

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: November 1, 2018****NAME**

Mobile County Commission

LOCATION

3725 Halls Mill Road & 2801 and 2951 Lees Lane
(Southeast corner of Halls Mill Road and Lees Lane,
extending to the West side of Interstate 65 and the North
side of Interstate 10).

PRESENT ZONING

R-1, Single Family Residential

**ENGINEERING
COMMENTS**

Due to the size and location of the existing roadside
drainage ditch along the east side of Lees Lane it is
recommended that this request be approved.

**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 Lees Lane.

This site appeared before the Planning Commission at its June 7, 2018 meeting as part of a 4-lot
Subdivision.

The subject site fronts Halls Mill Road, Lees Lane, Interstate 65, and an unnamed, unimproved
right-of-way. The site plan submitted with the application depicts a sidewalk to be constructed
along Halls Mill Road, as well as a proposed interior access labeled "Soccer Complex Access
Road"

The applicant states the following rational to justify the sidewalk waiver request:

*Proposed Mobile County soccer complex. Request of Waiver for sidewalk construction
along Lees Lane due to limited room within Lees Lane right of way resulting from
existing concrete paved ditch and existing utilities. New ADA compliant public sidewalk,
5 feet wide, will be constructed on Mobile County property and will run throughout the
new existing soccer complex. Construction of the new sidewalk will be a part of each
phase of construction of the soccer complex.*

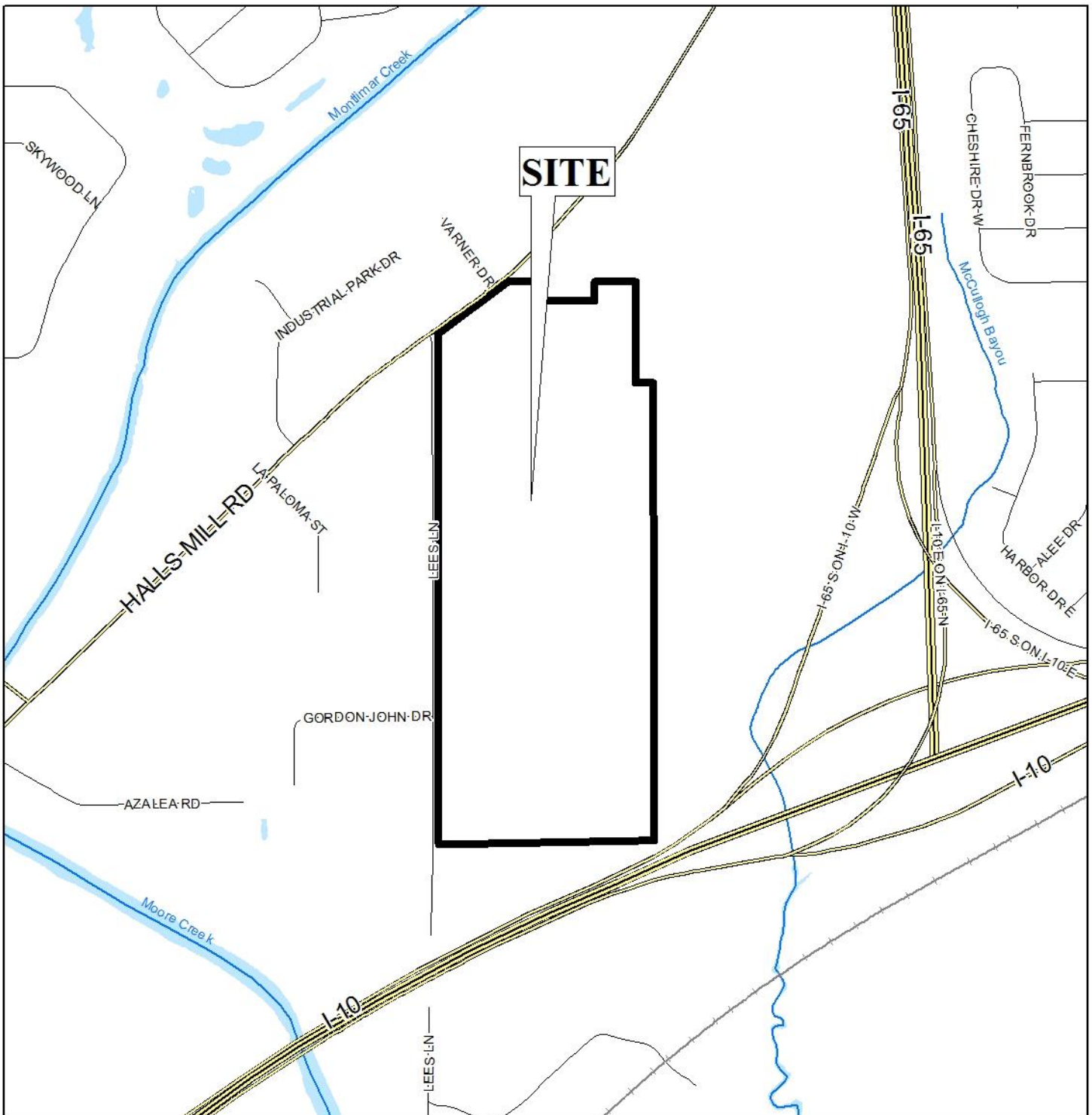
It should be pointed out that the Mobile City Council adopted a "complete streets" policy on
May 31, 2011. The purpose of the complete streets policy is to support the design and

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.

