

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: June 6, 2013****NAME**

Jim McAleer

LOCATION3305 Springhill Avenue
(East side of Ingate Street, extending from Springhill Avenue to Old Carline Street)**PRESENT ZONING**

B-3, Community Business District

ENGINEERING**COMMENTS**

INGATE STREET: It appears that there is sufficient room within the ROW, or on private property, for construction of a sidewalk. OLD CARLINE STREET: Due to the limited space within the ROW, and the location of the existing loading docks, walls, and drives, it is recommended that this request be approved.

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).

Installation of a sidewalk will have a negative impact on the existing tree roots along Ingate Street and Old Carline Street.

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along both Ingate Street and Carline Street.

The sidewalk waiver site is adjacent to sites that are currently developed. The applicant states that the required sidewalk would be too difficult to install due to existing trees and utility conditions. The site plan submitted illustrates that if a sidewalk were to be constructed along both Carline Street and Ingate Street, a power pole would need to be relocated, as well as several trees removed.

Ingate Street and Carline Street are both minor streets with two lane cross-sections at this location. There is currently no sidewalk along either street; however, as these neighboring sites are re-developed, sidewalks will be required.

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 R-1, Single-Family Residential District to the South and West with B-3, Community Business District to the West and East, and I-1, Light Industrial District to the North. Because of the adjacent residential district, it is likely that pedestrians will traverse this area.

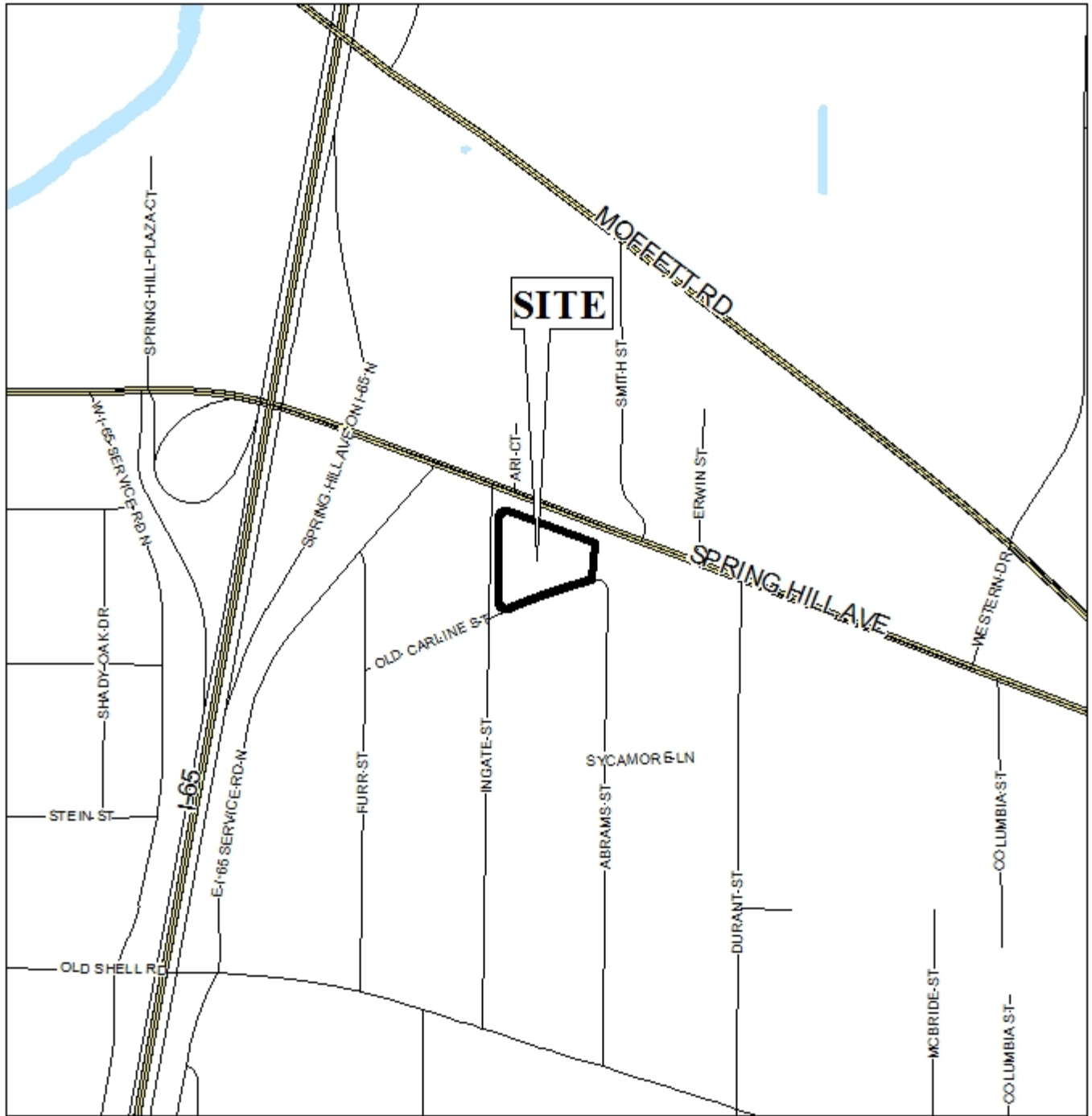
The applicant provided cross-sections of the areas in which a sidewalk would be required. The slope does not seem to be a factor in not allowing the construction of a sidewalk; however it should be noted that Urban Forestry has commented that the installation of a sidewalk along both streets will have negative impacts on the existing tree roots along both streets.

