

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: April 5, 2018****NAME**

MTC Logistics of Alabama, LLC

LOCATION250 Yeend Street
(Southwest corner of Yeend Street and Baker Street).**PRESENT ZONING**

I-2, Heavy Industry District

**ENGINEERING
COMMENTS**

Baker Street: It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be permitted through the ROW Permit process; however, due to the industrial zoning and the width of the existing roadside drainage ditch it is recommended that this request be approved.

South Lawrence Street: Due to the location and size of the existing roadside drainage ditch and fencing it is recommended that this request be approved.

Yeend Street: Due to the location and size of the existing roadside drainage ditch and fencing it is recommended that this request be approved.

**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 2015-116 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along Baker Street, South Lawrence Street and Yeend Street.

The applicant received Subdivision approval at the Commission's February 1st meeting, and has a Frontage Tree Planting Variance scheduled for the April 2nd Board of Zoning Adjustment meeting. The site is now proposed for development and no public sidewalks are proposed; hence this application.

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.

The site has been given a Heavy Industry (HI) land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation mostly applies to larger parcels primarily developed to high-impact industrial activity which is preferably removed from residential and commercial uses. Light industry, industrial business or heavy commercial lands may separate heavy industry from other land uses.

Heavy industrial areas include collection, treatment, and manufacturing processes which use raw materials, are distinguished by the presence of noise, vibration, and/or odors, and benefit from easy access to a multimodal freight transportation network. Certain types of heavy industry are characterized by low building coverage and activities that rely on large areas of outdoor storage of raw material stockpiles and/or waste-product disposal areas, storage tanks, pipelines, and transportation yards to handle the transfer of heavy materials. The outdoor storage areas should be screened as much as possible by the nature of the stored materials.

Land designated as HI may be underdeveloped due to the presence of wetlands on portions of the parcel. In these cases, the wetlands may serve to buffer surrounding uses from the potential impacts of the heavy industrial use. Undeveloped areas of HI parcels that have tree cover may be used as buffering between the heavy industrial use and other uses. Where buffers do not exist naturally, they should be provided as spelled out in the zoning and subdivision regulations. Open areas reserved for dredge disposal are also designated as HI and may contain wetlands.

In Mobile, port terminal facilities, docks, shipyards, drydocks, etc., are mostly owned by the State of Alabama. Although not subject to local zoning, these facilities are shown as heavy industrial uses in the FLUM.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The site is situated within an industrial area and no other properties within the area have public sidewalks provided.

The applicant states:

A sidewalk waiver for the frontage along Baker Street, Lawrence Street and Yeend Street is being requested due to the open ditches and lack of curb and gutter on the rights of way in question. Additionally, the width of the Yeend Street right of way combined with the location of the transmission line power poles along Yeend Street adjacent to the

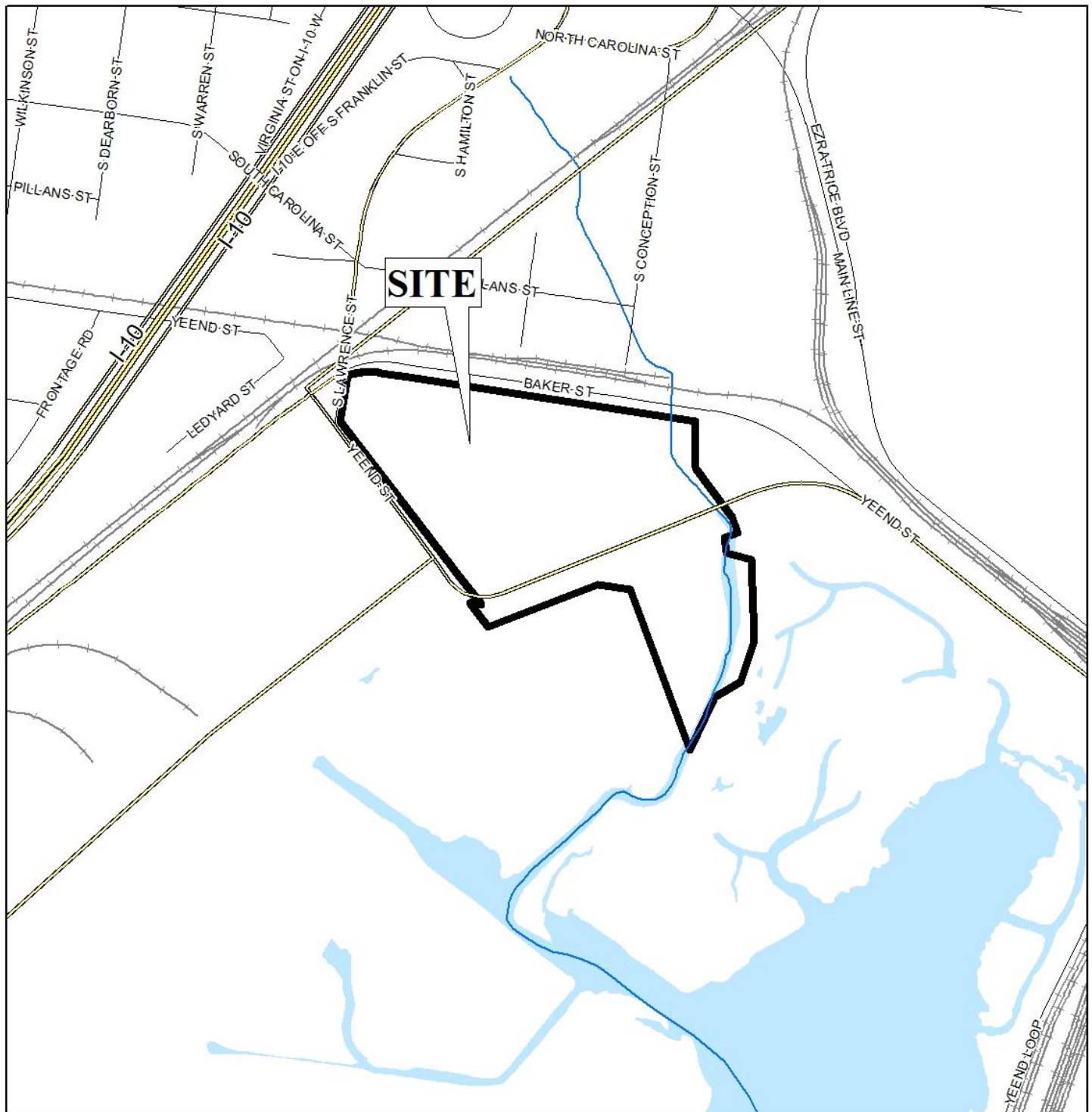
subject property makes construction of a sidewalk in the right of way at that location impracticable.

