

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: March 17, 2022****NAME**

Hunter Development (Gerald Byrd, Agent)

LOCATION6480, 6485, and 6490 Dockside Drive
(West terminus of Dockside Drive).**PRESENT ZONING**

I-2, Heavy Industry District

ENGINEERING**COMMENTS**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk.

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 Dockside Drive.

The site has been given both a Heavy Industry (HI) land use designation and Mixed Density Residential 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 designation applies to larger parcels primarily devoted 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 applicant states the following concerning the sidewalk waiver request:

THERE IS NOT A PHYSICAL REASON THAT A SIDEWALK CANNOT BE CONSTRUCTED, BUT OUR REQUEST TO WAIVE THE SIDEWALK IS BECAUSE ALL PROPERTIES THAT FRONT ON DOCKSIDE DRIVE ARE ZONED I-2 AND I-1. IN AN INDUSTRIAL AREA THERE IS NOT A LARGE VOLUME OF PEDESTRIANS.

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 subject site received Planned Unit Development approval from the Planning Commission at its October 7, 2021 meeting. The applicant proposes to develop the site with an office and warehouse.

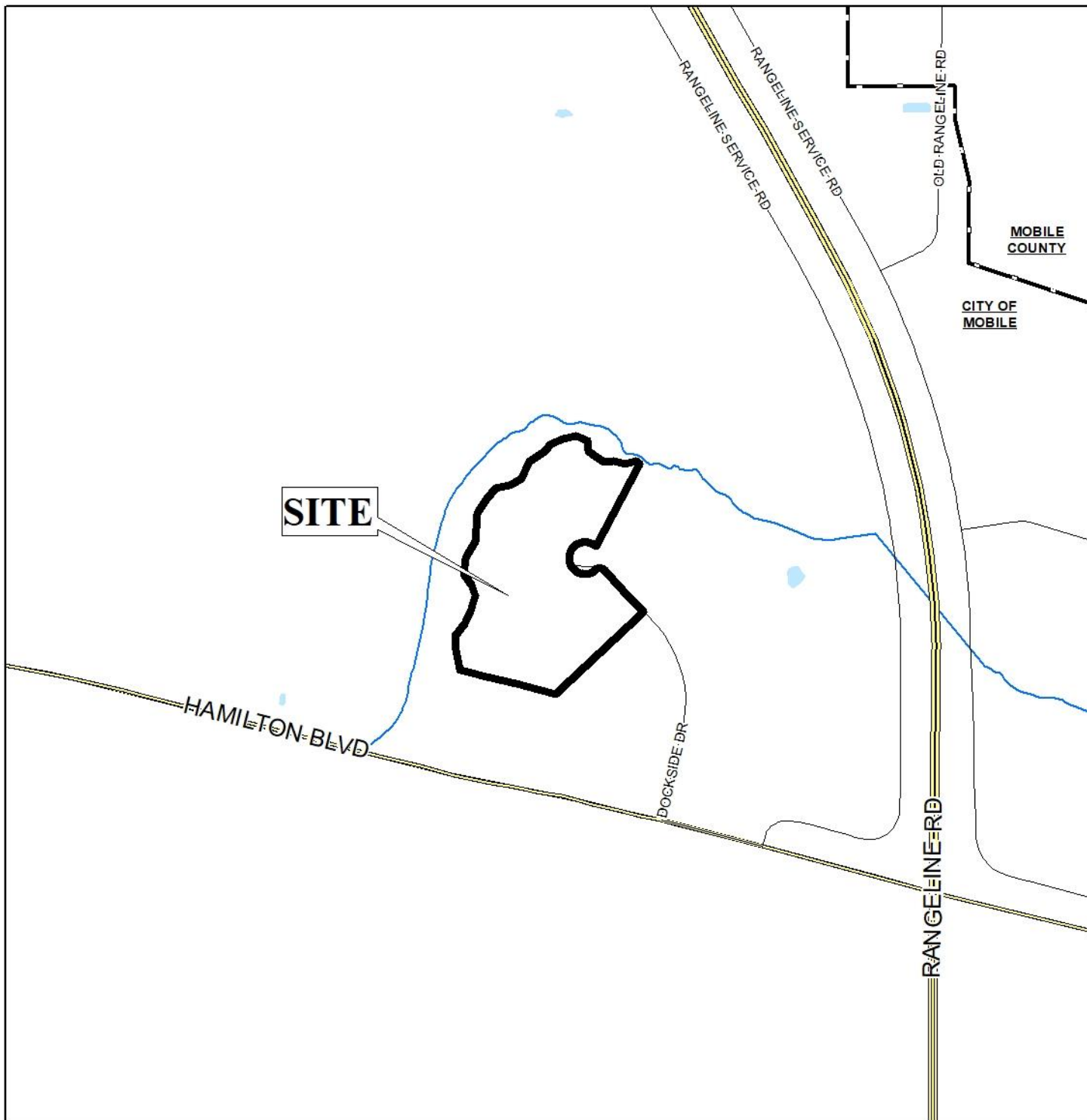
It should be noted that 6520 Dockside Drive (immediately South of the subject site) received a sidewalk waiver approval from the Planning Commission at its February 20, 2014 meeting; however, the site was proposed to be developed with an office trailer at that time, and as such the

