

**SIDEWALK WAIVER
REQUEST STAFF REPORT****Date: November 20, 2008****NAME**

Mobile Hotel Partners

LOCATION

Northwest corner of West I-65 Service Road South and Pleasant Valley Road.

PRESENT ZONING

B-3, Community Business District

**ENGINEERING
COMMENTS**

Recommend approval due to conflict with open drainage ditch.

**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 of the sidewalk construction requirements along both West I-65 Service Road South and Pleasant Valley Road. The applicant states that there are currently no other sidewalks located in the area.

After review by staff, the City of Mobile GIS shows that the closest sidewalk to this location is approximately 180' to the Southeast along Cottage Hill Road. However, as the area develops, there may be a need in the future for more sidewalks due to pedestrians walking to nearby commercial locations. While the absence of other sidewalks in the area is not justification enough for a waiver, and no cross section was provided to staff, it appears from the pictures submitted that there is a ditch located along all street frontages that prevents the construction of a sidewalk.

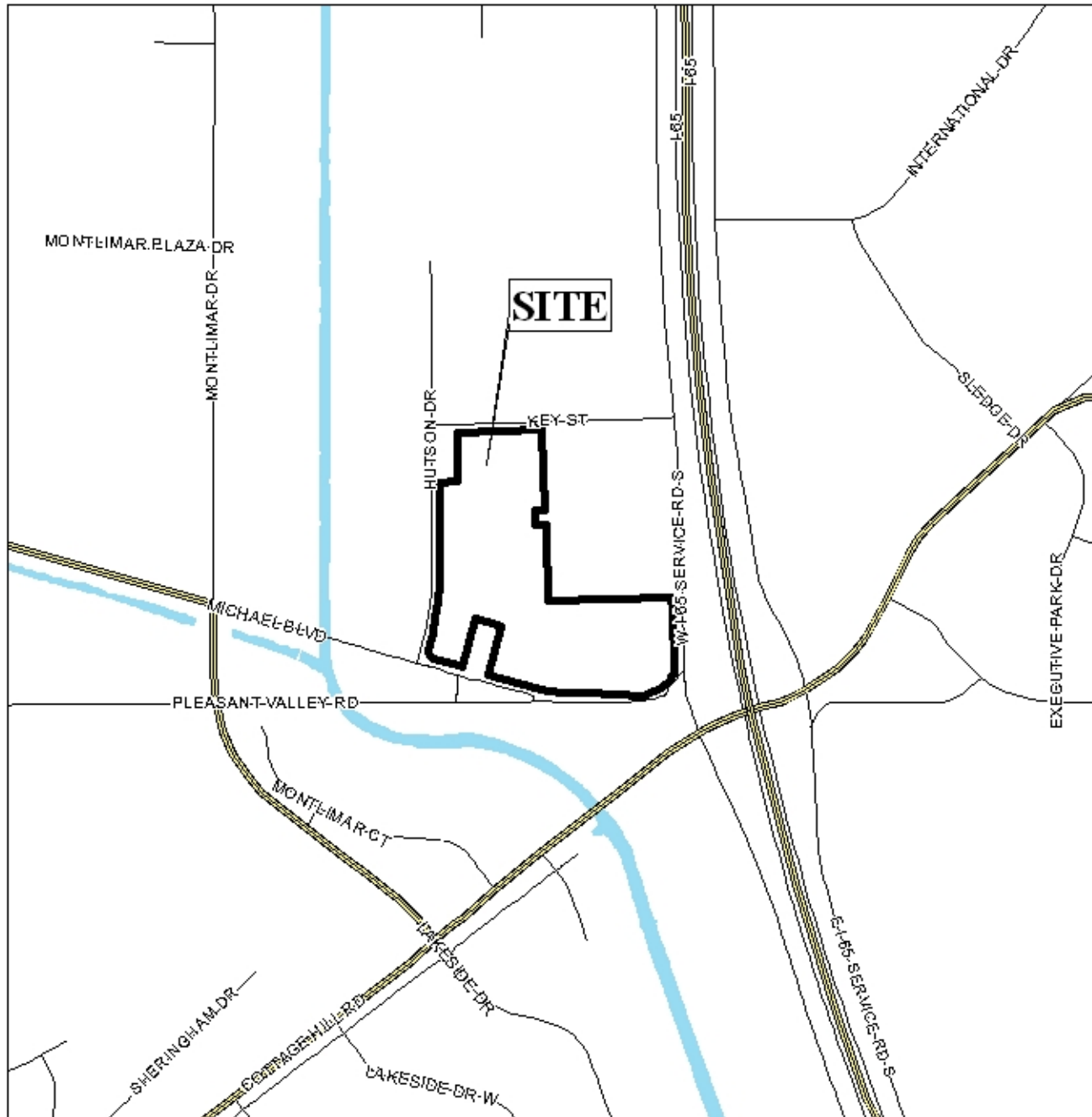
It should also be noted that it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable. In this instance, City Engineering has determined that a City standard sidewalk is not constructible at this location.

