

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: August 19, 2010****NAME**

Joseph Payne

LOCATION2655 Airport Boulevard
Southeast corner of Airport Boulevard and Grant Street.**PRESENT ZONING**R-1, Single-Family Residential District
(Use Variance has been granted to allow professional offices)**ENGINEERING**

It appears that there is not an engineering reason a City standard sidewalk cannot be constructed; however, the alignment of the sidewalk along Airport Blvd will need to be adjusted due to the location of the 47" oak tree near the ROW line.

**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).

The sidewalk installation along Airport Boulevard can be done with little or no impact to the existing 47" Live Oak Tree and 32" Live Oak Tree by curving around and ramping over the existing root system. Installation of the sidewalk shall be coordinated with Urban Forestry through the Right of Way permitting process.

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along Airport Boulevard and Grant Street (Florida Street Extension).

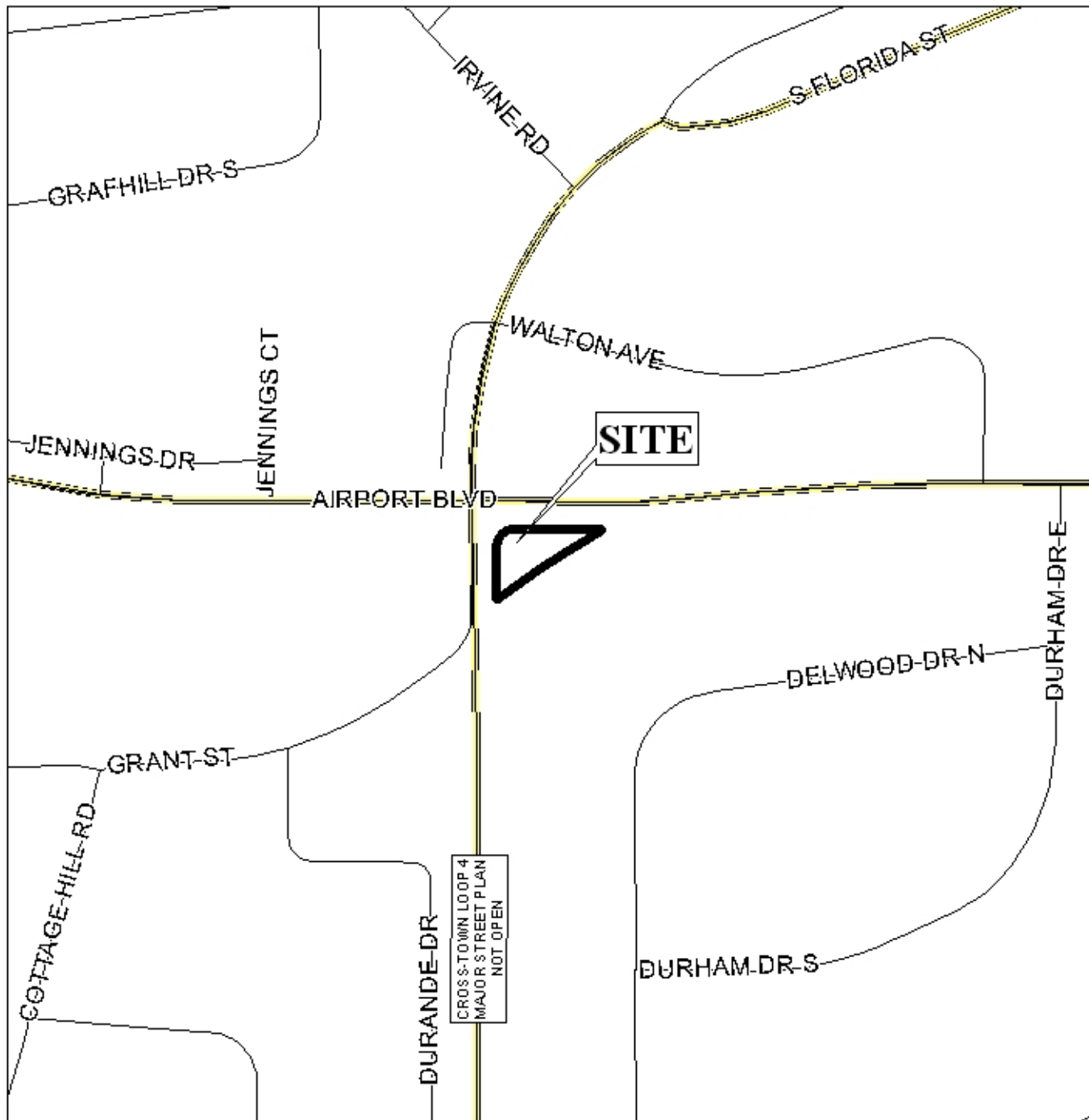
The sidewalk waiver site is located in a transitional area where there is a mix of residential and commercial uses. The applicant states that steep banks along Airport Boulevard and Grant Street (Florida Street Extension), and a 47" Live Oak Tree prevent the construction of a sidewalk in the area. The applicant also states that there are no other sidewalks in the area.

