

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: June 16, 2011****NAME**

Arlington Properties

LOCATION5104 Halls Mill Road
(Northwest corner of Halls Mill Road and Demetropolis
Road extending to the East side of Government Boulevard)**PRESENT ZONING**

B-3, Community Business District

ENGINEERINGRecommend approval due to open drainage system and
lack of useable neutral ground within the ROW.**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 Halls Mill Road, Demetropolis Road, and Government Boulevard.

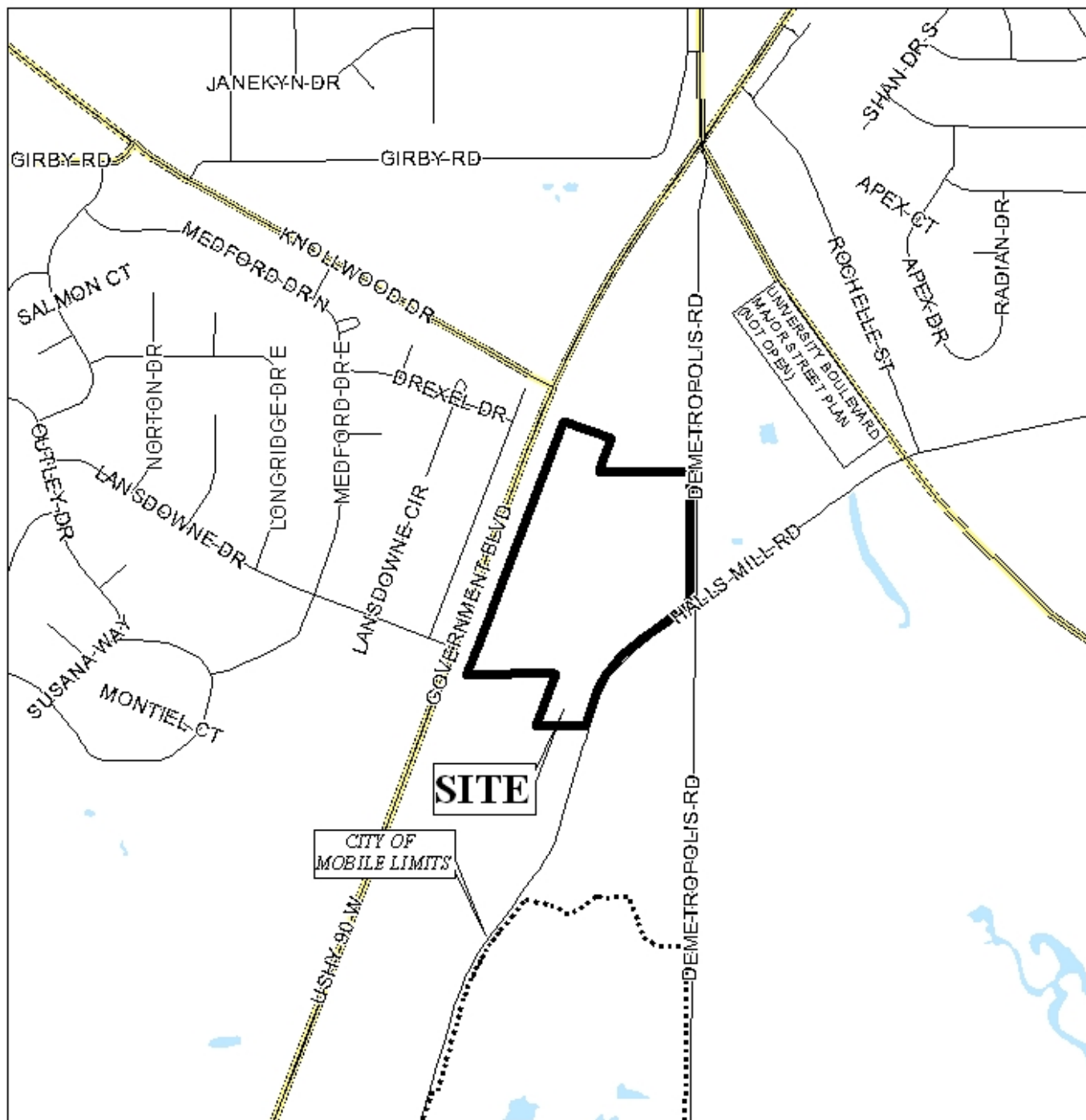
The sidewalk waiver site is located in a commercial area. There does not appear to be any sidewalks in the immediate vicinity of the site, and the Planning Commission has previously waived sidewalk construction in the immediate vicinity.

