

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: September 6, 2012****NAME**

Gresham, Smith and Partners

LOCATION7460 Airport Boulevard
(North side of Airport Boulevard, 405'± West of Border
Circle West)**PRESENT ZONING**

B-3, Community Business District

**ENGINEERING
COMMENTS**It appears that there is sufficient room within the ROW or
within the property for construction of a sidewalk.**TRAFFICENGINEERING
COMMENTS**

No Comment

**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 Airport Boulevard. The applicant states that the existing grade and utility
conflicts prevent sidewalk construction. The applicant is widening Airport Boulevard in front of
the site in order to add a new turn lane along the majority of the property frontage, and therefore
claims adequate space for the sidewalk is an issue.

It should be noted that the proposed sidewalk is required for the commercial development
(Academy Sports) only at this time, as the construction of this retail store is ongoing. However,
the applicant submitted the sidewalk waiver for the entire approved Planned Unit Development
(Westgate Pavillion), which is approximately 877± feet and not the entire 1,452± feet of the
Westgate Pavillion Subdivision.

The sidewalk waiver site is located in a commercial area. While there are no sidewalks in the
area, this site was annexed in September 2007, and, as such, there have been no previous
Sidewalk Waiver requests to Planning Commission in the immediate vicinity. The nearest bus
route ends approximately one mile (by foot) from the location at this time. There are residential
areas directly to the rear of the Airport Boulevard corridor from the site and several apartment
facilities within walking distance from the site.

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, future transit riders,
motorists, commercial and emergency vehicles, and for people of all ages and abilities. A waiver

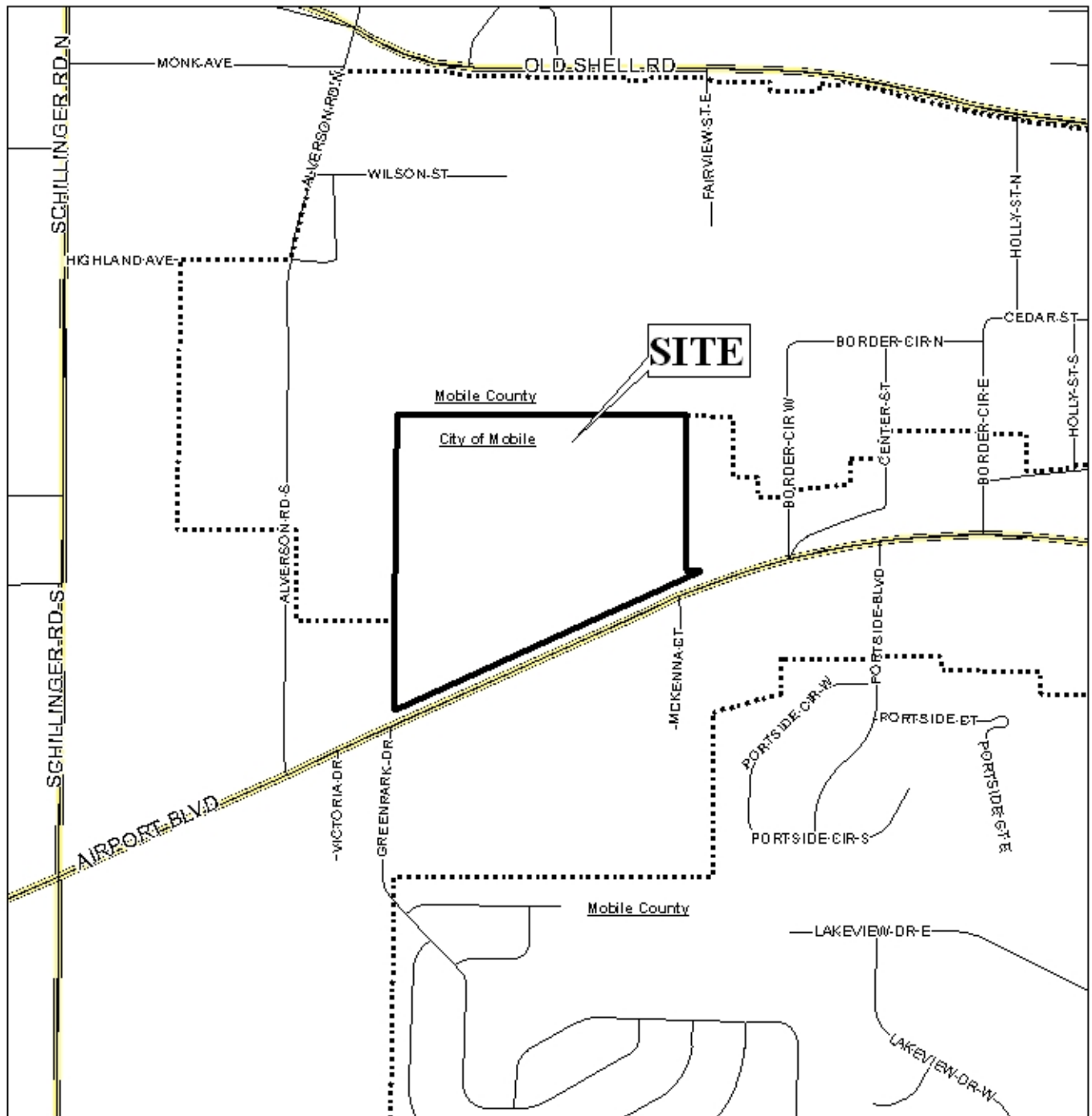
of the sidewalks, as requested, will limit accessibility for pedestrians, possibly future transit riders and cyclists.

