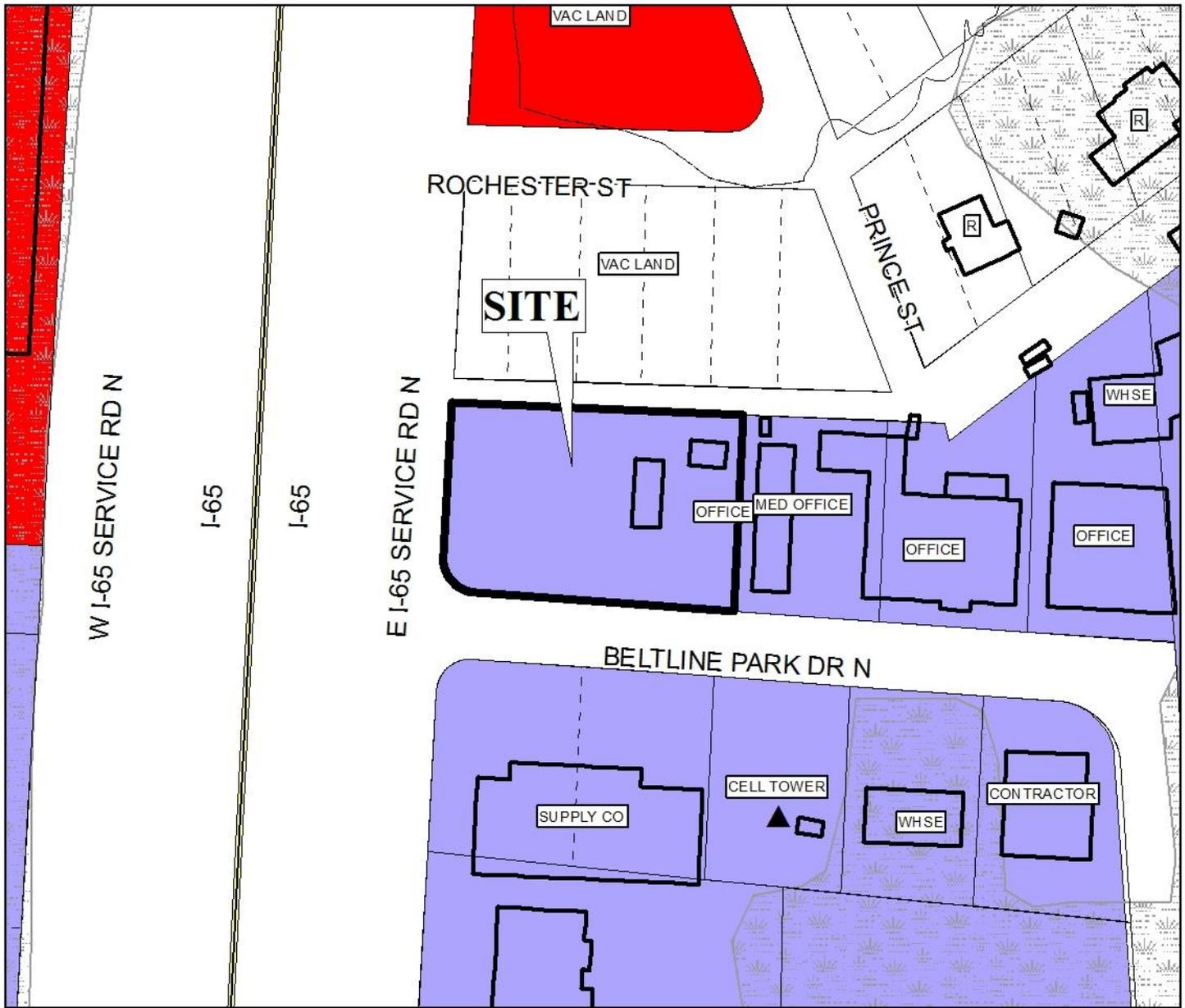
LOCATOR ZONING MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units to the south and east.
Residential units are located to the northeast.

