

**SIDEWALK WAIVER REQUEST
STAFF REPORT**

Date: August 4, 2016

NAME

Baker Development, LLC

LOCATION

6585 Rangeline Road
(Northeast corner of Rangeline Road and Minor Road)

PRESENT ZONING

B-5, Office-Distribution District

ENGINEERING

COMMENTS

The information submitted did not indicate the location of the proposed sidewalk at either SECTION A or SECTION B. However, based on the information received 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 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 2015-116 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along the Rangeline Service Road.

The sidewalk waiver site is adjacent to a site that is currently developed to the North, with undeveloped property to the West. The applicant states that a sidewalk should not be required along the Rangeline Service Road for the following reasons:

1. It would be a conflict with the ALDOT permit for the project;
2. A CORP permit would be required for work in the wetlands;
3. A FEMA permit would be required for work in the flood zone; and
4. A retaining wall would be required in most areas in order to provide adequate side and ditch slopes.

It should be noted that the site plan submitted by the applicant illustrates that work will be done on the site in a flood zone without the construction of a sidewalk, making the need for FEMA permits necessary even if the sidewalk waiver is approved, and no work on the site, with the possible exception of a detention pond will be located in a wetland area, thus no CORP permits would be required for the project at all. Also, if ALDOT has stated that they are not in support of the placement of a sidewalk at this location, no supporting documentation to that effect was submitted with the application. Furthermore, there are locations on the site where a sidewalk could be placed potentially making a retaining wall unnecessary.

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 site is primarily surrounded by B-5, Office-Distribution District and I-1, Light Industry District to the North; and undeveloped property located outside of the city limits to the West of the Site.

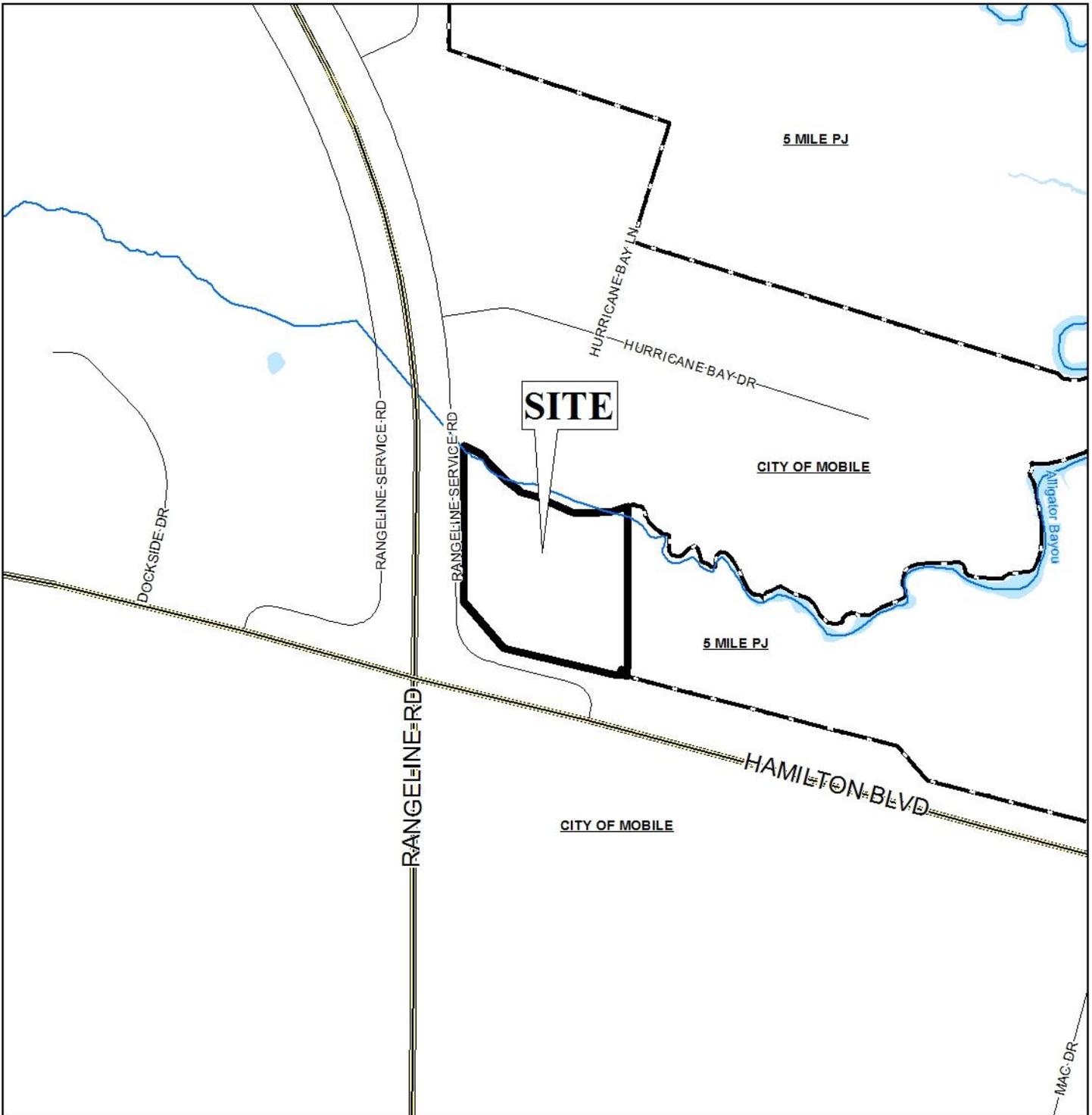
The site is depicted as “Industrial” Area per the recently adopted Map for Mobile Plan. The intent of an Industrial Area is to allow for:

