

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: April 1, 2010****NAME**

Orin Parker

**LOCATION**5365 Hamilton Boulevard  
(North side of Hamilton Boulevard, 100'± East of  
Vanderbilt Drive)**PRESENT ZONING**

I-1, Light Industry District

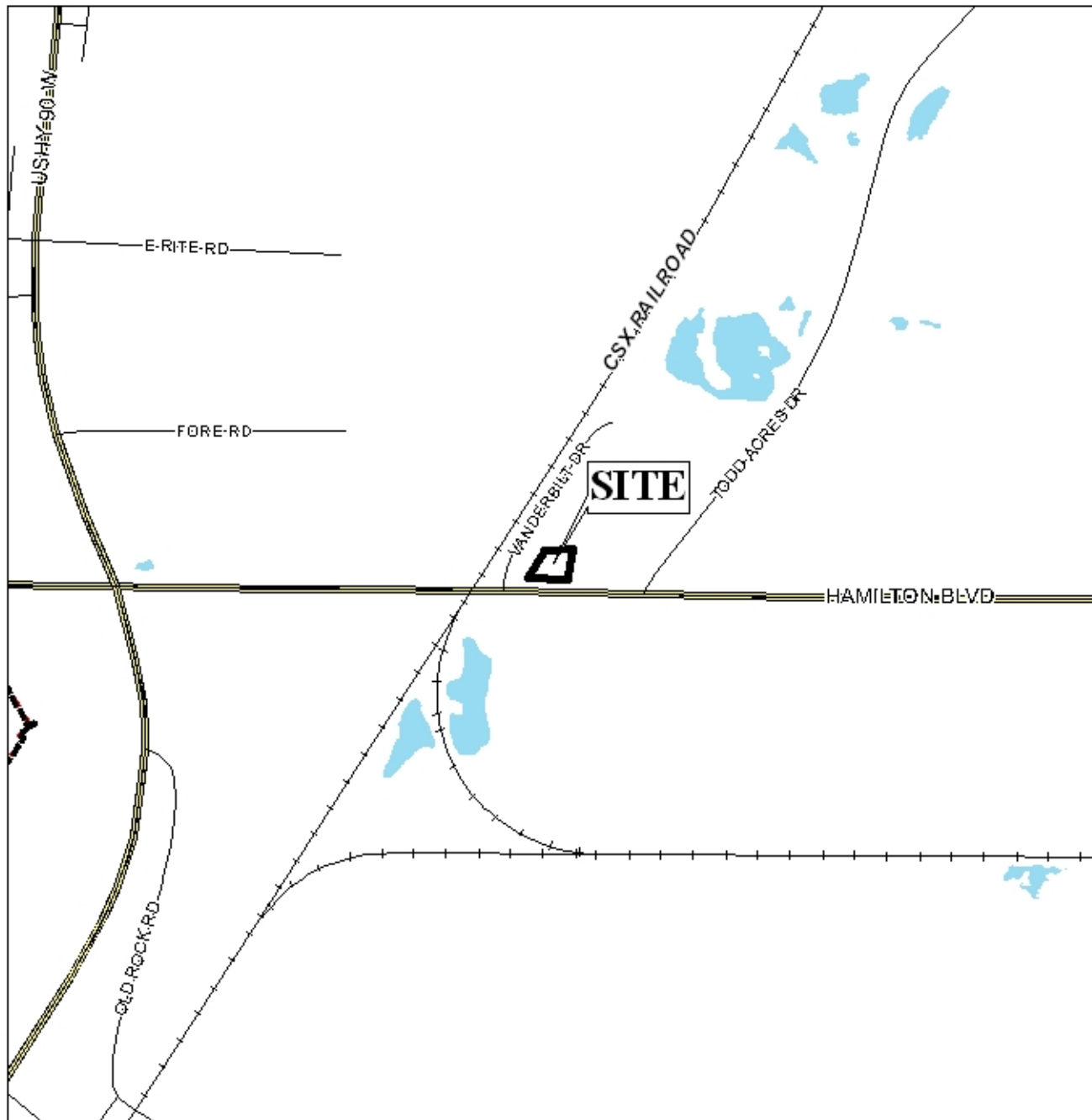
**ENGINEERING****COMMENTS**Provided with the additional 10' of dedicated ROW the  
construction of a City of Mobile standard sidewalk is possible.**URBAN FORESTRY****COMMENTS**Property to be developed in compliance with state and local  
laws that pertain to tree preservation and protection on both city 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 Hamilton Boulevard. The applicant is requesting a sidewalk  
waiver because of the open ditch roadway, and due to the site being located in an industrial area.

