

**SIDEWALK WAIVER
REQUEST STAFF REPORT****Date: May 15, 2008****NAME**

William Dumas

LOCATION

South side of Wimbledon Drive East, extending from South McGregor Avenue to Croydon Road.

PRESENT ZONING

R-1, Single-Family Residential

**ENGINEERING
COMMENTS**

Recommend denial of application. Applicant did not provide any information that a City standard sidewalk could not be constructed.

**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 Wimbledon Drive East and Croydon Road. The applicant states that adjacent developments have been granted sidewalk waivers in the past. The applicant also stated that steep slopes from the property line to the edge of the pavement do not provide opportunity to construct sidewalks without significantly impacting the grades of each lot.

After review by staff, the City of Mobile GIS shows that the closest sidewalk to the location is Marquette Drive, approximately 1750'± to the East. There are currently no sidewalks located on the North side of Wimbledon Drive East or the West side of Croydon Road. It should be noted however, that GIS sidewalk waiver data shows there have been no sidewalk waivers over the last 10 years within 1000' of the subject property.

It should also be pointed out that the intersection of Dauphin Street and McGregor Avenue has significant traffic counts and turning movements, especially during morning and afternoon rush hours. According to the 2006 traffic count data, McGregor Avenue South has a traffic count of 23,800 vehicles per day, while Dauphin Street has 32,800 vehicles per day.

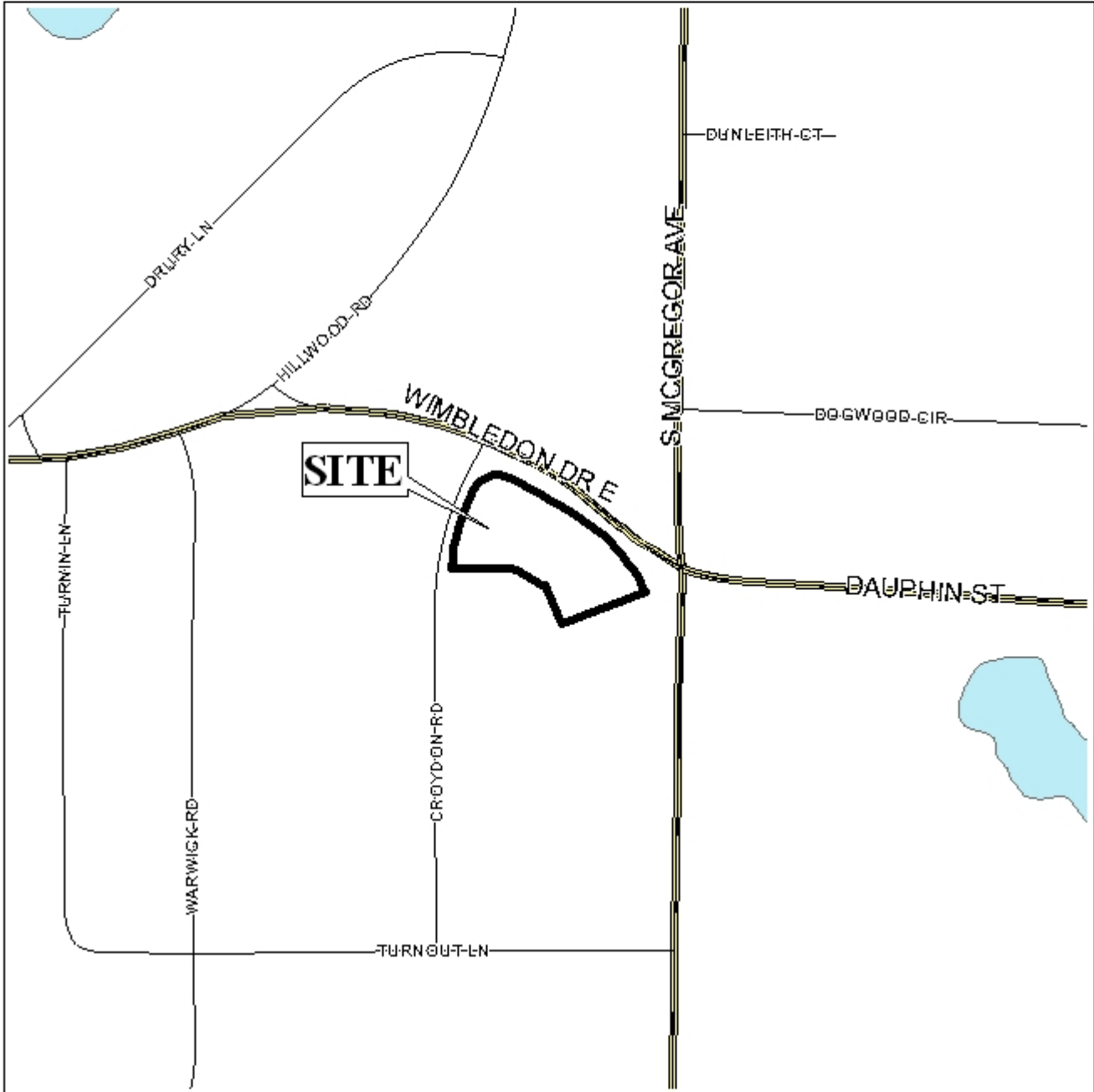
It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where there was an engineering reason or

