

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: August 5, 2021****NAME**

St. Paul's Episcopal School

**LOCATION**161 Dogwood Lane  
(Area bounded by Old Shell Road, Dogwood Lane, Loyolla Lane and Provident Lane).**PRESENT ZONING**

R-1, Single-Family Residential District

**ENGINEERING  
COMMENTS**

1. Due to some above ground utility lines (poles and guy wires) and trees (oak and crepe myrtle) along the eastern portion it does not appear viable for a sidewalk without first relocating these items.
2. The topography of the site would allow for construction of a sidewalk once the utilities and trees are relocated or removed.

**TRAFFIC ENGINEERING****COMMENTS**

The City has been working in partnership with the Village of Spring Hill to install sidewalks in the immediate vicinity of St. Paul's along Old Shell Road.

**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 a portion of Provident Lane.

The site has been given Institutional (INS) 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 designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

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:

*St. Paul's Episcopal School is requesting that the City of Mobile Planning Commission not require our institution to install sidewalks along the portion of Provident Lane between Loyola and Old Shell Rd. This strip of roadway is our current carpool line for drop-off and pickup twice a day. It is not an area that we have designated as a walking path for our students during any part of the day. There is a sidewalk along the adjacent block on Dogwood Lane between Loyola and Old Shell Rd. in which we direct our students to utilize when walking to and from home and classes during the school day. This new sidewalk would create great safety concerns for the administration of the school as it could invite students to deviate from our current carpool protocols.*

*While safety of the St. Paul's community is our number one priority, the cost associated with this project was not planned and included in our budget initially. As a private institution the additional expense will have a negative financial impact on our operational budget.*

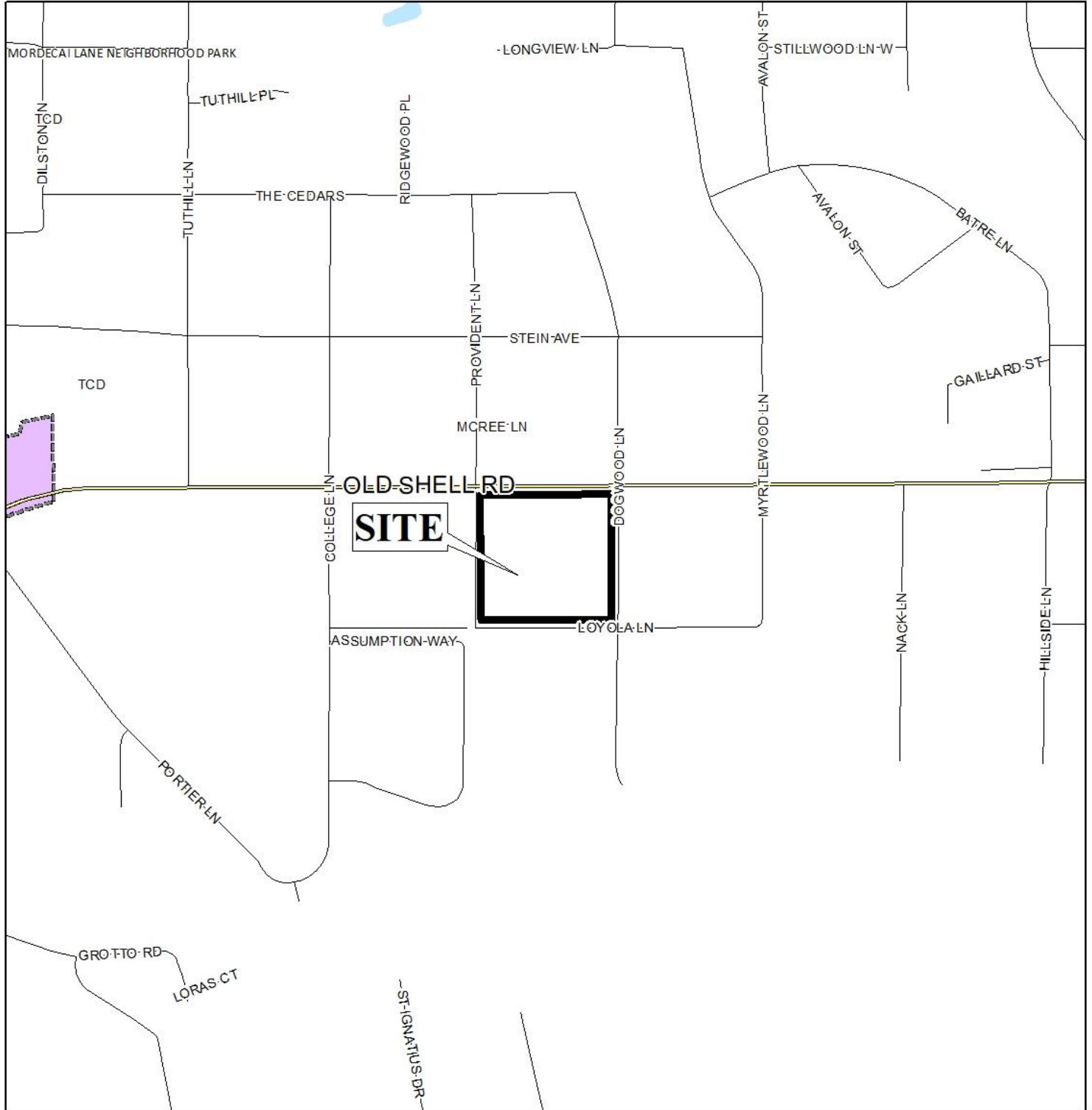
It should be pointed out that the Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities.

