

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: April 6, 2017****NAME**

Rouse Properties, Inc.

**LOCATION**3255 Airport Boulevard  
(Southeast corner of Airport Boulevard and East I-65  
Service Road South).**PRESENT ZONING**

B-3, Community Business District

**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.

**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 Airport Boulevard and East I-65 Service Road South at 3255 Airport Boulevard.

The sidewalk waiver site was previously developed, but the applicant has recently applied for a demolition permit for the existing structure and a land disturbance permit to construct a new 7,002 square foot building. The applicant states that a sidewalk would limit available landscaping space.

The applicant states:

*“Applicant is seeking a waiver on the installation of sidewalks along the frontage at the proposed redevelopment of the existing Goodyear Outparcel at the Bel Air Mall. There currently is not adjacent properties that have sidewalks, and to install sidewalks along the right of way would infringe on existing landscaping which was to remain and limit the available landscaping space required by the City of Mobile.”*

Airport Boulevard is a major street on the Major Street Plan with three travel lanes in each direction, a median with turn lanes, a two-lane service road on the North side of the right-of-way, and a two-lane service road South of the proposed redevelopment site. The minimum width of Airport Boulevard is 100'. There are currently no sidewalks along this section of Airport Boulevard, or along either of its service roads, at this location.

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 Suburban Center, wherein the intent for development includes:

- Greater density including mixed-use with residential above community scale services and retail
- Accommodation of all users: automobile, bicycle, pedestrian, and transit
- Connectivity to surrounding neighborhoods through sidewalks, trails, etc.
- Encourage redevelopment of existing strip centers into mixed-use development or green space
- Emphasis on adding density, mixing uses and promoting walkability and connectivity to other areas of the City

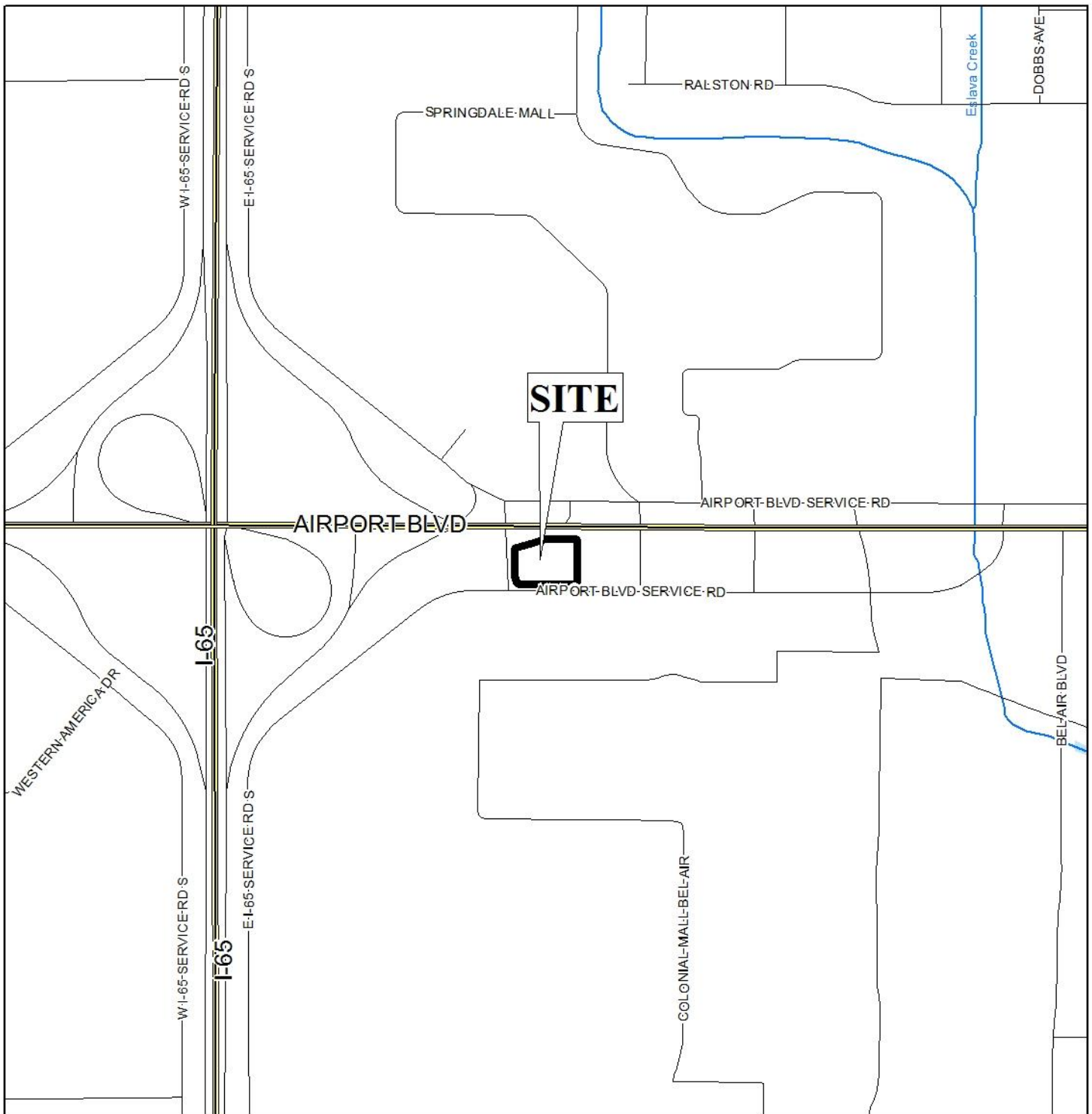
This area is entirely commercially developed. While the applicant may intend to forego the construction of a sidewalk in an attempt to prevent infringement on landscaping area; Engineering has iterated that there is sufficient room elsewhere along the property’s frontage to accommodate both a sidewalk and the preservation of said trees; particularly within the front setback of the property.

