

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: March 21, 2019****NAME**

Austal USA, LLC

**LOCATION**200 Addsko Road  
(South side of Addsko Road, 1,000'± West of Cochrane Causeway).**PRESENT ZONING**

I-2, Heavy Industry District

**ENGINEERING****COMMENTS**

Although it appears that the current site conditions may allow for sidewalk construction within the ROW this area is heavily industrial, is located within ALDOT right-of-way, and runs parallel to an existing, riprap lined drainage ditch that is tidally influenced and frequently inundated; therefore it is recommended that this request be approved.

**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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

**REMARKS**

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

The site has been given a Heavy Industry (HI) land use designation, per the recently adopted Future Land Use Plan and Map. 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 mostly applies to larger parcels primarily developed to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and

transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

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 site is situated within an industrial area and other properties within the area have been granted Sidewalk Waivers.

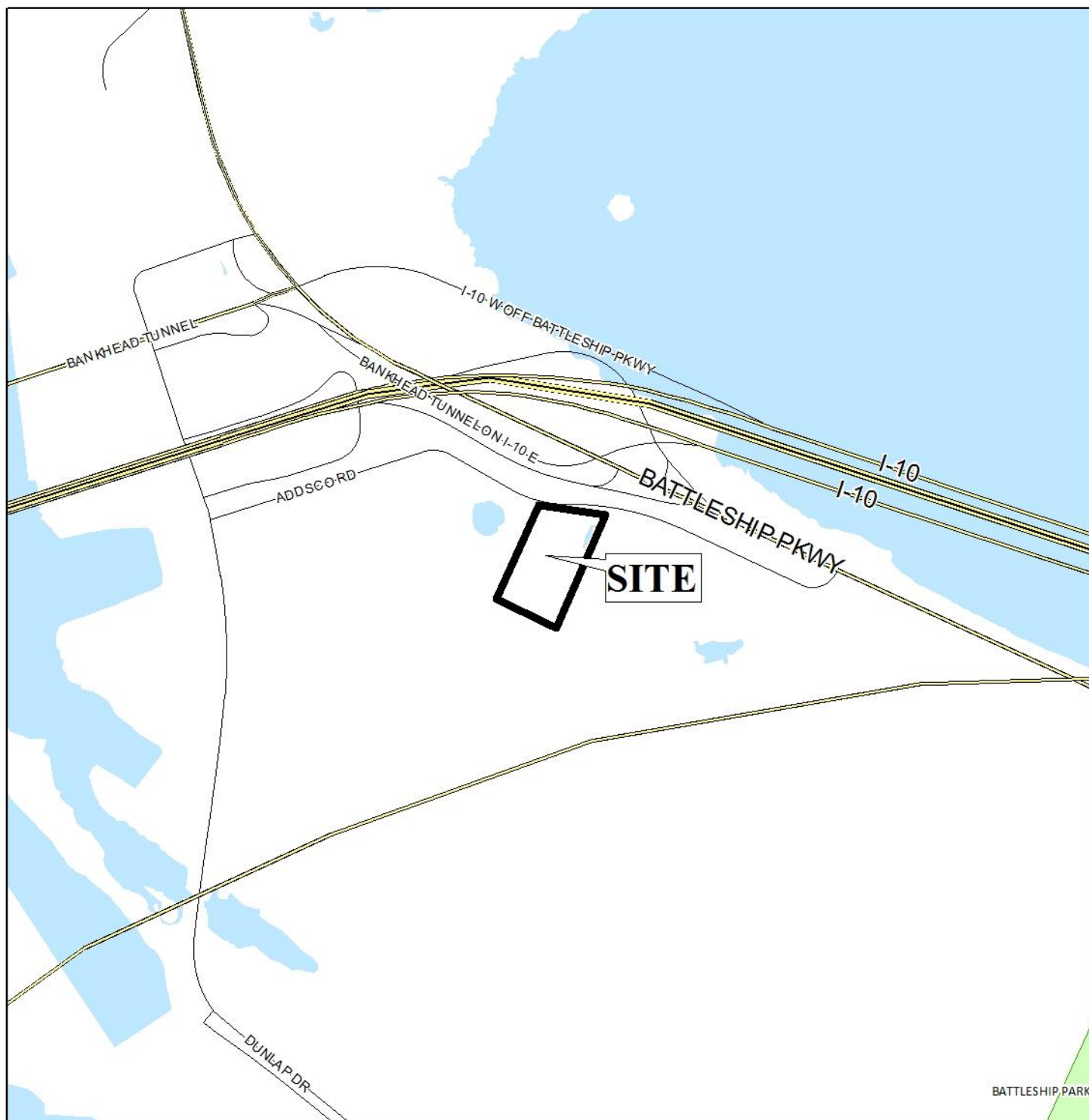
The applicant states:

*The applicant requests a waiver for the installation of sidewalk along Addsko Road due to limited space on right-of-way due to the existence a required bank protection necessary for a VE Flood Zone.*

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. However, City Engineering has concluded that since the location of where a sidewalk would normally be constructed is located within the ALDOT right-of-way, and runs parallel to an existing riprap lined drainage ditch that is tidally influenced and frequently inundated. Due to these factors, City Engineering is supportive of granting the Sidewalk Waiver.

**RECOMMENDATION** Based upon the preceding, this application for waiver of a sidewalk along Addsko Road is recommended for Approval.

# LOCATOR MAP



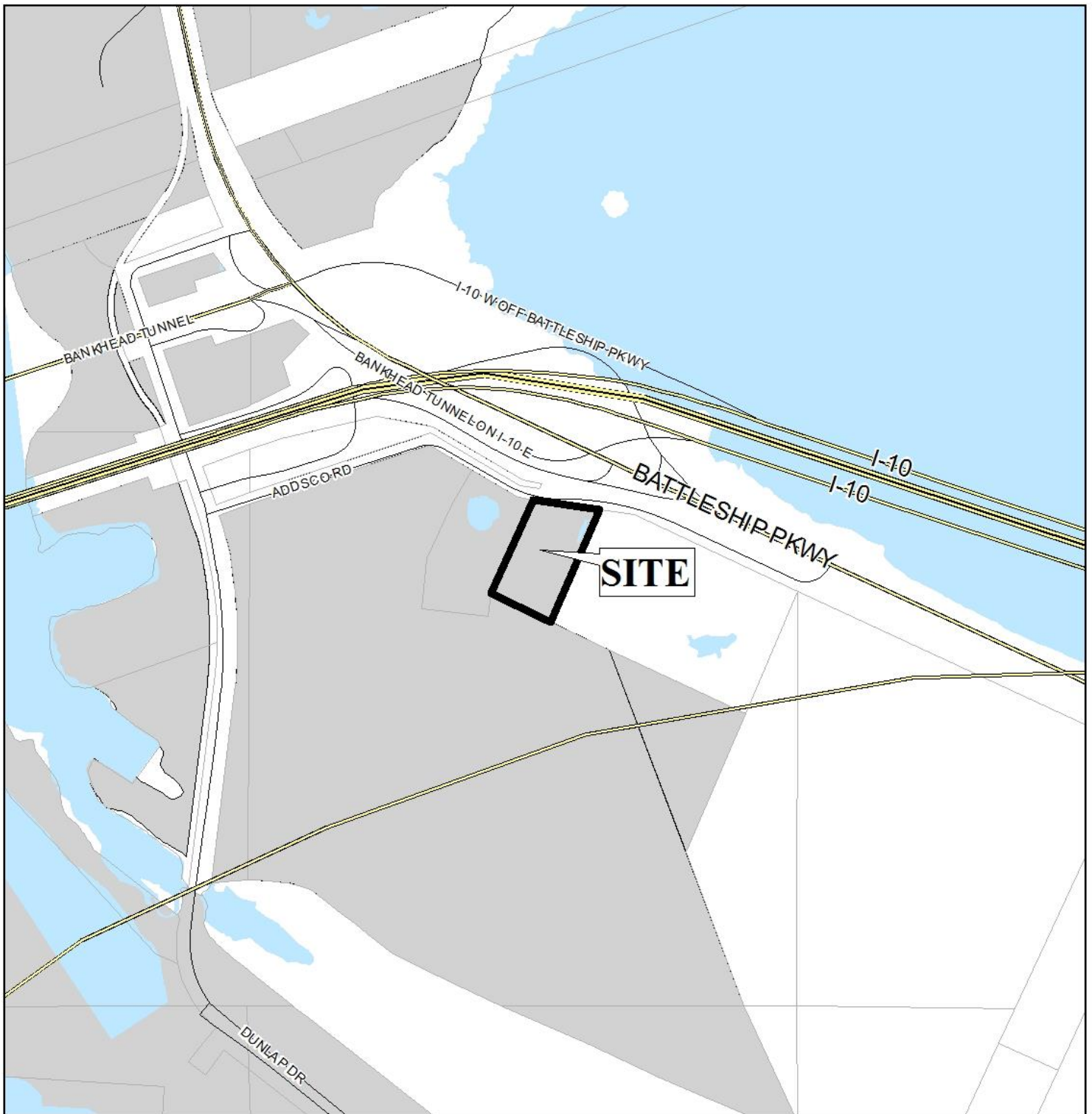
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REQUEST Sidewalk Waiver