- Minimize impacts to adjacent properties;
- Connect to major infrastructure for ease of major industry;
- Better streetscaping and aesthetic improvements;
- Connect to nearby areas through transit accommodation for ease of workers’ access.

Due to the fact the applicant has not submitted any supporting documentation from ALDOT stating they do not want a sidewalk along the right-of-way, FEMA permits will be required for the project regardless of whether or not sidewalks will be provided, and no CORP permits will not be required for the project at all, the sidewalk waiver application should be denied.

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

LOCATOR MAP



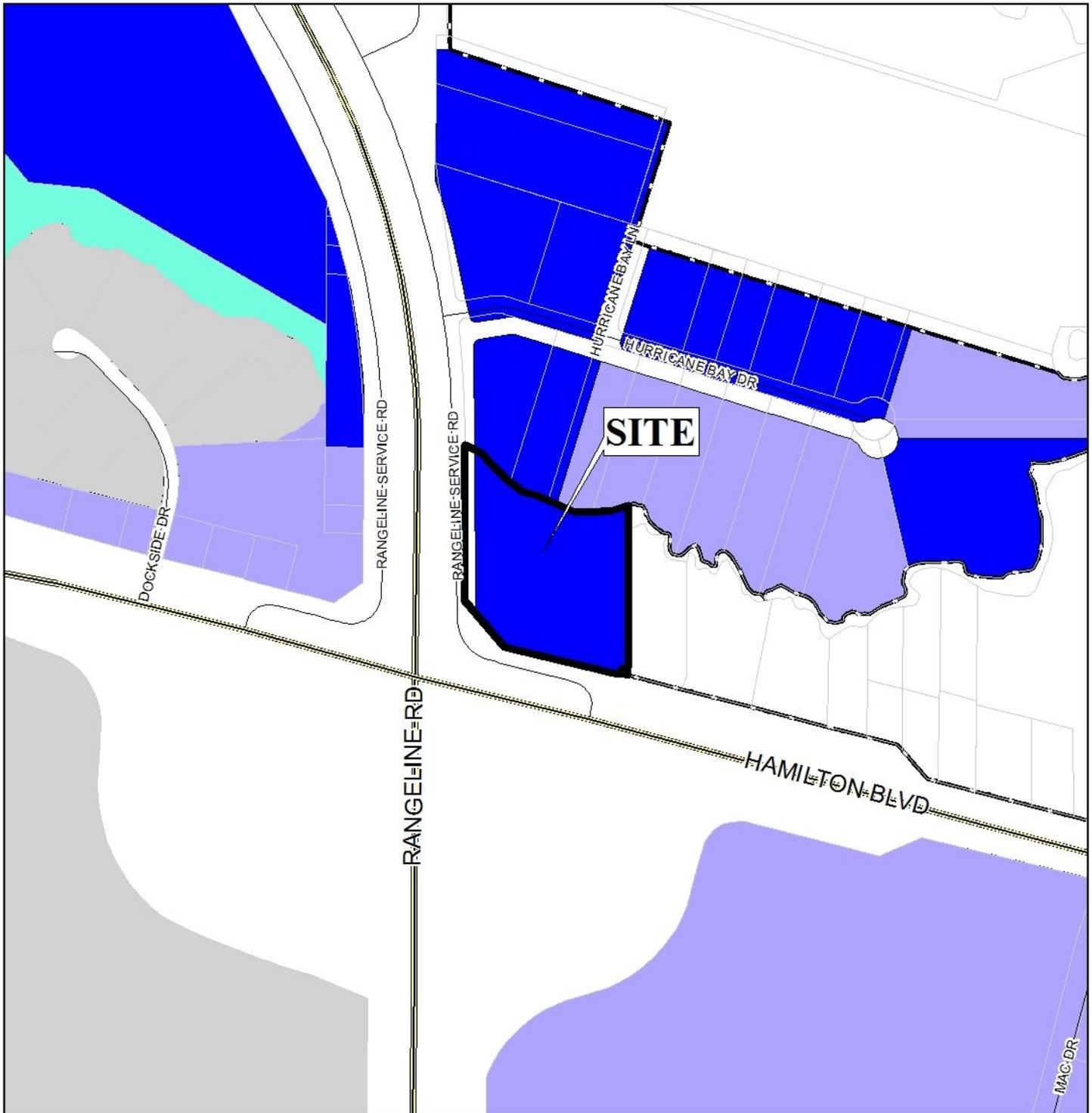
APPLICATION NUMBER 15 DATE August 4, 2016