City of Mobile Engineering has recommended approval of the sidewalk waiver request due to open drainage system and lack of useable neutral ground within the right-of-way.

RECOMMENDATION

Based upon the preceding, this application for waiver of the construction of a sidewalk along Halls Mill Road, Demetropolis Road, and Government Boulevard is recommended for approval.

LOCATOR MAP



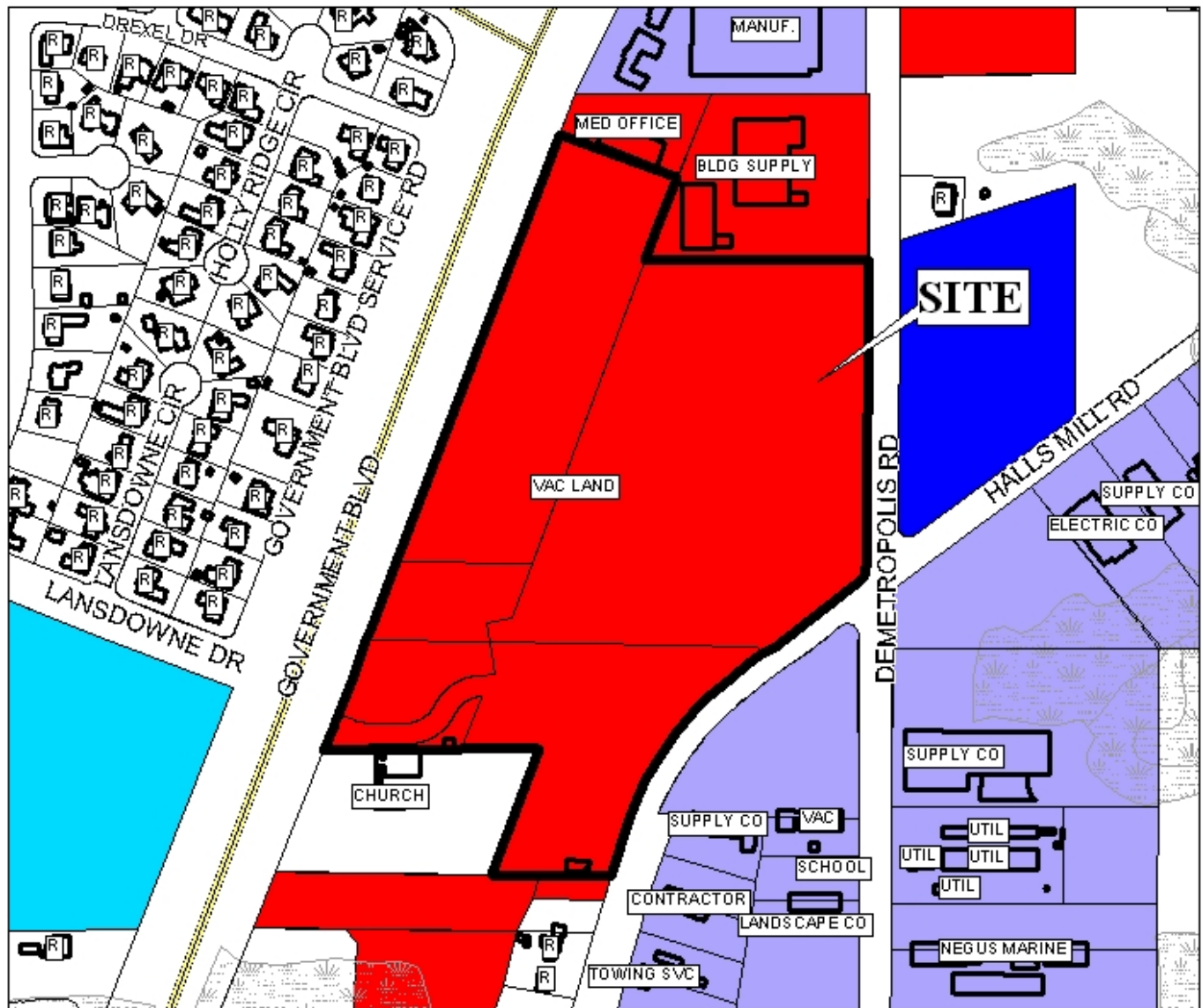
APPLICATION NUMBER 17 DATE June 16, 2011

