

**SIDEWALK WAIVER
REQUEST STAFF REPORT****Date: August 7, 2008****NAME**

BancorpSouth

LOCATION

Southeast corner of Hitt Road and Schillinger Road South.

PRESENT ZONING

B-3, Community Business District

**ENGINEERING
COMMENTS**

Recommend approval of application due to location of existing open drainage ditch.

**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 Hitt Road. The right-of-way for Hitt Road is within the city limits for Mobile, while the adjacent development site is not. The applicant states that there are currently two power poles as well as other utilities in this area that would prevent them from constructing the sidewalk. In addition, they state that there is also a drainage swale that empties into an existing inlet in the right-of-way.

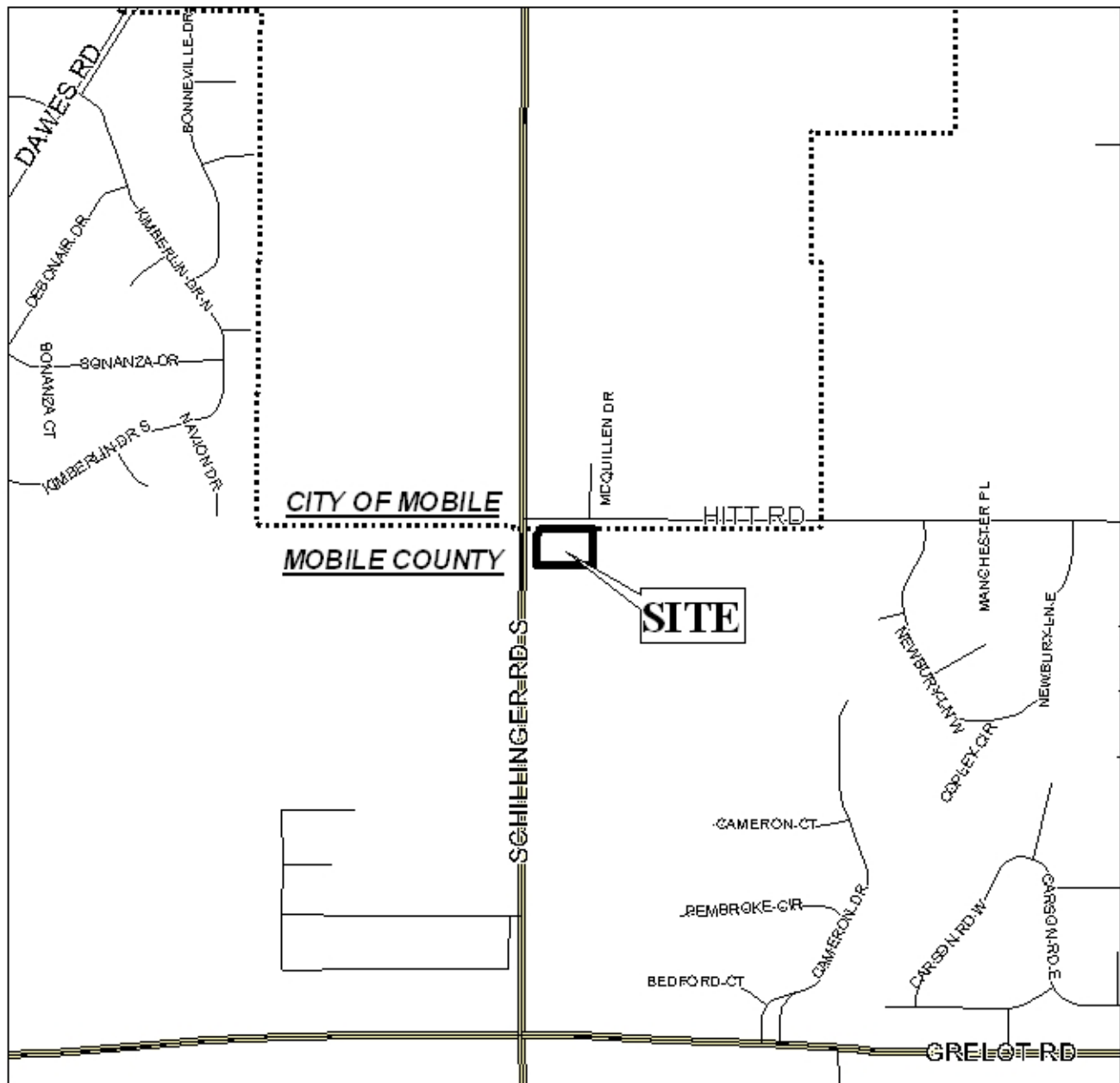
After review by staff, the City of Mobile GIS shows that there are currently no sidewalks located on Hitt Road. However, there are a high number of neighborhoods along Hitt Road, with several neighborhoods having sidewalks leading to Hitt Road. This may create a need in the future for pedestrians walking to nearby commercial locations.

