

**SIDEWALK WAIVER REQUEST STAFF REPORT****Date: August 3, 2006****NAME**

Barry Lowe

**LOCATION**

West side of West I-65 Service Road South, 270'+ North of Government Boulevard

**PRESENT ZONING**

B-3, Community Business

**ENGINEERING****COMMENTS**

City of Mobile standards.

Recommend waiver. Sidewalk cannot be constructed to

**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 requirements for the lease parcel along West I-65 Service Road South. The applicant states that the existing ditch will make construction of a sidewalk impractical because the ditch is in the approximate location of the required sidewalk.

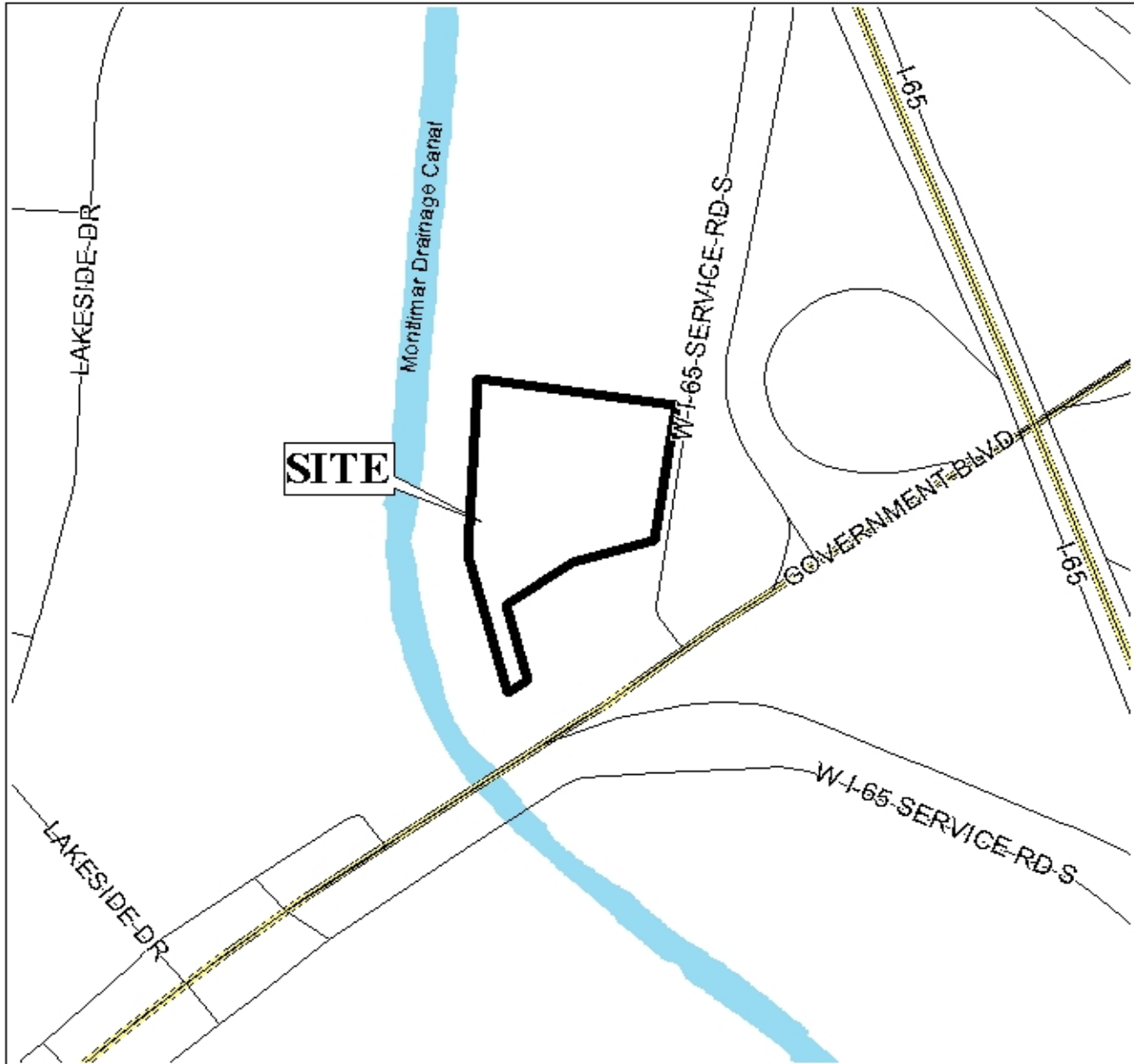
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Furthermore, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or physical barrier that made installation of the sidewalk impracticable.

The existing drainage ditch and right-of-way width appear to create a sufficient hardship to warrant the applicant's request. Furthermore, in similar cases the Engineering Department recommended the waiver because significant earthwork and drainage improvements would be required to construct a sidewalk to city standards.

**RECOMMENDATION**

Based on the preceding, it is recommended that this request be approved for waiver of the sidewalk requirements of the lease parcel along West I-65 Service Road South.