physical barrier that made installation of the sidewalk impracticable. In this instance, City Engineering has determined that a City standard sidewalk is constructible at this location.

RECOMMENDATION

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

LOCATOR MAP



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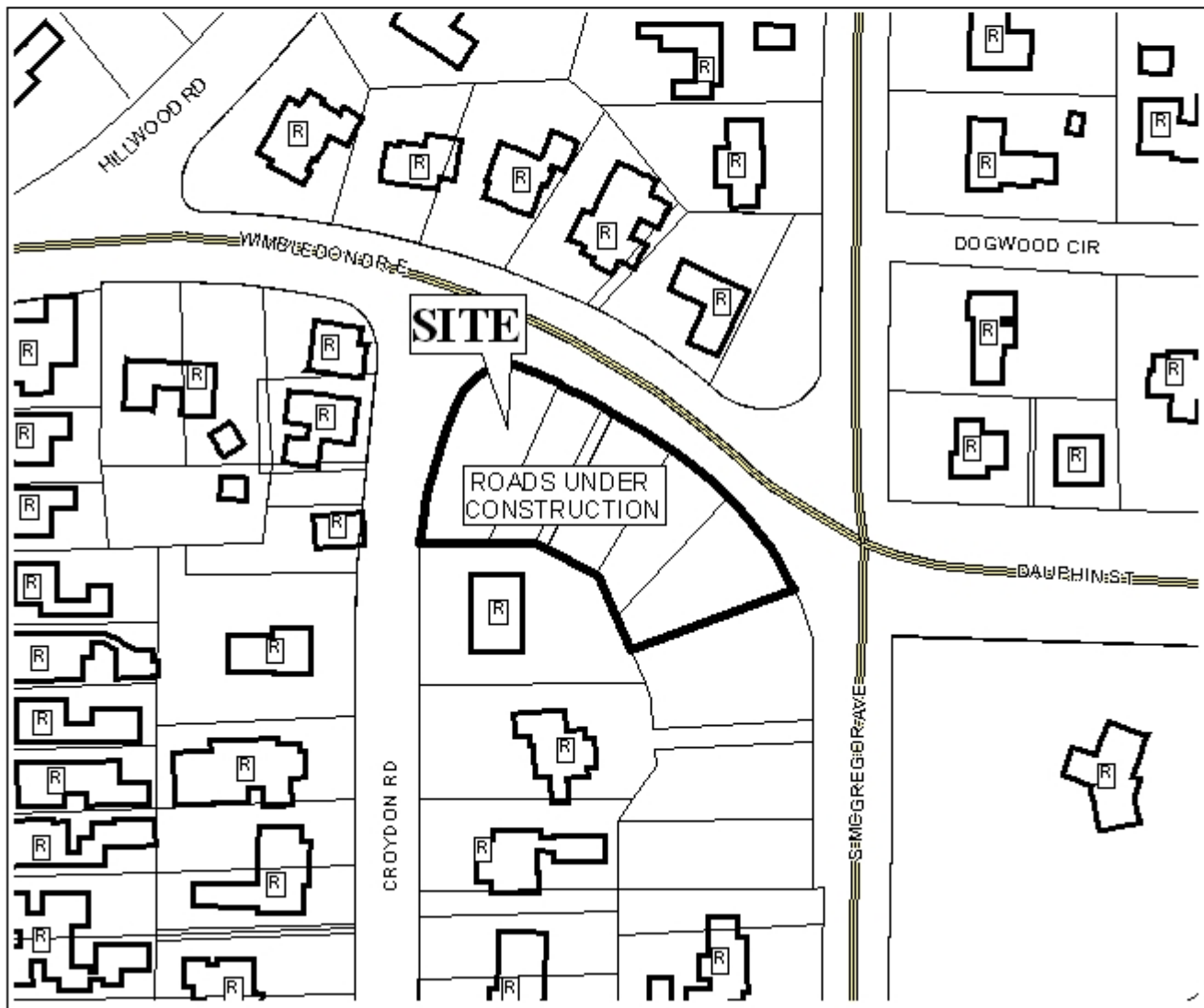
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential landuse.