Previous sidewalk waivers were granted for adjacent properties along this segment of Airport Boulevard, however, the most recent was in 2008. A sidewalk at this location would provide better connectivity to adjacent properties. Furthermore, pedestrians are present in this area, and this is the first sidewalk waiver request for this segment of Airport Boulevard between the malls since the Complete Streets policies and the Map for Mobile were adopted. Denial of the waiver request may be appropriate.

### **RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along Airport Boulevard is recommended for denial. The addition of sidewalks along this segment of Airport will aid in the Complete Streets and Map for Mobile goals to promote connectivity and walkability. Furthermore, as adjacent properties are redeveloped in the future, sidewalks may be required.

# LOCATOR MAP



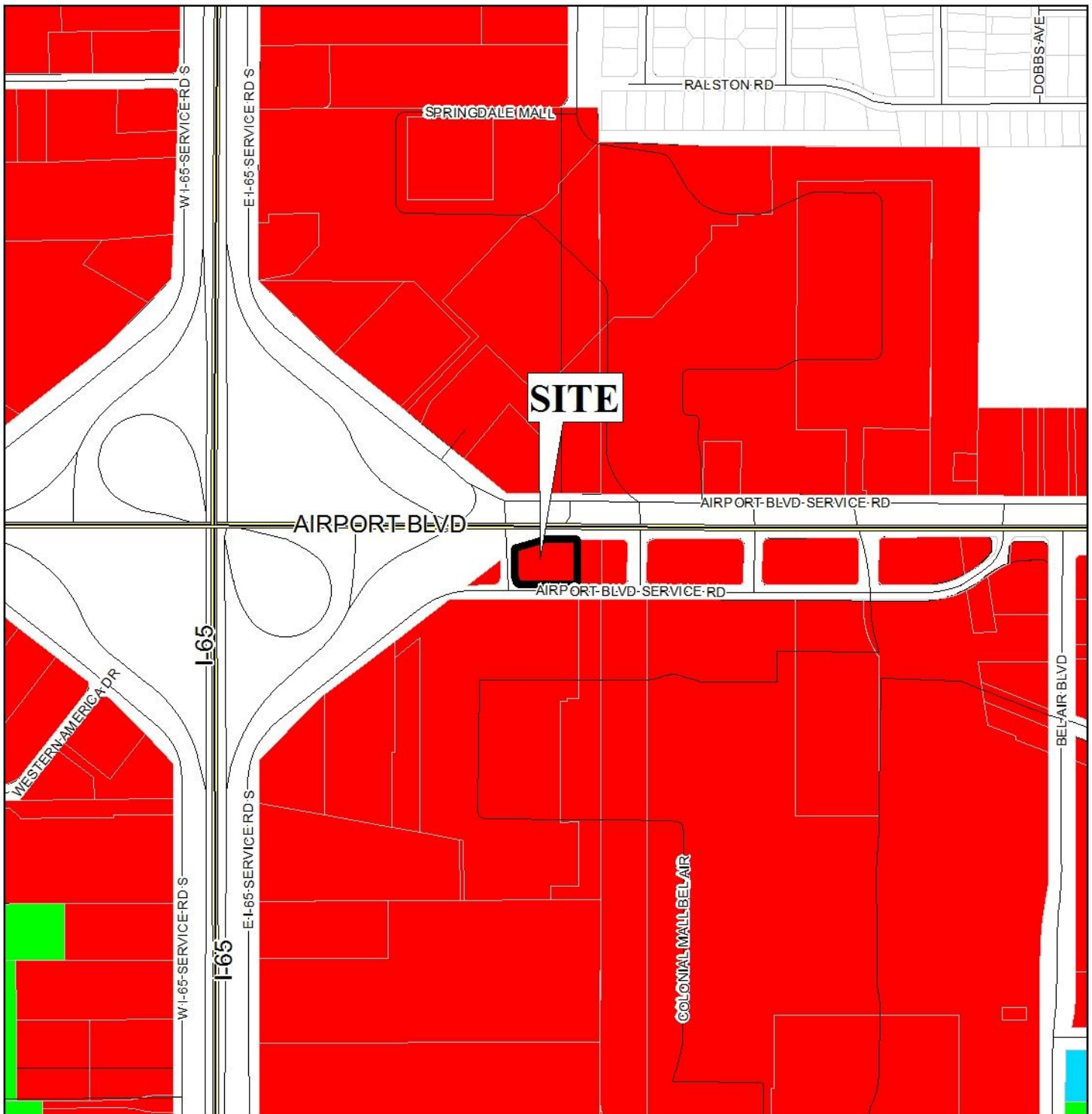
APPLICATION NUMBER 5 DATE April 6, 2017

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# LOCATOR ZONING MAP



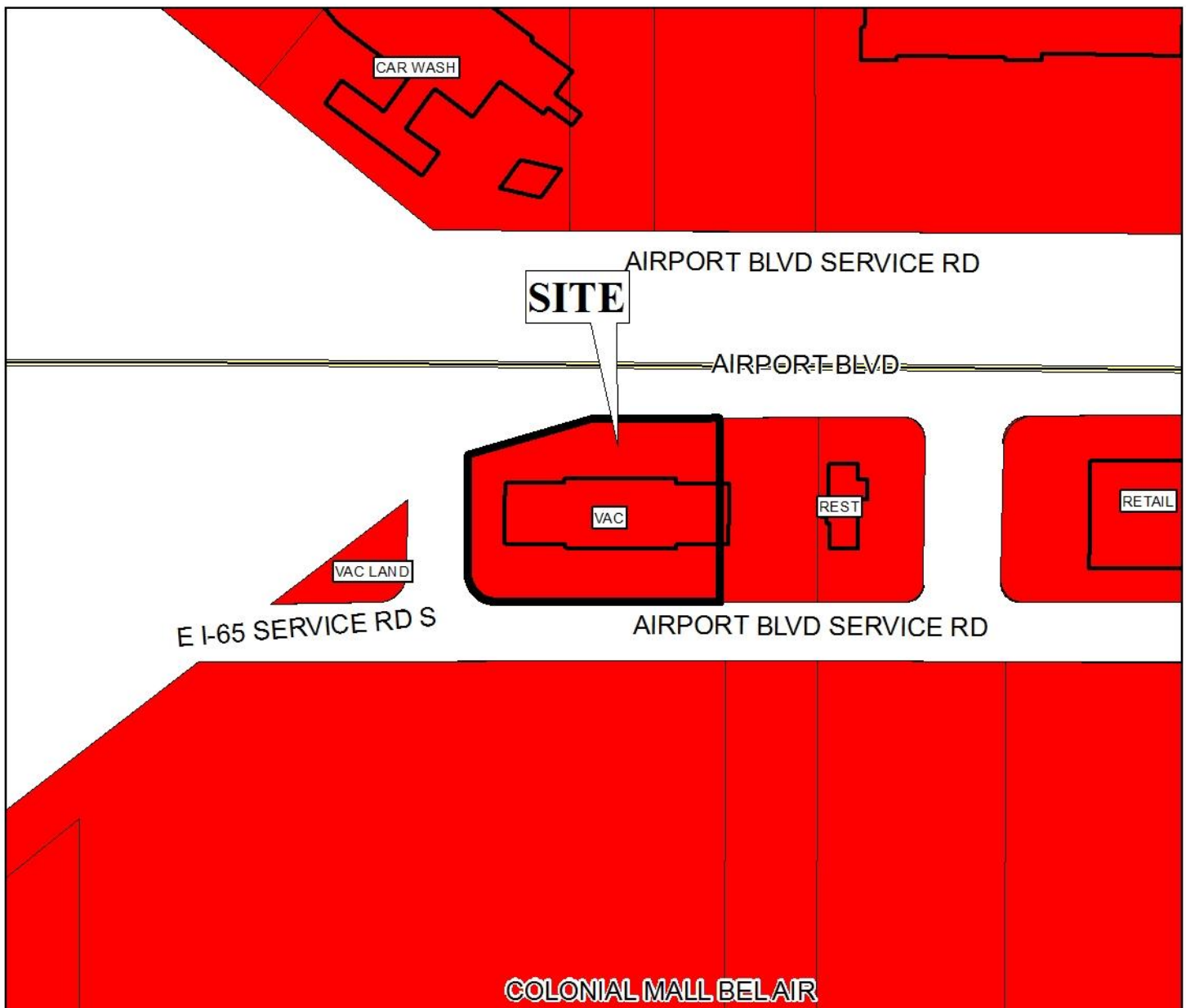
APPLICATION NUMBER 5 DATE April 6, 2017

APPLICANT Rouse Properties, Inc.

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 5 DATE April 6, 2017

APPLICANT Rouse Properties, Inc.

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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