The subject property is zoned I-2 and is across the street from the Port Authority's container terminal. The over-sized component parts used by Airbus are moved along the Baker Street right of way to the Airbus facility at Brookley Field.

Engineering has concluded that due to the combination of industrial zoning and the location and size of existing roadside drainage ditches and fencing, the request to waive construction of sidewalks along all street frontages be approved.

RECOMMENDATION Based upon the preceding, this application for waiver of sidewalks along Baker Street, South Lawrence Street and Yeend Street is recommended for approval.

LOCATOR MAP



APPLICATION NUMBER 11 DATE April 5, 2018

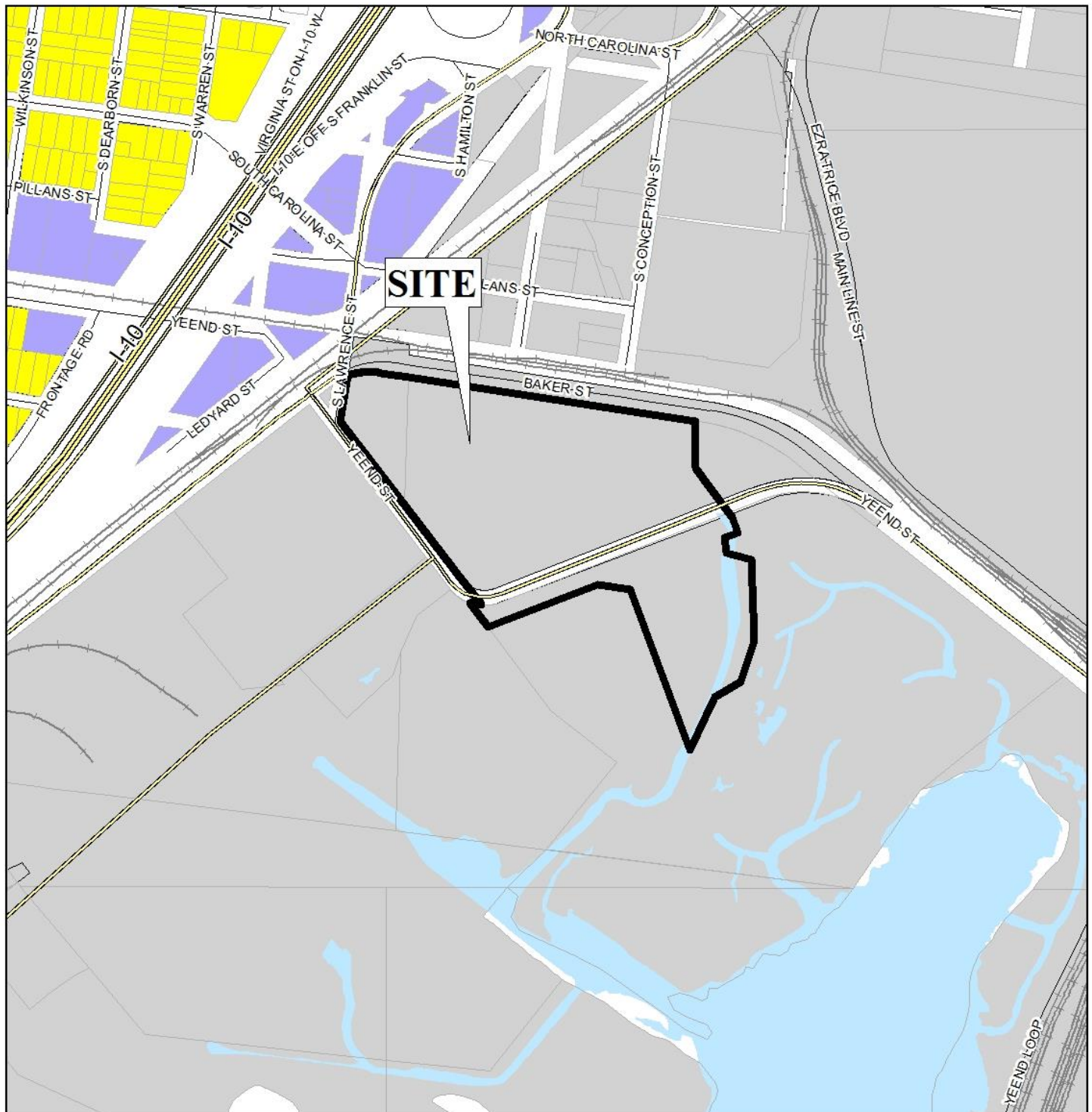
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LOCATOR ZONING MAP