RECOMMENDATION

waiver application be approved.

Based on the preceding, it is recommended that this sidewalk

LOCATOR MAP



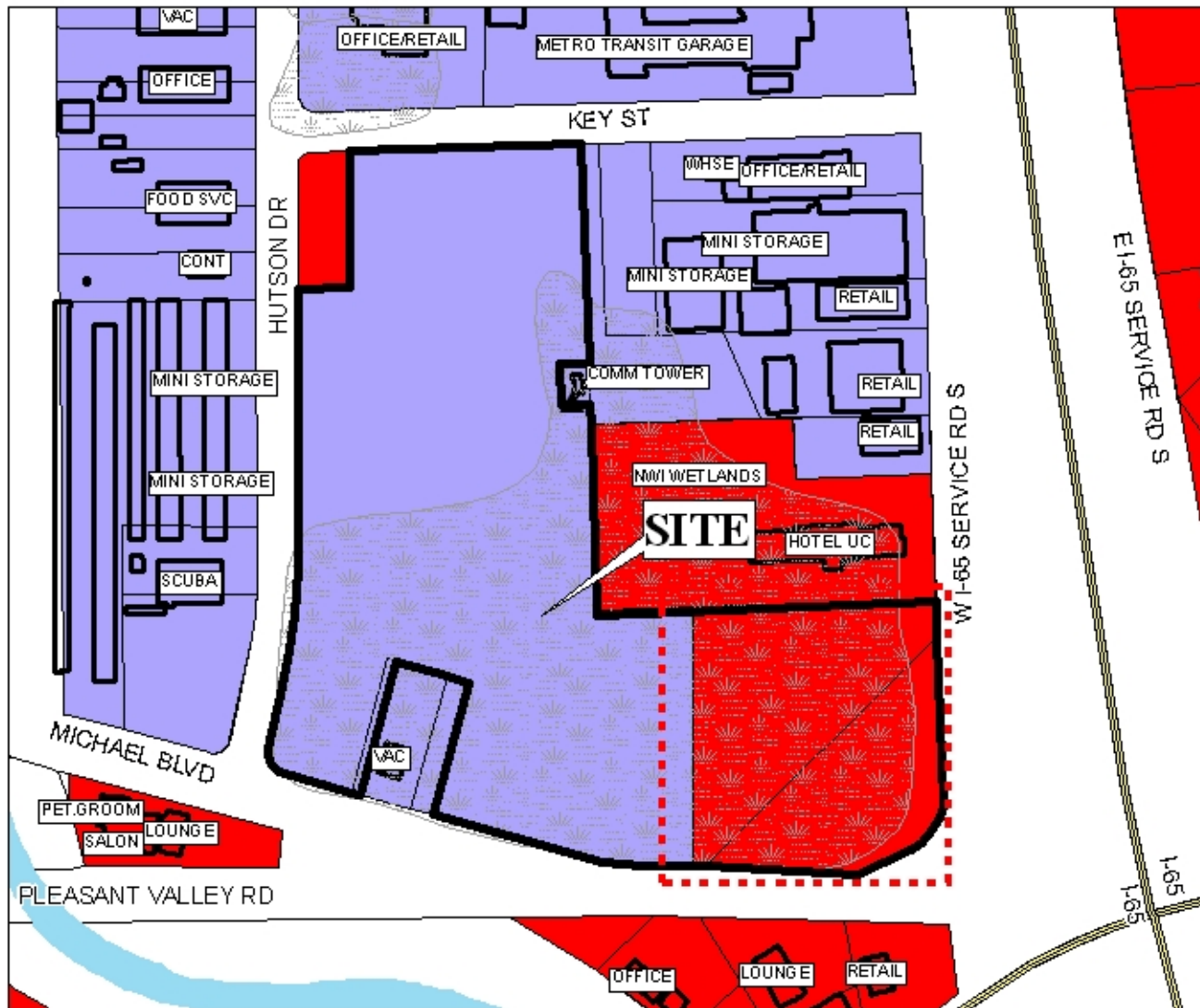
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

