

SIDEWALK WAIVER REQUEST STAFF REPORT **Date: February 16, 2006****NAME**

Austal USA

LOCATION

59 Dunlap Drive
(South side of Dunlap Drive, between Dunlap Drive and
Cochrane Causeway, adjacent to the North side of the
Bankhead Tunnel)

PRESENT ZONING

I-2, Heavy Industry

ENGINEERING

Recommend waiver on Cochrane Causeway. Sidewalk can
be constructed on Dunlap Drive with minor earth work.

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 for the Dunlap Street and Cochrane Causeway frontages. The
applicant states that the property is located within an industrial area and pedestrian traffic is
non-existent. However, the applicant states that a sidewalk has been constructed along the East
side of Dunlap Street to accommodate Austal employees.

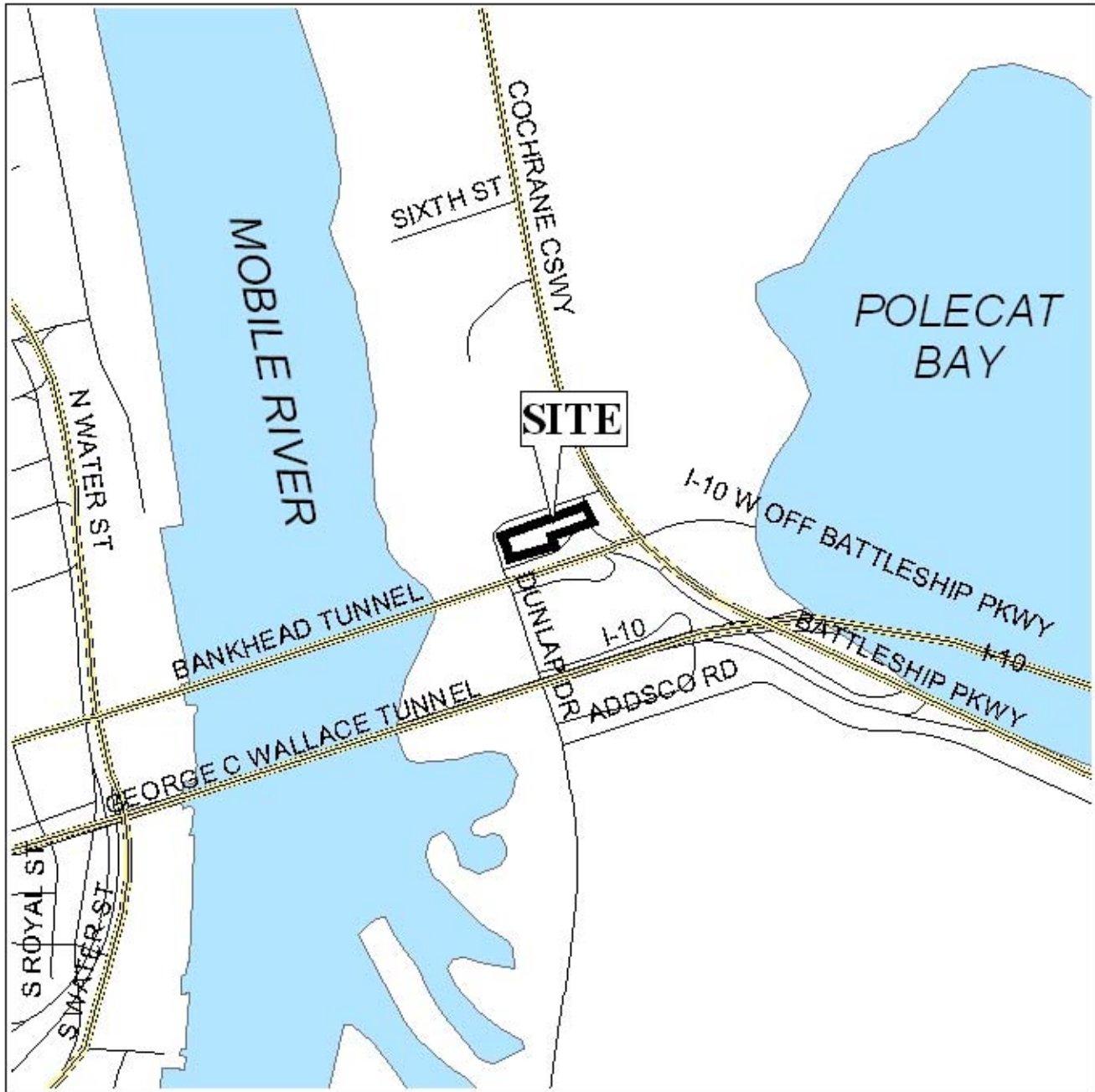
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an
area as justification for waiving sidewalk requirements. Further, it has been the policy of the
Commission to approve sidewalk waivers only in cases where there was an engineering reason or
physical barrier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