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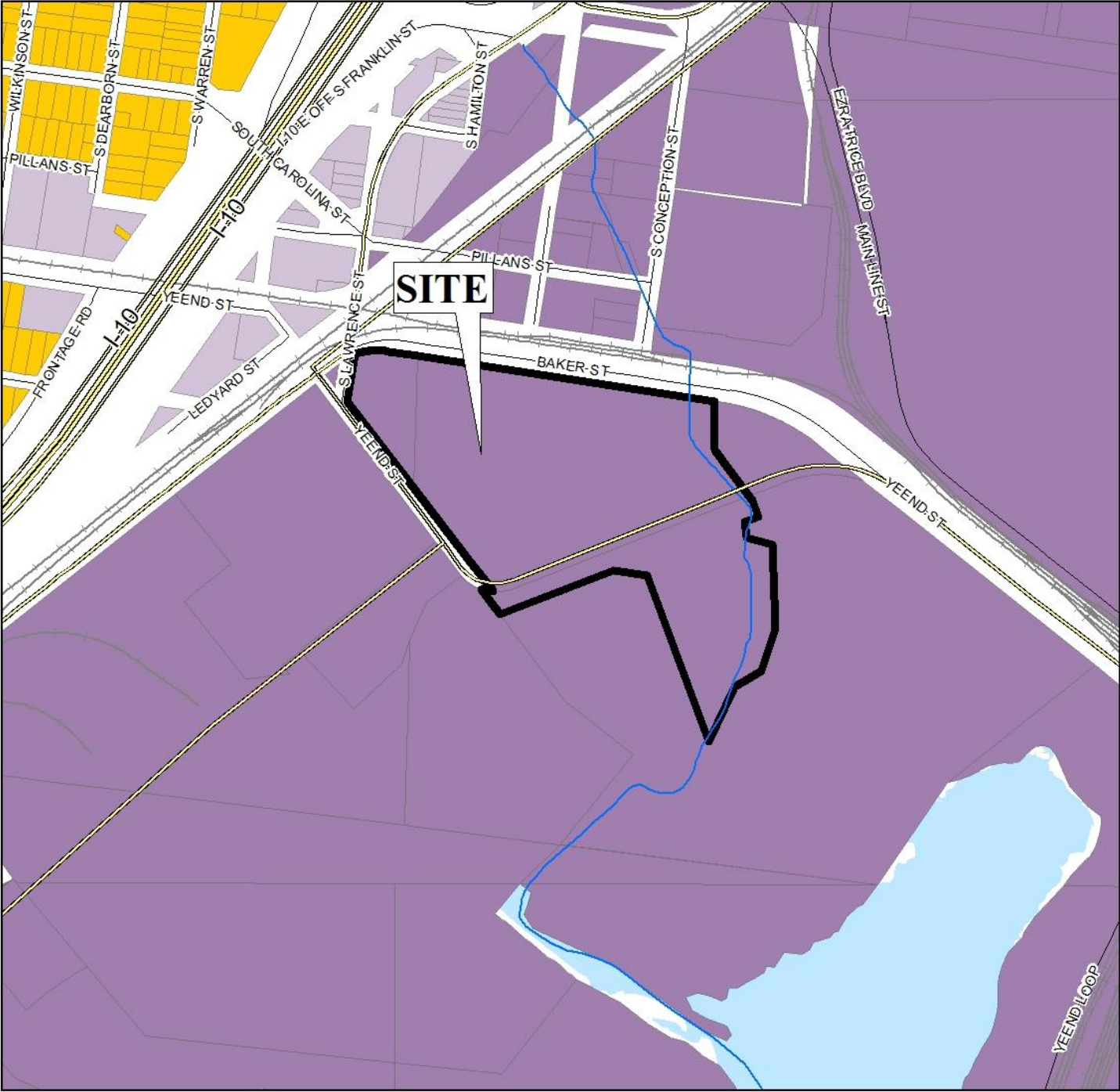
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FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE April 5, 2018

