

**SIDEWALK WAIVER
REQUEST STAFF REPORT**

Date: November 20, 2014

NAME Adnan Al-Sadek

LOCATION West side of Schillinger Road, 320'± North of Zeigler Boulevard.

PRESENT ZONING Not a applicable. (In the Planning Jurisdiction)

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.

TRAFFIC ENGINEERING

COMMENTS The site is approximately 300' from Zeigler Blvd. There are two proposed widening projects along Zeigler Blvd currently in design. The City project is from Schillinger Road east to Cody Road and will include sidewalks and bike lanes. There is no definitive schedule for the construction.

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 61-929 and City Code Chapters 57 and 64).

REMARKS

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

The development is located within the County; however, the right-of-way for Schillinger Road North is located within the city limits of Mobile. The applicant is proposing to make improvements to the site and within the City right-of-way, and is required to provide a sidewalk or submit a sidewalk waiver application, thus the reason for this application.

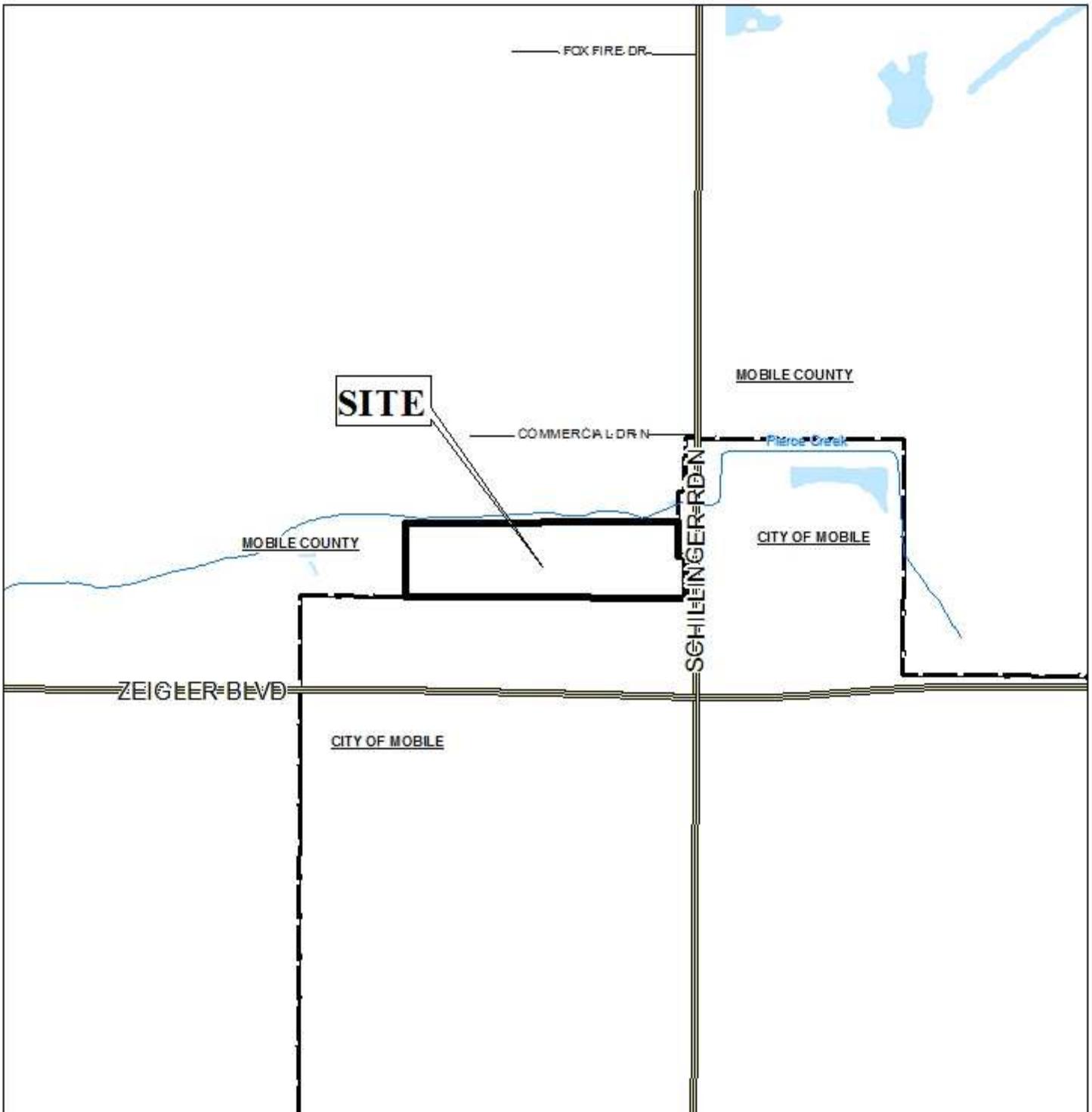
City of Mobile GIS data shows that there do not appear to be any sidewalks within at least 3 miles of the site along Schillinger Road North, in both directions. However, while the site itself is outside of the City limits, and there are presently no sidewalks within the area, Engineering has stated that there is sufficient room within the ROW or within the property for the construction of a sidewalk.