approval stipulated that a sidewalk would be required at such time that the site is developed with one or more buildings, including temporary buildings, such as office trailers.

Furthermore, the applicant acknowledges that there is no physical reason as to why a sidewalk cannot be installed. While there may not be a large volume of pedestrians in the area currently, as the majority of properties along Dockside Drive are undeveloped, sidewalks will be required for all properties as they are developed, and sidewalks should be available to the employees of those businesses.

RECOMMENDATION Based upon the preceding, this application for waiver of a sidewalk along Dockside Drive is recommended for Denial.

LOCATOR MAP



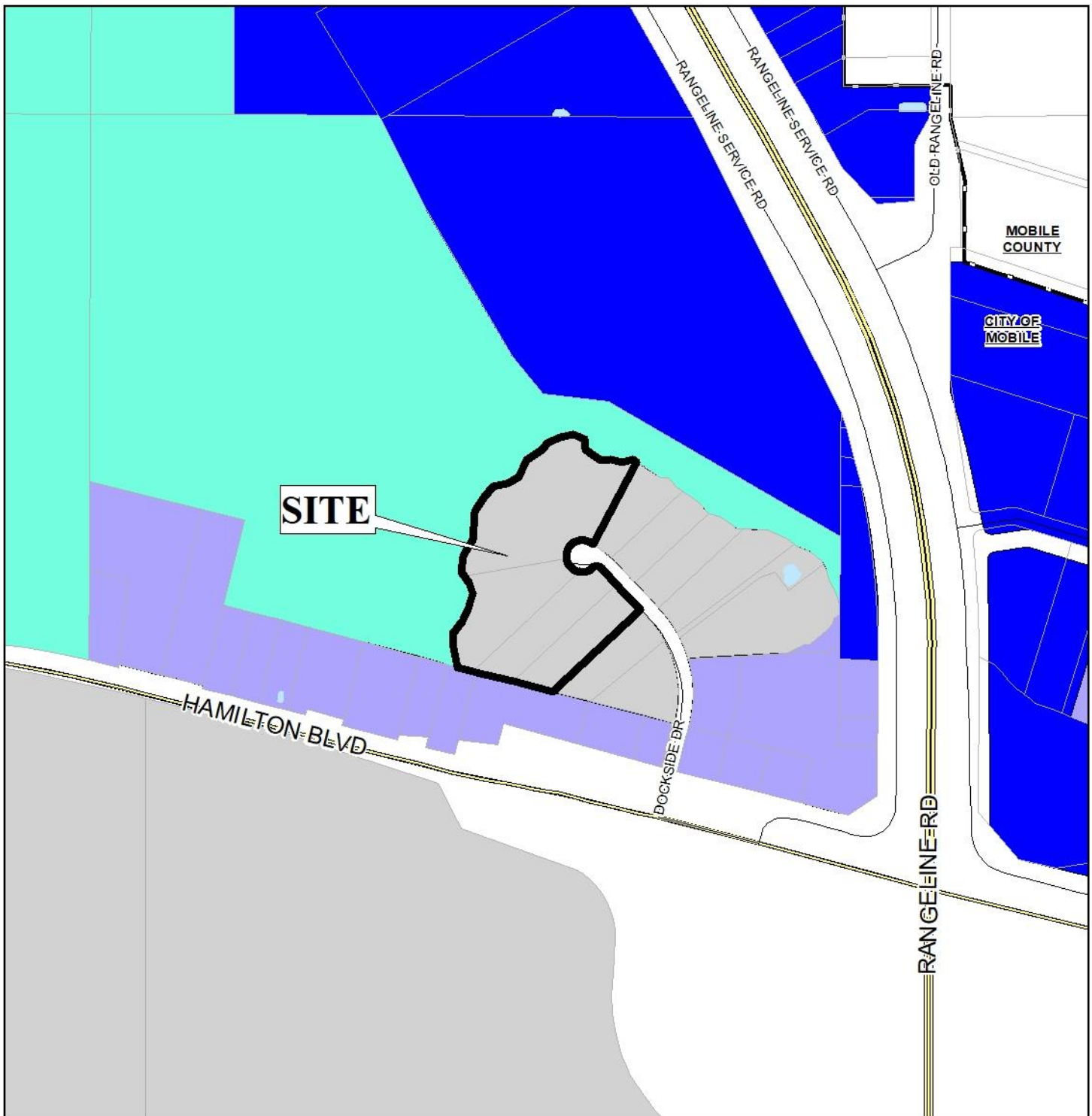
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LOCATOR ZONING MAP