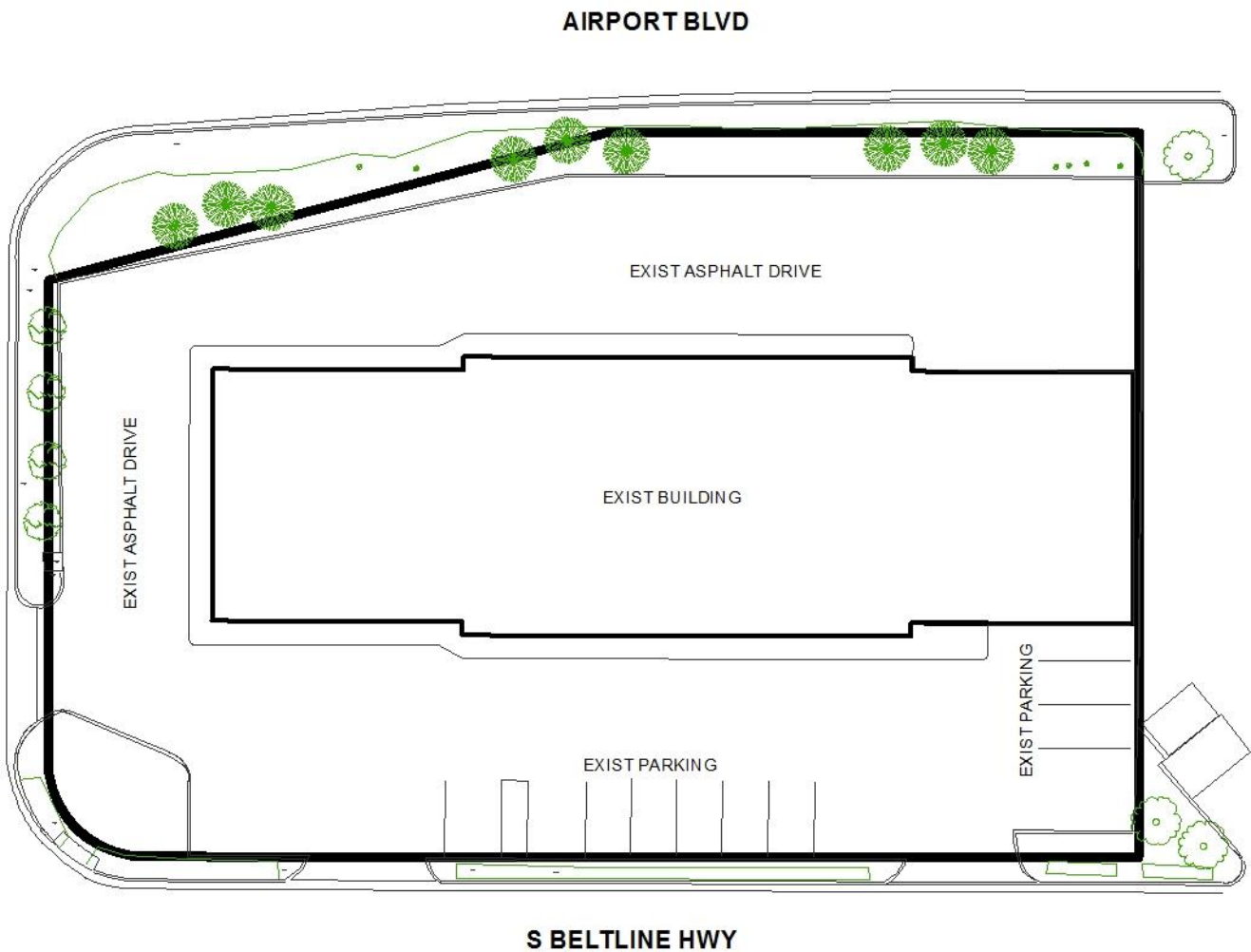


The site is surrounded by commercial units.

APPLICATION NUMBER 5 DATE April 6, 2017  
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# EXISTING SITE PLAN



The site plan illustrates the existing building, drives, and parking.