Given that there are physical limitations to the construction of a sidewalk in the right-of-way, and that sidewalks are planned throughout the proposed development, it may be appropriate to approve the sidewalk waiver.

RECOMMENDATION Based upon the preceding, the request to waive construction of a sidewalk along Lees Lane is recommended for approval.

LOCATOR MAP



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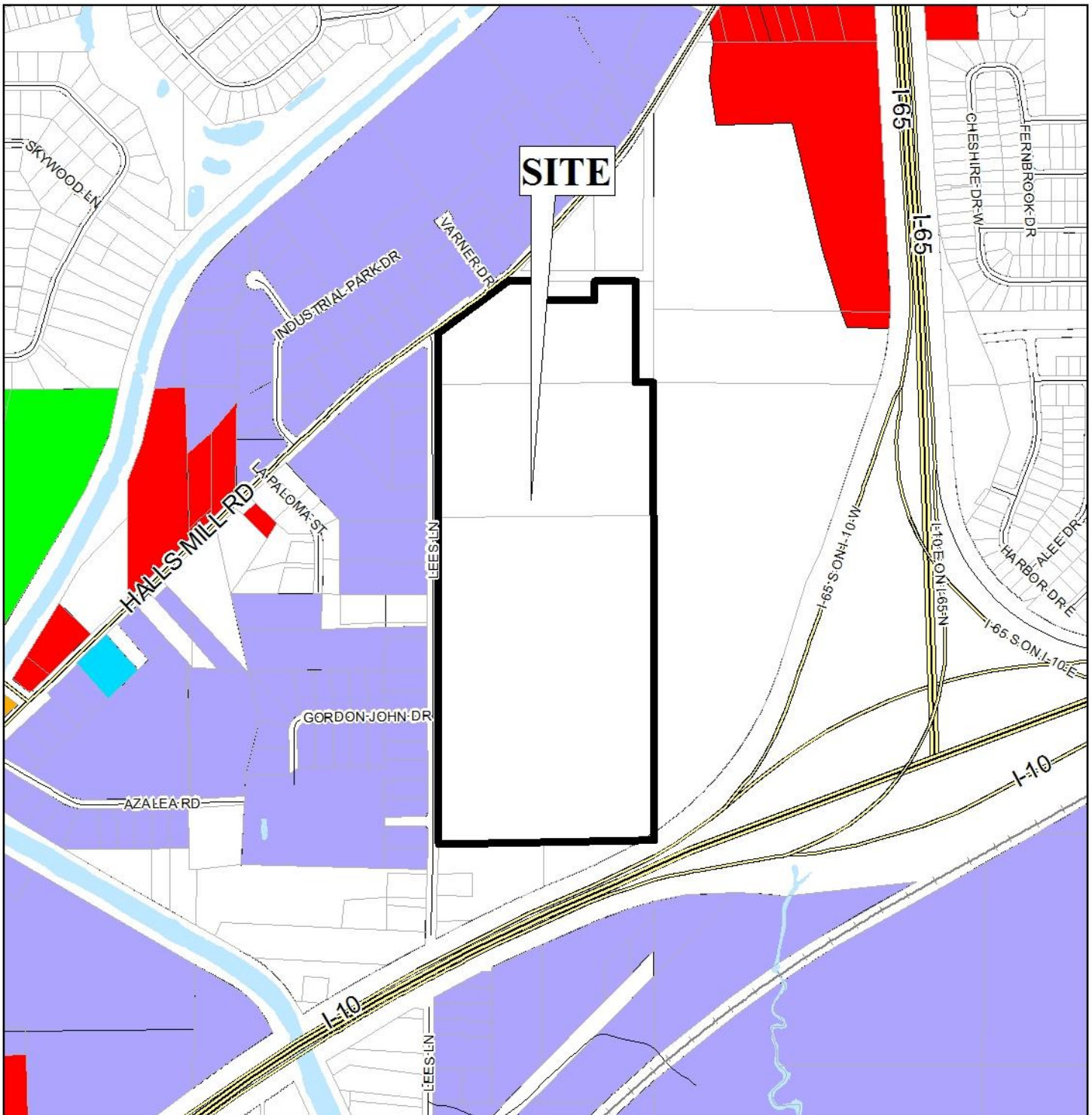
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LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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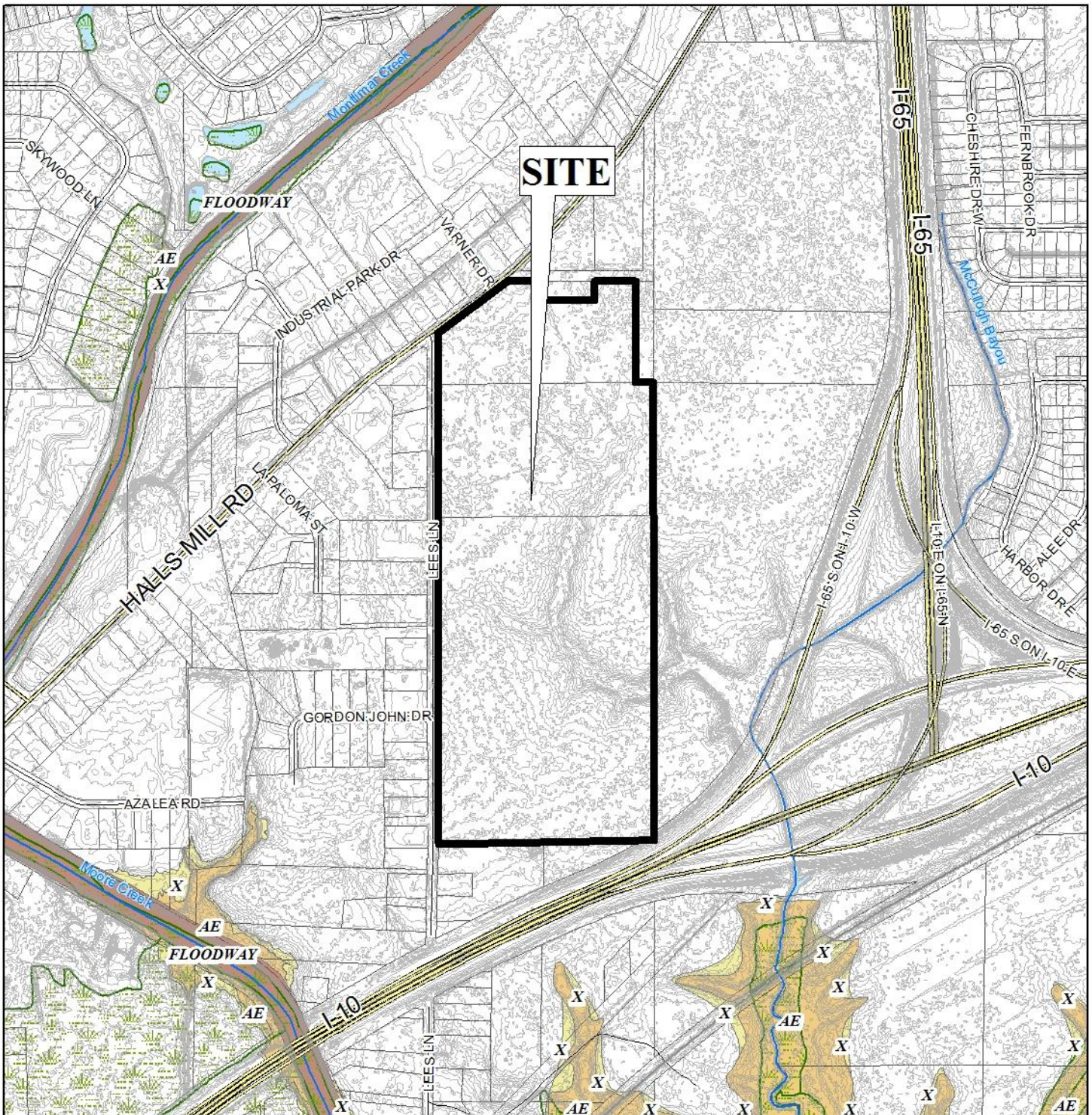
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