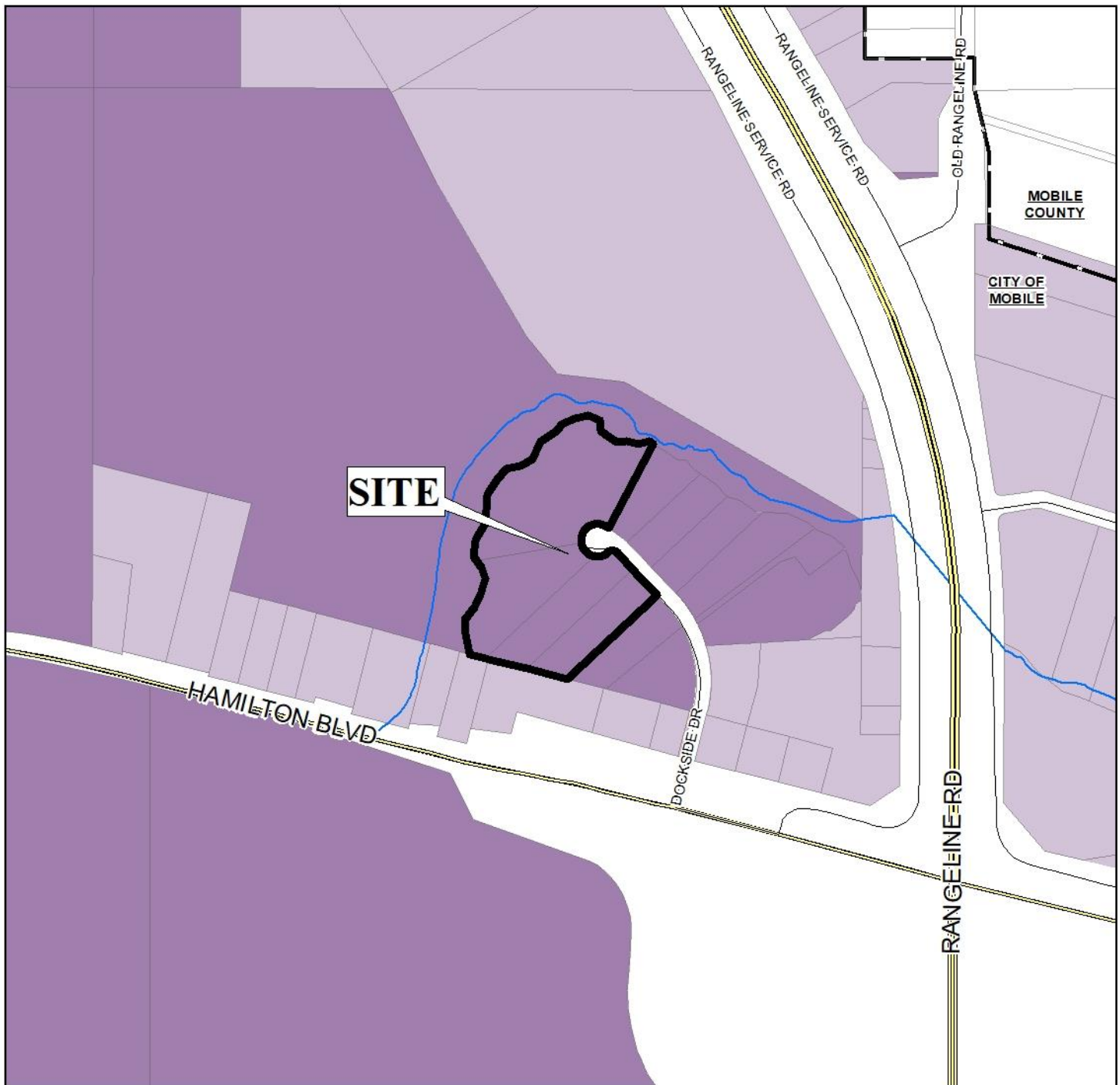
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FLUM LOCATOR MAP