City of Mobile Engineering has commented that it appears that there is sufficient room within the ROW or within the property for construction of a sidewalk and there is no engineering reason as to why the sidewalk cannot be constructed.

RECOMMENDATION

Based upon the preceding, this application for waiver of the construction of sidewalks along Airport Boulevard is recommended for denial.

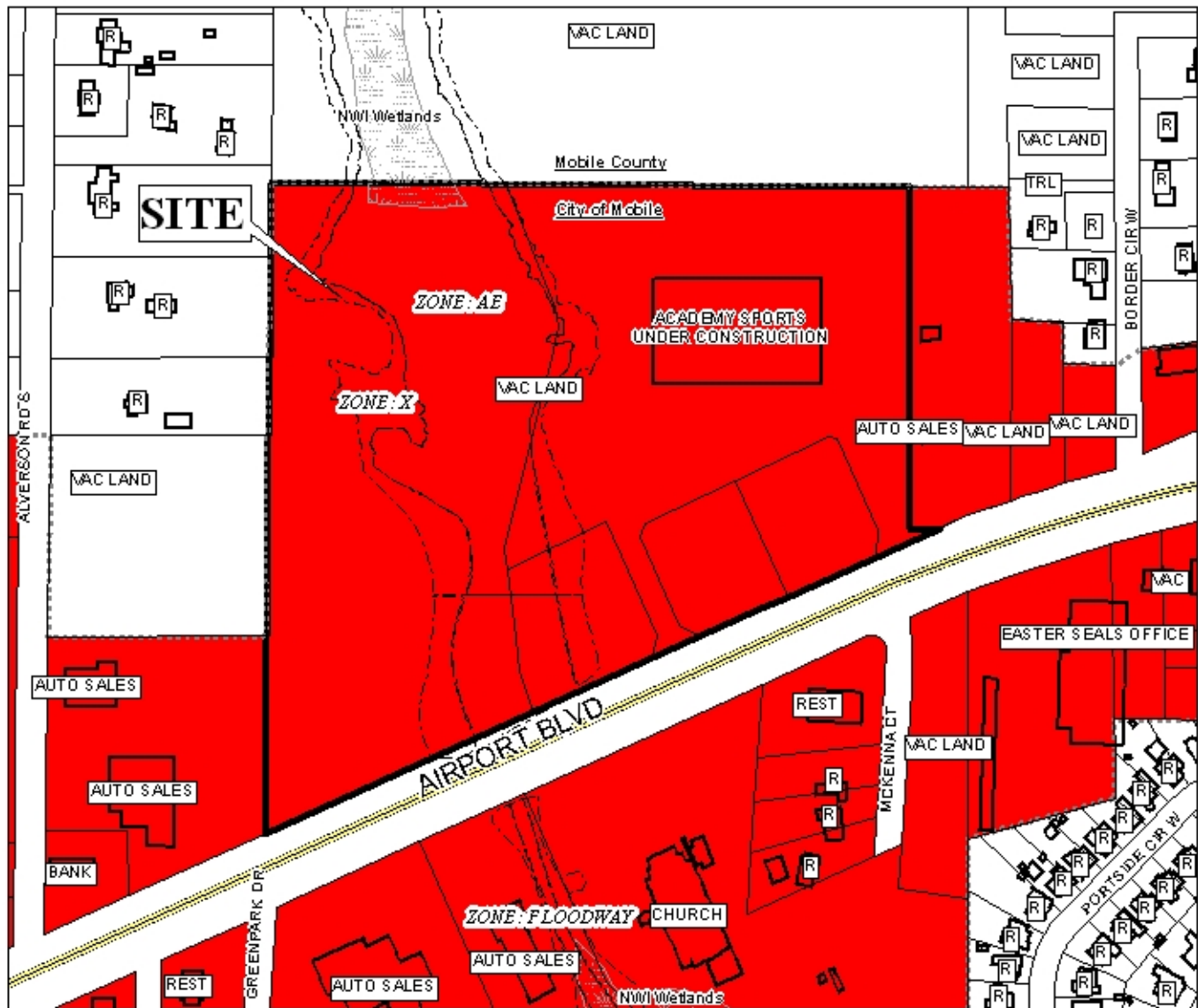
LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use.
Residential land use is located to the west of the site.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