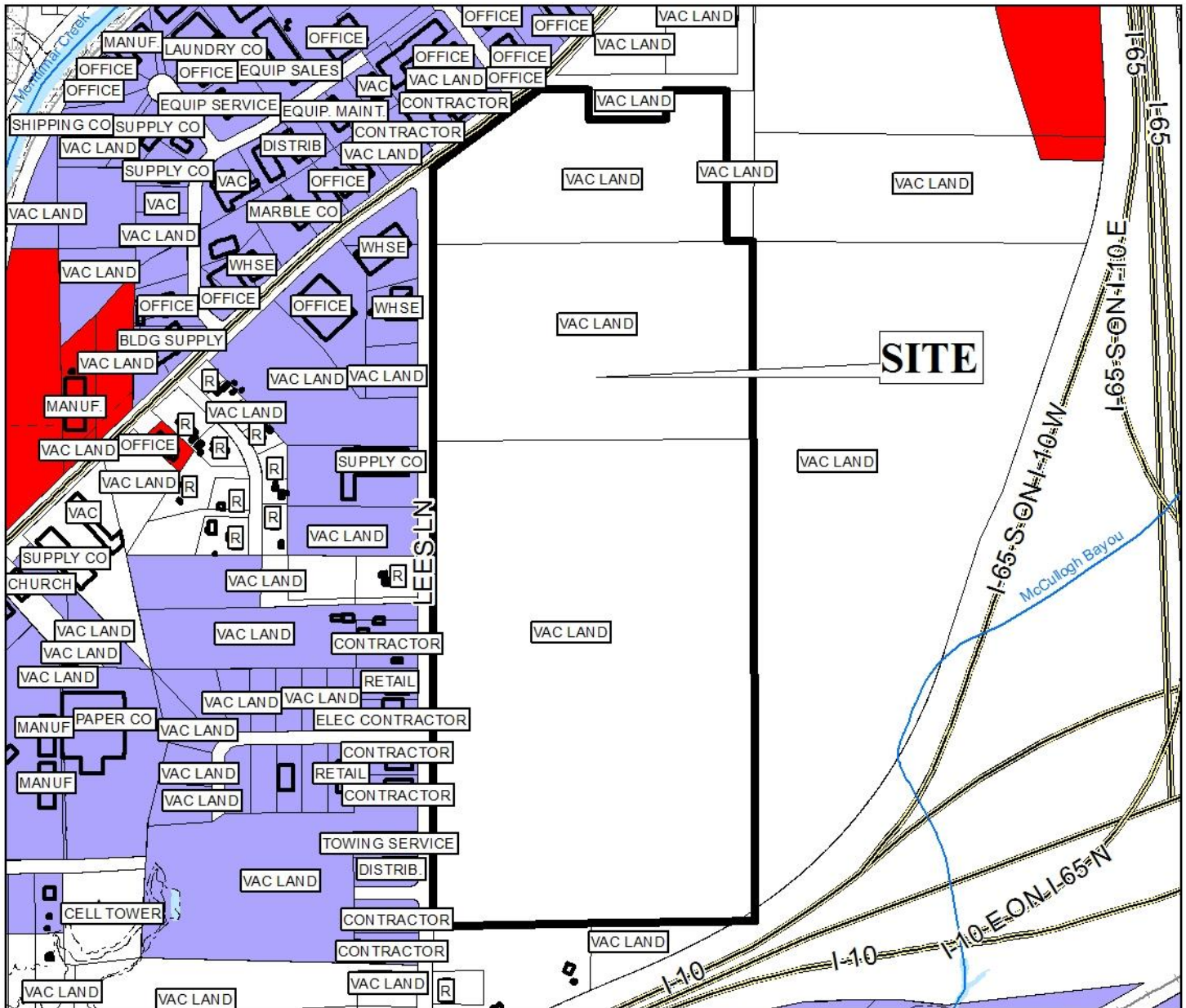
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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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.