It should also 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.

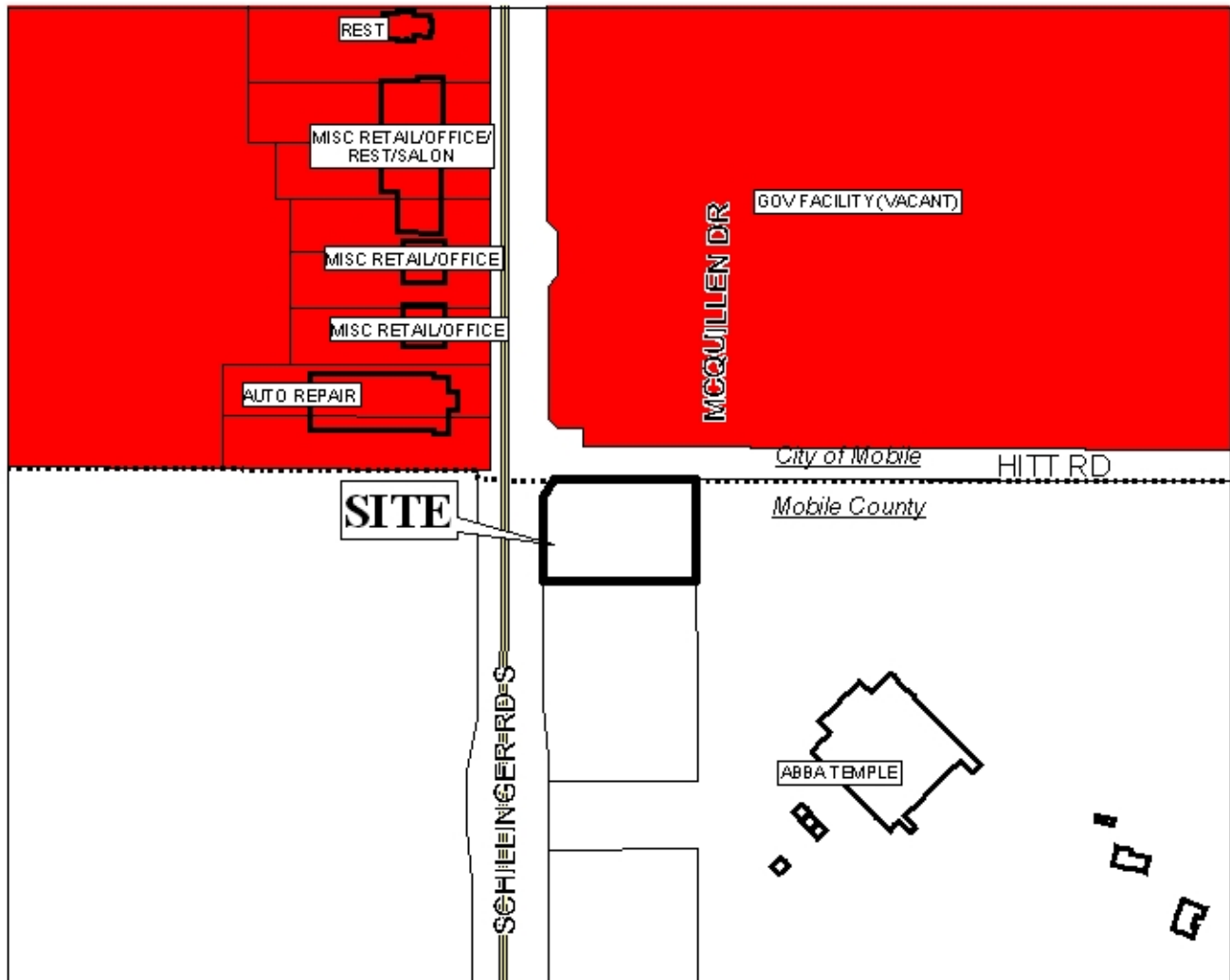
LOCATOR MAP



APPLICATION NUMBER 18 DATE August 7, 2008
APPLICANT BancorpSouth
REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous land use