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REQUEST Sidewalk Waiver

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Commercial land use is north and southeast of the site and single family residential units are to the west.

APPLICATION NUMBER 17 DATE June 16, 2011

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REQUEST Sidewalk Waiver

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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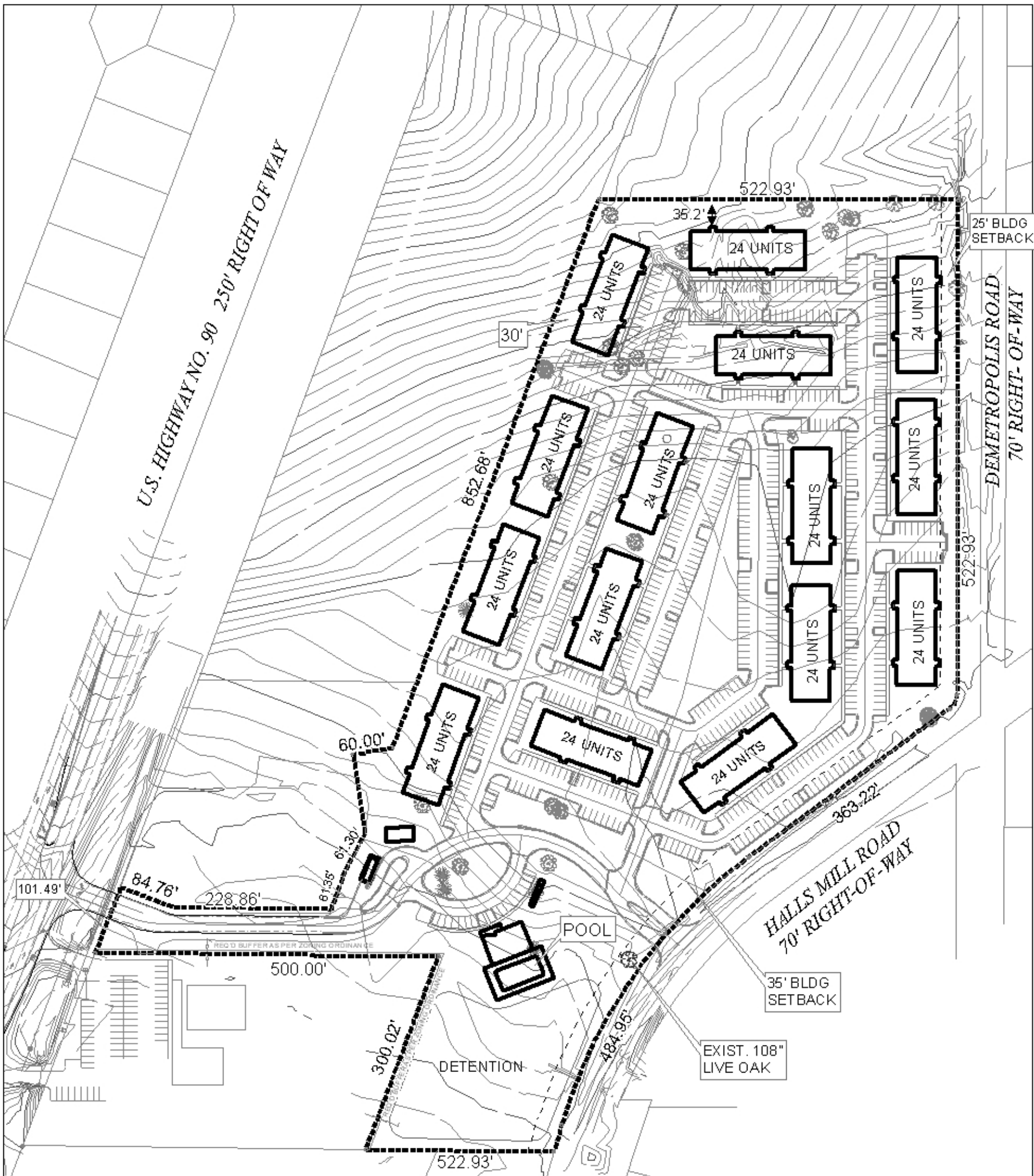
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SITE PLAN