# LOCATOR ZONING MAP



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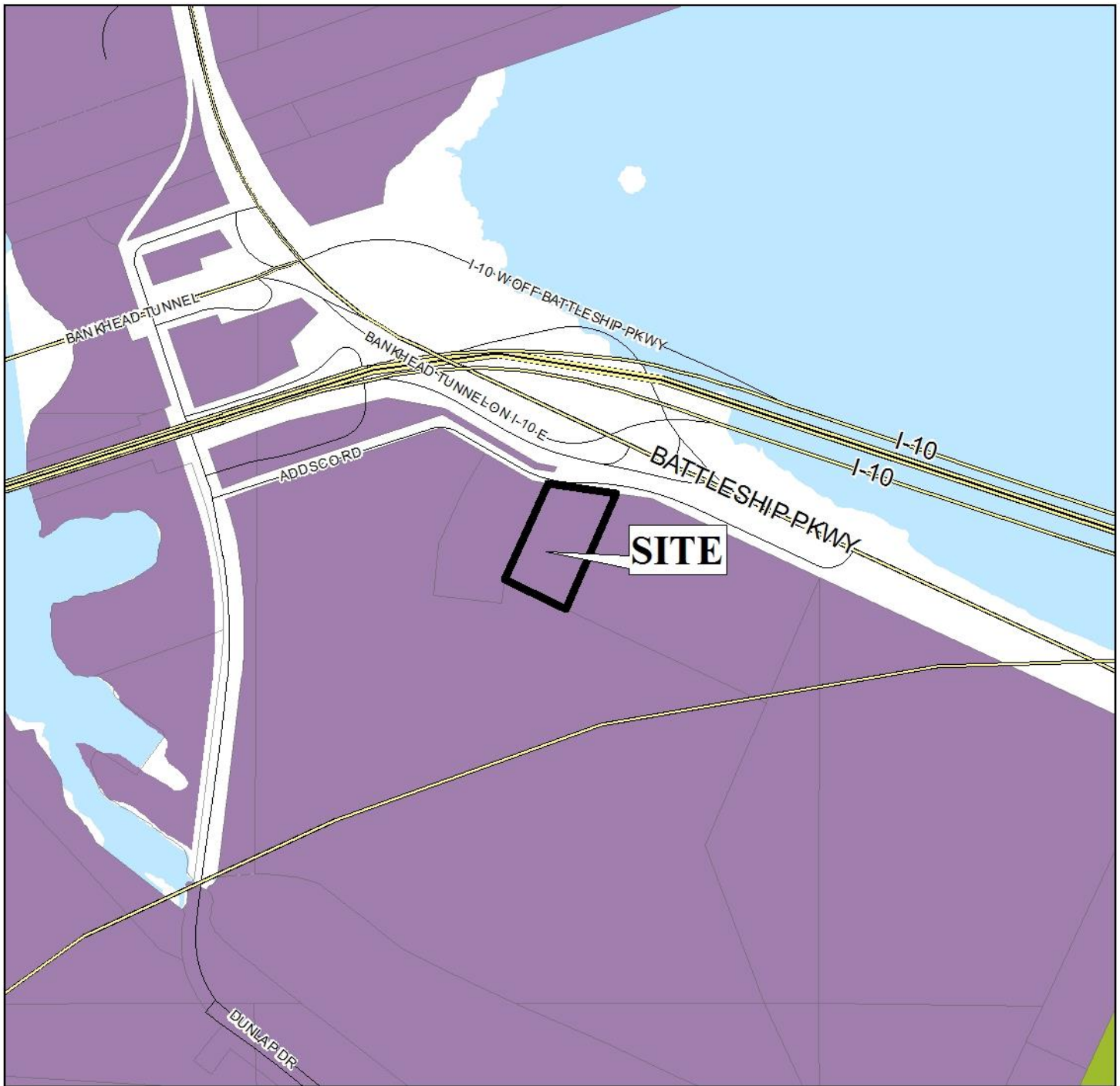
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# FLUM LOCATOR MAP



