

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: January 5, 2012****NAME**

Gulf Equipment Corporation

LOCATION5540 Business Parkway
(Northwest corner of Business Parkway and Kooiman Road)**PRESENT ZONING**

B-5, Office-Distribution District

**ENGINEERING
COMMENTS**

The existing site topography allows ample room to construct a City standard sidewalk within the existing ROW or partially within the subject property.

**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 both Kooiman Road and Business Parkway. The applicant states that the area was developed before annexation and there are no other sidewalks in the area, and, as such, no sidewalk should be required.

The sidewalk waiver site is located in a commercial area. There are no sidewalks in the area, and the nearest bus route ends approximately two miles (by foot) from the location. There are residential areas directly across Kooiman Road from the site. This site has been recently annexed, and, as such, there have been no previous Sidewalk Waiver requests to Planning Commission in the immediate vicinity.

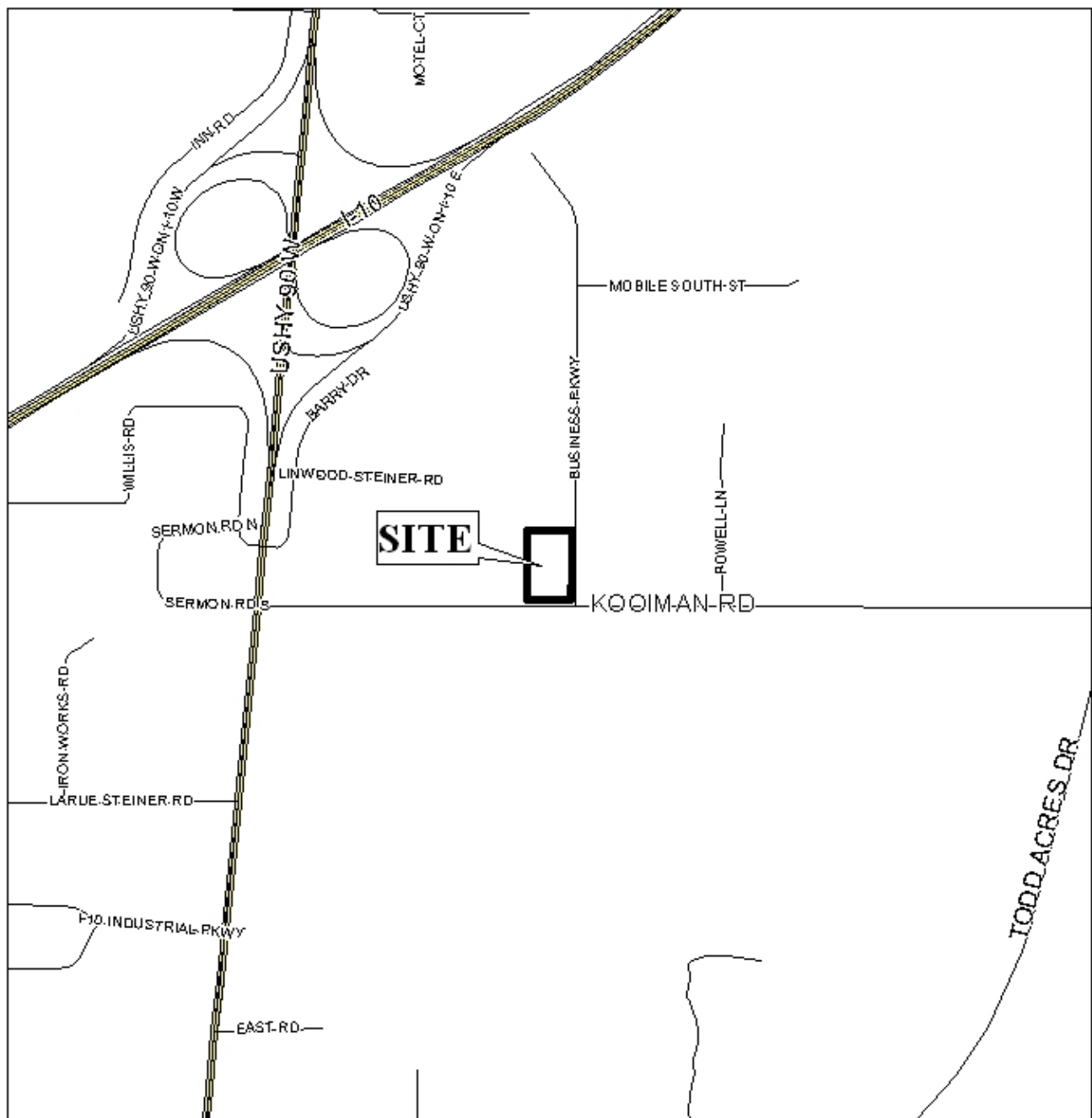
It should be noted that the Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial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