City of Mobile Engineering states that the applicant failed to illustrate a reason as to why a city standard sidewalk could not be constructed at this location. Additionally, Urban Forestry has commented that sidewalk construction will have little or no impact on either of the protected trees. Further, it should be noted that, despite the large-scale absence of sidewalks in the area, there is a high degree of pedestrian traffic commonly observed in this immediate area, further demonstrating the need for sidewalks to be constructed.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Airport Boulevard and Grant Street (Florida Street Extension) is recommended for denial.

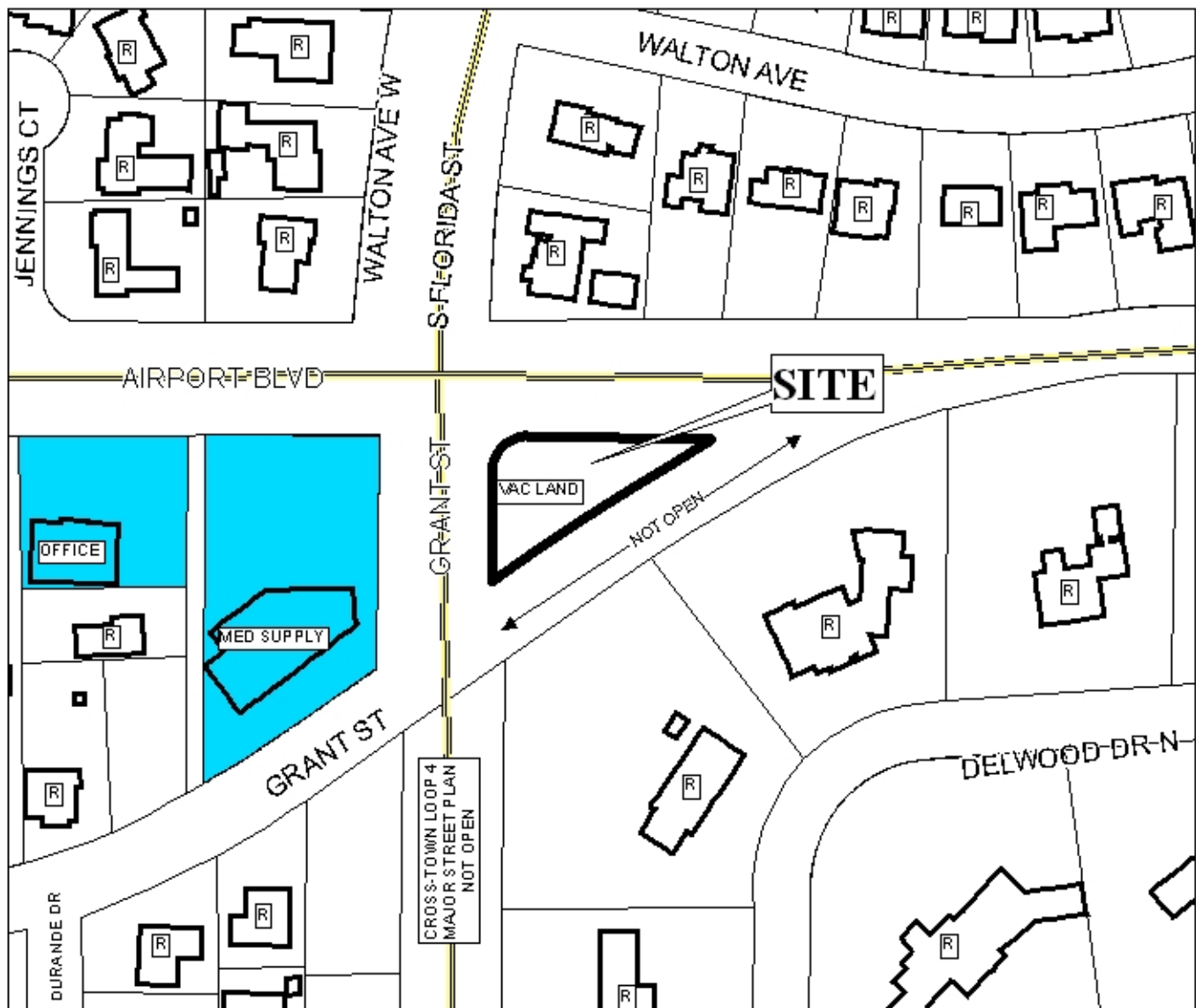
LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north, south, and east of the site. Offices are 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