With regard to the applicant's request, the open ditch roadway and the site being located in an industrial area does not negate the fact that a sidewalk is required by the Zoning Ordinance. Furthermore, when vacant properties in the area are developed, a sidewalk will be required. The requirement will also apply when existing developments are expanded or redeveloped. However, Hamilton Boulevard at this location is without curb and gutter; thus, open ditches exist, which may be unsafe for pedestrians. It should be noted that an analysis of GIS shows that there are no sidewalks in the vicinity of the site, and that there have been no sidewalk waiver requests near the site.

It should also be pointed out that comments from City Engineering indicate that construction of a City of Mobile standard sidewalk is possible.

**RECOMMENDATION**Based on the preceding, it is recommended that this  
sidewalk waiver request along Hamilton Boulevard, be denied.

# LOCATOR



APPLICATION NUMBER 10 DATE April 1, 2010

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REQUEST Sidewalk Waiver



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

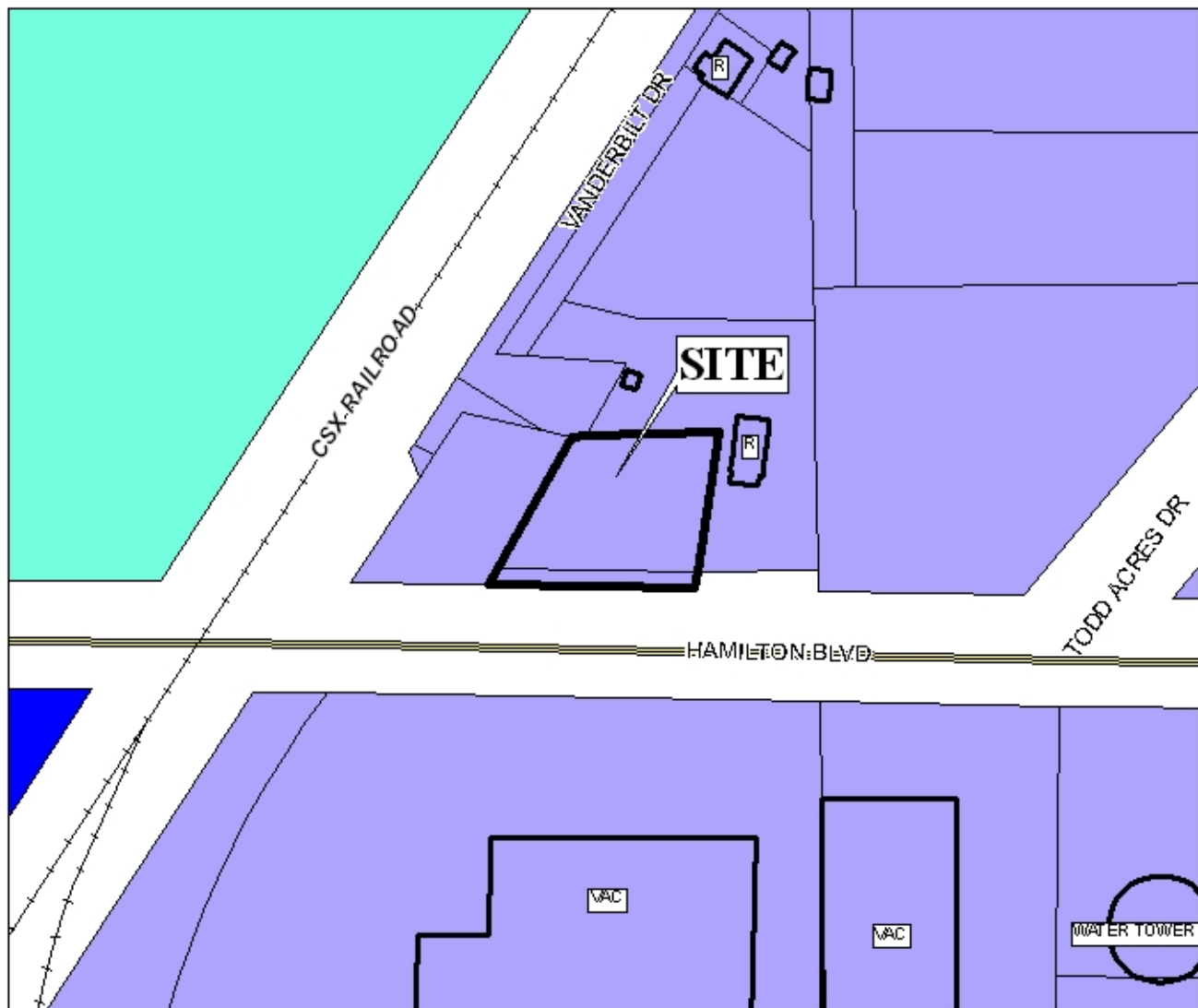


This site is surrounded by residential and industrial land use.

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and industrial land use.