The subject site received Subdivision, Planned Unit Development, and Planning Approval approvals at the Commission's May 20<sup>th</sup> meeting. An Engineering Department approval condition for the subdivision was *"Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved"*. Sidewalks currently exist along three of the four bordering streets. The applicant now seeks a waiver for the requirement of construction of a sidewalk along a portion of Provident Lane.

As per the Engineering comments, sidewalk installation could be achieved with the relocation/removal of some above ground utility lines and trees. Moreover, the purpose of sidewalks is to serve the surrounding neighborhood; not just the adjoining property owner.

**RECOMMENDATION** Based upon the preceding, this application for waiver of a sidewalk along a portion of Provident Lane is recommended for denial

# LOCATOR MAP



APPLICATION NUMBER 8 DATE August 5, 2021

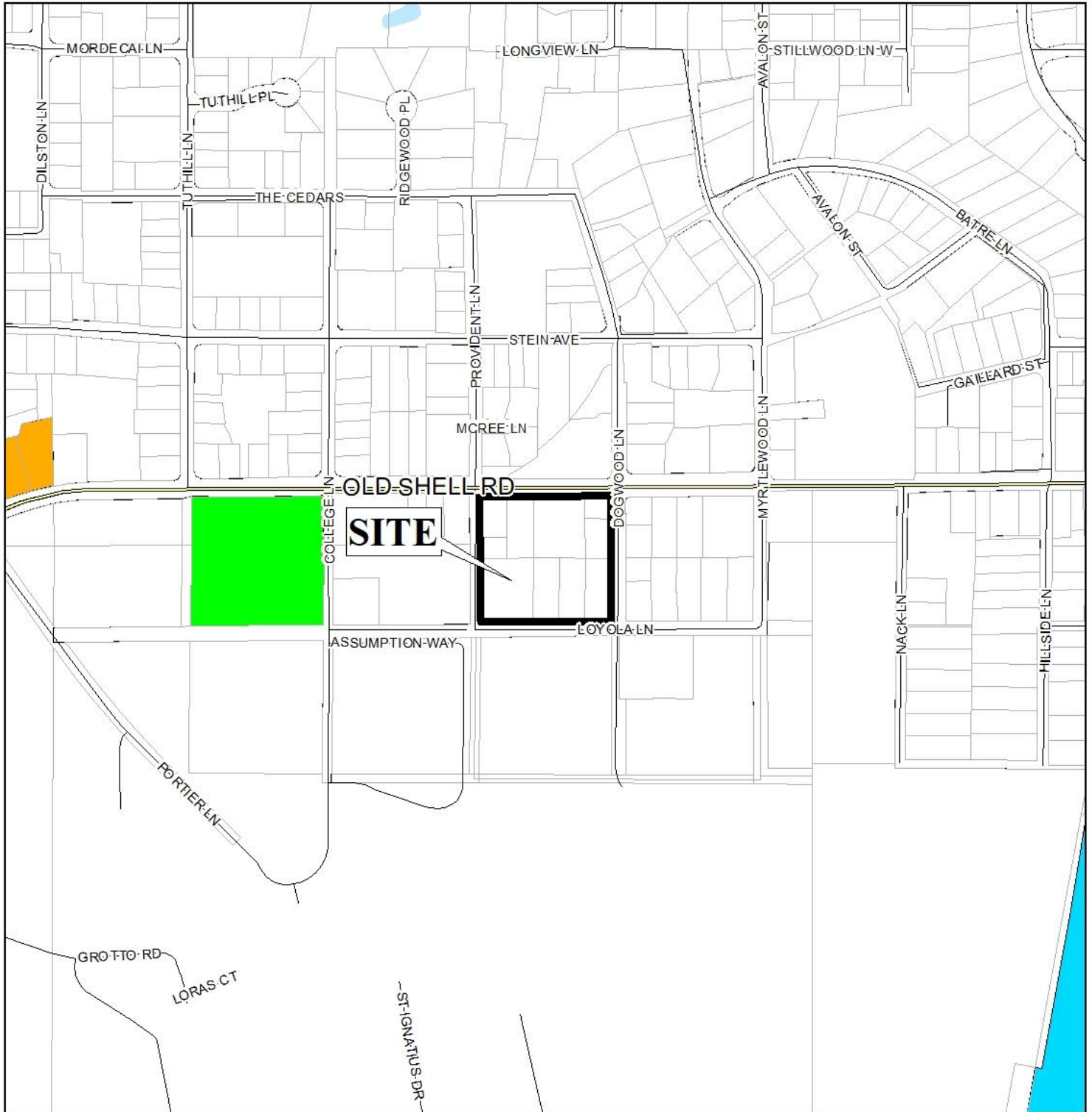
APPLICANT St. Paul's Episcopal School

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# LOCATOR ZONING MAP



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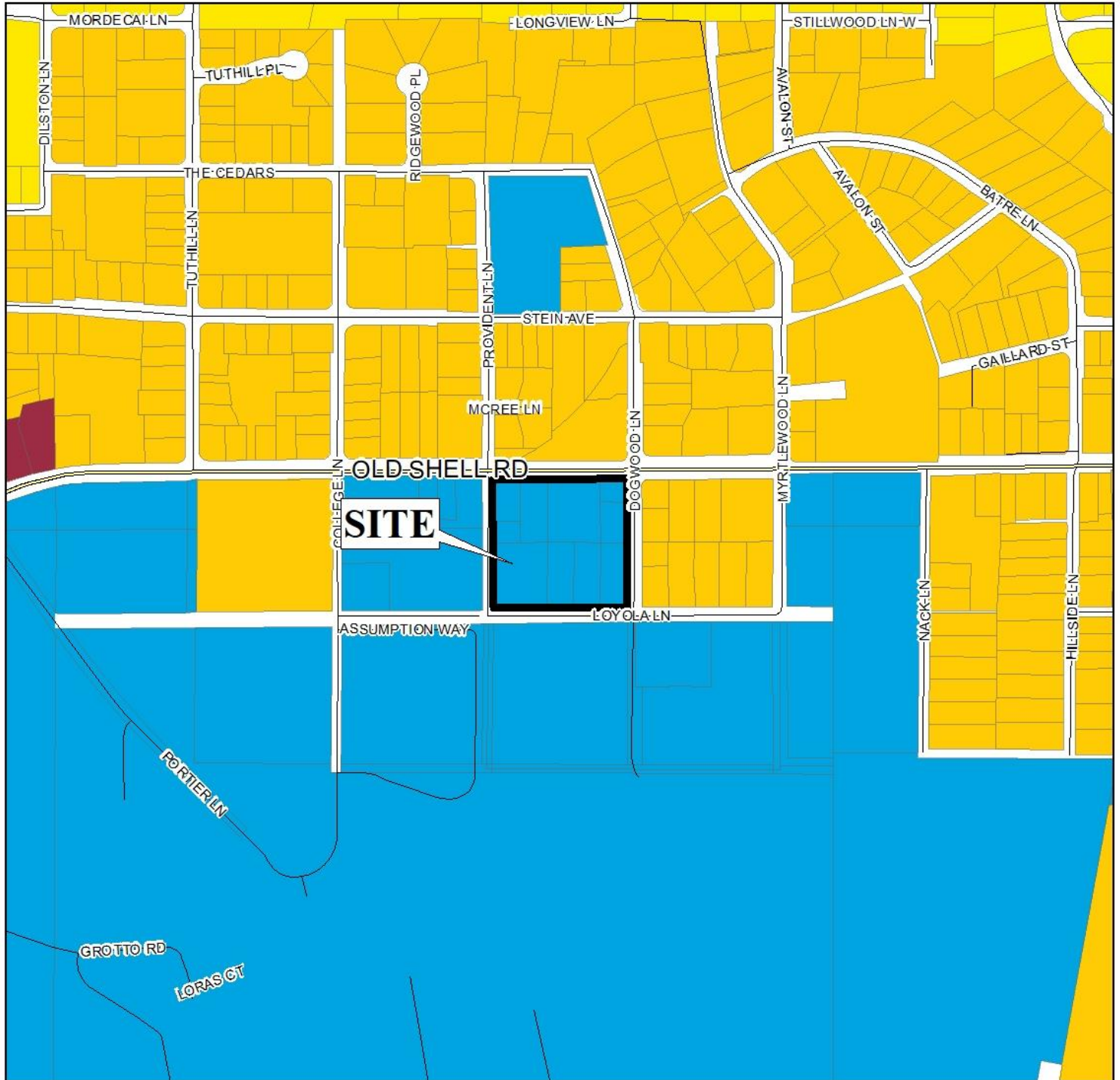
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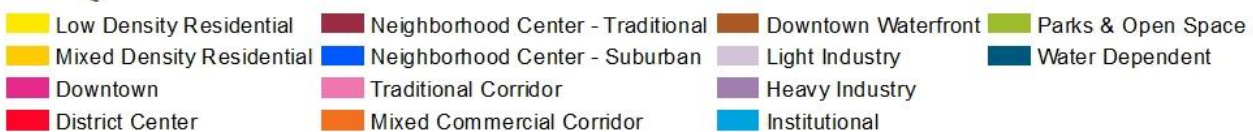
# FLUM LOCATOR MAP



