

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: November 6, 2014****NAME**

Airport Oaks Plaza, LLC

LOCATION

7449 Airport Boulevard

LOCATION

(Southeast corner of Airport Boulevard and McKenna Court)

PRESENT ZONING

B-3, Community Business District

ENGINEERING**COMMENTS**

There is not adequate room within the existing Airport Blvd. ROW; however, it appears that there is sufficient room within the property for the construction of a sidewalk that could be approved through the ROW Permit process.

TRAFFIC ENGINEERING**COMMENTS**

No comments..

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 "Waiver along Airport Boulevard is requested due to the existing drainage ditch and exist. grade/slope. 5 feet from edge of proposed sidewalk there is a 5-6 feet minimum elevation drop from top of proposed sidewalk to existing ditch which will create a potential pedestrian hazard. In addition, this area was part of City annexation and there are presently no other sidewalks in this area east and west of this project. Properties on both sides of this property are already developed with no existing sidewalks. Sidewalk along McKenna will be constructed as shown on approved site plan."

The site was the subject of a two-lot Subdivision, Jesmar Subdivision, approved at the July 3, 2014, Commission meeting. That Subdivision has been recorded and permits have been issued for the construction of a retail development on the site. Although a compliant sidewalk along both street frontages was indicated on the approved site plan for the development, the applicant now proposes to have the requirement for the sidewalk along the Airport Boulevard frontage waived.

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

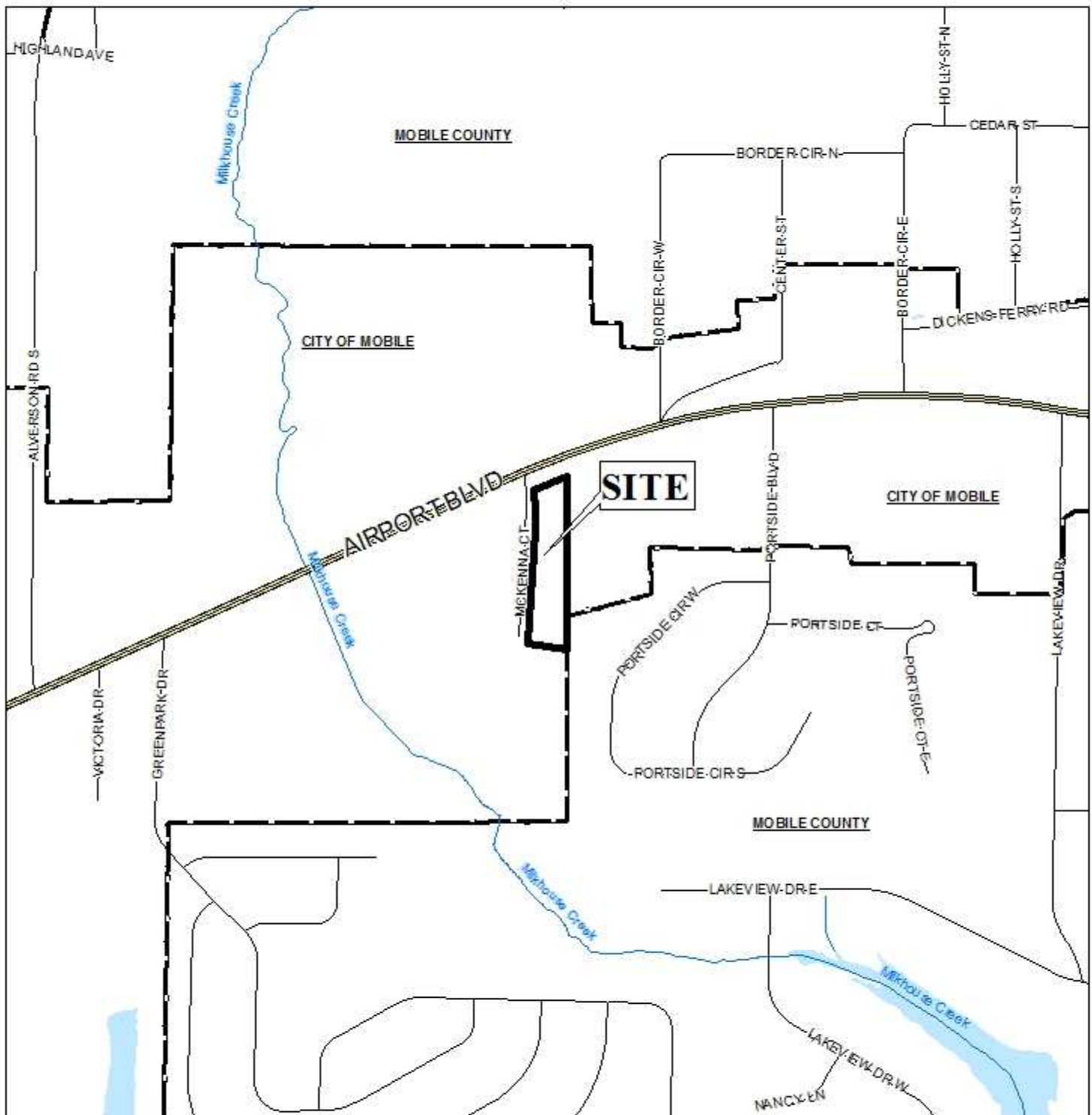
streets to enable safe access to all users, including pedestrians, bicyclists, future transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities. A waiver of the sidewalks, as requested, will limit accessibility for pedestrians, possibly future transit riders and cyclists.

