

**SIDEWALK WAIVER  
REQUEST STAFF REPORT****Date: May 1, 2008****NAME**

Tam Trinh

**LOCATION**

West side of University Boulevard, 300± South of Overlook Road.

**PRESENT ZONING**

B-2, Neighborhood Business District

**ENGINEERING  
COMMENTS**

Based on information provided by applicant, the existing steep grades and drainage ditch do not allow the construction of City standard sidewalk at this location.

**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 along University Boulevard. The applicant states that sidewalk construction is not possible due to the existing drainage ditch and the extreme grade of the land.

The City of Mobile GIS shows that the closest sidewalk to the location is located on the adjacent property to the North. There are currently no other sidewalks located in the immediate vicinity. The GIS also shows a drainage ditch along University beginning at the end of the neighboring sidewalk. It appears the ditch is located where the city sidewalk would normally be constructed.

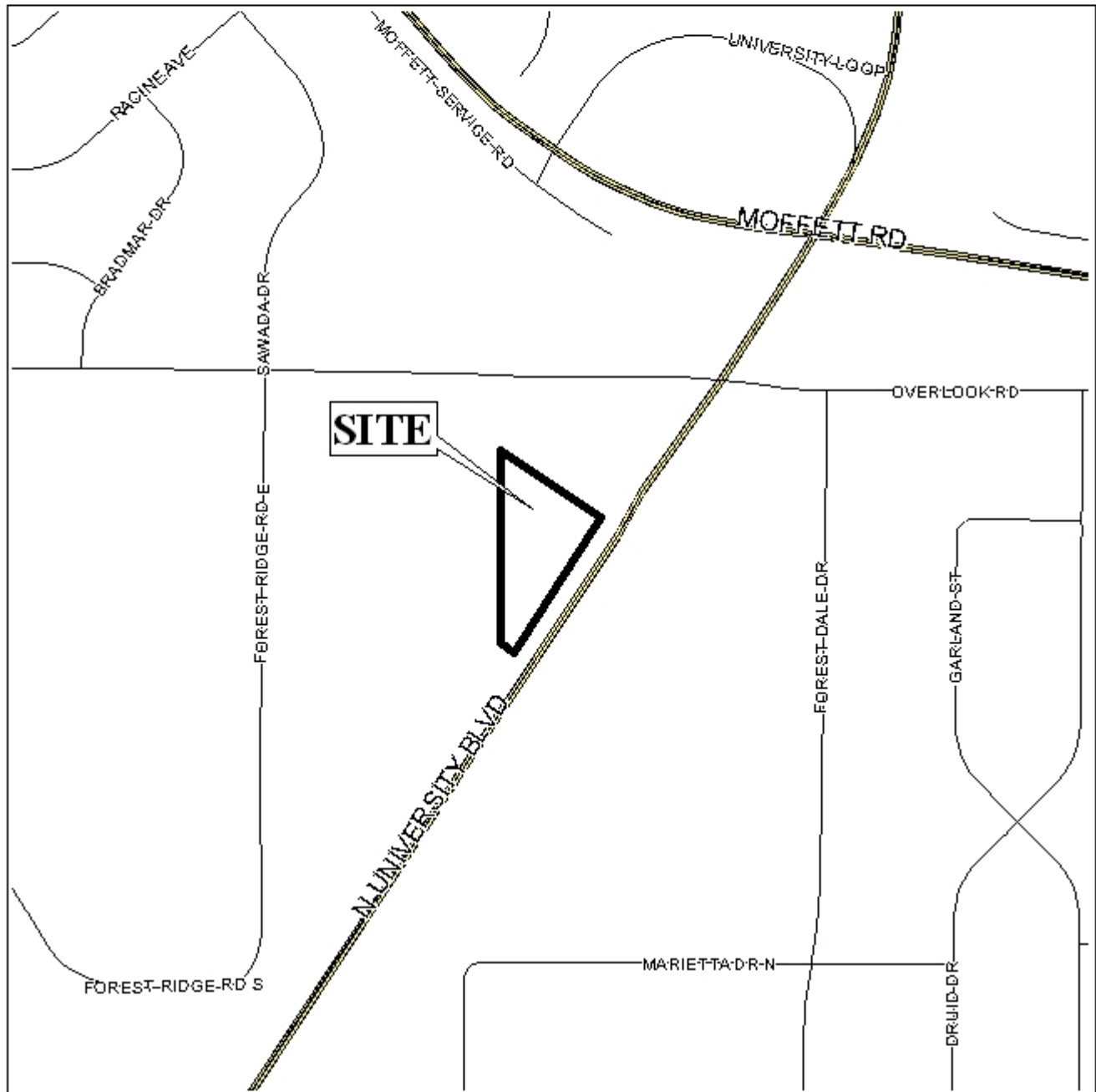
The property is currently surrounded by a gas station to the North and a church to the West. The property to the South is undeveloped as is the property to the East. It should be noted that future development of the areas to the East and to the South may produce the need for a sidewalk though the plans for the two properties are not currently known.

It should be noted that 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. In this instance, City Engineering has determined that a City standard sidewalk is not constructible at this location.

**RECOMMENDATION**

Based on the preceding, it is recommended that this sidewalk waiver request be approved.

# LOCATOR MAP



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is zoned residential/business and is surrounded by residential/business landuse.