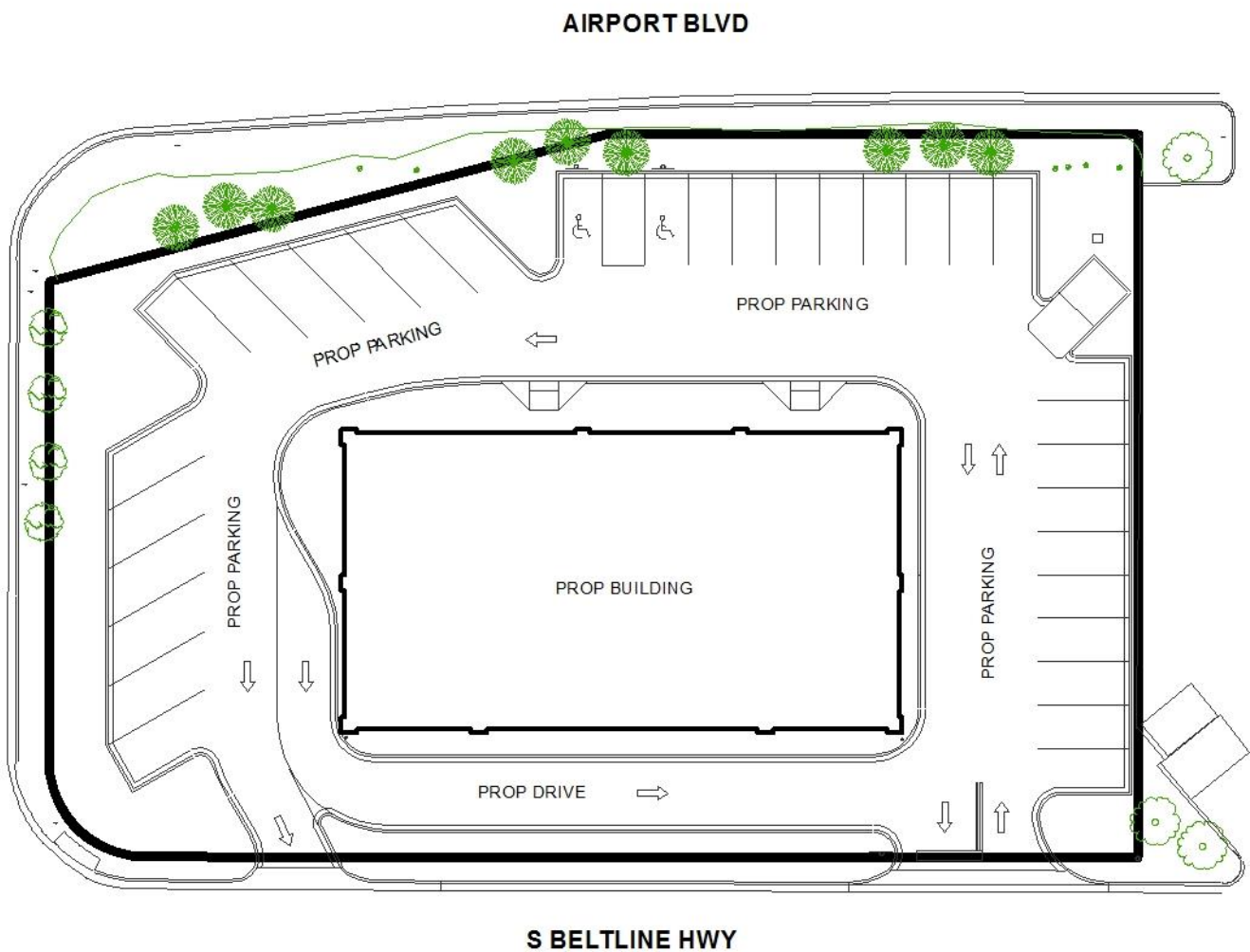
APPLICATION NUMBER 5 DATE April 6, 2017

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# PROPOSED SITE PLAN



The site plan illustrates the proposed building, drives, and parking.