Traffic Engineering has also stated that that there are two proposed widening projects along Zeigler Bouelevard currently in design. This site is approximately 300' from Zeigler Boulevard, and the proposed City project will be from Schillinger Road east to Cody Road and will include sidewalks and bike lanes.

It should also 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. A waiver of the sidewalk, as requested, will limit accessibility for pedestrians, transit riders and cyclists.

RECOMMENDATION Based on the preceding, it is recommended that this sidewalk waiver request along Schillinger Road North be denied.

LOCATOR MAP



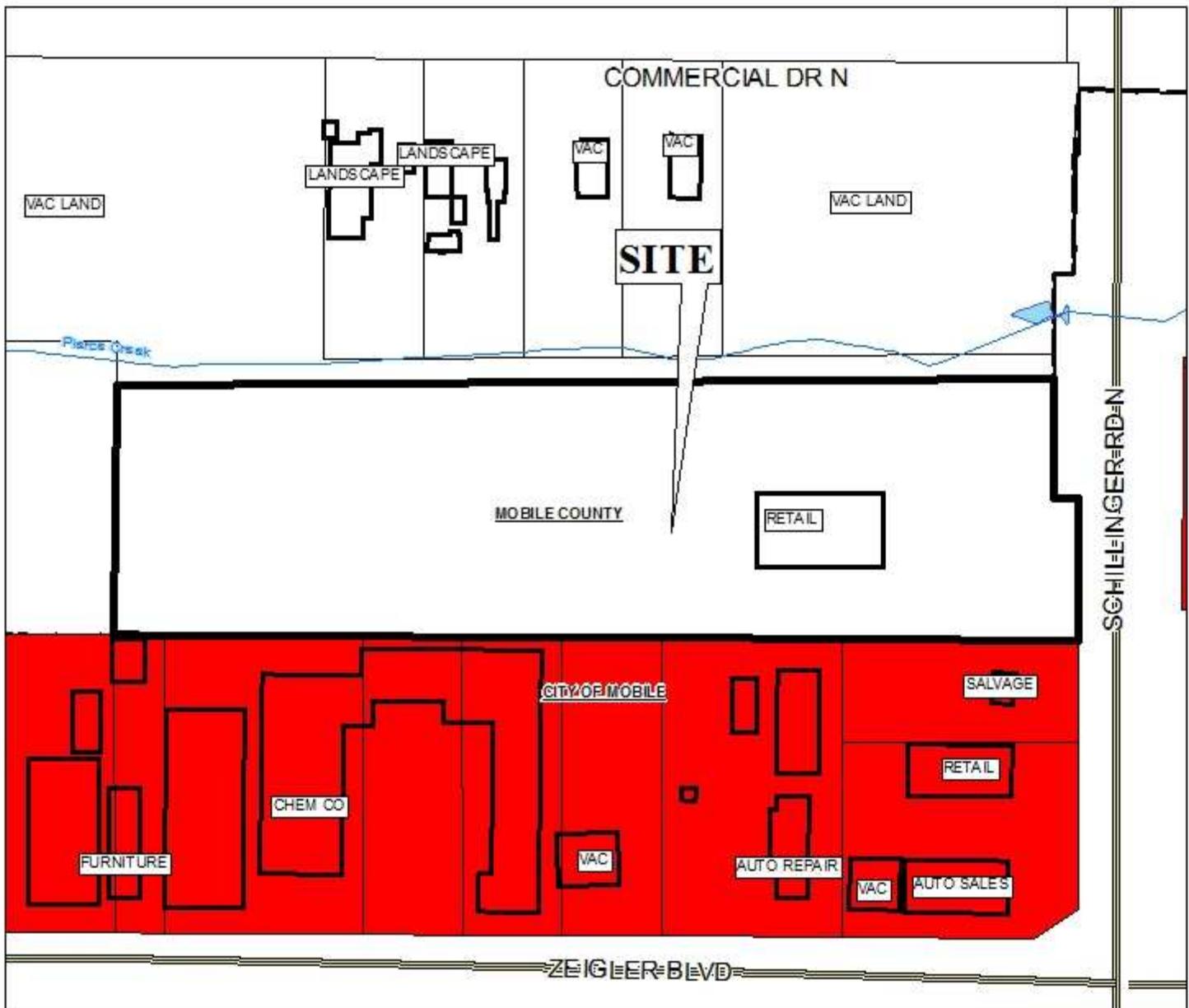
APPLICATION NUMBER 9 DATE November 20, 2014