APPLICATION NUMBER 18 DATE August 7, 2008

APPLICANT BancorpSouth

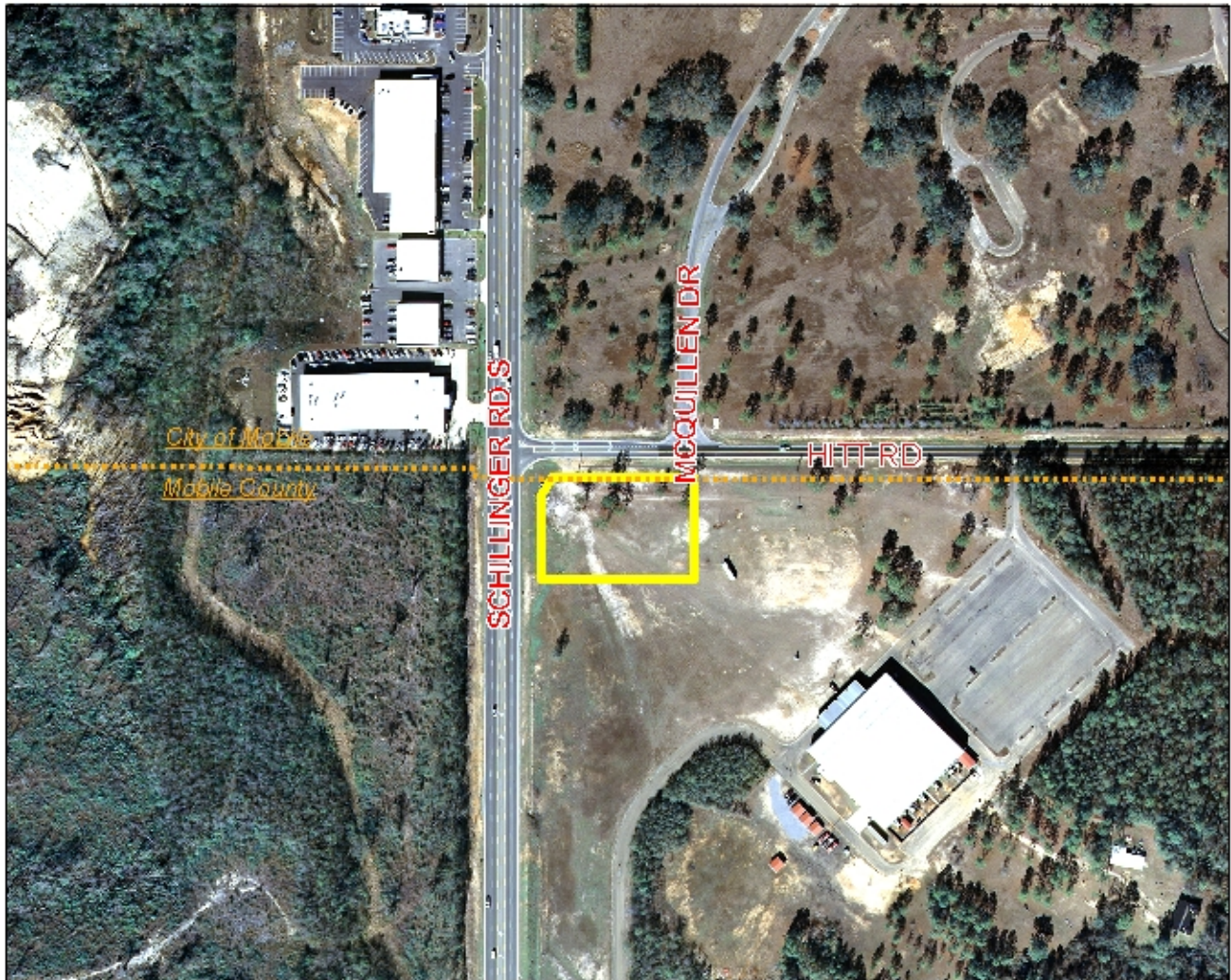
REQUEST Sidewalk Waiver

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



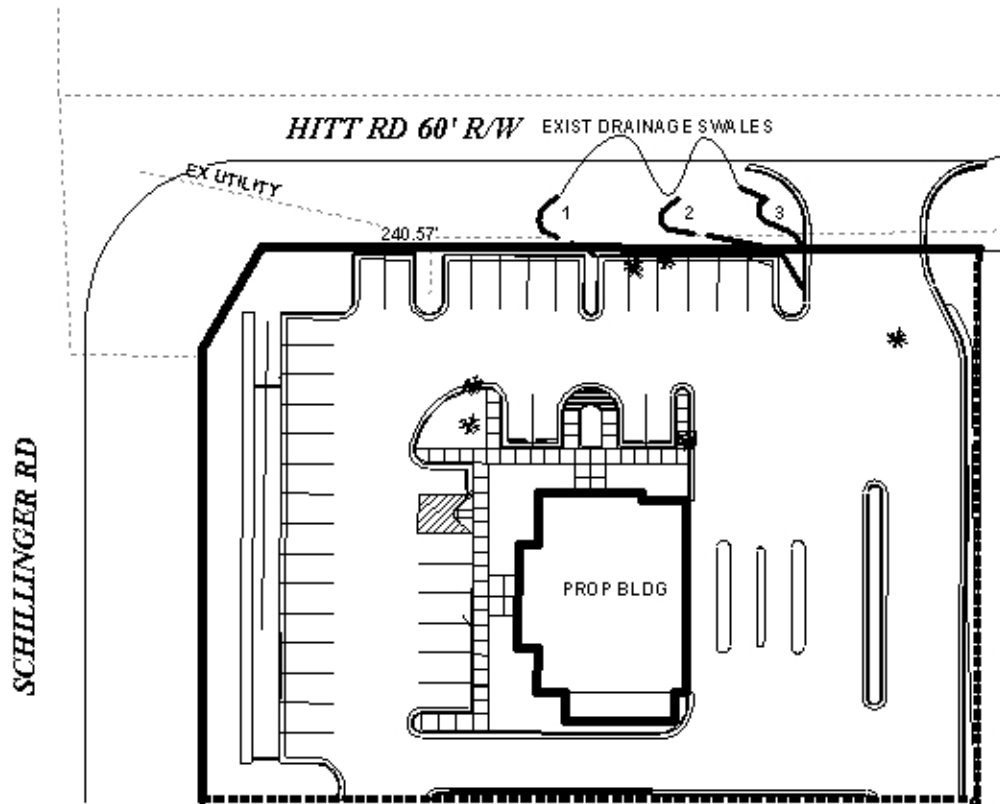