City of Mobile Engineering has commented that there is ample room to construct a sidewalk to city standards 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 Business Parkway and Kooiman Road is recommended for denial.

LOCATOR MAP



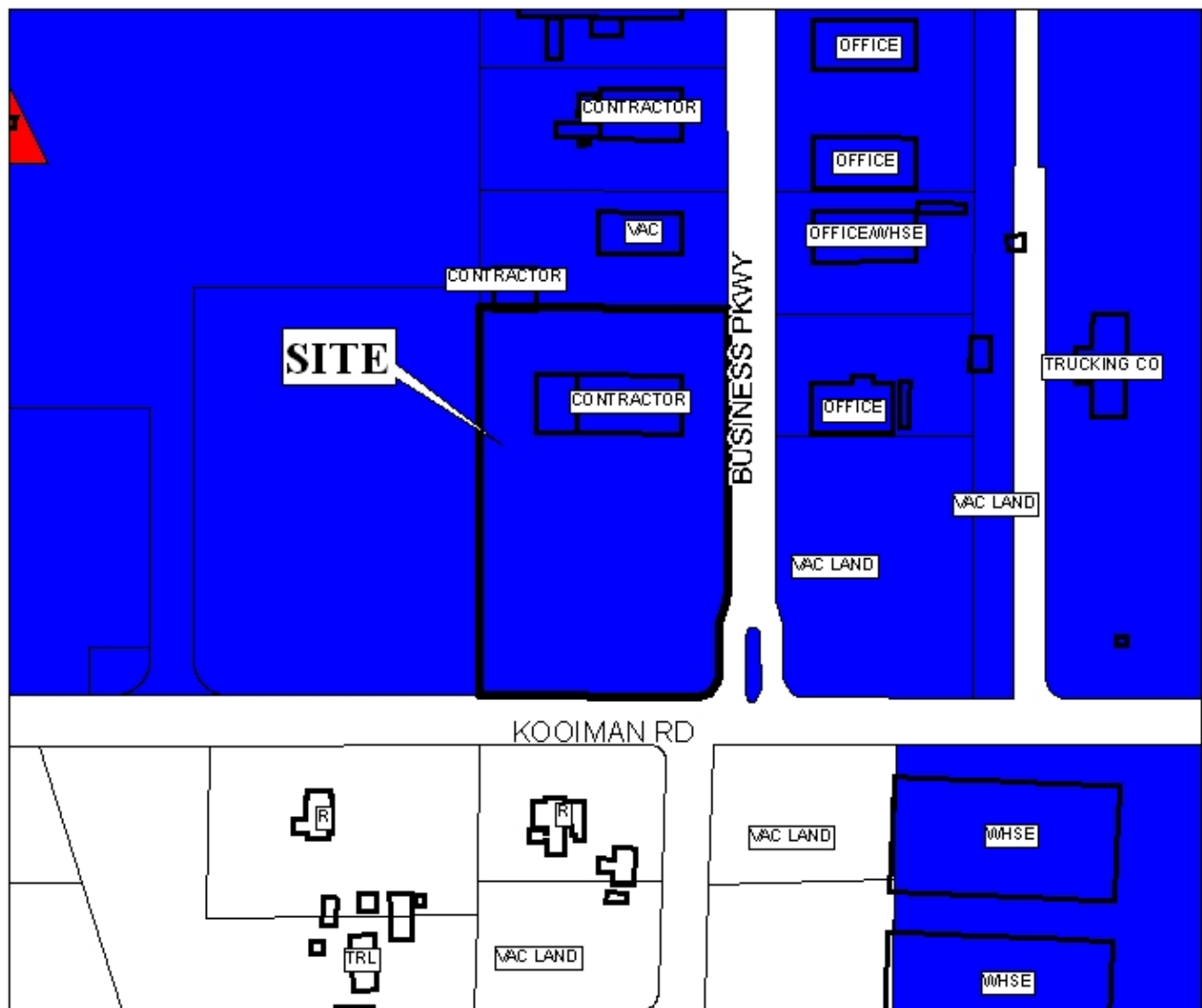
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Offices and warehouses are located to the north, east, and south of the site. Residential land use is located to the south of the site.