The applicant has provided sufficient reasoning to justify the approval of the sidewalk waiver.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk along both Ingate Street and Carline Street is recommended for approval.

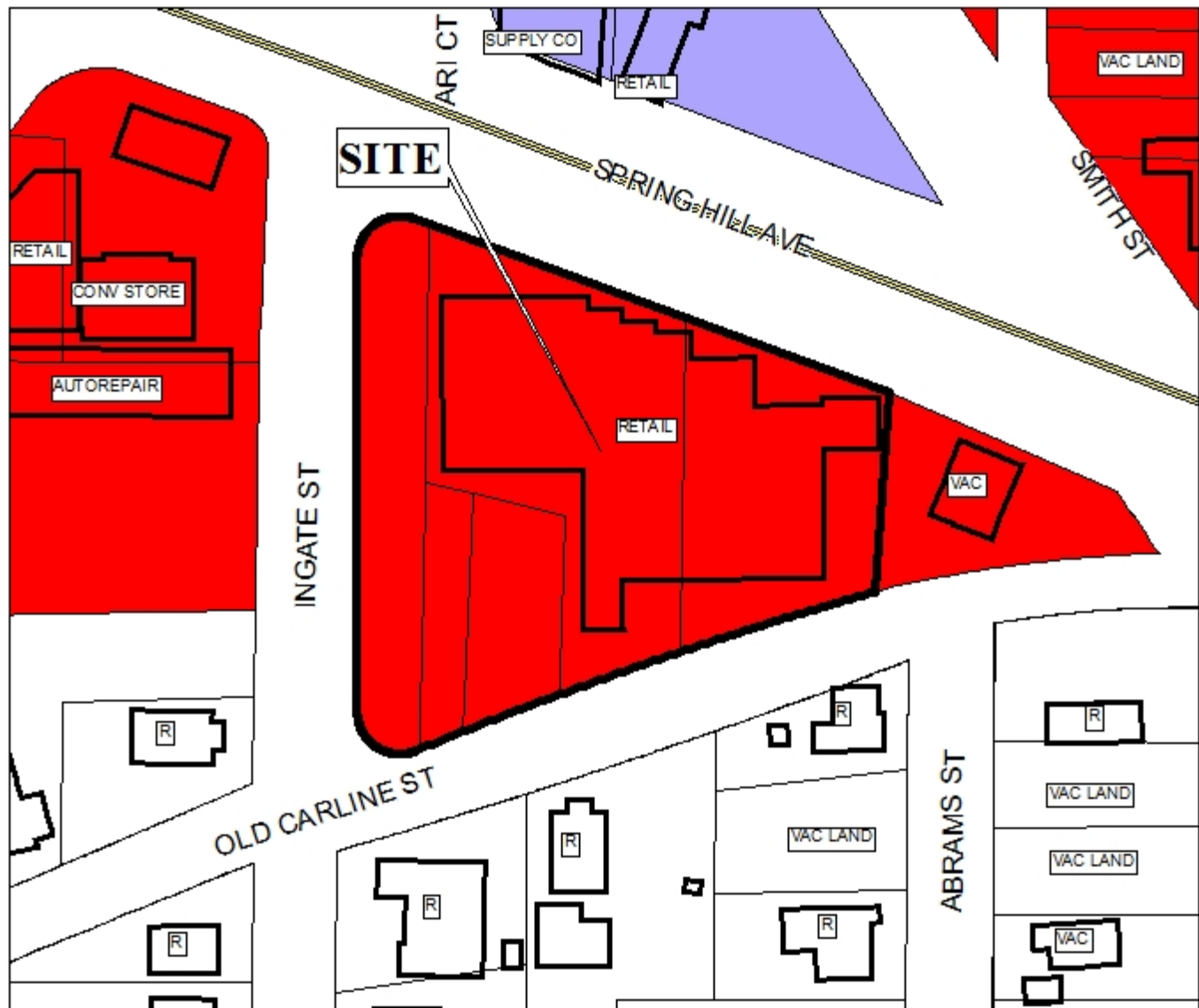
LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is primarily surrounded by single family residential units to the south of it. To the north and west of the site are 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