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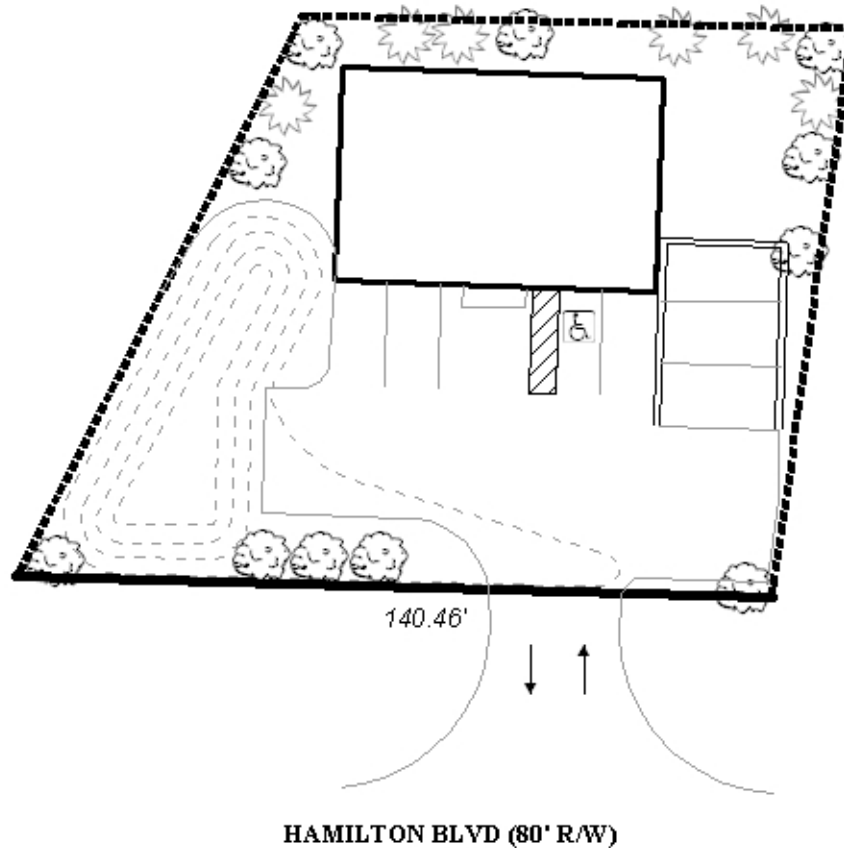
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LEGEND 

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
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 NTS

## SITE PLAN



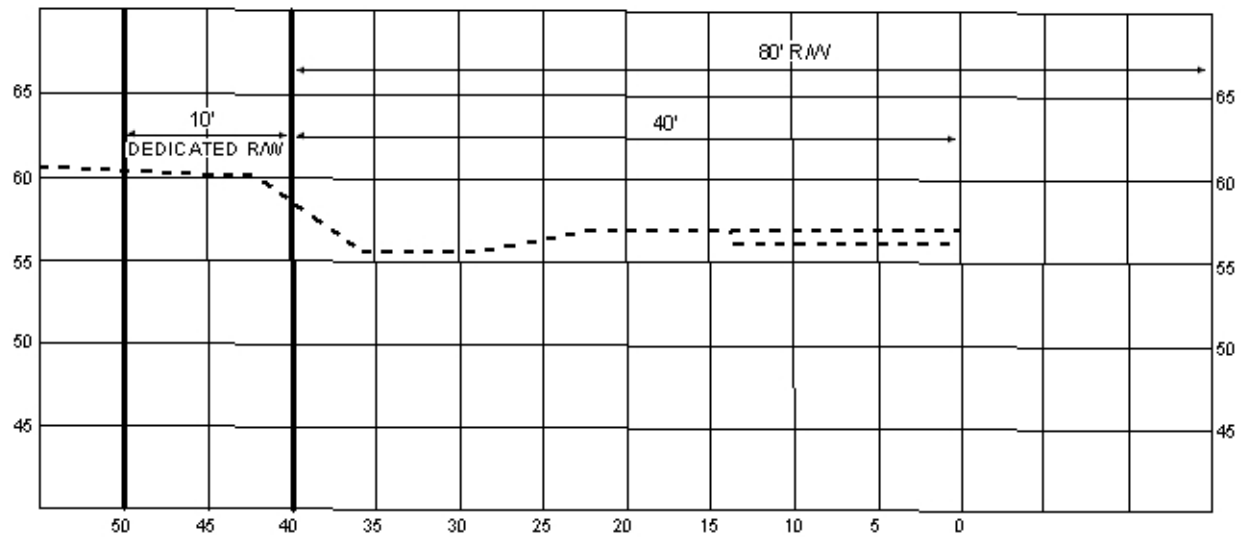
This site plan illustrates the existing lot configuration.  
See detail site plan for cross-section of sidewalk.

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# DETAIL SITE PLAN

## HAMILTON BLVD



TYPICAL SECTION I FRONT OF PROPERTY

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