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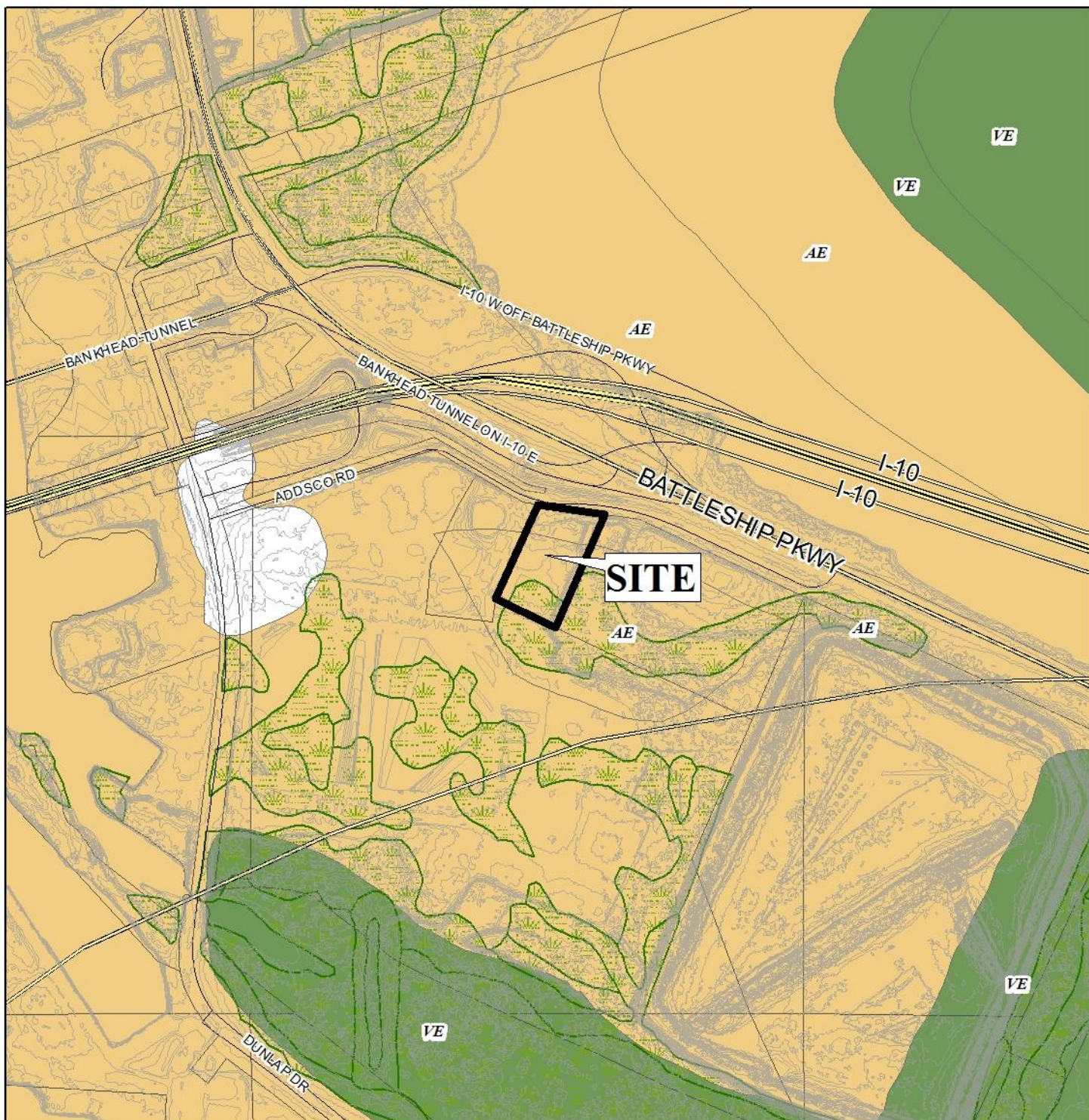
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP

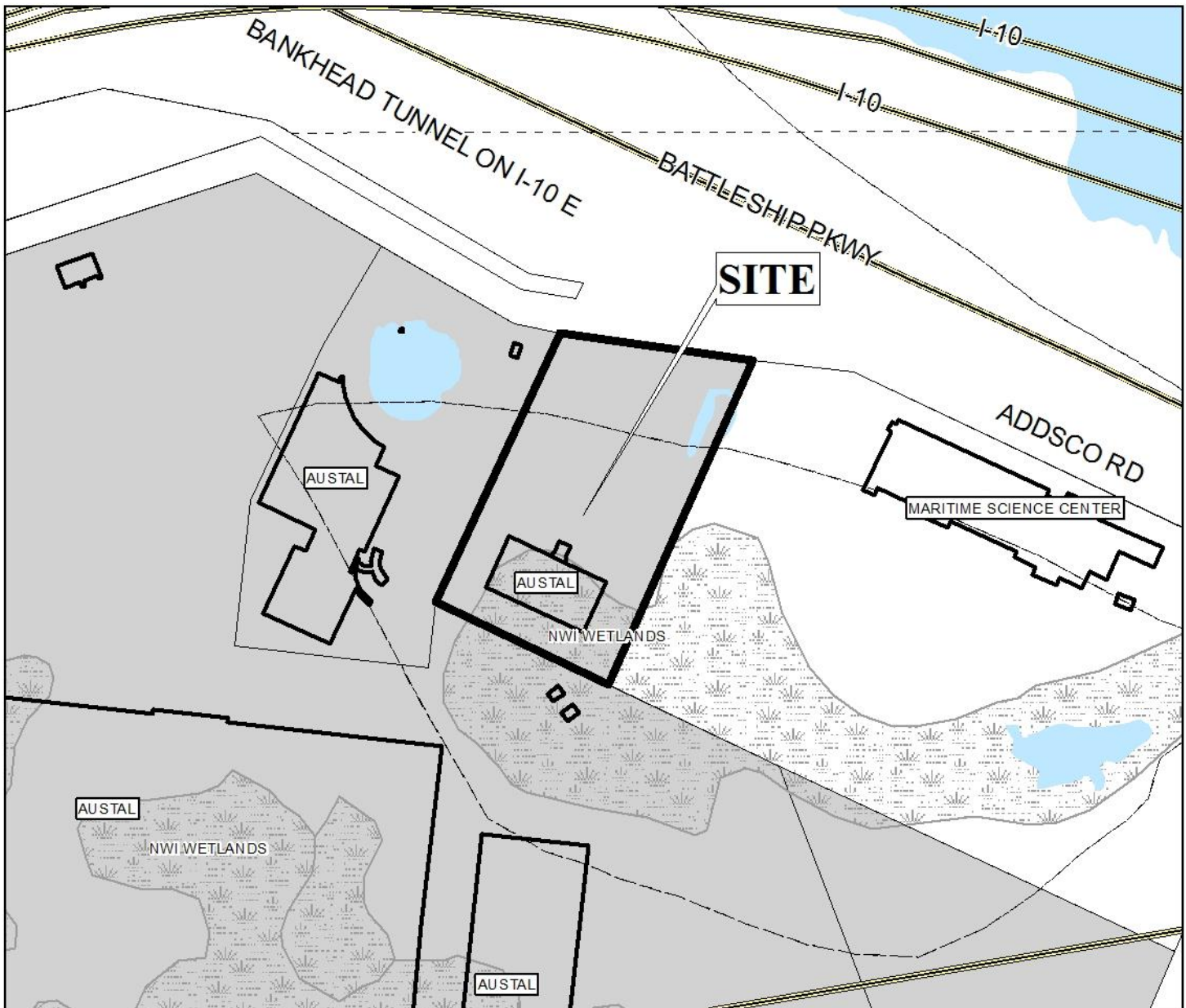


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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