## LOCATOR MAP

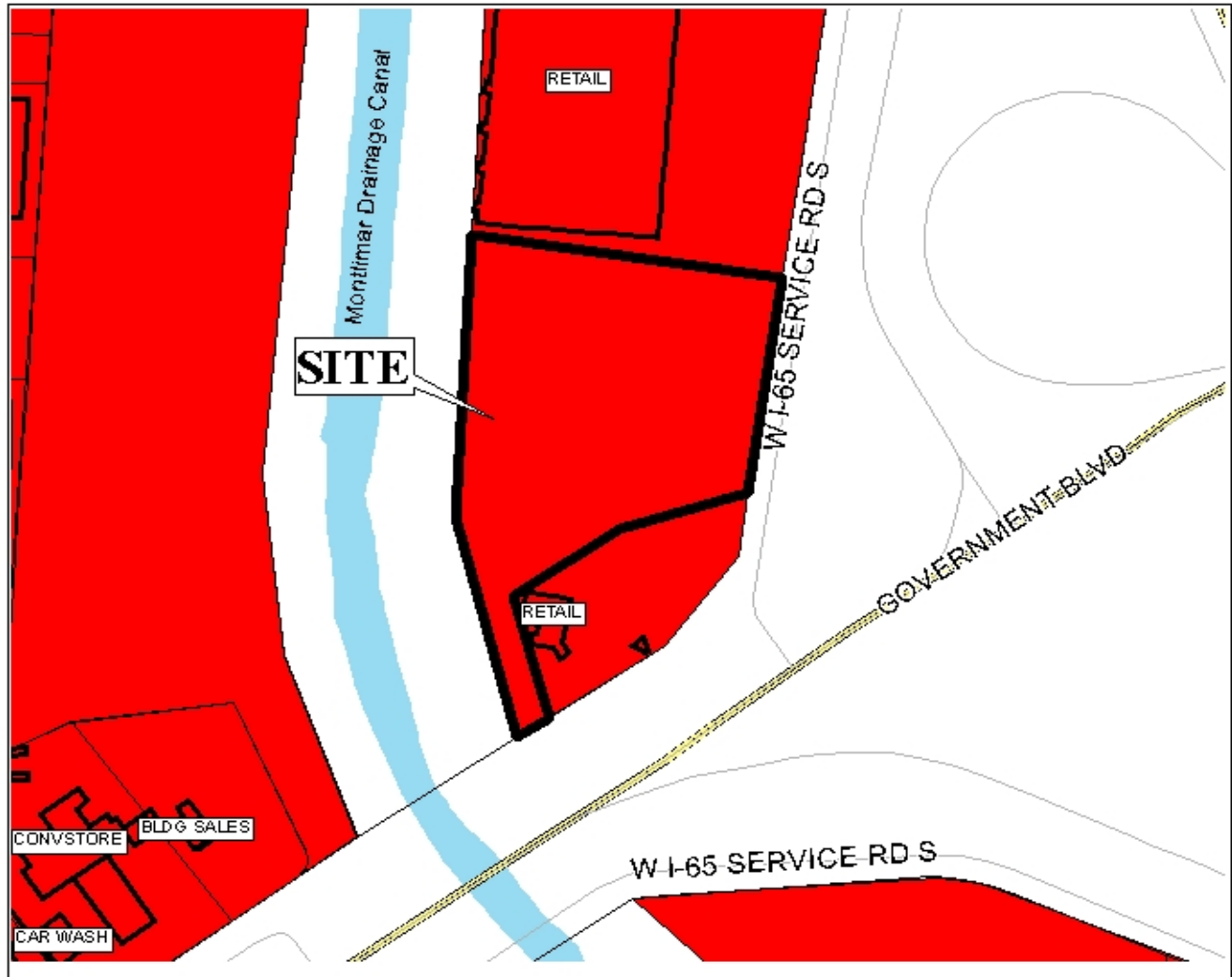


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## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

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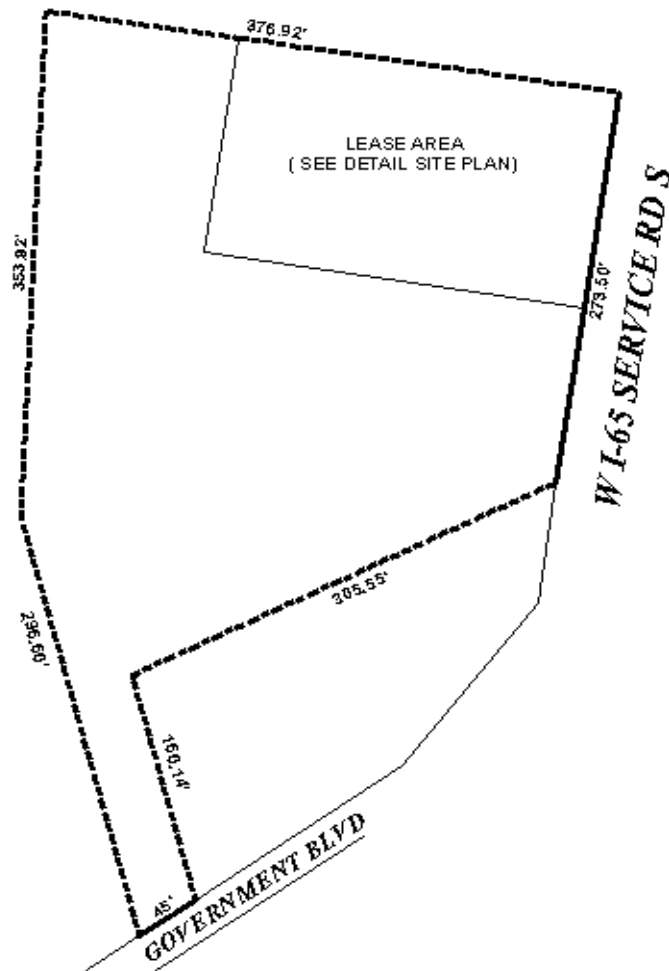
LEGEND 