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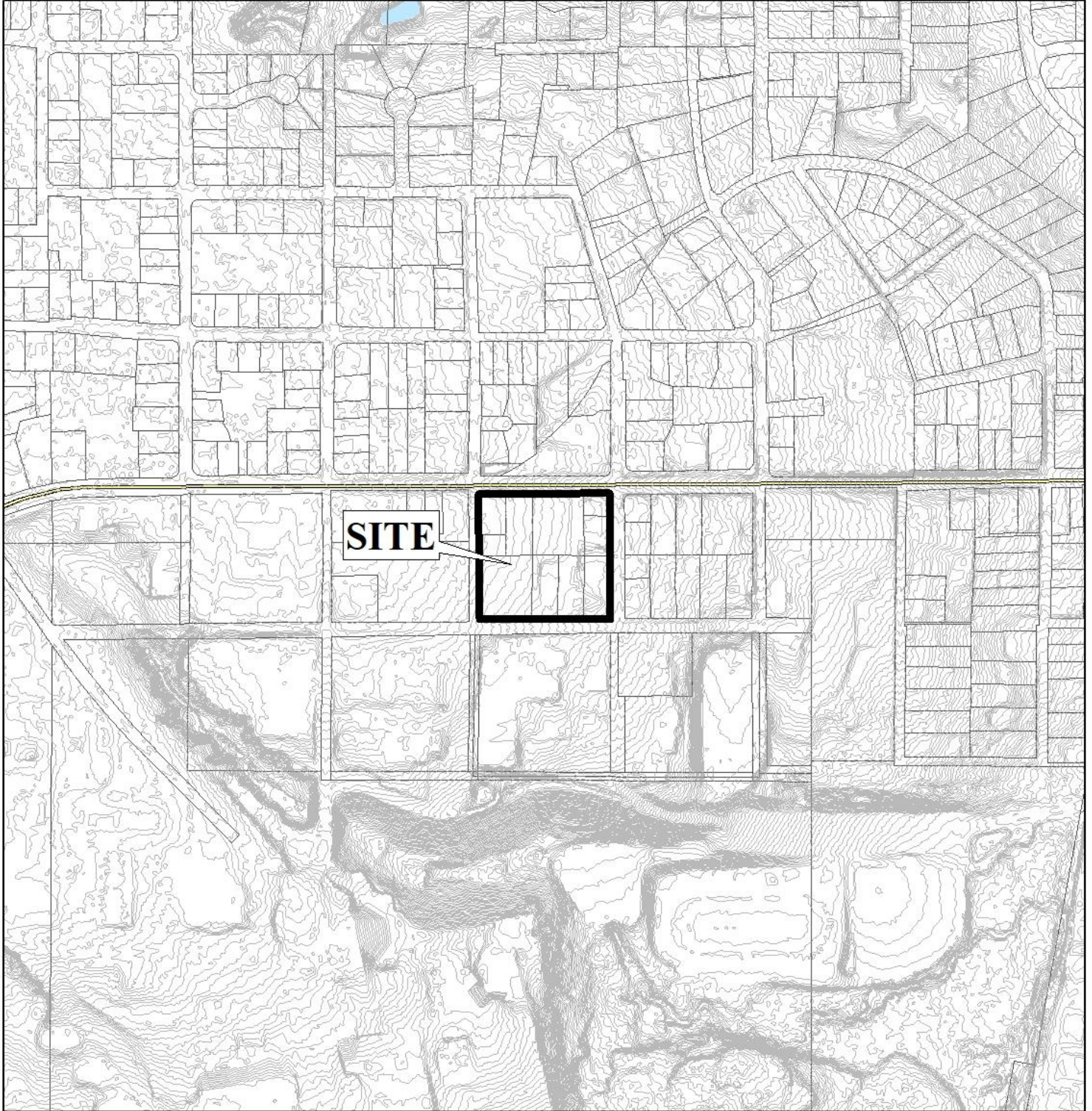
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# ENVIRONMENTAL LOCATOR MAP