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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

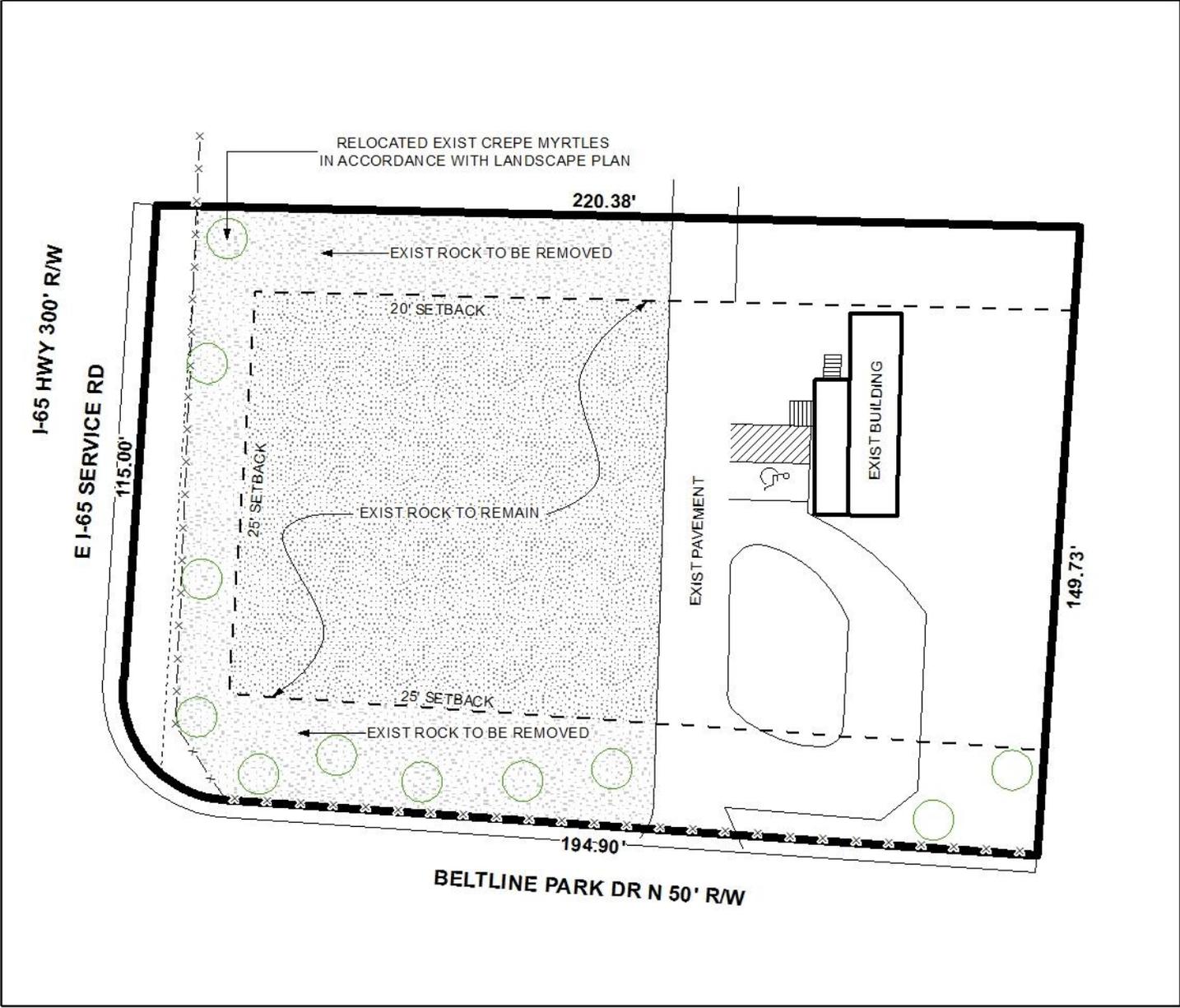


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SITE PLAN

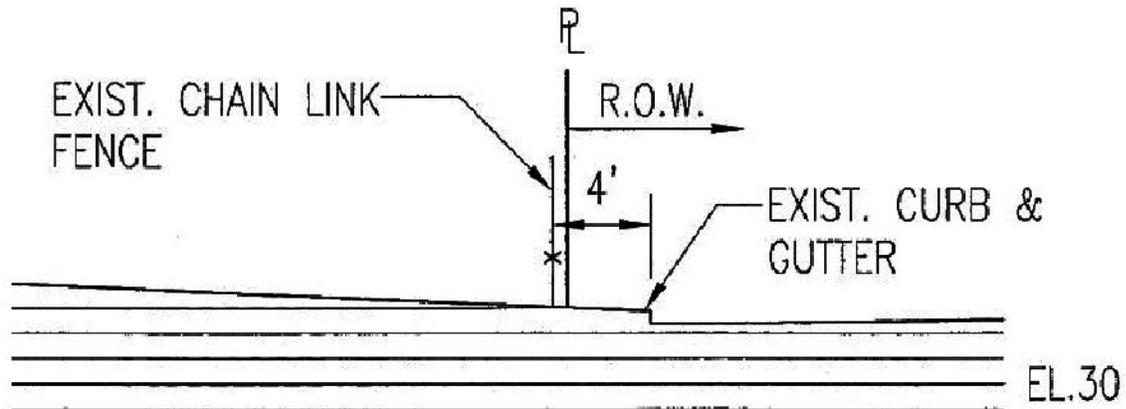