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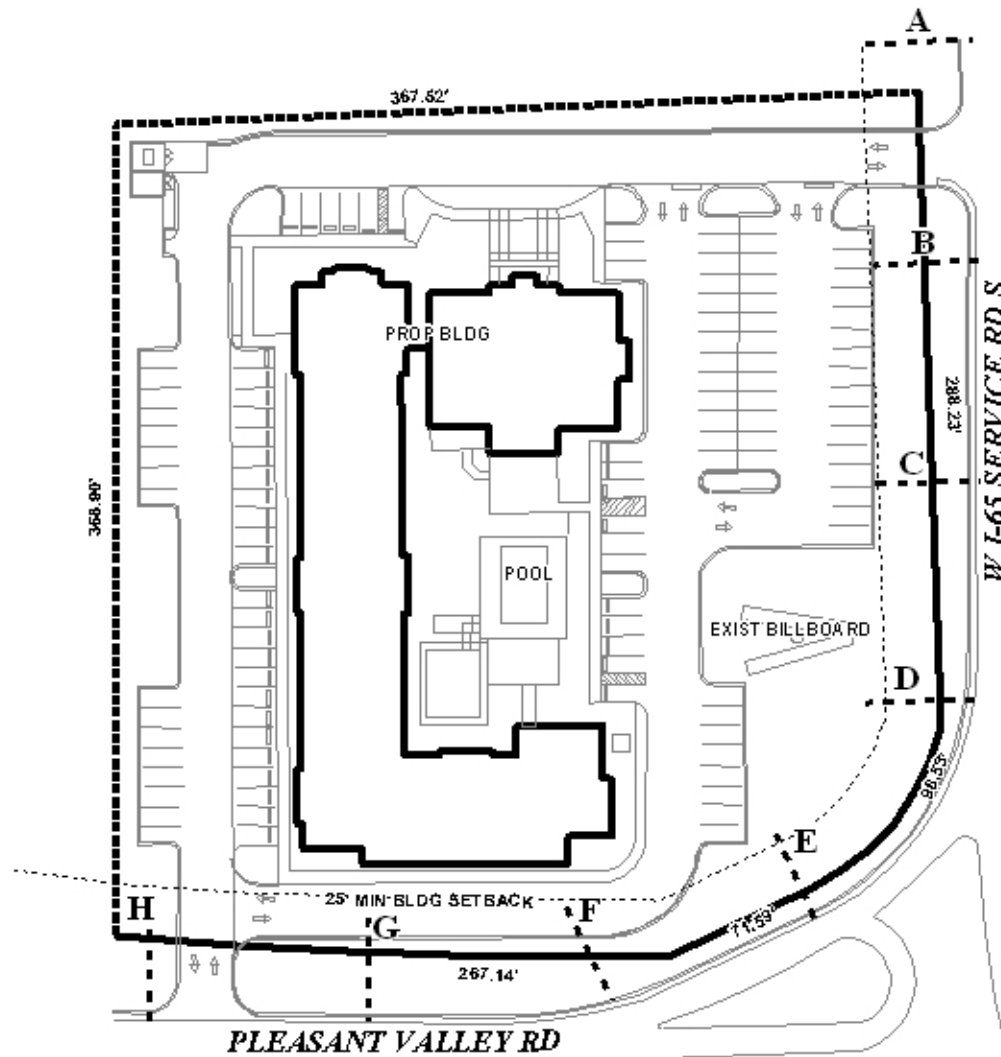
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LEGEND