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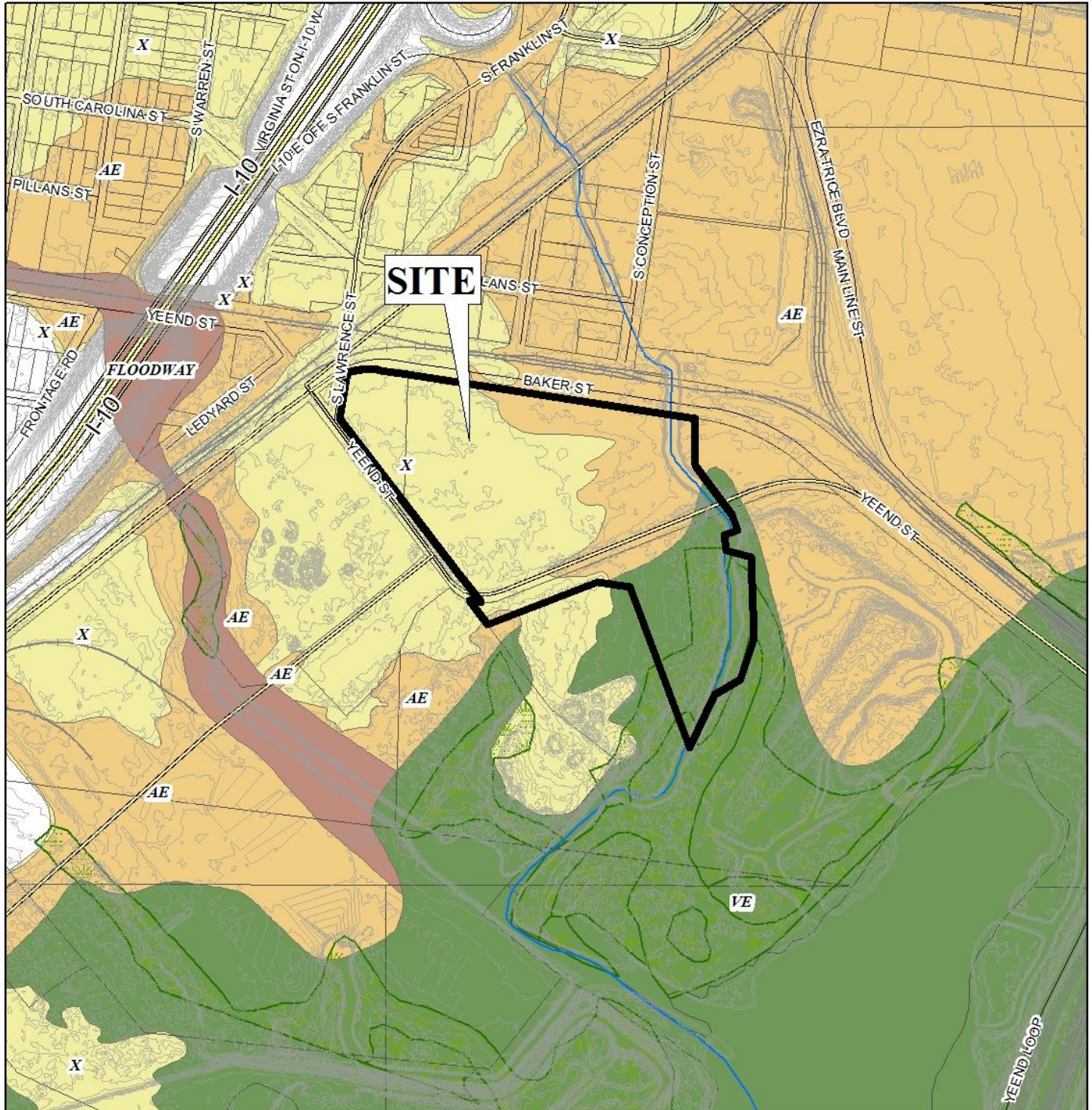
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- | | | | |
|---|---|---|--|
|  Low Density Residential |  Neighborhood Center - Traditional |  Downtown Waterfront |  Parks & Open Space |
|  Mixed Density Residential |  Neighborhood Center - Suburban |  Light Industry |  Water Dependent |
|  Downtown |  Traditional Corridor |  Heavy Industry | |
|  District Center |  Mixed Commercial Corridor |  Institutional | |