R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## SITE PLAN



The site plan illustrates the proposed lease area

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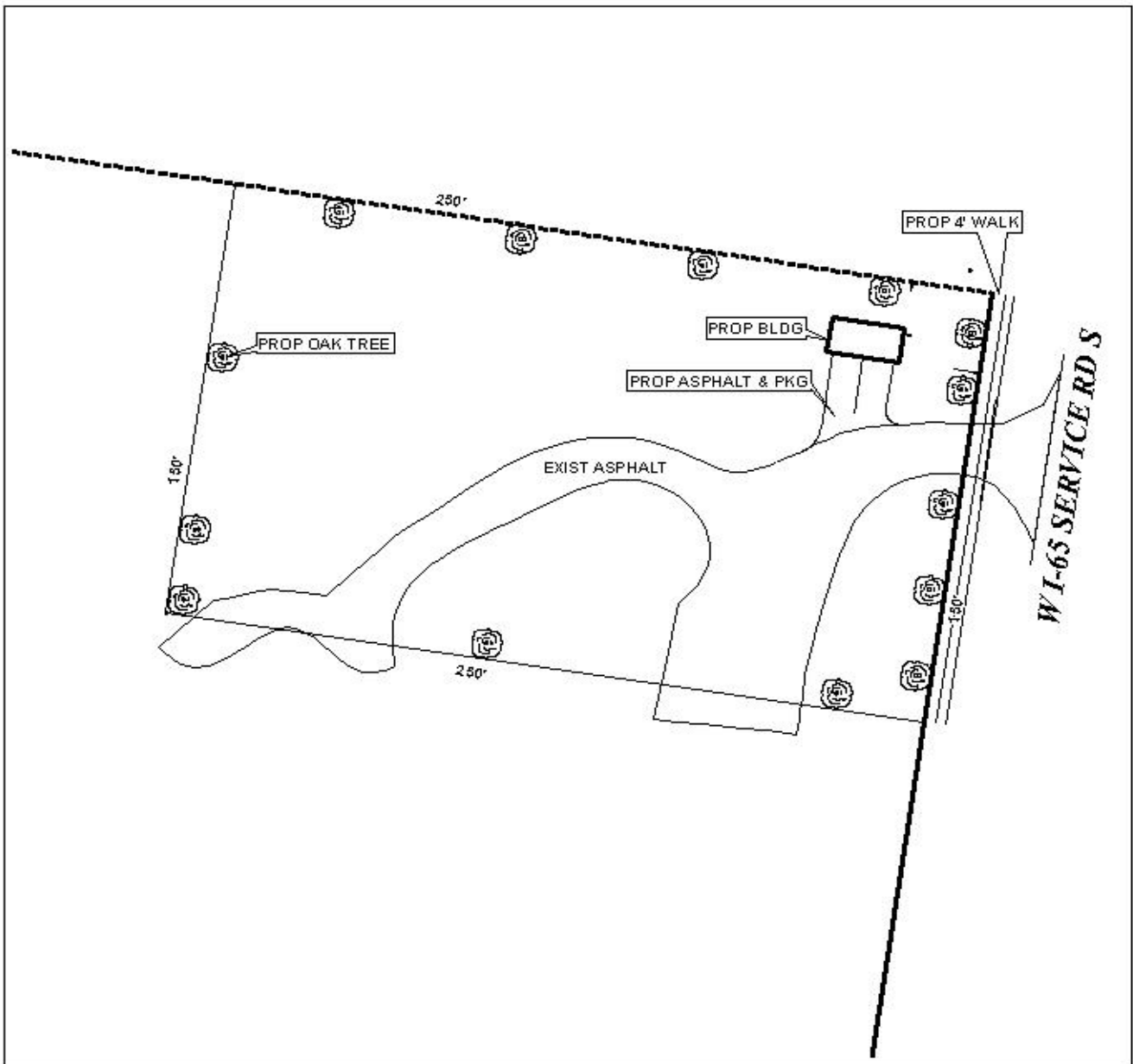
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## DETAIL SITE PLAN



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