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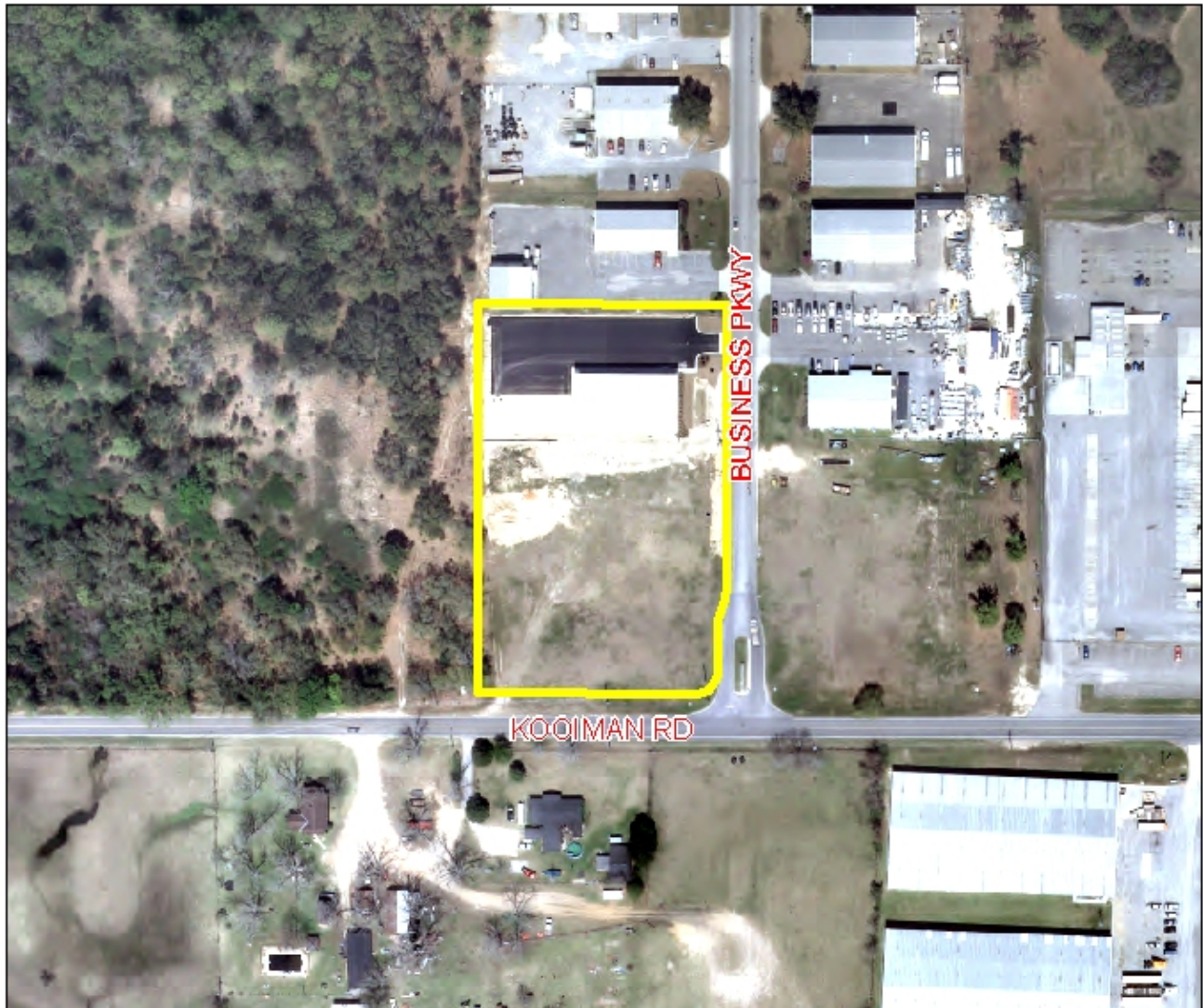
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LEGEND