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ENVIRONMENTAL LOCATOR MAP



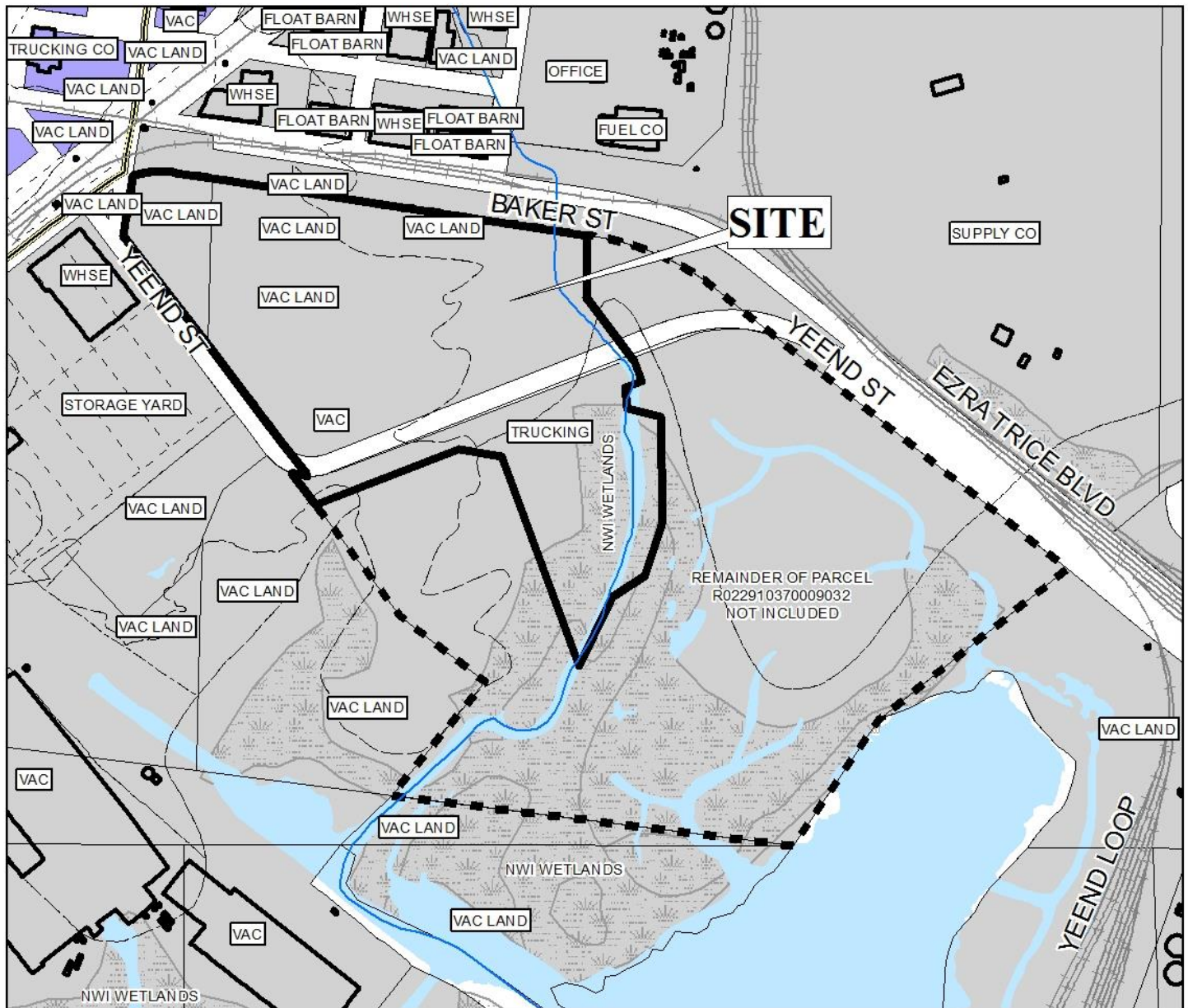
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial units.

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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 AERIAL



The site is surrounded by industrial units.