The site plan illustrates the existing building, existing drive, existing surface aggregate areas, and setbacks.

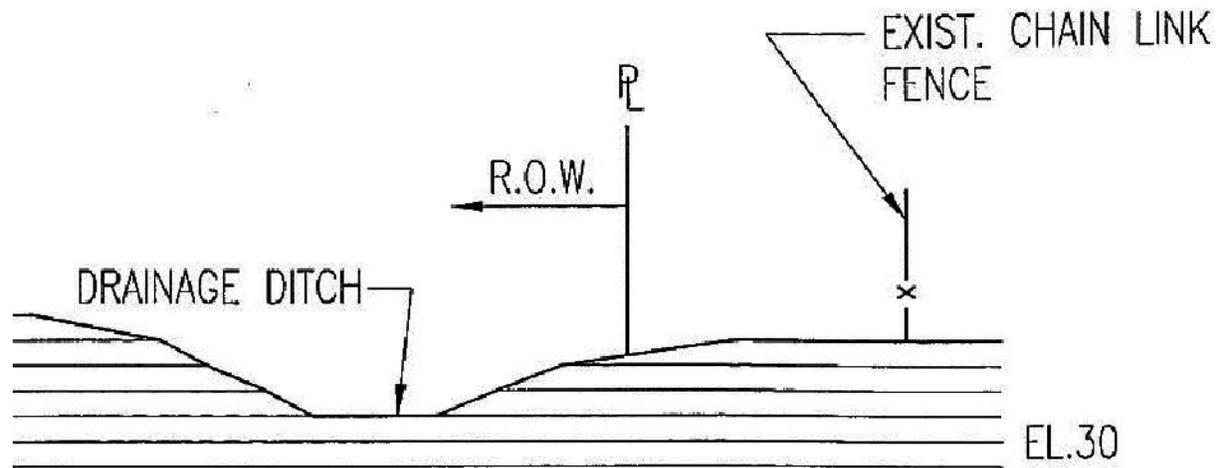
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DETAIL SITE PLAN



SOUTH PROFILE
SCALE: 1" = 10'



WEST PROFILE
SCALE: 1" = 10'

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