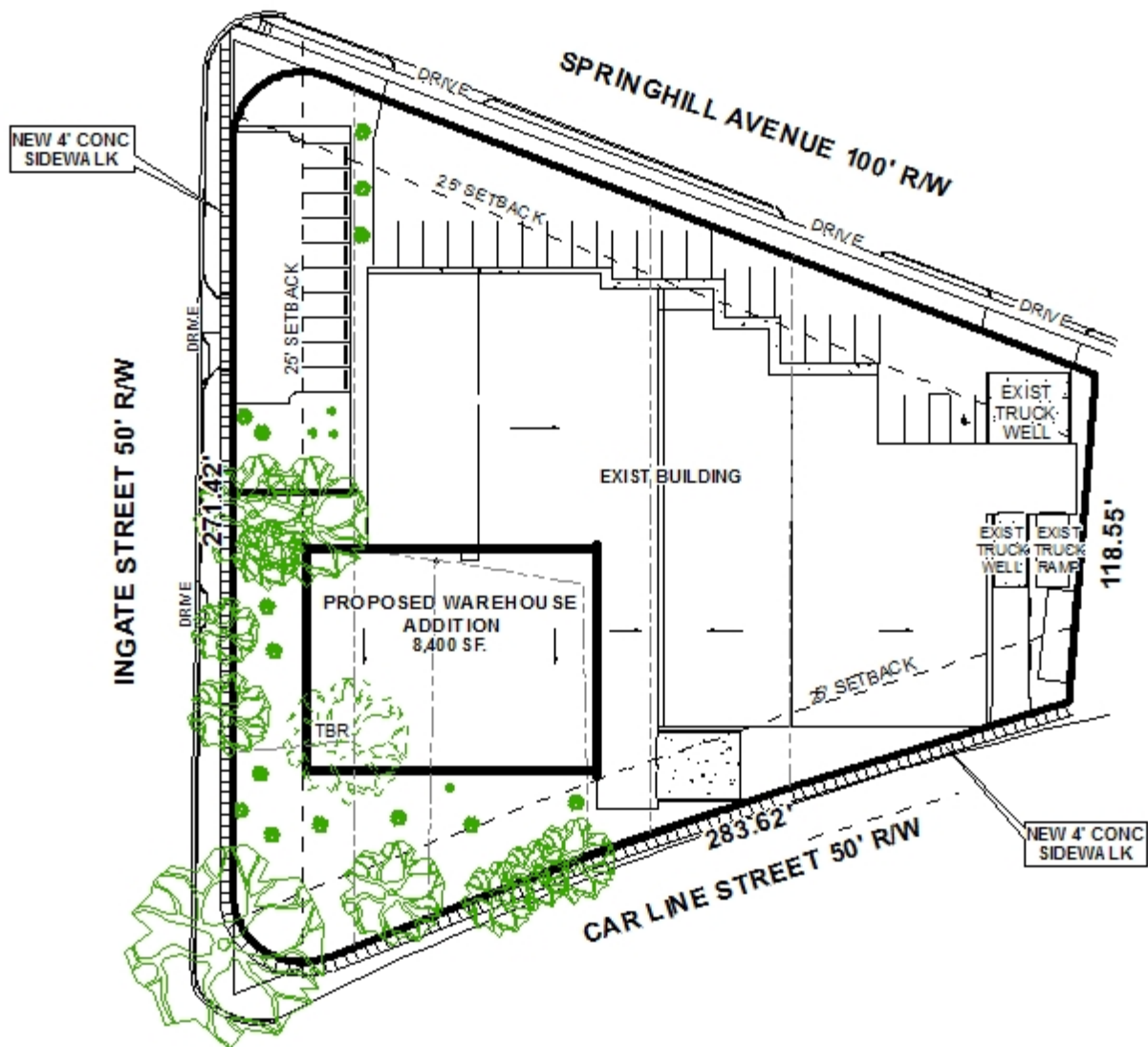


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SITE PLAN