APPLICANT Baker Development, LLC

REQUEST Sidewalk Waiver



LOCATOR ZONING MAP



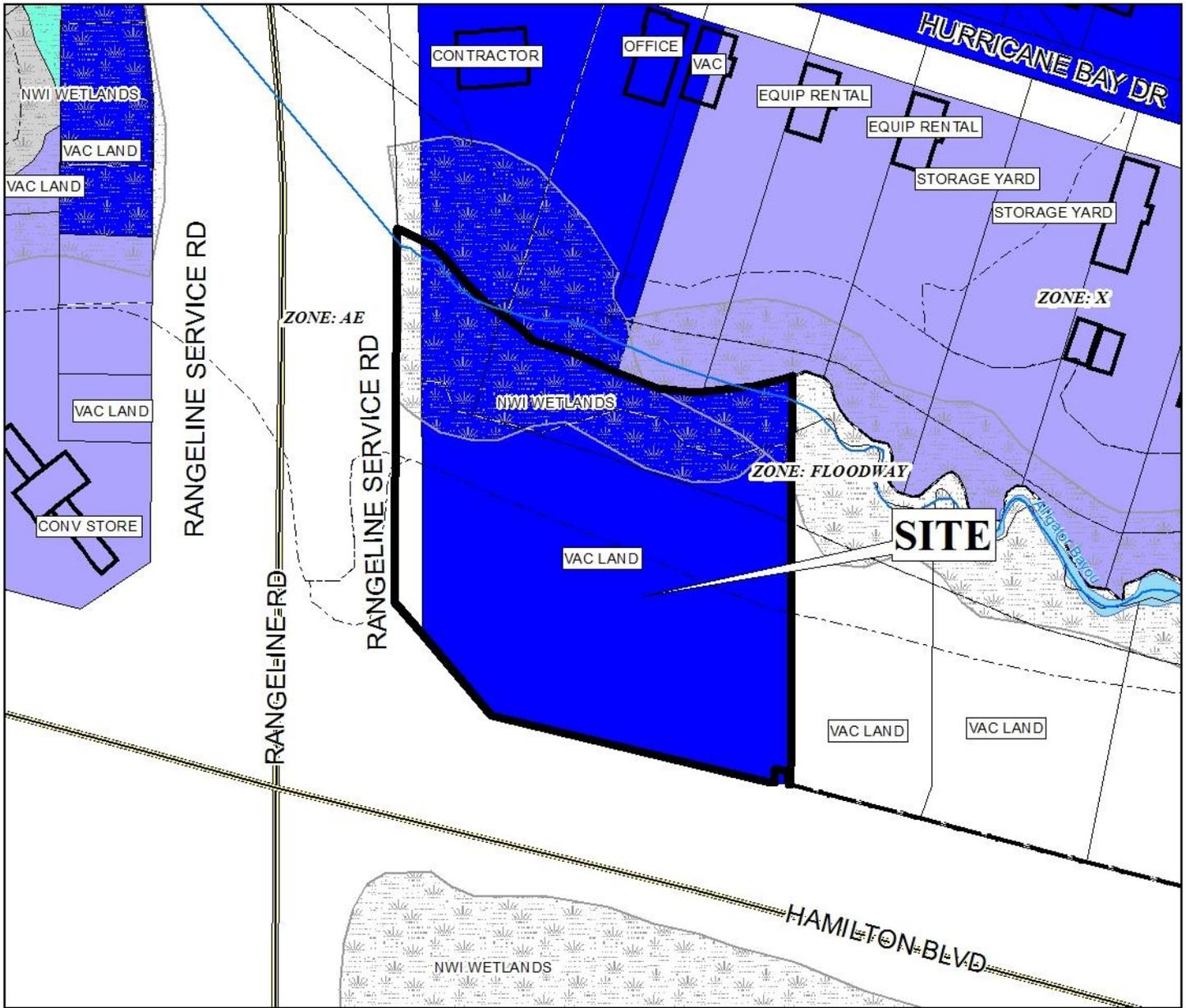
APPLICATION NUMBER 15 DATE August 1, 2016