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by school buildings, dormitories, and residential units.

APPLICATION NUMBER 8 DATE August 5, 2021

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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 school buildings, dormitories, and residential units.

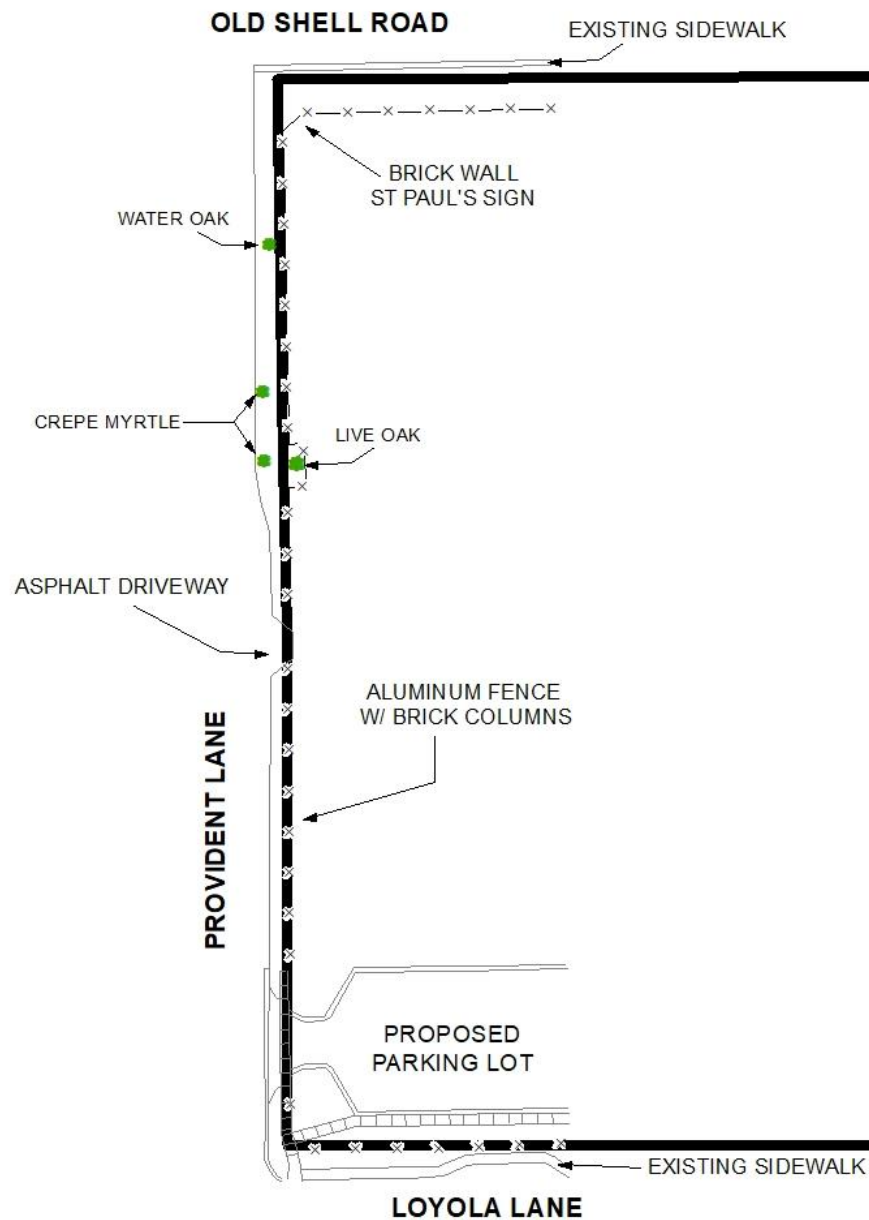
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# SITE PLAN