The site plan illustrates the proposed buildings, setbacks, and drives.

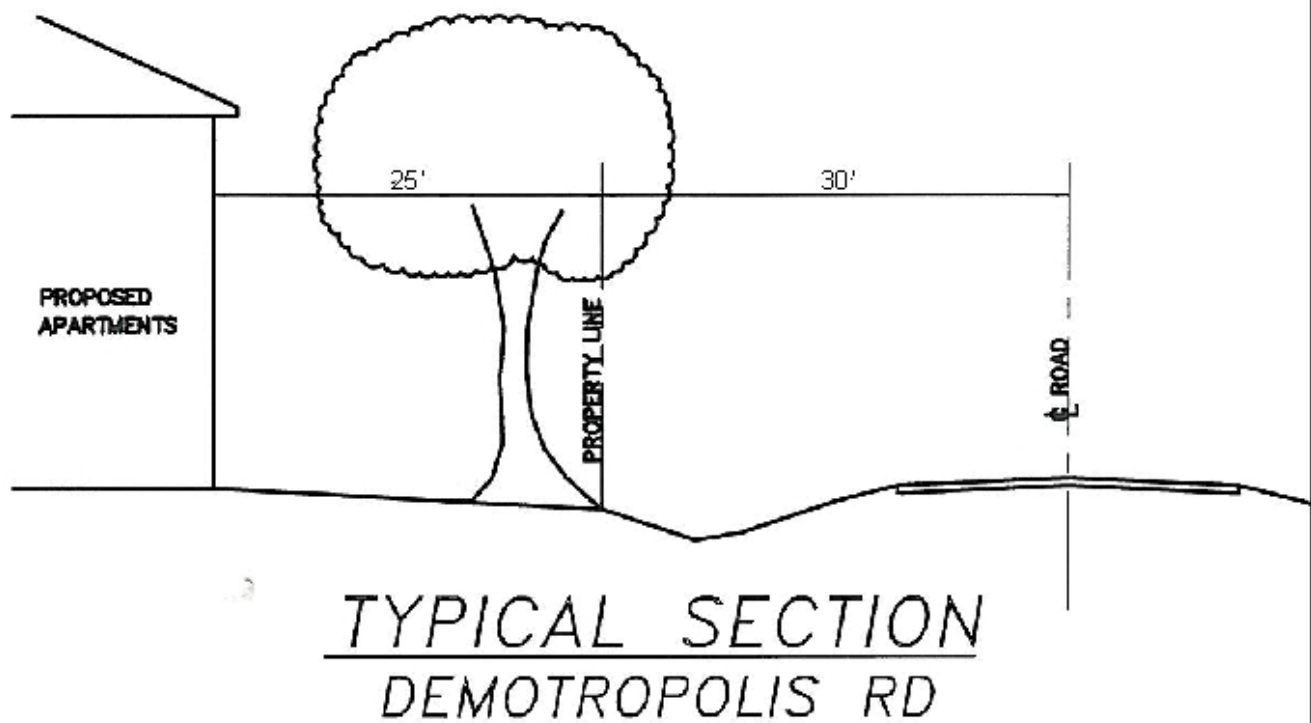
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SIDEWALK CROSS-SECTION DETAIL 1