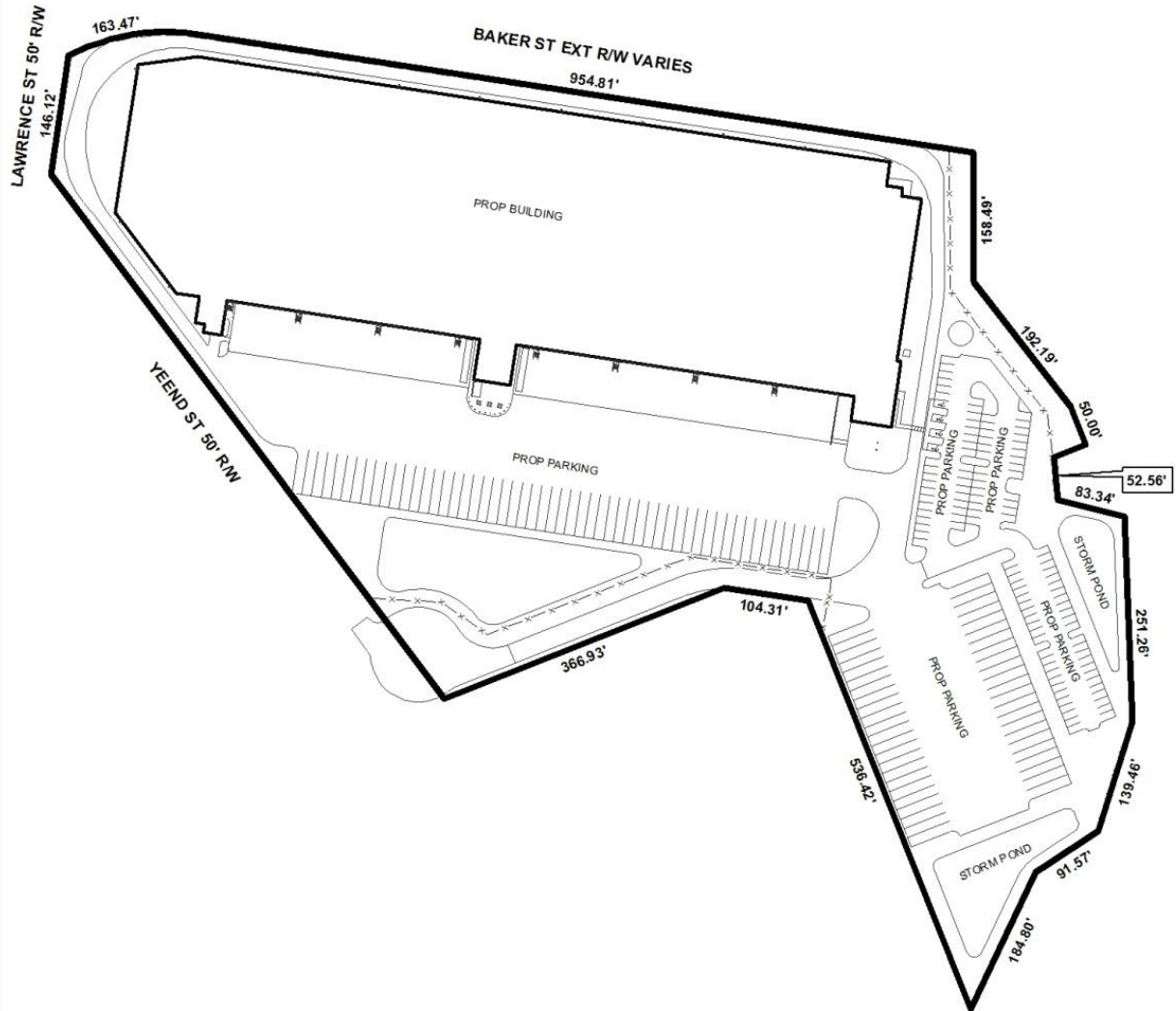
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SITE PLAN



The site plan illustrates the proposed building, proposed parking, and proposed storm ponds.