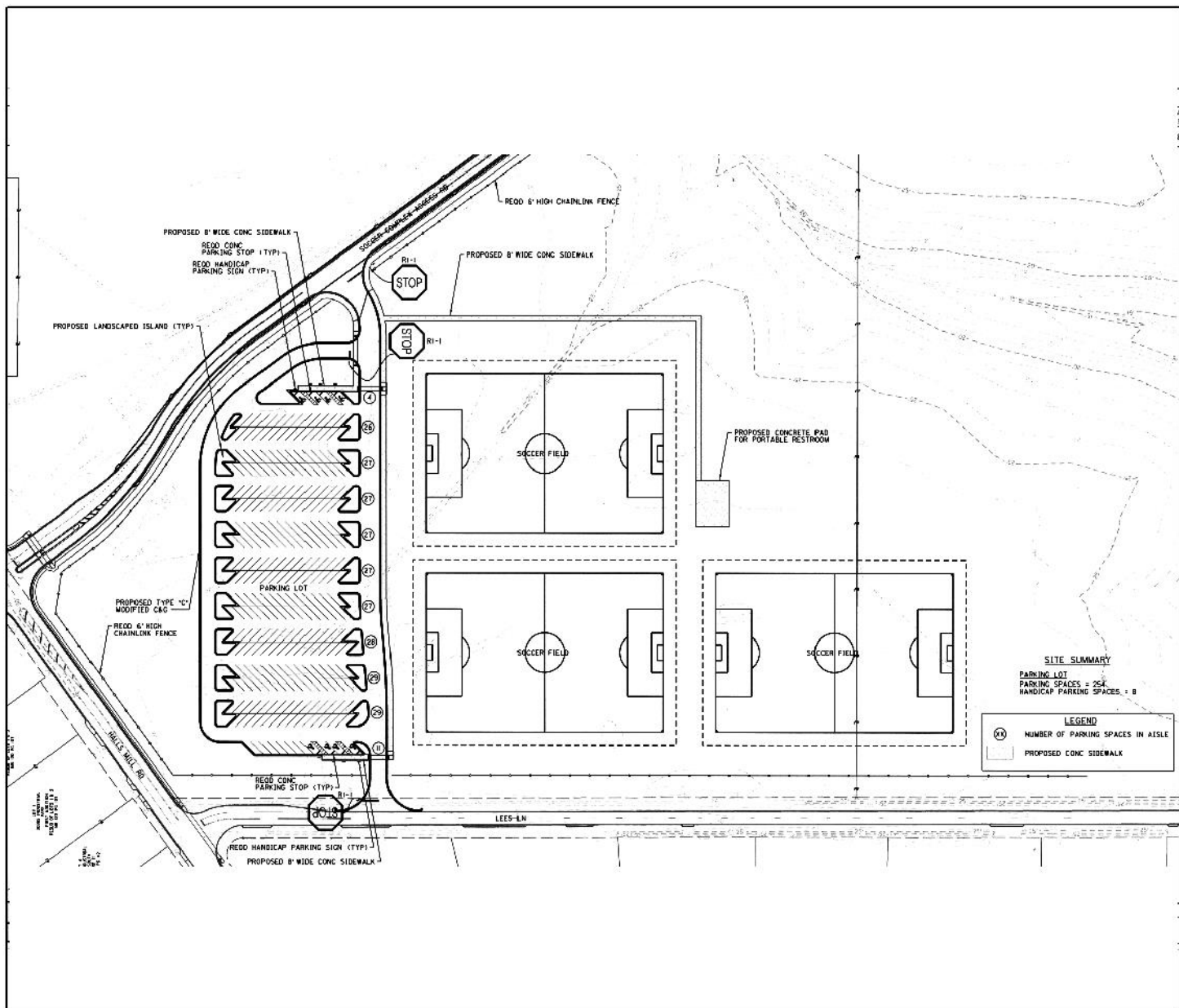
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SITE PLAN