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial 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 ZONING



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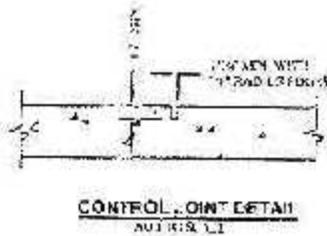
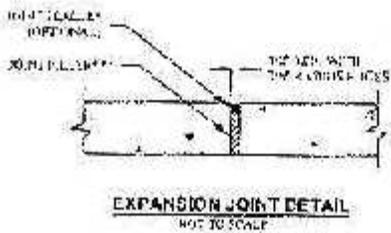
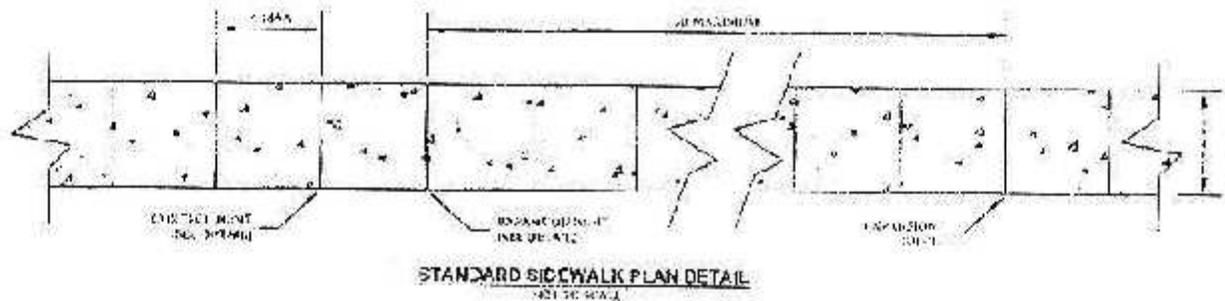
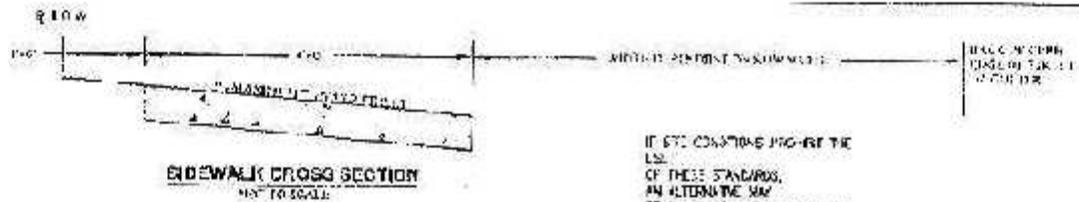
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DETAIL SITE PLAN