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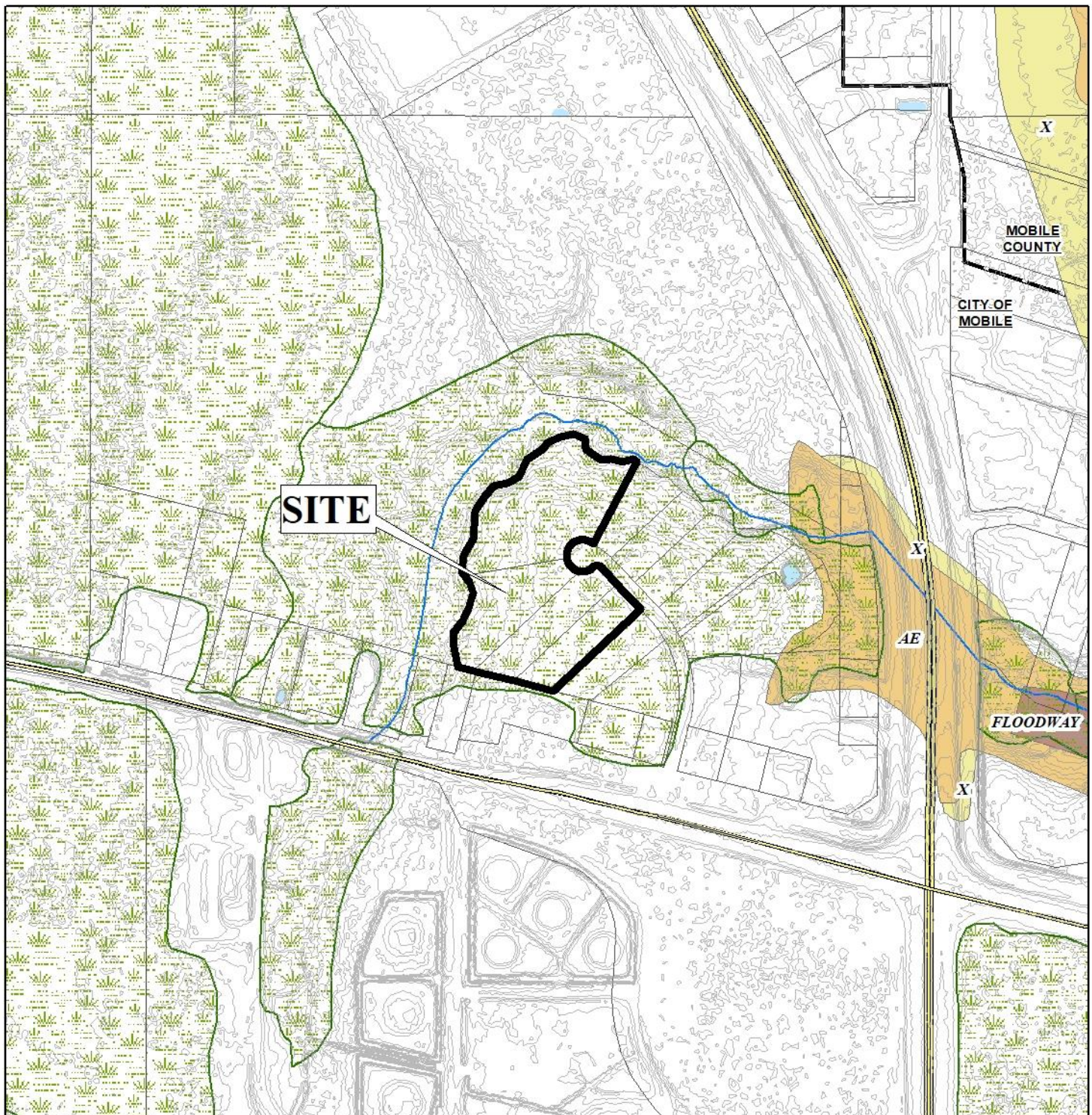
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