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the north and west.

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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 commercial units to the north and west.

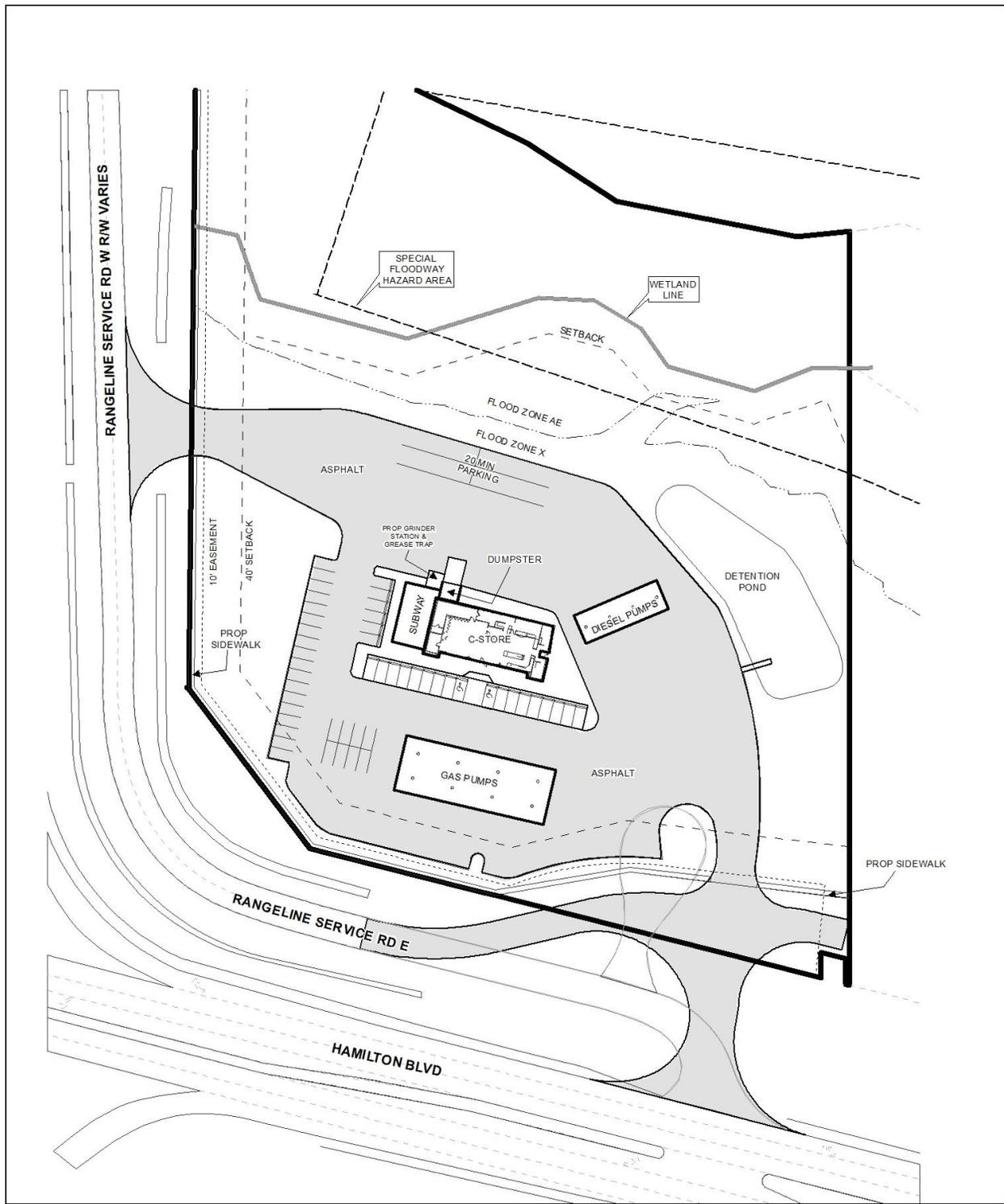
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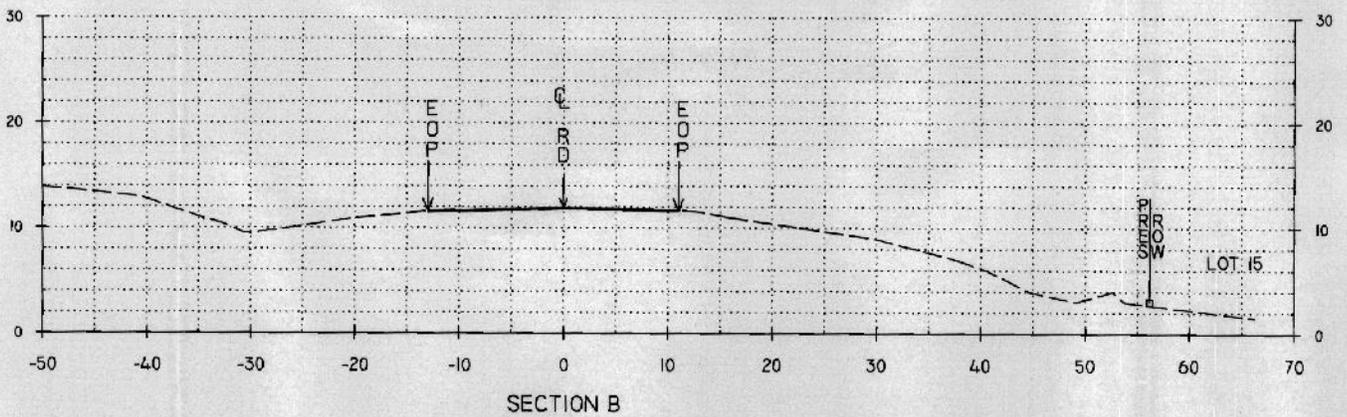
