

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: June 5, 2014****NAME**

Theodore Yard, LLC

LOCATION5215 Willis Road
(North side of Willis Road)**PRESENT ZONING**

I-1, Light Industrial District

ENGINEERING**COMMENTS**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

TRAFFIC**ENGINEERING**

No comment.

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 Willis Road. The sidewalk waiver request is for a site that will be developed as a contractor's storage yard for heavy equipment.

The applicant states that construction of a City standard sidewalk is not possible for the following reasons:

1. Standard City slope cannot be achieved because site slopes away from roadway
2. Three existing power poles with guide wires are located where sidewalk would be constructed
3. Telephone marker pedestal, water meters (see plan) are located where sidewalk would be constructed
4. Site was annexed by the City of Mobile and is zoned I-1. There are no other sidewalks adjacent to the site.

Willis Road is a minor street, lacking curb-and-gutter, with a 50-foot wide right-of-way and a two lane cross-section at this location. There are no existing sidewalks on Willis Road, however, the Planning Commission denied a sidewalk waiver for a site less than 100 feet West of the site currently under consideration, though on the South side instead of the North side of Willis Road. The site with the sidewalk requirement has not as of yet been developed.

It is a standard requirement that all vacant sites being developed provide sidewalks as part of the new construction. A waiver of a sidewalk is to be considered in exceptional circumstances,

where topographic, vegetative or other issues would make provision of a sidewalk difficult due to construction challenges.

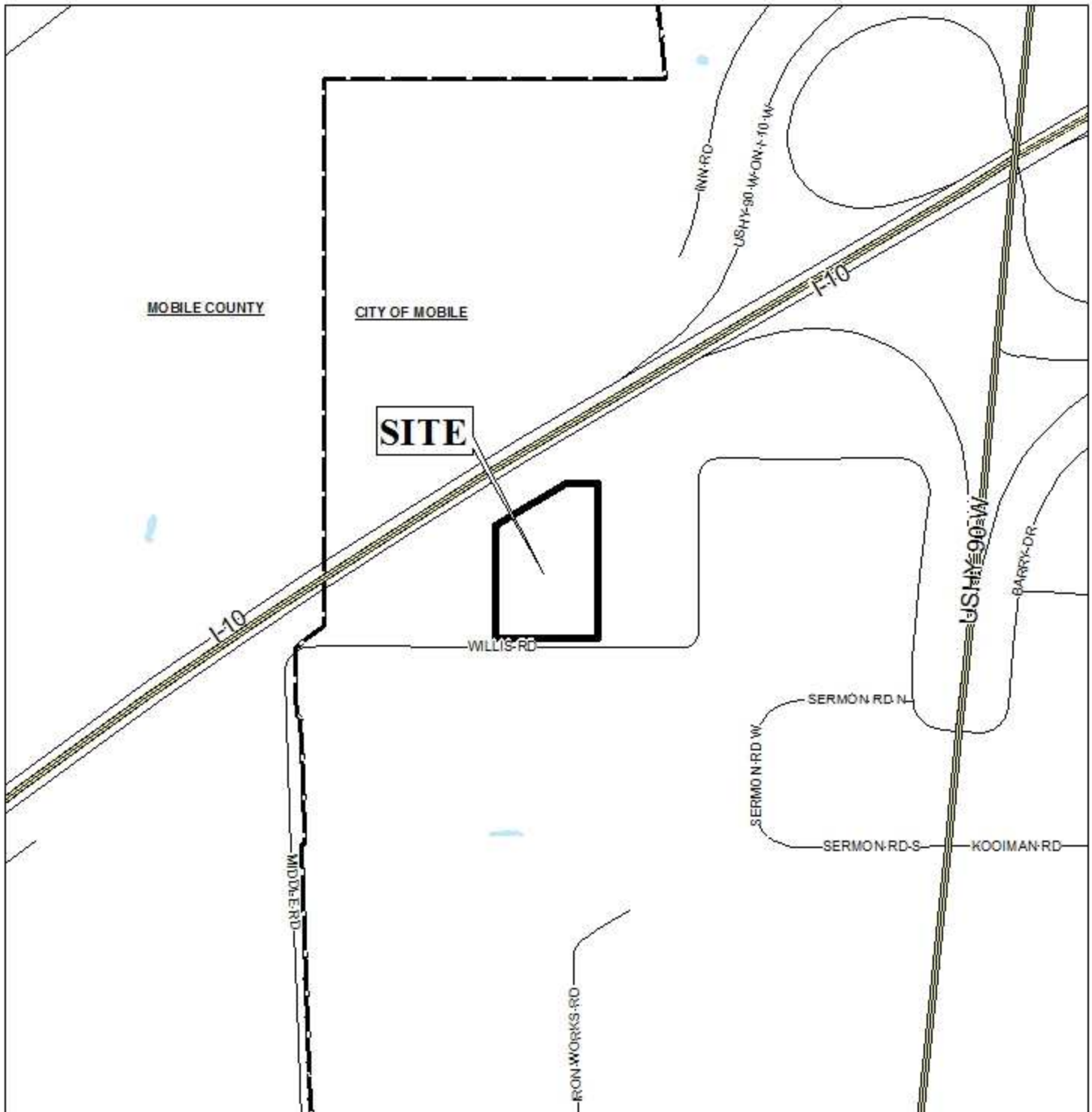
It should be pointed out that the Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities. A waiver of the sidewalk, as requested, will limit accessibility for pedestrians.