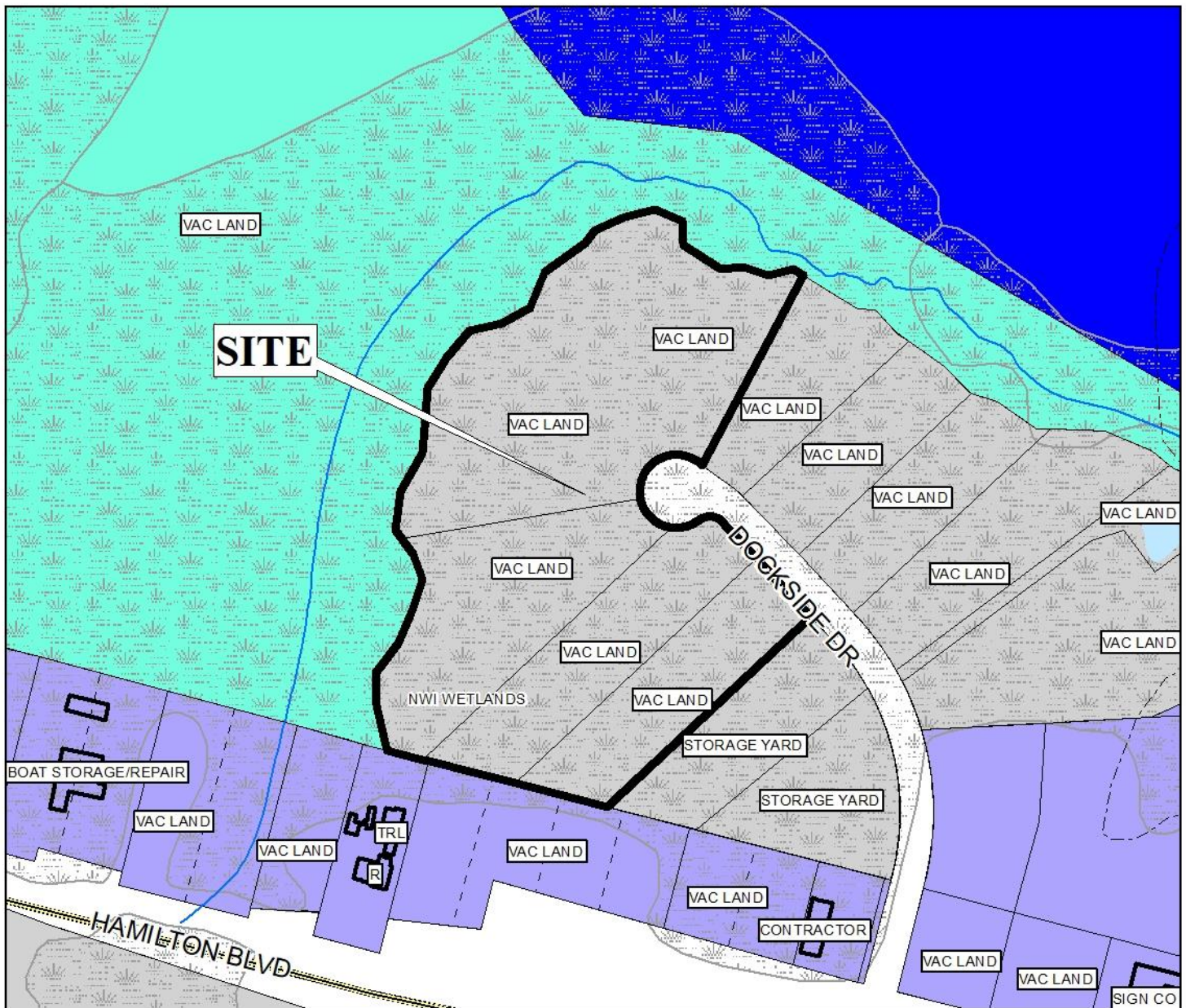
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by vacant lands, storage yards, and a residence to the south.