Comments from City Engineering indicate that Cochrane Causeway presents a physical barrier to
the west, but there is no such barrier along the North side of Dunlap Street. As the site plan
approved for construction indicated, sidewalks along the East and North side of Dunlap Street,
and no engineering issue exists, sidewalks should be provided.

RECOMMENDATION

Based on the preceding, it is recommended that this request
be approved for Cochrane Causeway and denied for Dunlap Street.

LOCATOR MAP



APPLICATION NUMBER 12 DATE February 16, 2006

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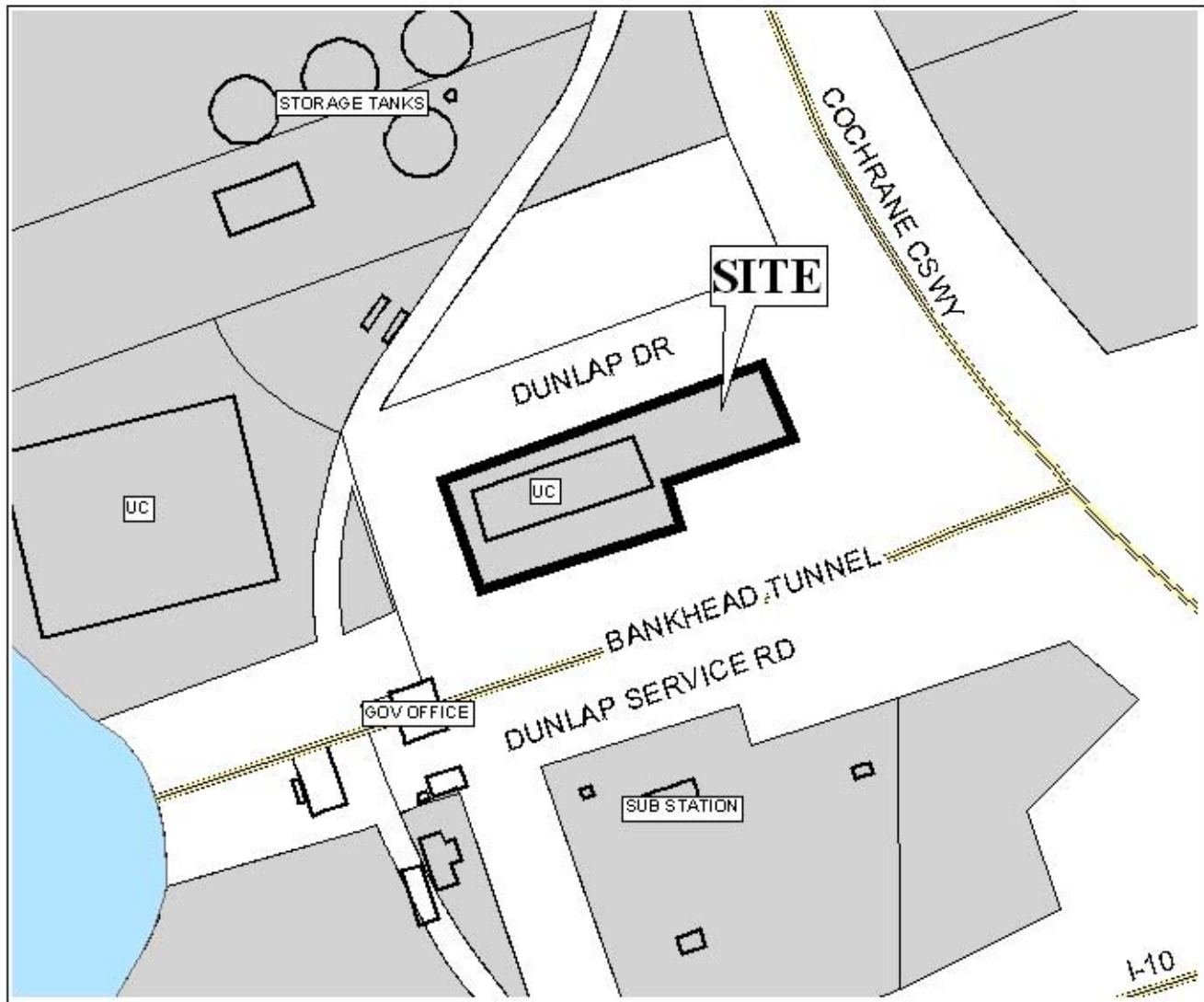
REQUEST Sidewalk Waiver

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an industrial area north of the Bankhead Tunnel and east of the Mobile River.