The site plan illustrates existing fencing, sidewalk and right of ways, as well as a parking area that is under construction.

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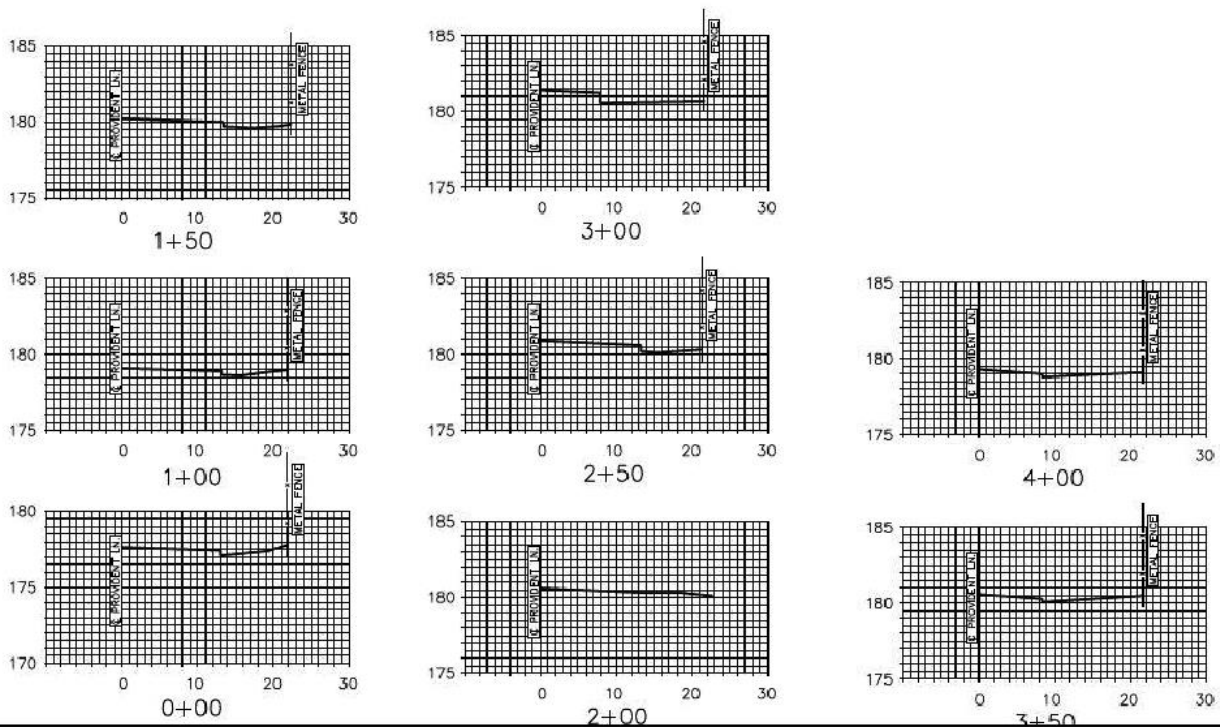
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# DETAIL SITE PLAN



CROSS SECTIONS

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