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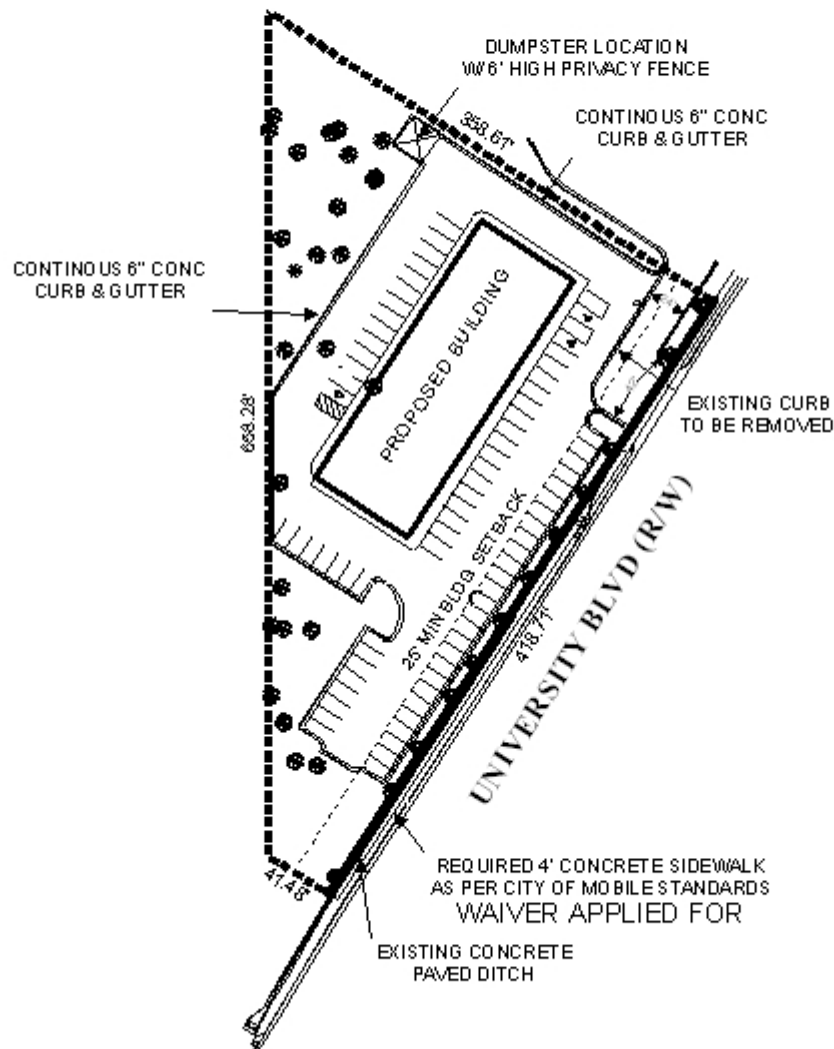
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LEGEND  R-1  R-2  R-3  R-4  R-B  H-B  T-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2 NTS



# SITE PLAN



This site plan illustrates existing and proposed structures.

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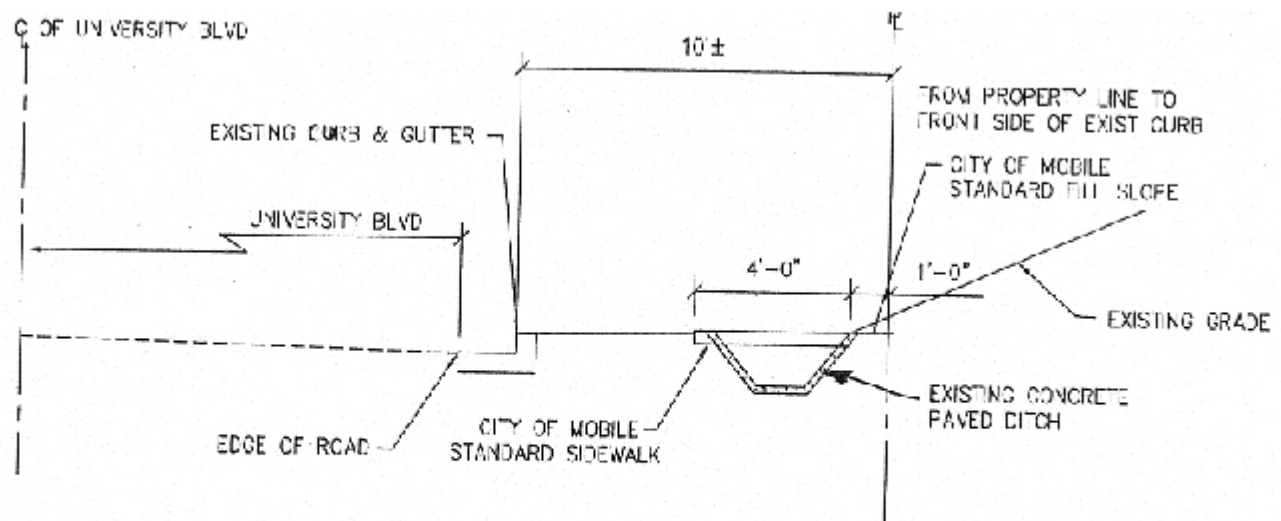
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## DETAIL CROSS SECTION



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