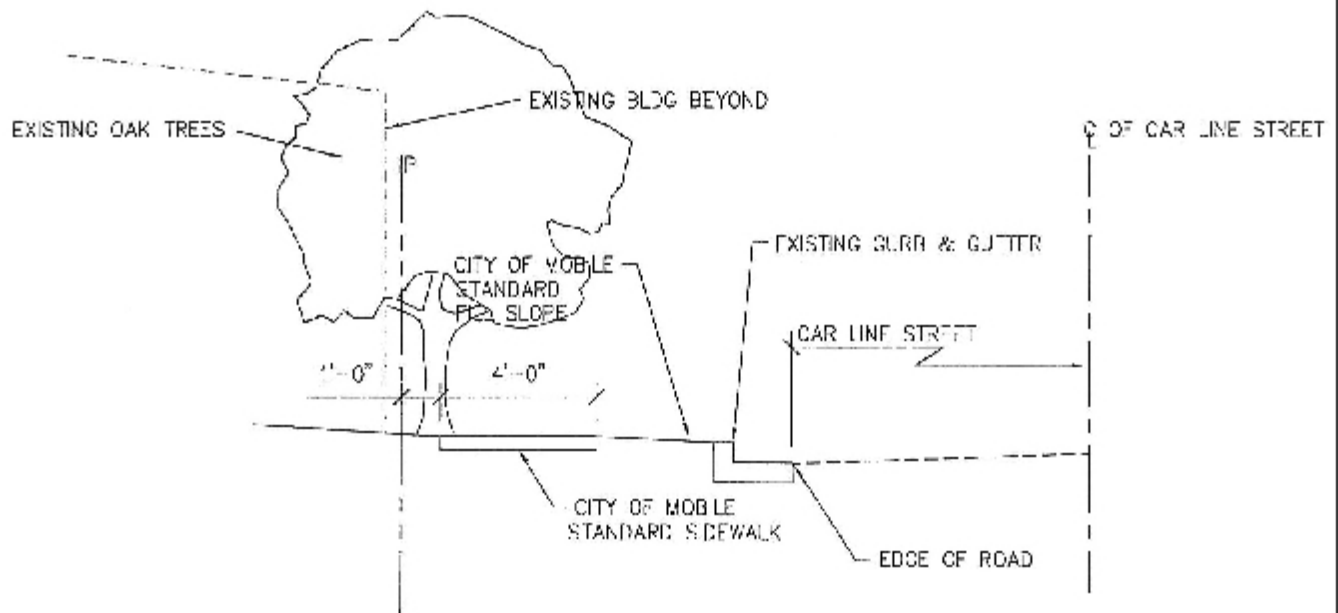


The site plan illustrates the existing building, proposed additions, new sidewalks, and existing trees.