The sidewalk waiver site is located in a commercial area. There are no sidewalks in the area along Airport Boulevard between Cody Road and Schillinger Road. This site was annexed in September 2007, and there have been other Sidewalk Waiver requests within the immediate area granted, specifically for Westwood Plaza (2014) and Academy Sports (2012).

RECOMMENDATION

Based upon the preceding, this application for waiver of the construction of a sidewalk along Airport Boulevard is recommended for approval.

LOCATOR MAP



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APPLICANT Airport Oaks Plaza, LLC

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. A church lies to the west of the site, and an office to the east.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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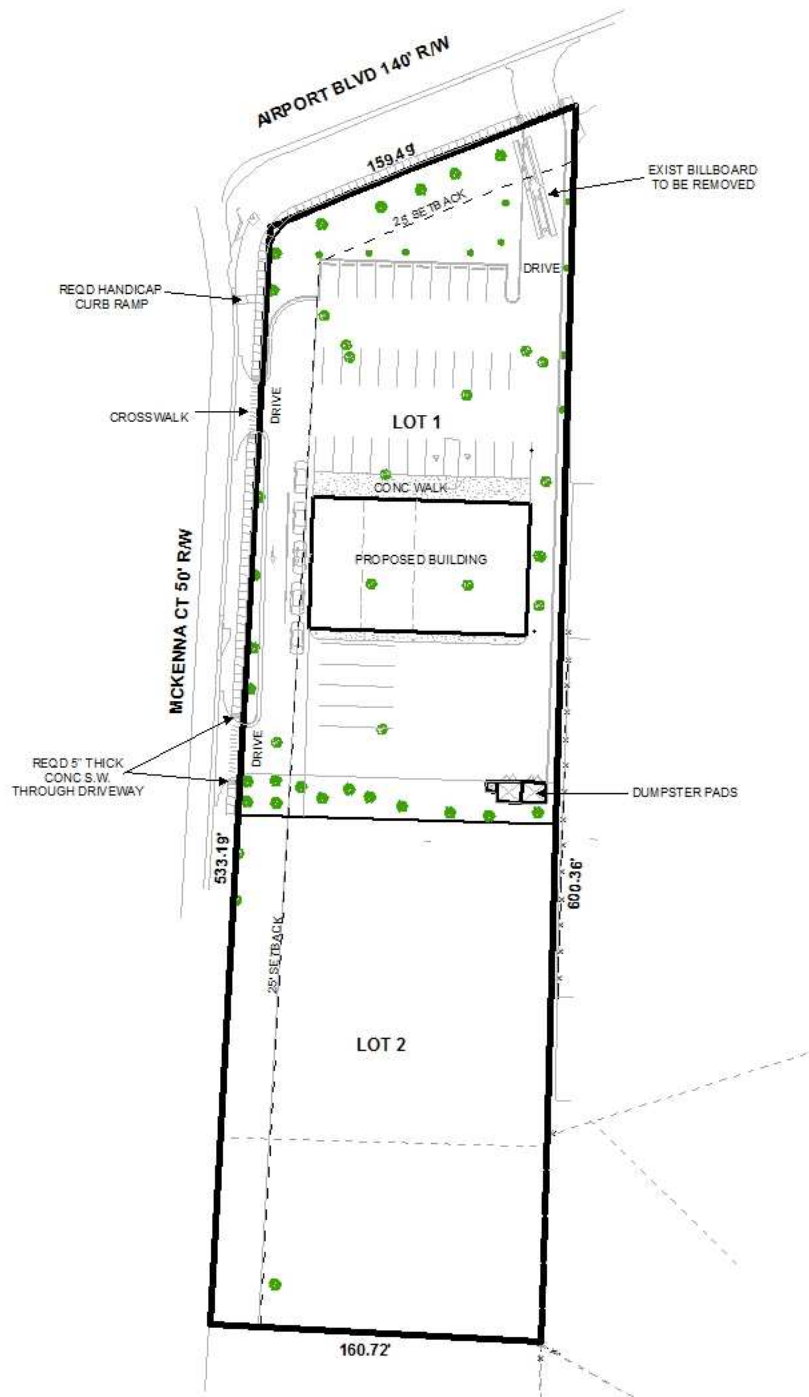
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SITE PLAN