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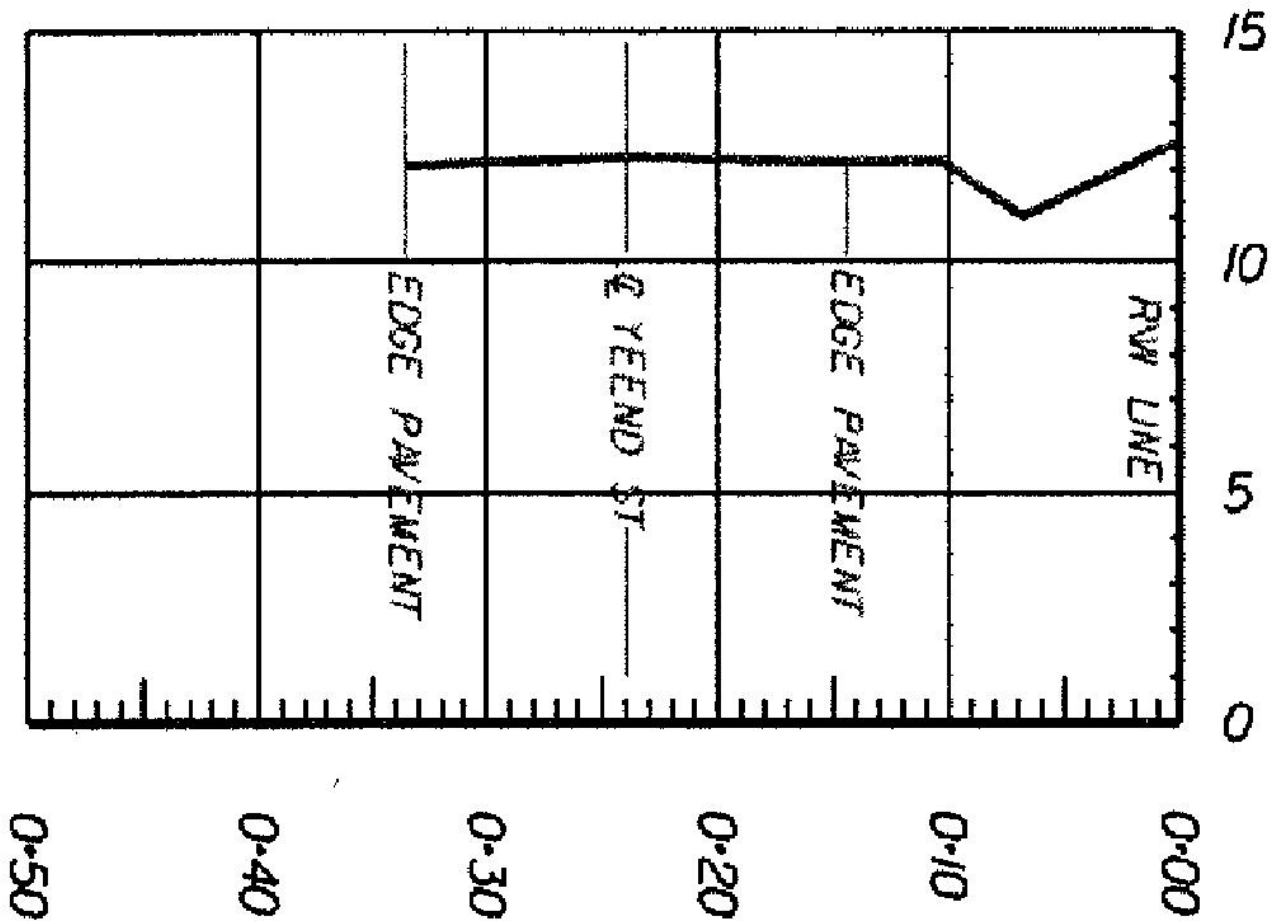
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DETAIL SITE PLAN



YEEND STREET SECTION
SECTION SHOWN LOOKING NORTH
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

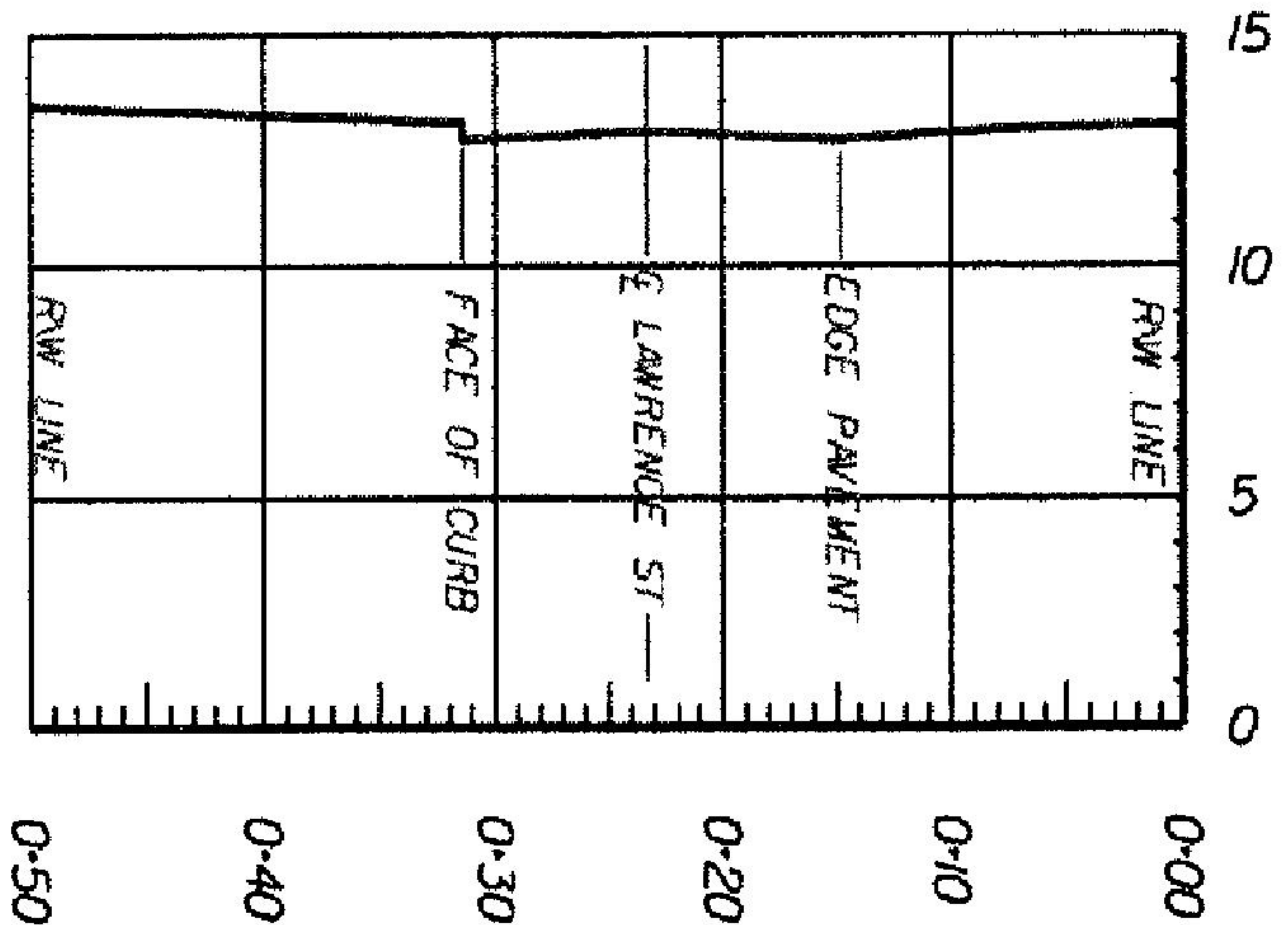
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DETAIL SITE PLAN