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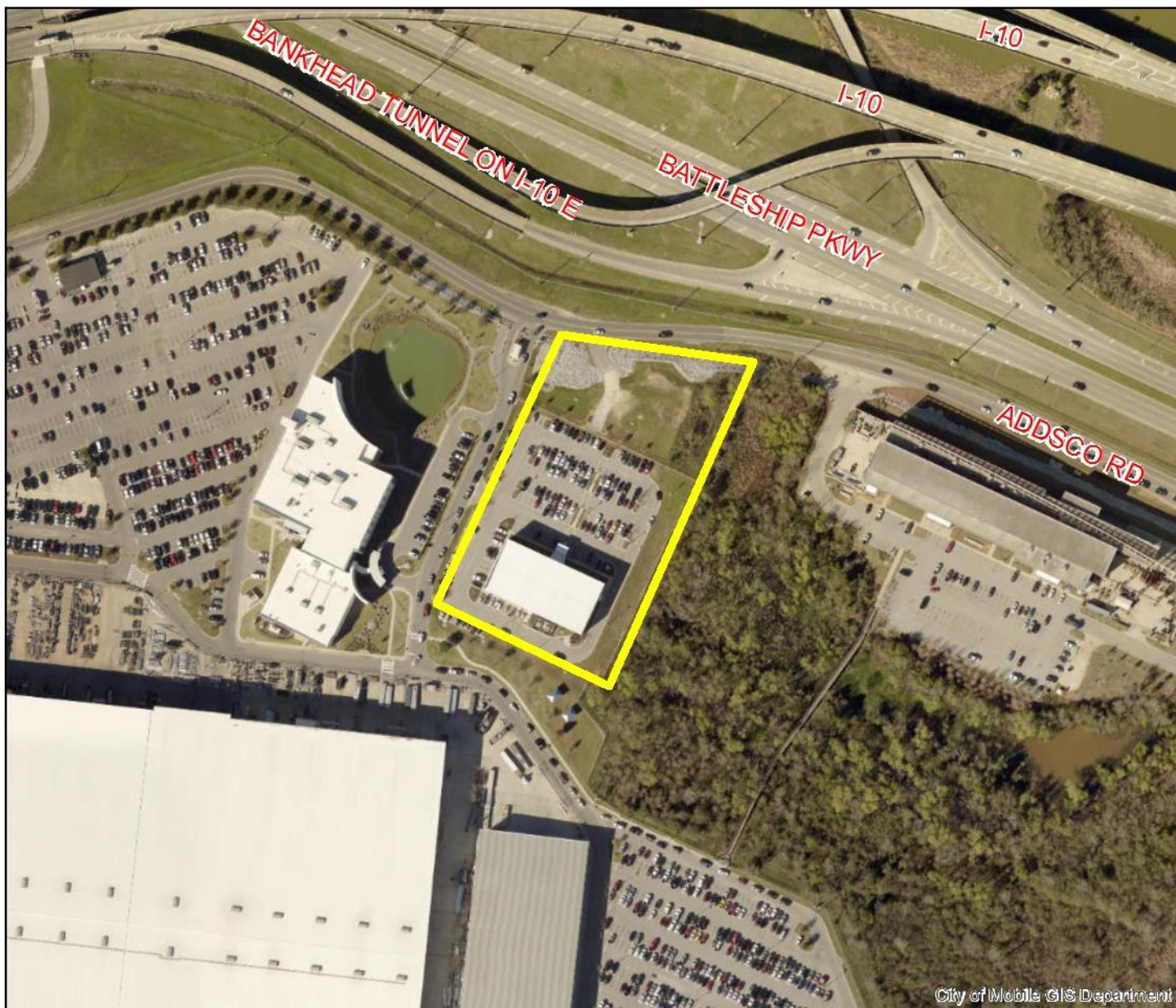
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