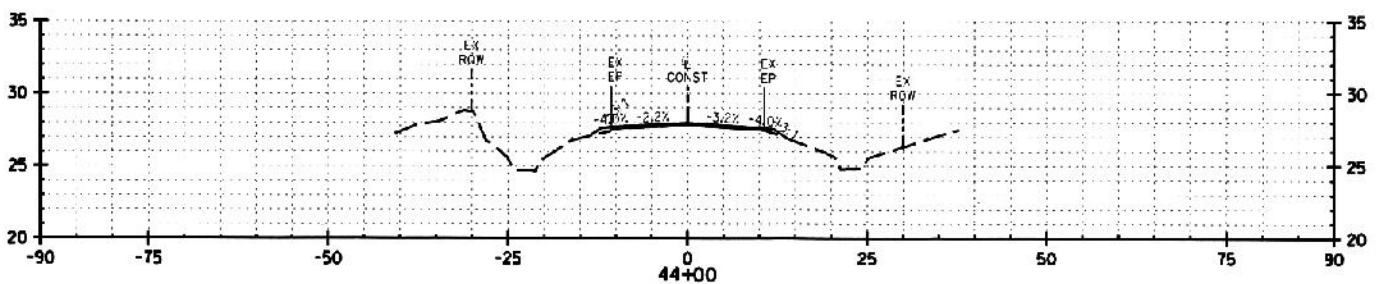
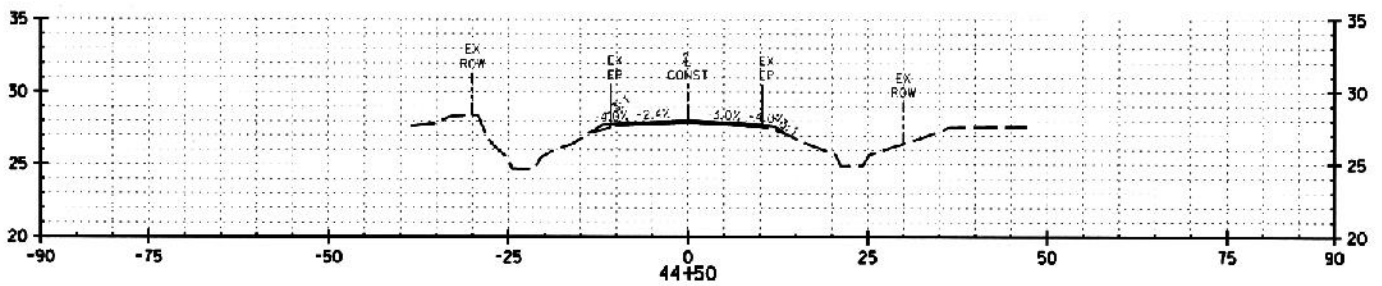
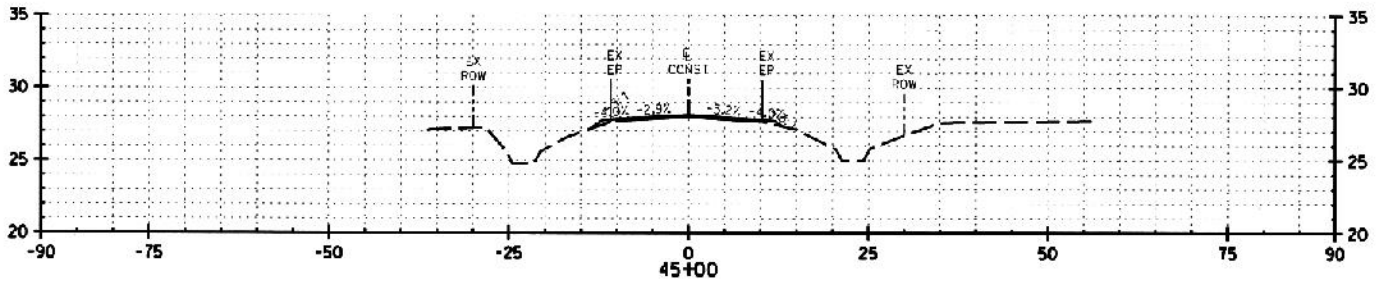
The site plan illustrates the proposed soccer fields, proposed parking, and proposed drives.