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
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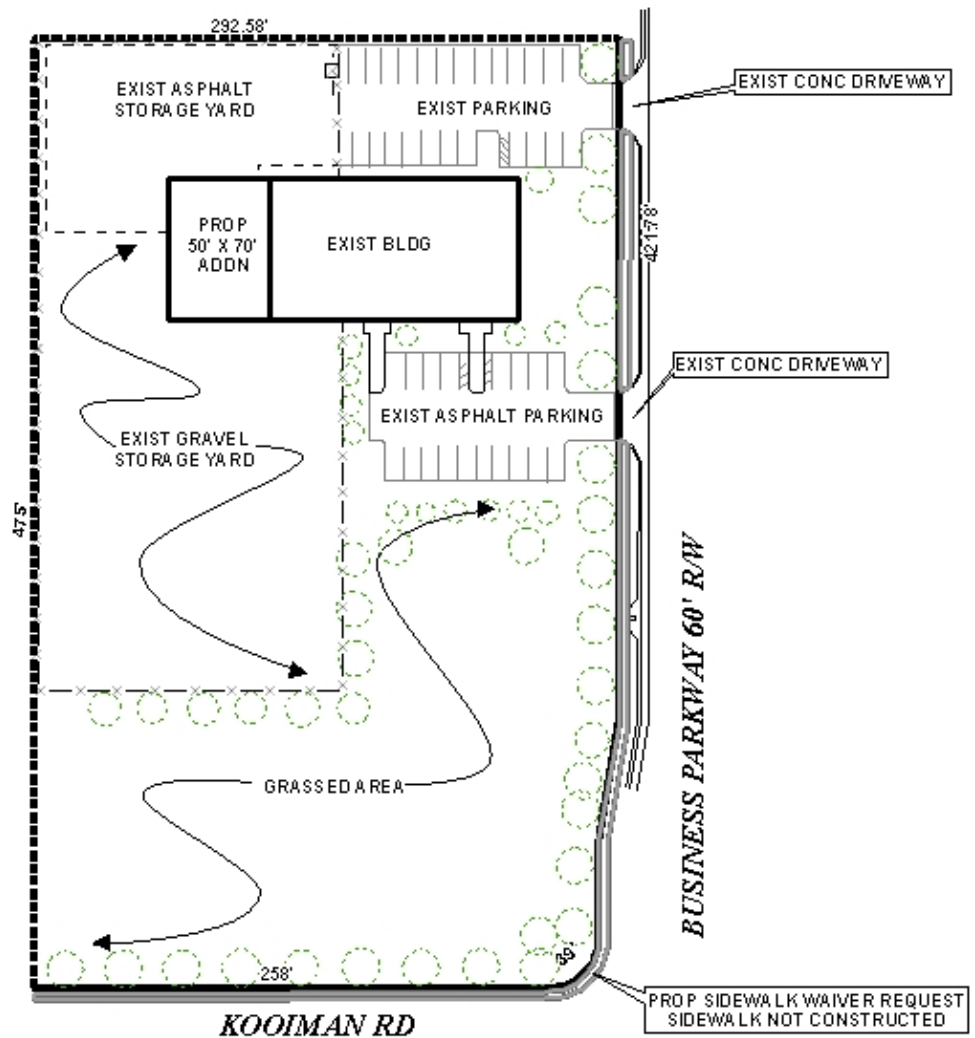
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SITE PLAN



The site plan illustrates the existing improvements.