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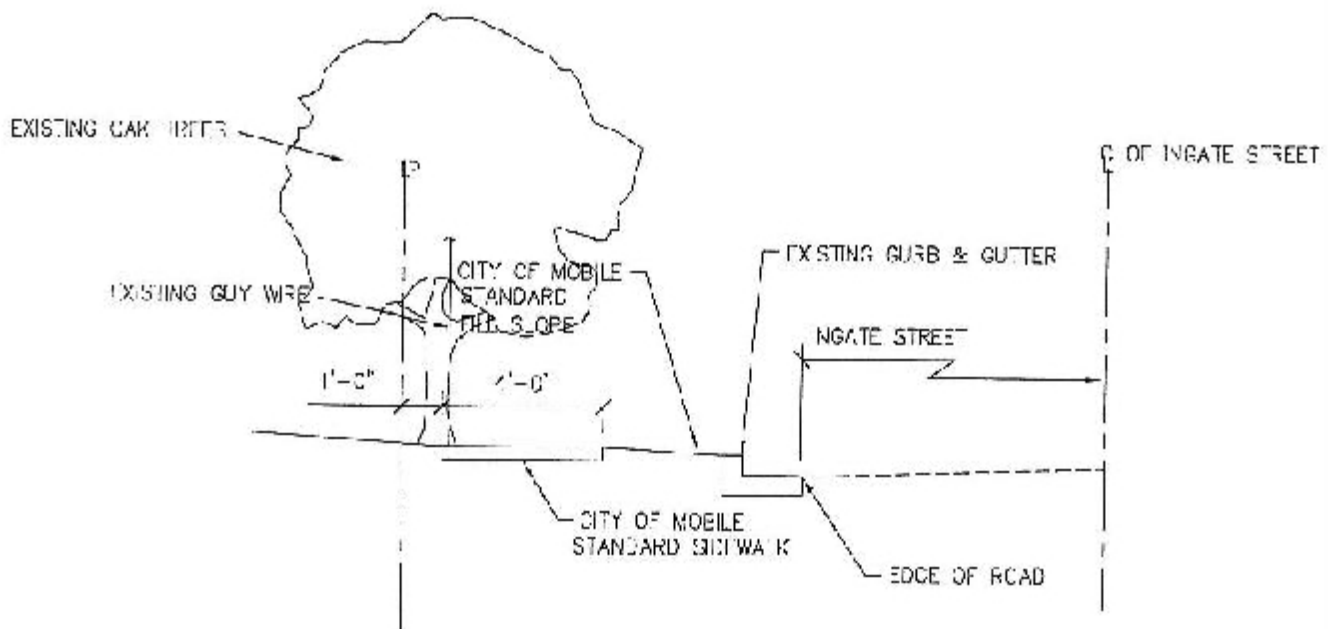
DETAIL SITE PLAN