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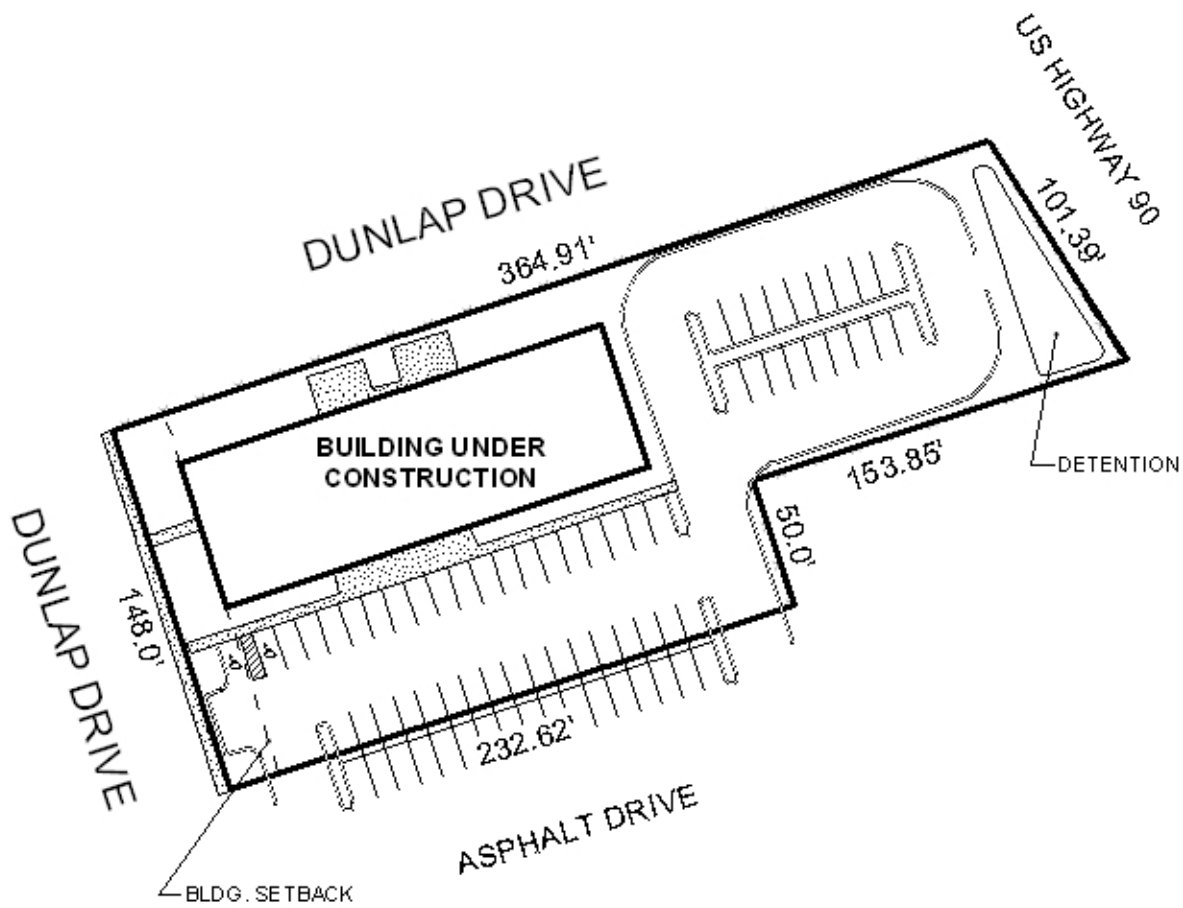
REQUEST Sidewalk Waiver

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

 NTS

SITE PLAN



The site is located on the South side of Dunlap Drive, between Dunlap Drive and Highway 90, adjacent to the North side of Bankhead Tunnel. The plan illustrates the proposed development.

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NTS