APPLICATION NUMBER 5 DATE April 6, 2017

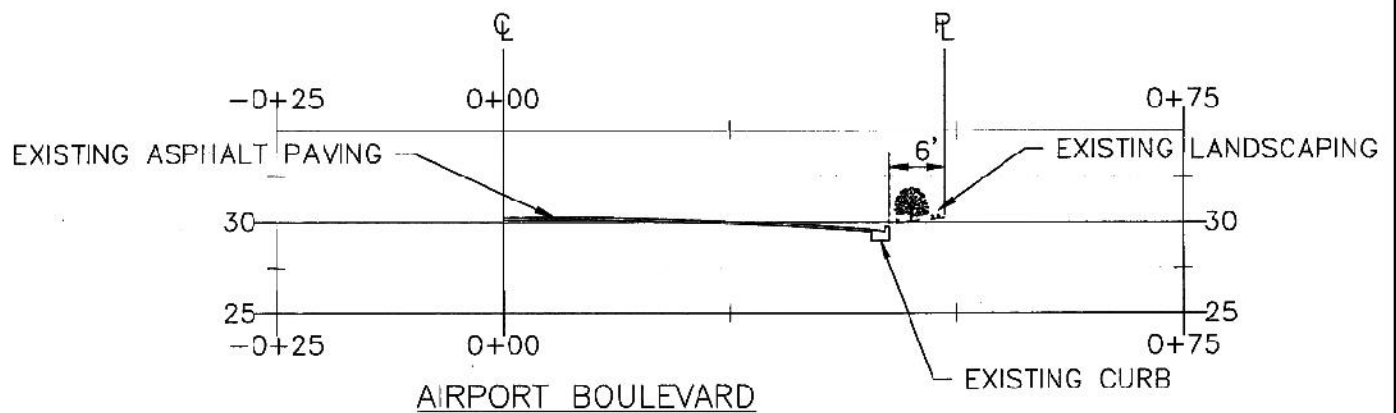
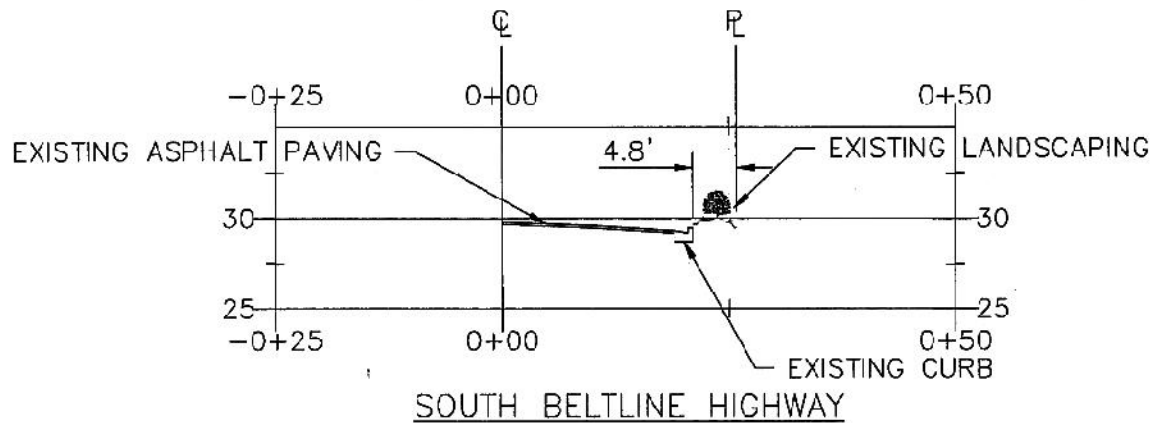
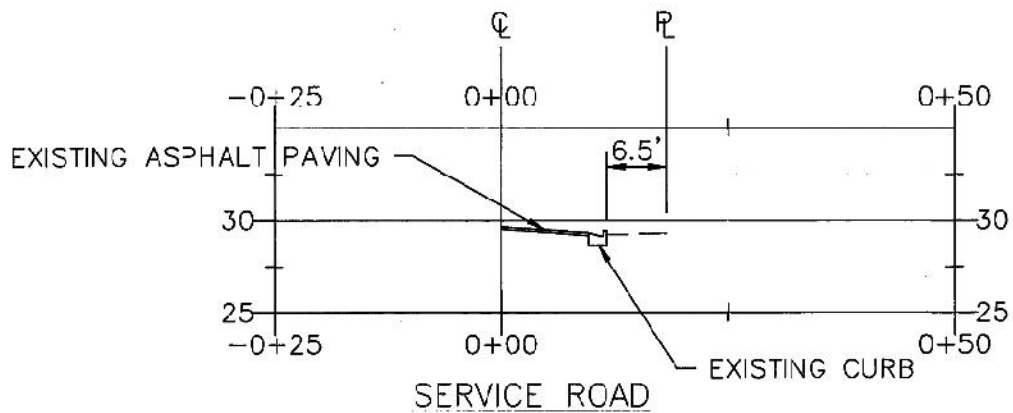
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# DETAIL SITE PLAN



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