The site plan illustrates the proposed building, setback, drives, and crosswalks.

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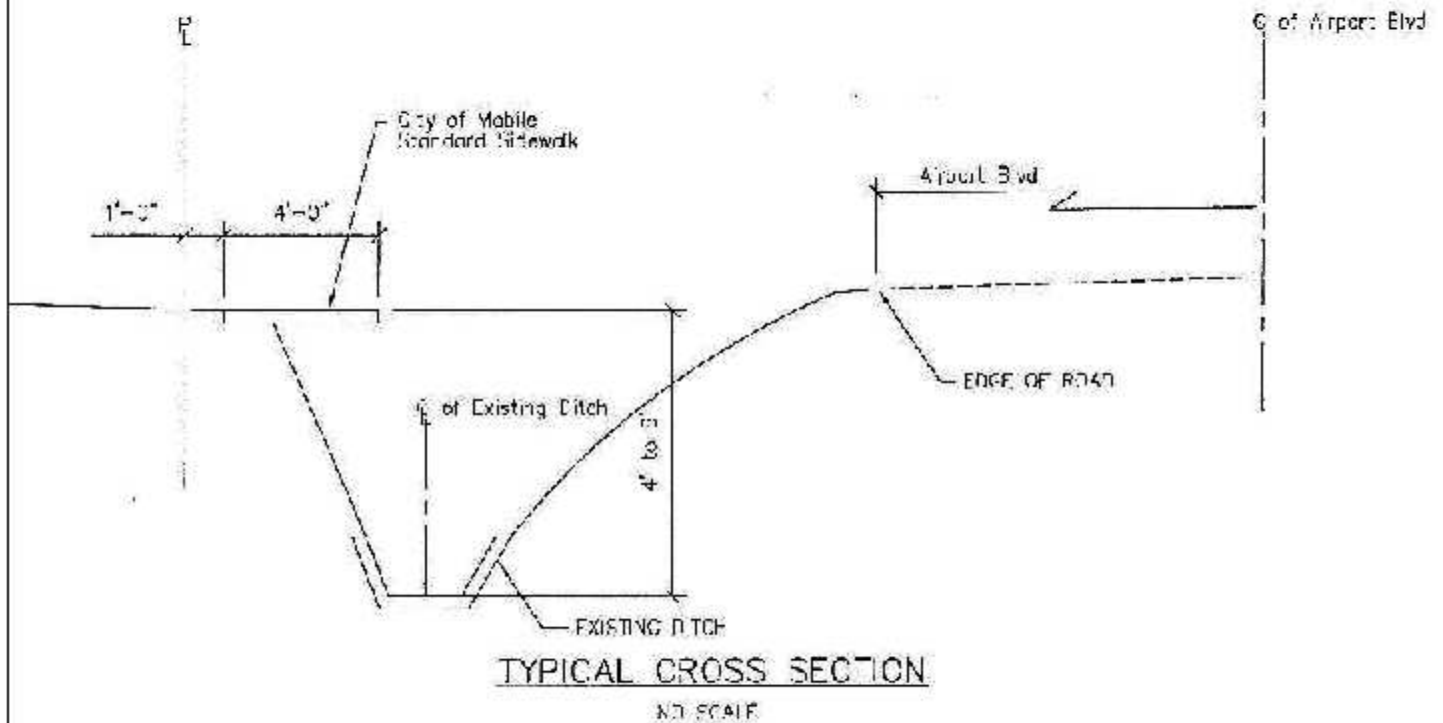
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NTS

DETAIL SITE PLAN



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