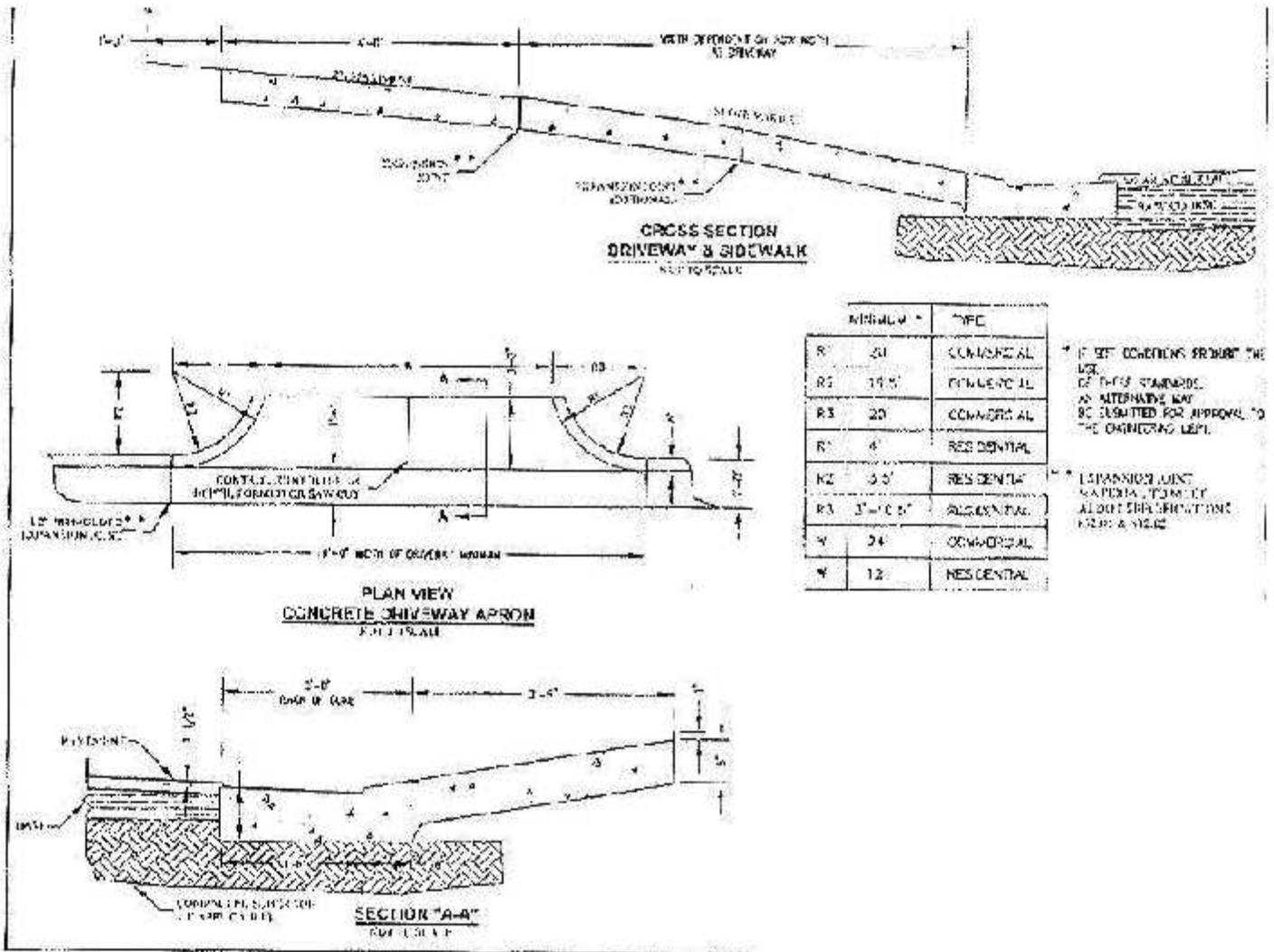
EXPANSION JOINT FILLER SHALL BE FLUSH WITH SIDEWALK SURFACE WHEN JOINT SEALER IS USED

EXPANSION JOINT MATERIALS TO BE USED AS SPECIFICATIONS ARE SHOWN

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