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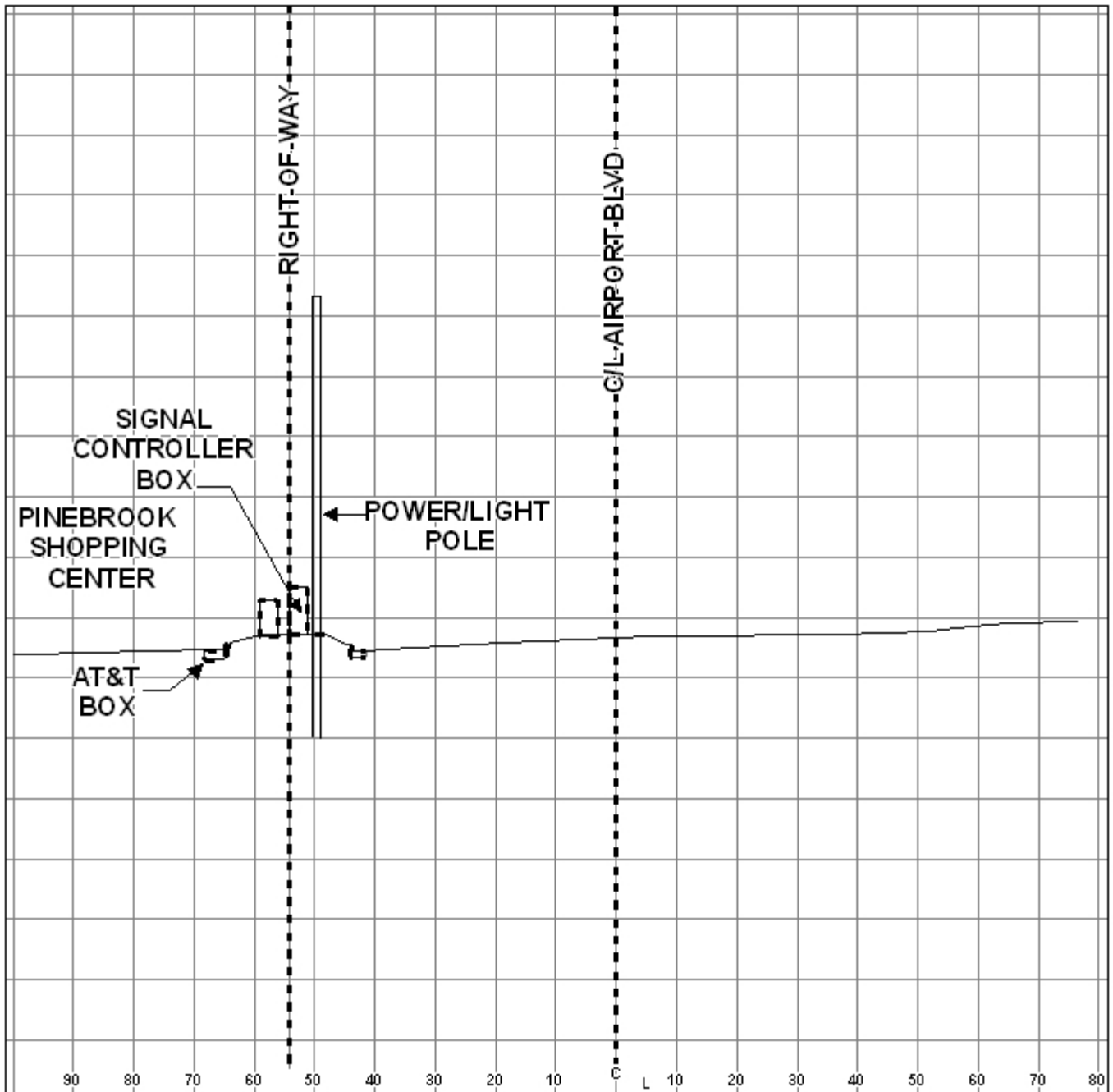
DETAIL SITE PLAN



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SIDEWALK CROSS SECTION DETAIL



APPLICATION NUMBER 16 DATE June 6, 2013
APPLICANT Pinebrook Investments, LLC
REQUEST Sidewalk Waiver

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