LAWRENCE STREET SECTION
SECTION SHOWN LOOKING NORTH
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

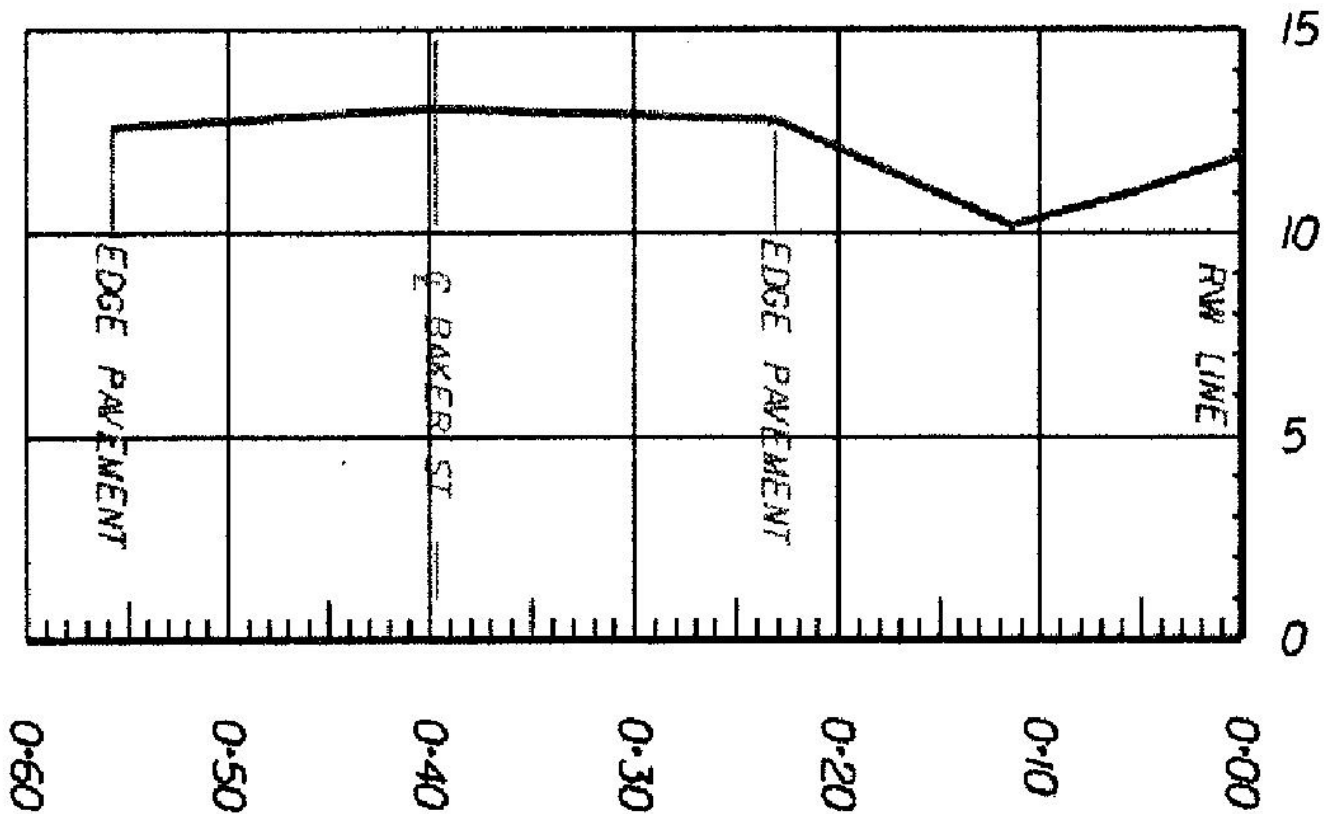
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DETAIL SITE PLAN



BAKER STREET EXTENSION SECTION
SECTION SHOWN LOOKING EAST
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

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