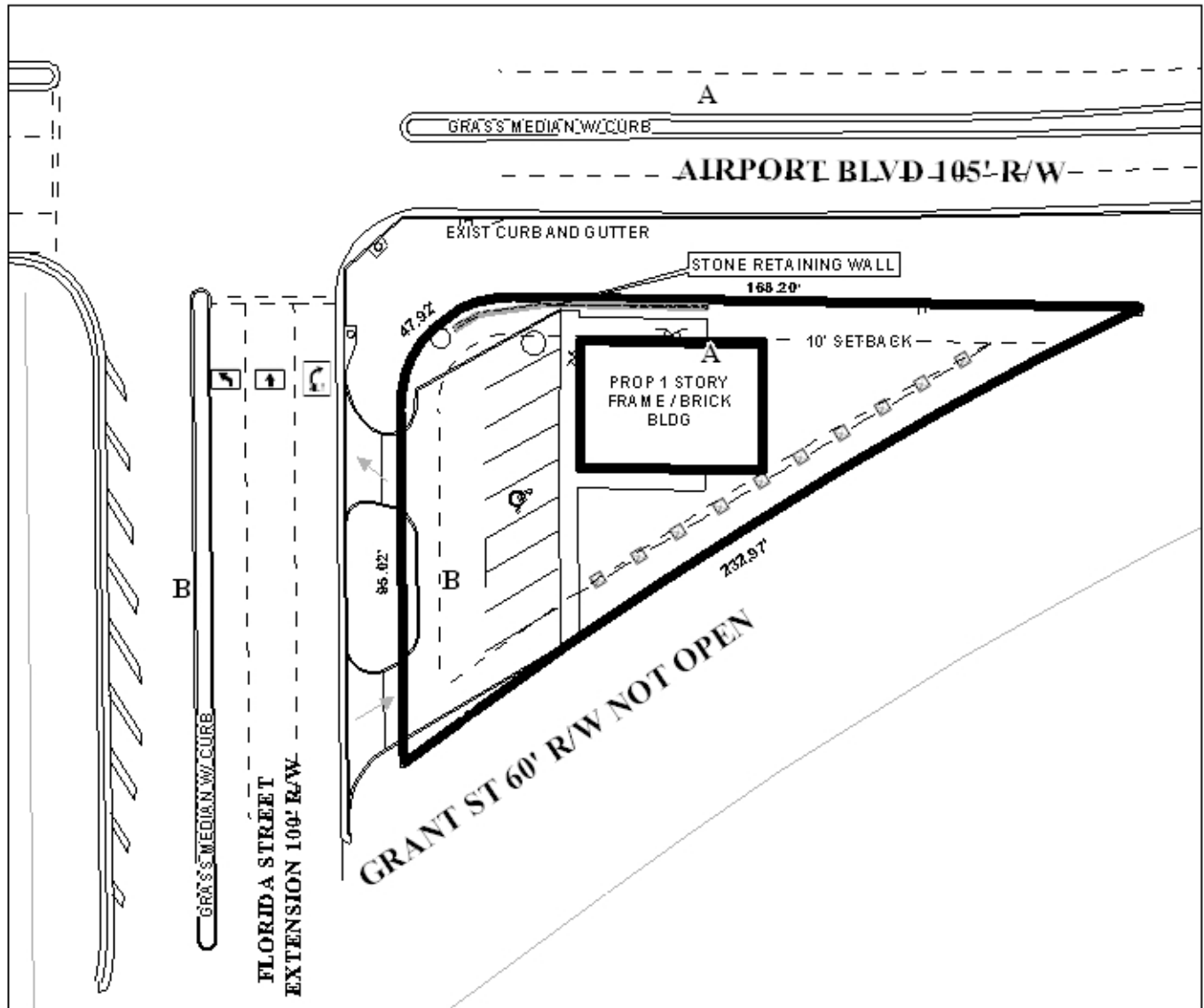


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SITE PLAN

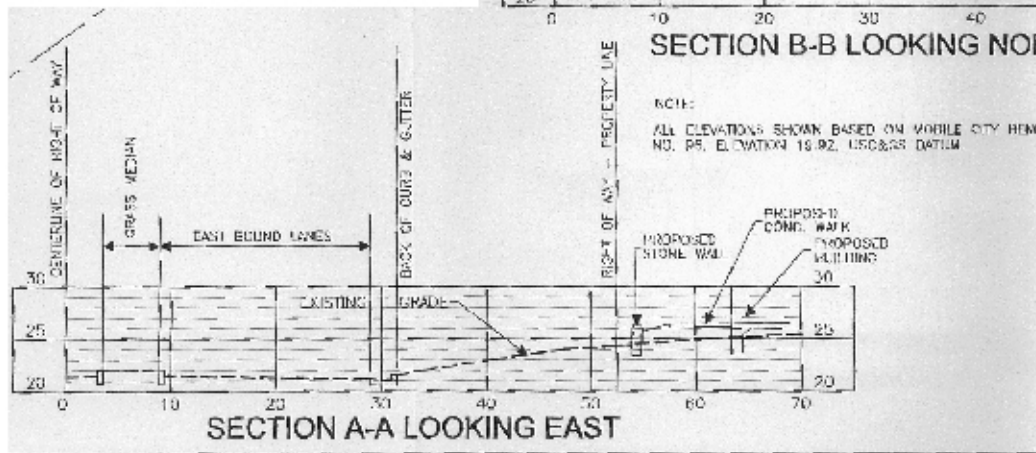
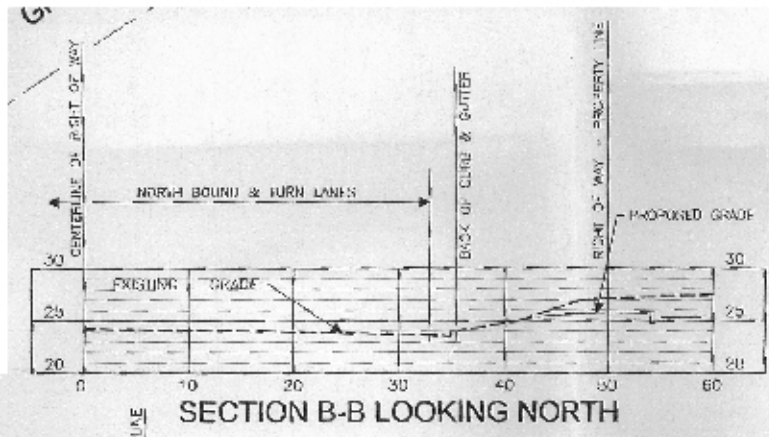


The site plan illustrates the proposed development and cross section locations.

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SIDEWALK CROSS SECTION DETAIL



NOTE:
ALL ELEVATIONS SHOWN BASED ON MOBILE CITY HING
NO. 95, ELEVATION 19.92, USC&AS DATUM

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