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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 vacant lands, storage yards, and a residence to the south.

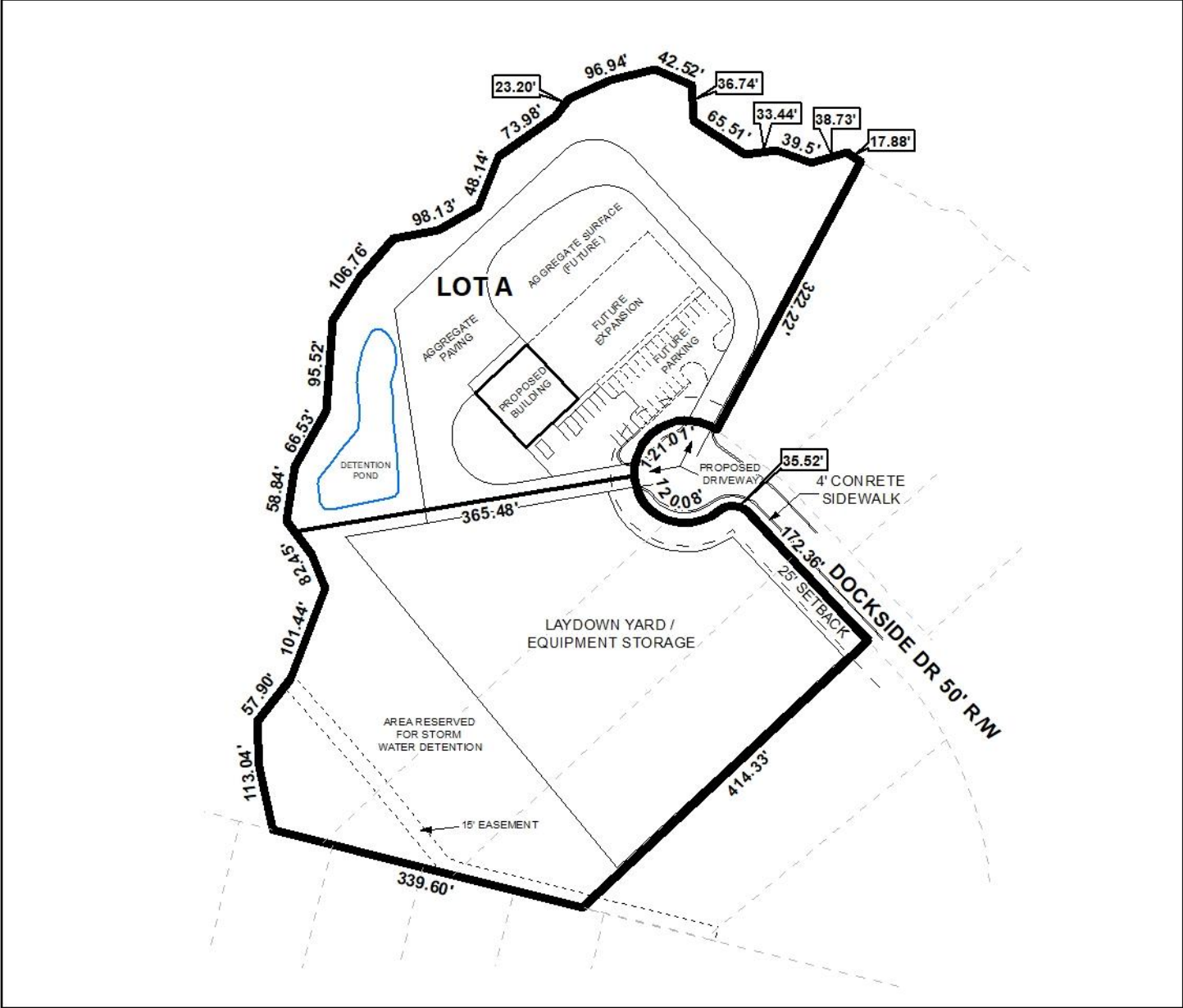
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SITE PLAN