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DETAIL SITE PLAN



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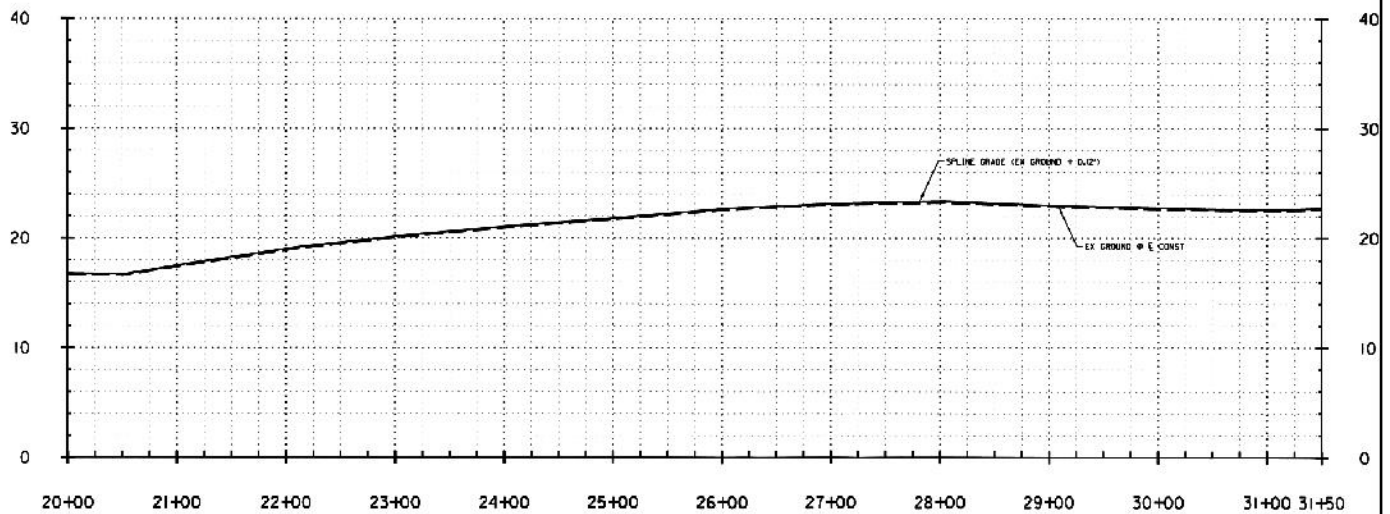
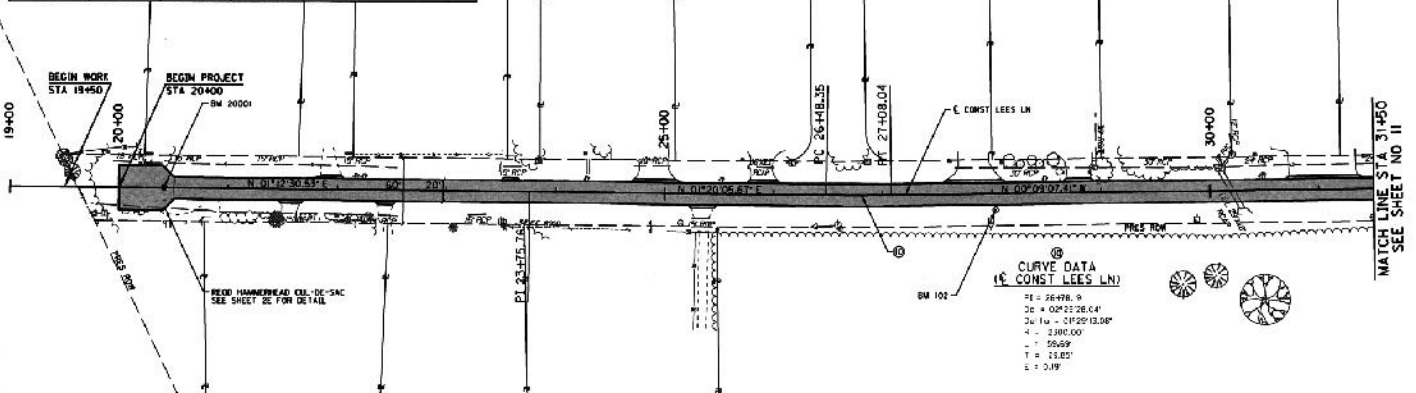


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DETAIL SITE PLAN

PLAN & PROFILE - LEES LANE - STA 20+00 TO STA 31+50

HORIZONTAL & VERTICAL CONTROL POINTS LISTING AND DESO OPTION			
POINT NUMBER	NORTHING	EASTING	ELEVATION
BM 20001	2271807.070	1771218.089	10.86
BM 100	2264482.101	1771247.240	22.83