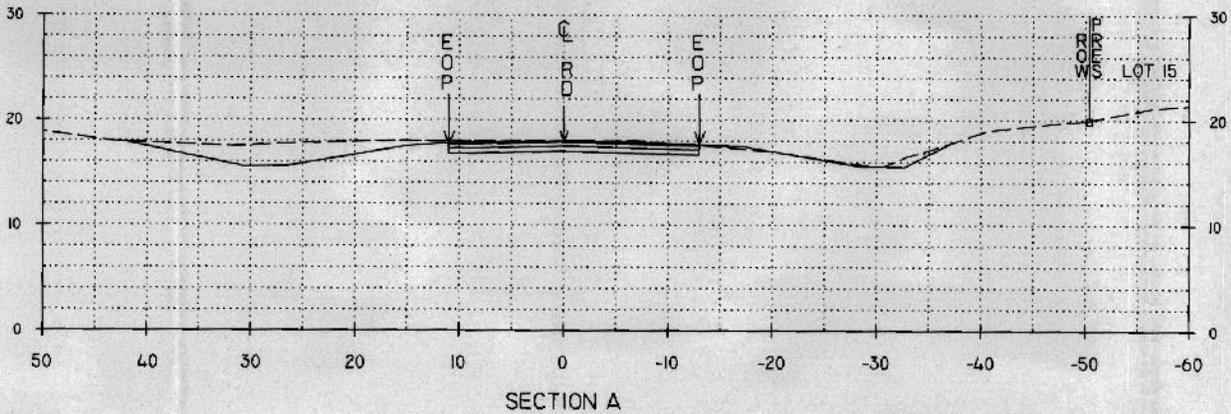
SITE PLAN



The site illustrates the proposed buildings, parking, easement, setback, and proposed sidewalks.

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DETAIL SITE PLAN



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