The applicant has not provided sufficient reasoning to justify the approval of the sidewalk waiver. The sidewalk could be constructed within the right-of-way or on private property, which the City of Mobile has allowed previously in similar situations.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along Willis Road is recommended for denial.

LOCATOR MAP



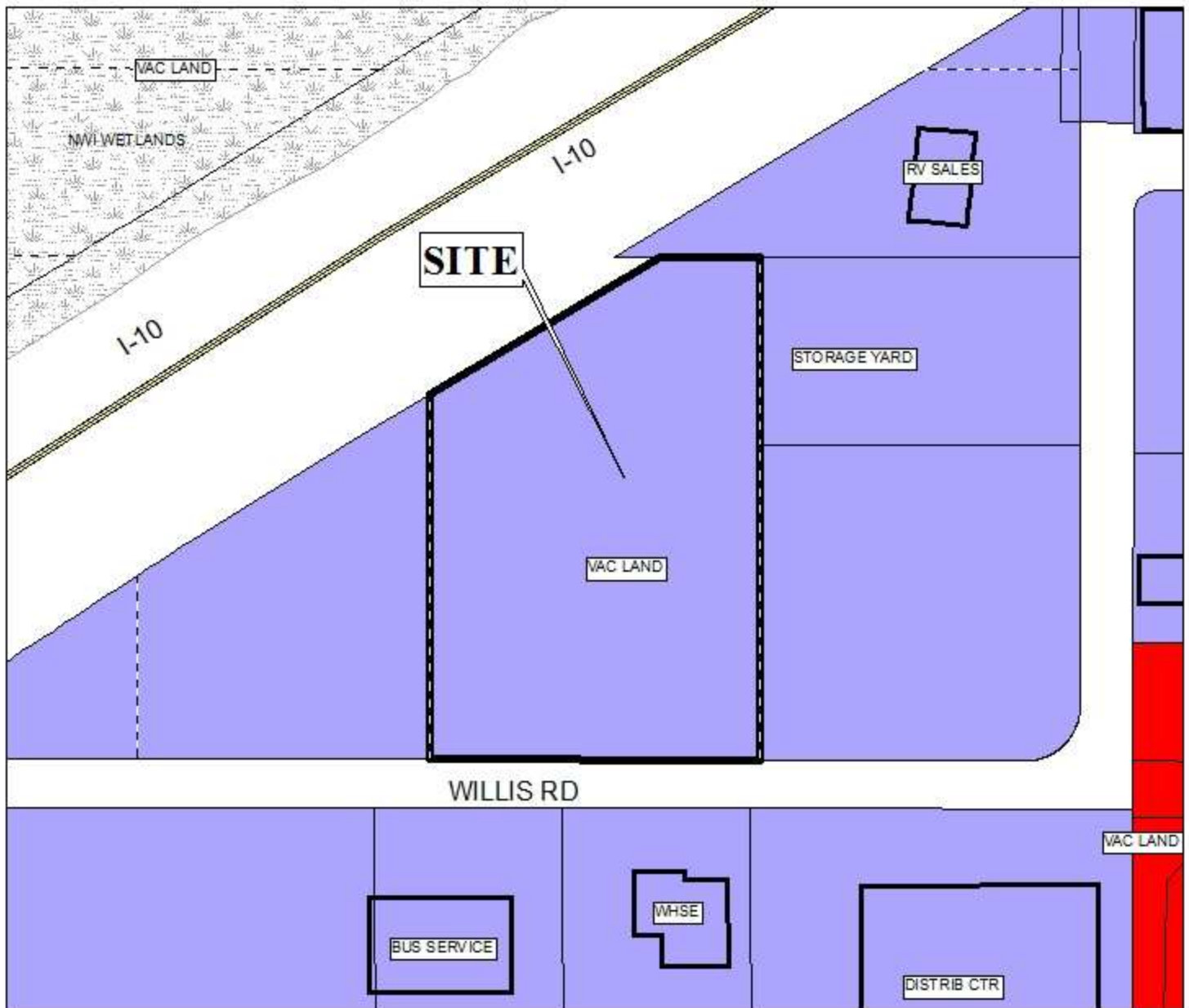
APPLICATION NUMBER 13 DATE June 5, 2014

APPLICANT Theodore Yard, LLC

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial units.

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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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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