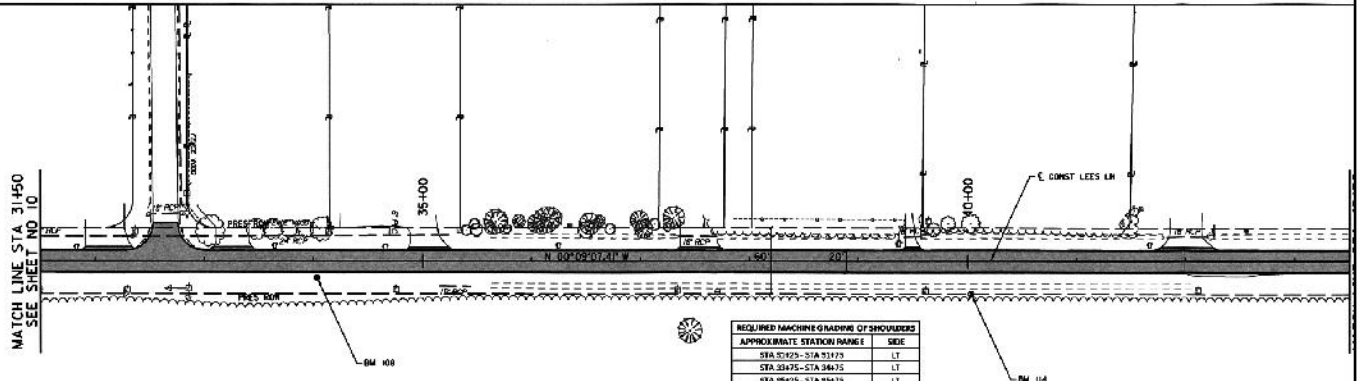


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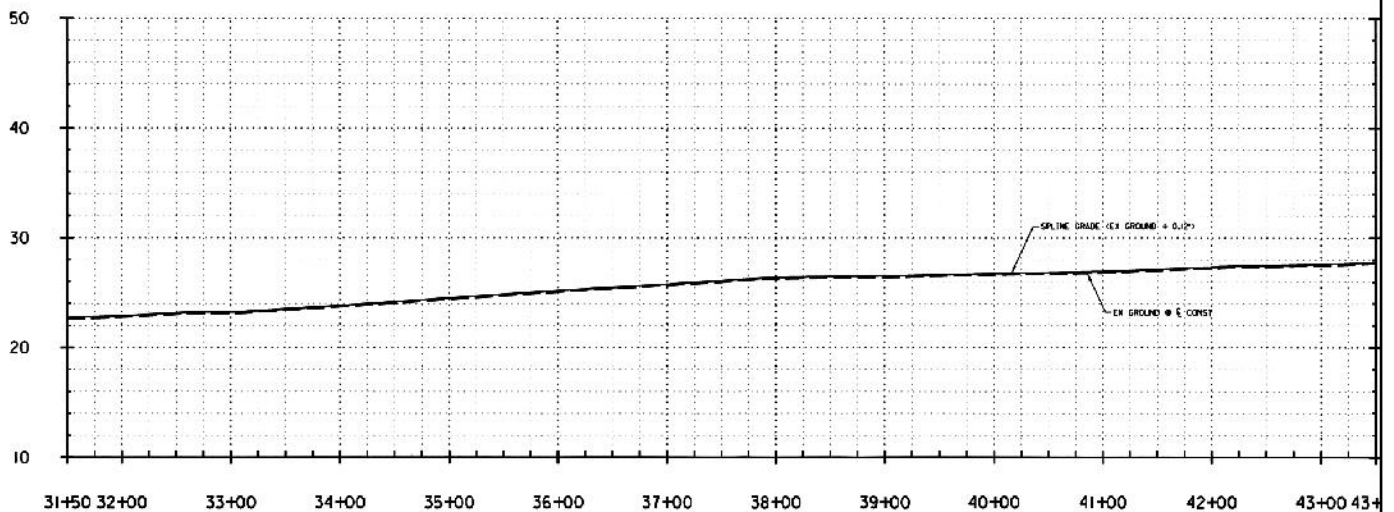
DETAIL SITE PLAN

PLAN & PROFILE - LEES LANE - STA 31+50 TO STA 43+50



HORIZONTAL & VERTICAL CONTROL POINTS LISTED AND DESCRIPTION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 108	22816.259	177104.819	23.71	8" MAG 1/2"
BM 114	22865.183	177104.819	28.00	8" MAG 1/2"

REQUIRED MACHINE GRADING OF SHOULDER	
APPROXIMATE STATION RANGE	SIDE
STA 31+50 - STA 31+75	LT
STA 32+75 - STA 34+75	LT
STA 35+75 - STA 37+75	LT
STA 38+75 - STA 39+75	LT
STA 40+75 - STA 41+75	LT
STA 42+75 - STA 43+75	LT
STA 34+75 - STA 37+75	RT
STA 38+75 - STA 39+75	RT