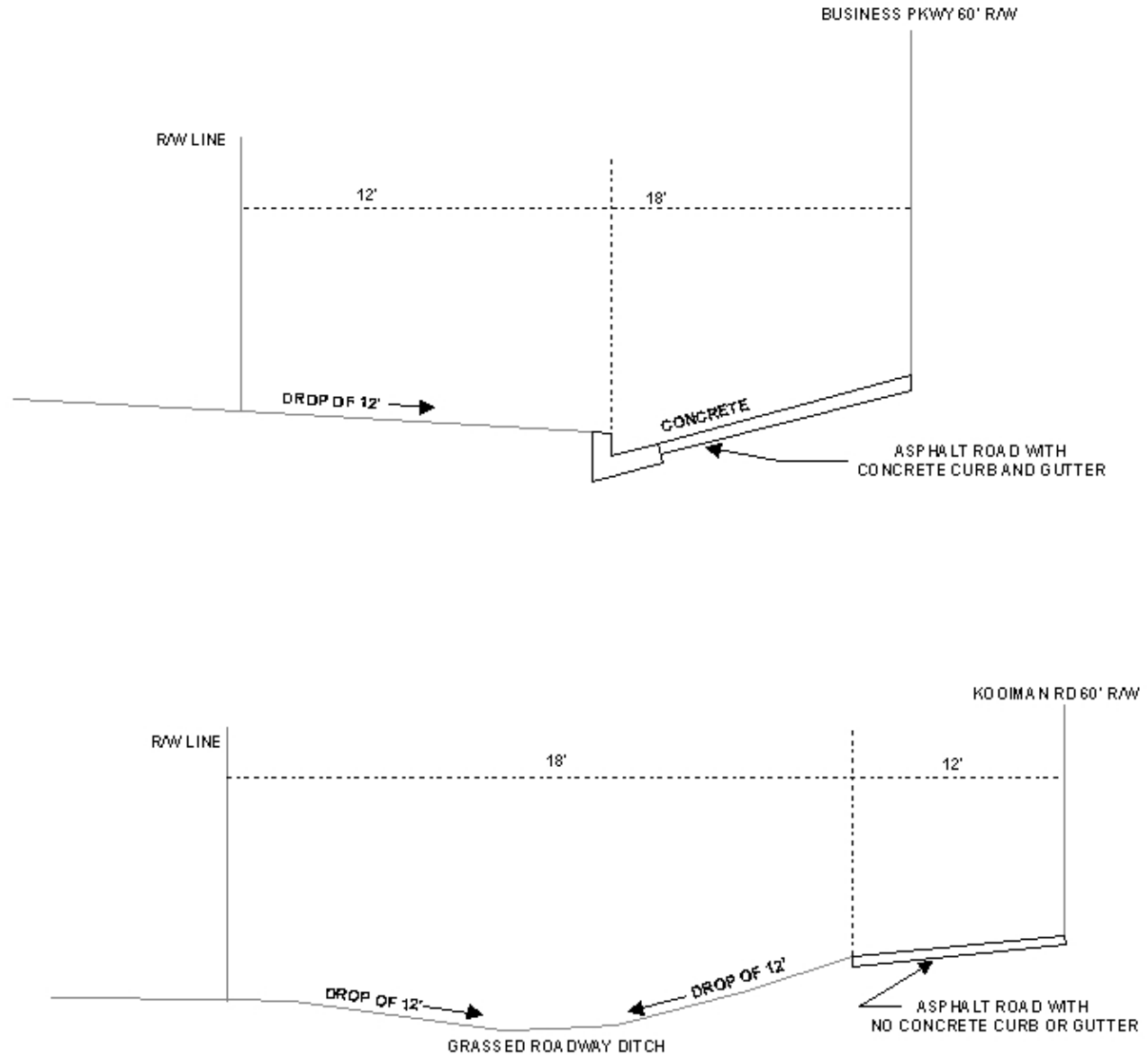
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SIDEWALK CROSS SECTION DETAIL



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