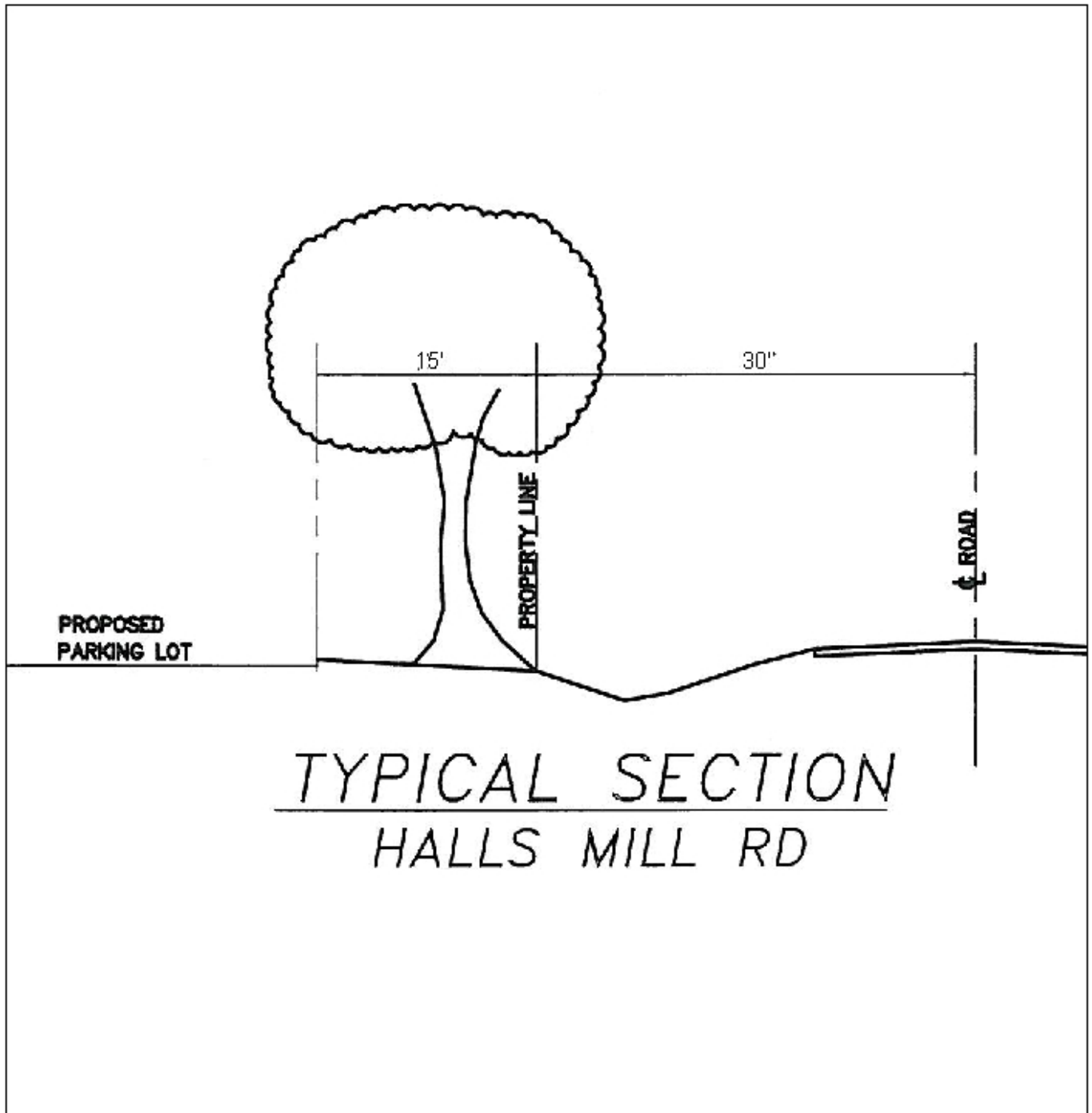
APPLICATION NUMBER 17 DATE June 16, 2011

APPLICANT Arlington Properties

REQUEST Sidewalk Waiver

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SIDEWALK CROSS-SECTION DETAIL2



APPLICATION NUMBER 17 DATE June 16, 2011

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