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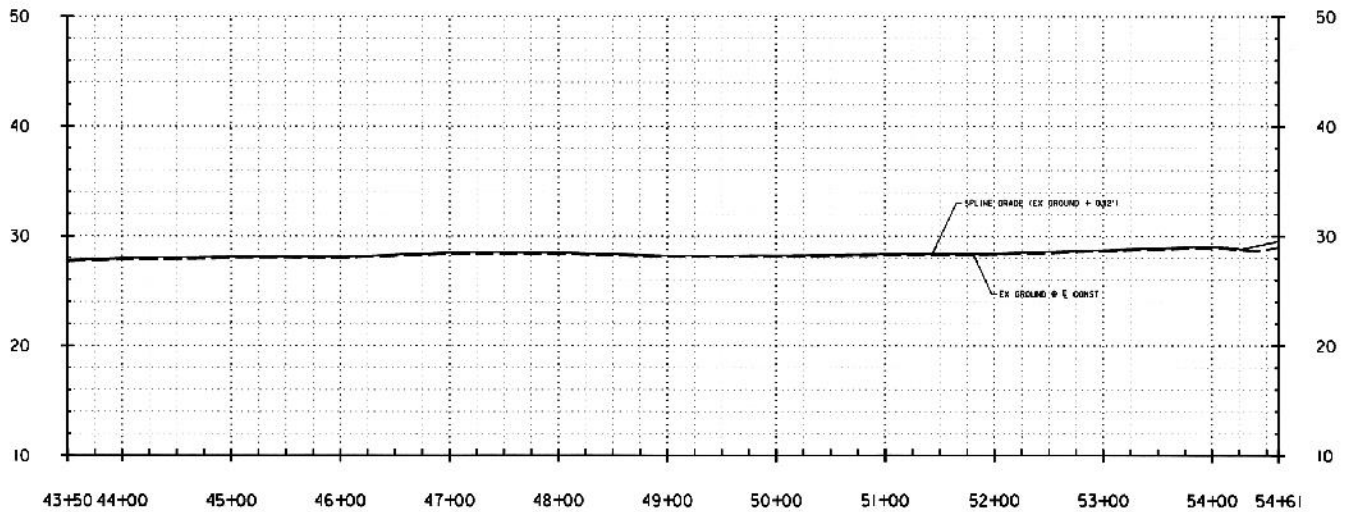
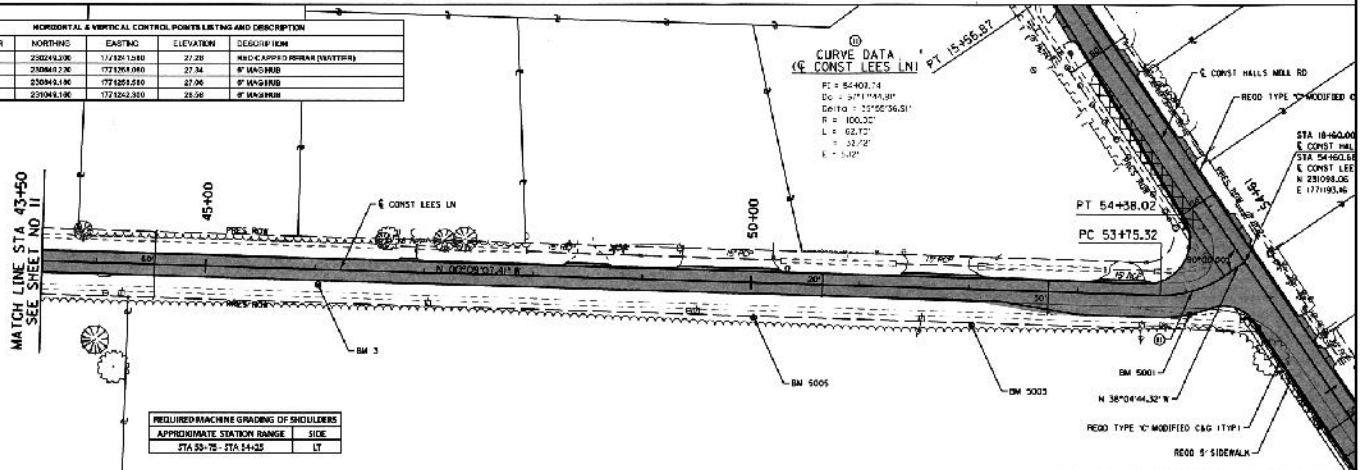


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DETAIL SITE PLAN

PLAN & PROFILE - LEES LANE - STA 43+50 TO STA 54+61

HORIZONTAL & VERTICAL CONTROL POINTS LISTING AND DESCRIPTION				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 7	238249.106	177428.1380	27.29	WIDE CANYON BRIDGE (WATERING)
BM 900	238849.106	177428.1380	27.34	WIDE CANYON BRIDGE (WATERING)
BM 9000	238849.106	177428.1380	27.26	WIDE CANYON BRIDGE (WATERING)
BM 9001	238849.106	177428.1380	28.36	WIDE CANYON BRIDGE (WATERING)



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