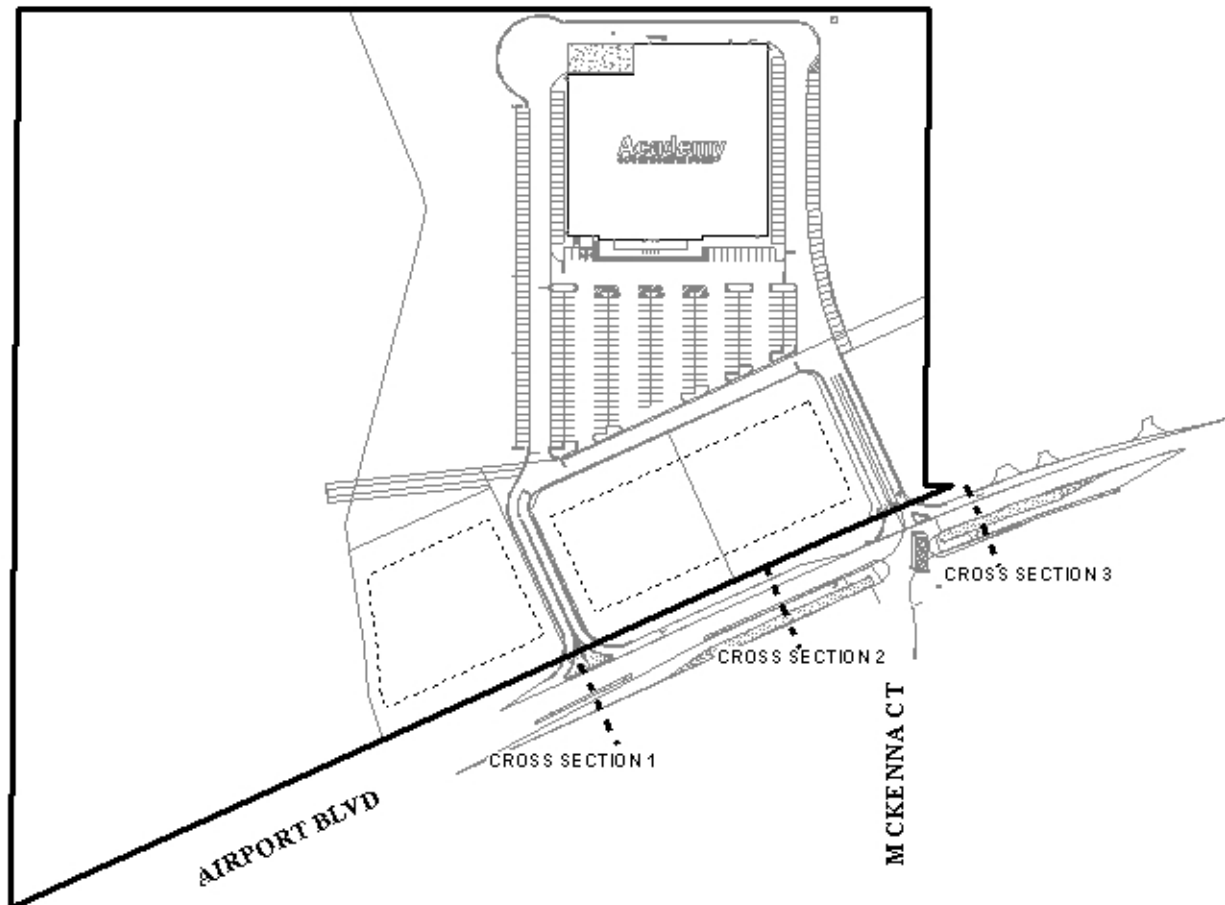


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SITE PLAN

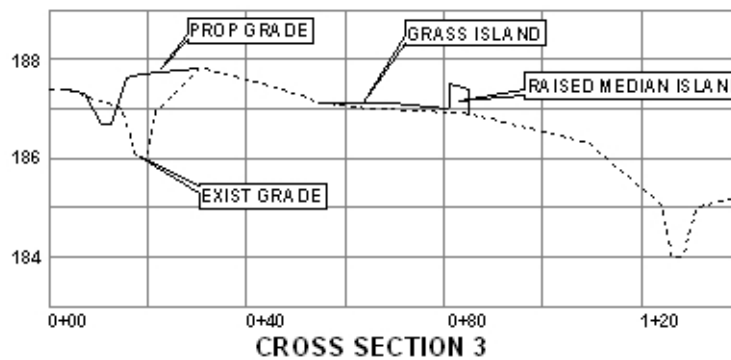
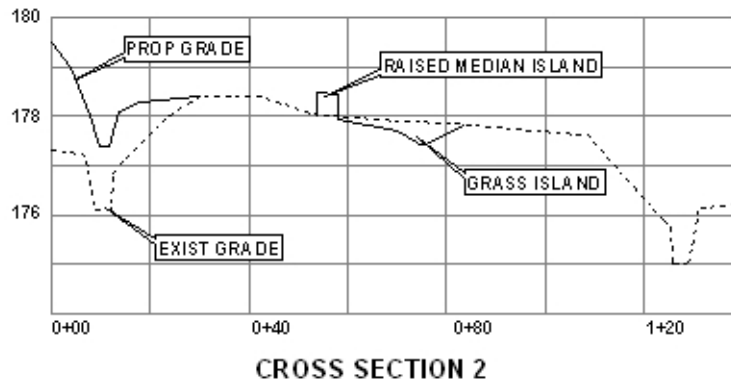
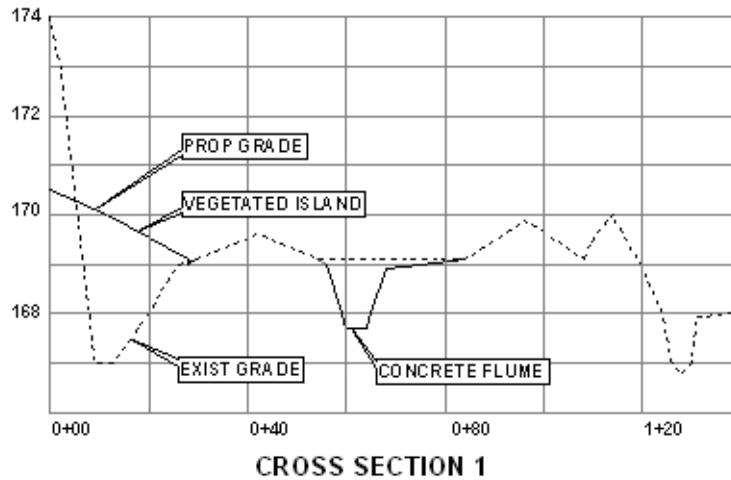


The site plan illustrates the proposed development and cross section locations.

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DETAIL SITE PLAN



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