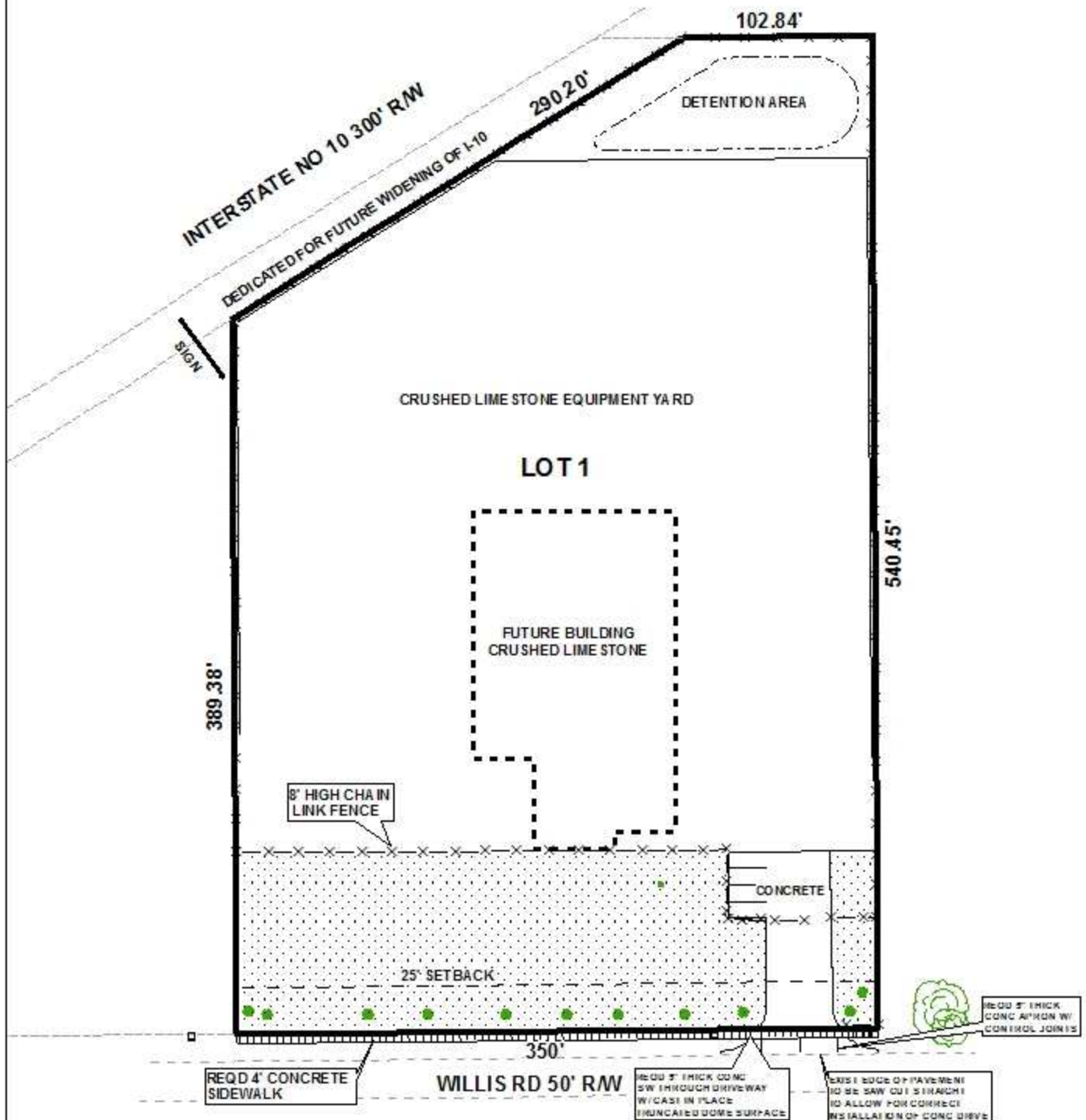


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DETAIL SITE PLAN



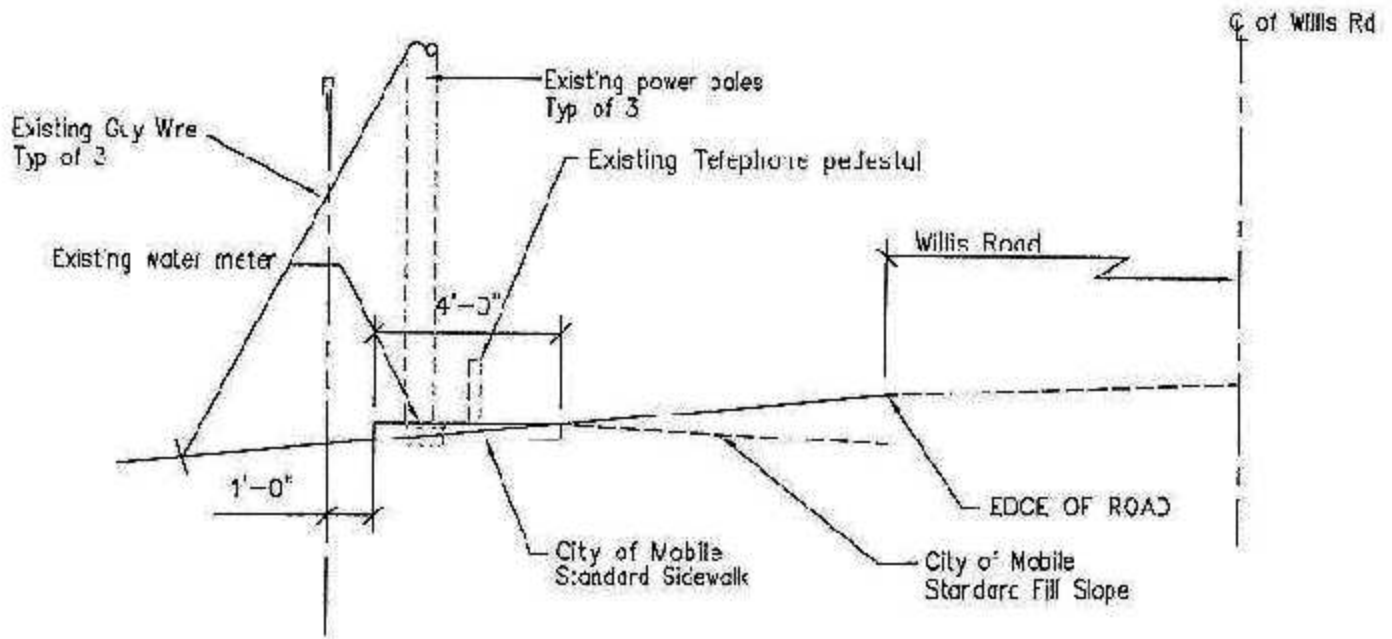
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DETAIL SITE PLAN



TYPICAL CROSS SECTION
NO SCALE

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