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	NTS
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SITE PLAN



The site plan illustrates the proposed development

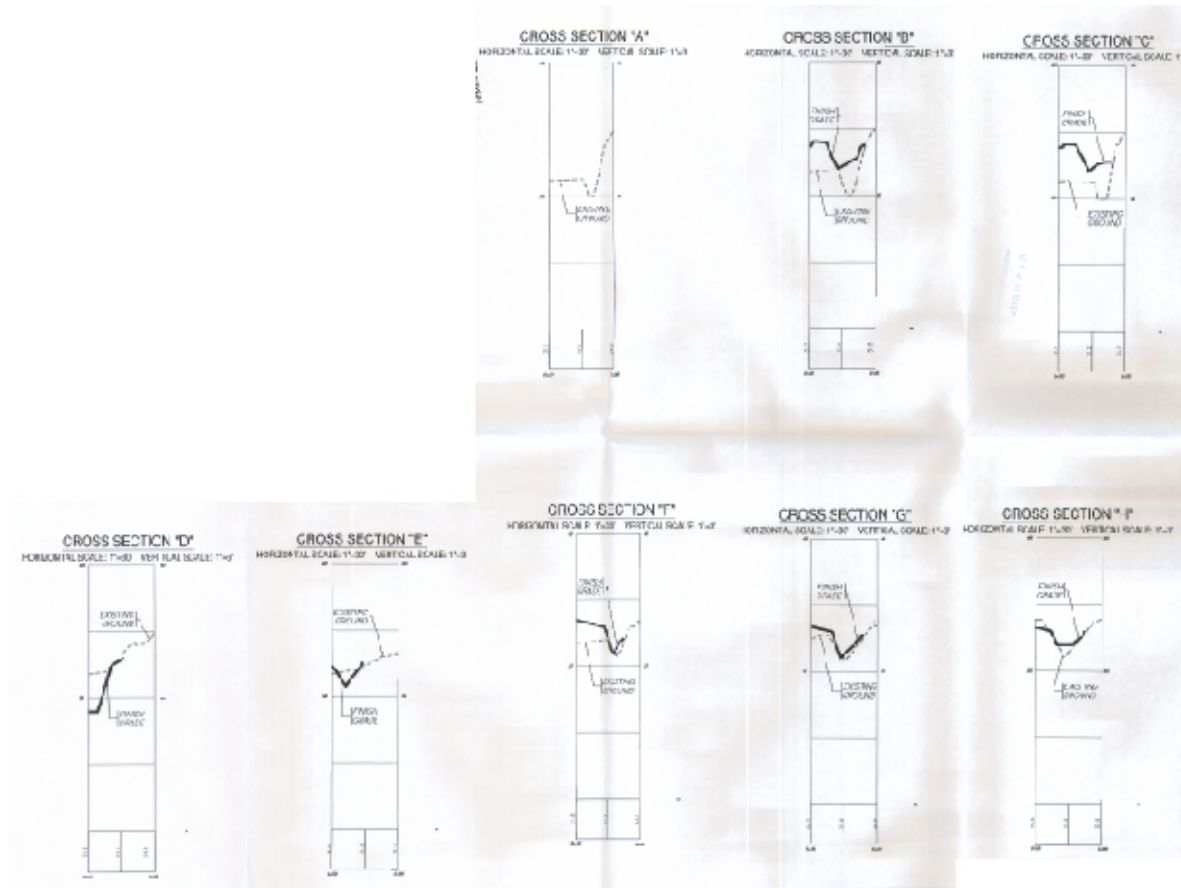
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SIDEWALK CROSS SECTION DETAIL



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