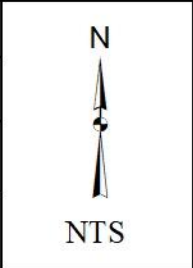


The site plan illustrates proposed building and storage area.

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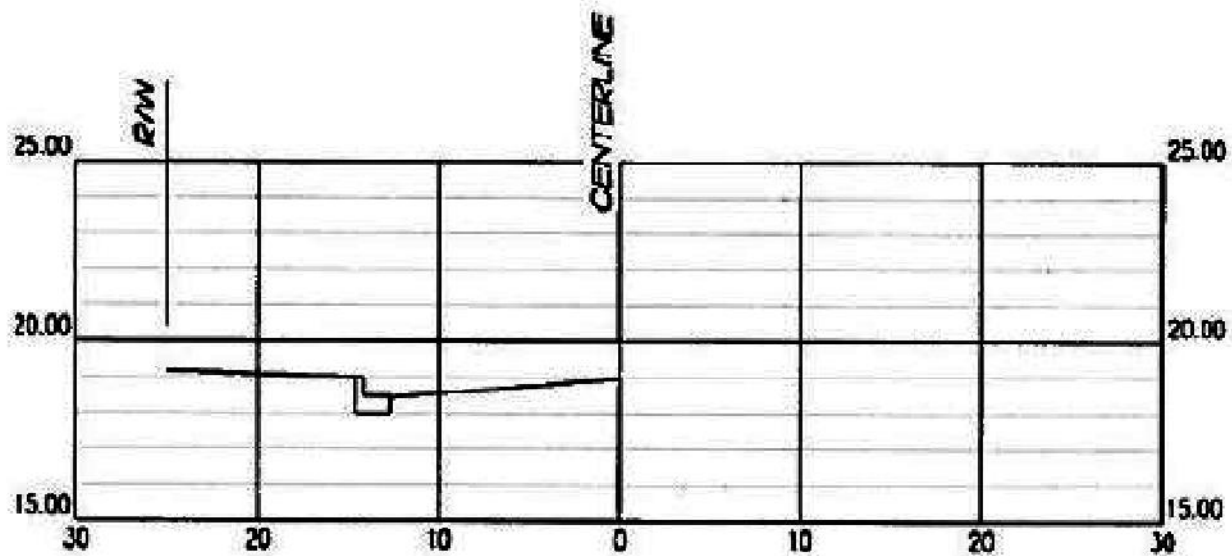
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NTS

DETAIL SITE PLAN



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