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# SITE PLAN

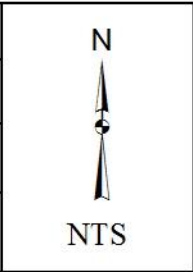


The site plan illustrates the existing trailer, parking, and driveway.

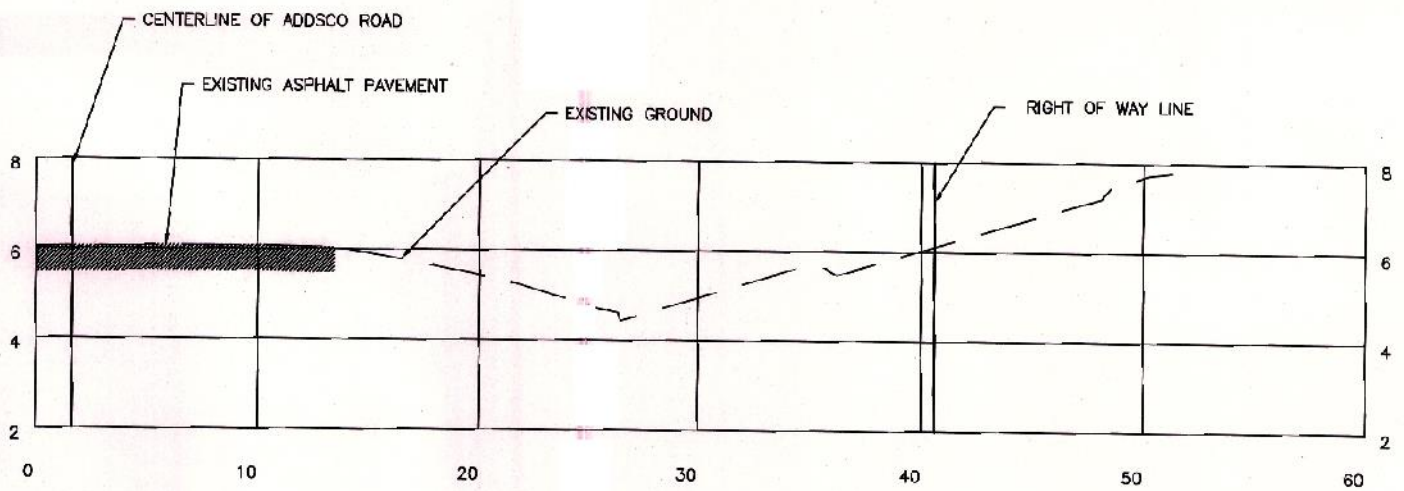
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# DETAIL SITE PLAN



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