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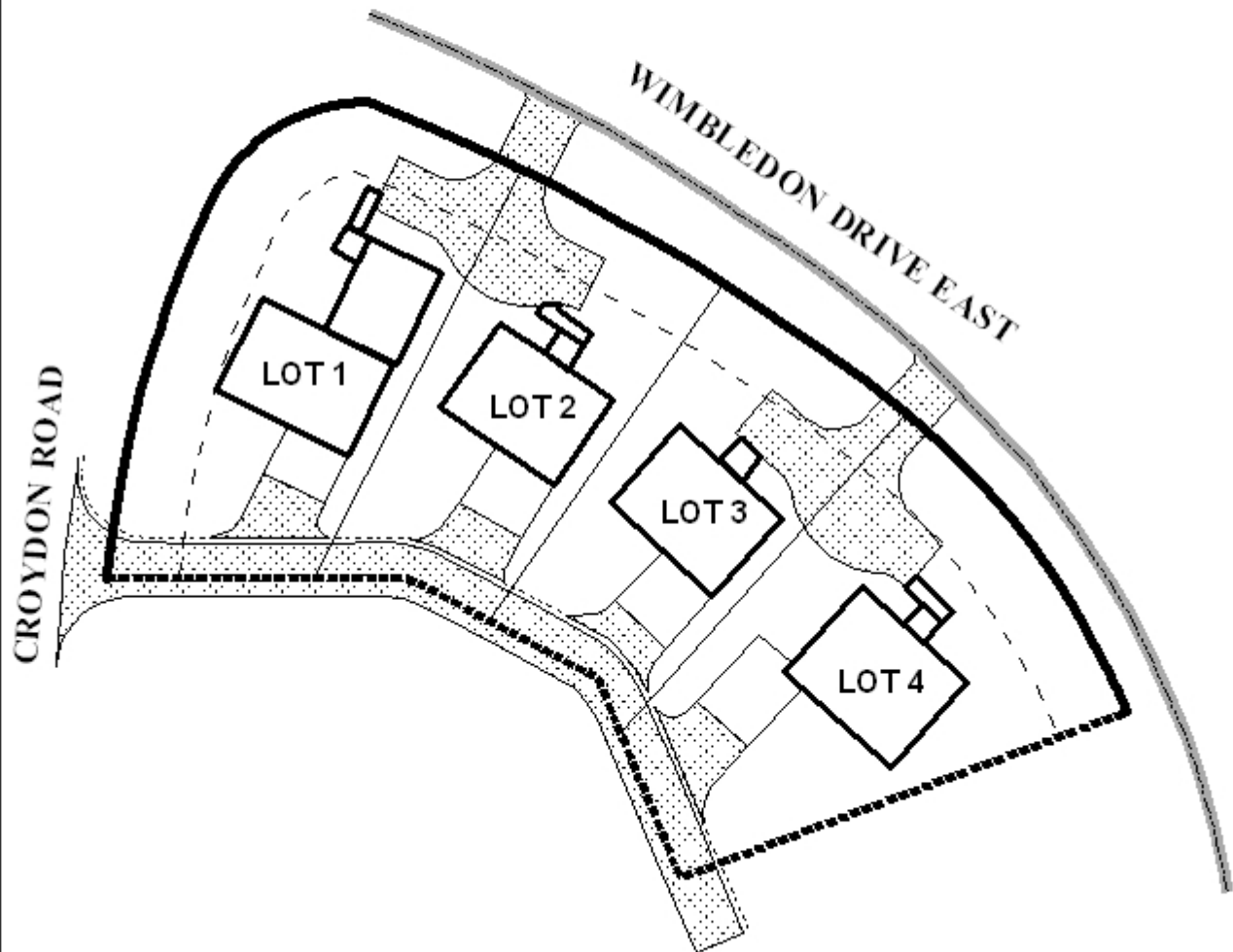
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LEGEND

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
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SITE PLAN



This site plan illustrates existing lot configuration.
See detail site plan for sidewalk cross section.

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