The site is surrounded by miscellaneous land use

APPLICATION NUMBER 18 DATE August 7, 2008
APPLICANT BancorpSouth
REQUEST Sidewalk Waiver



NTS

SITE PLAN

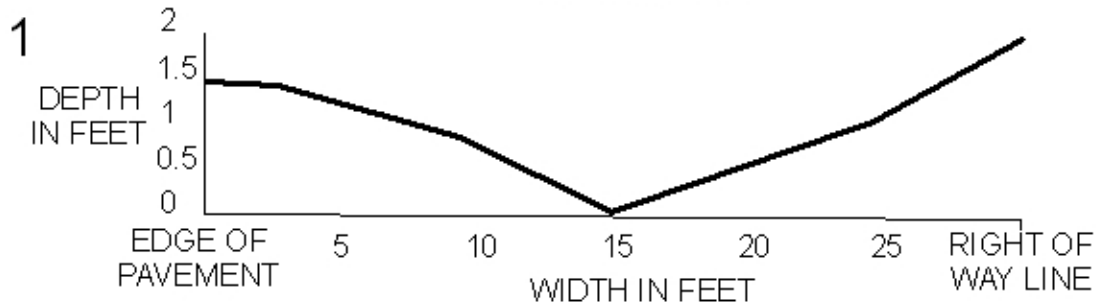
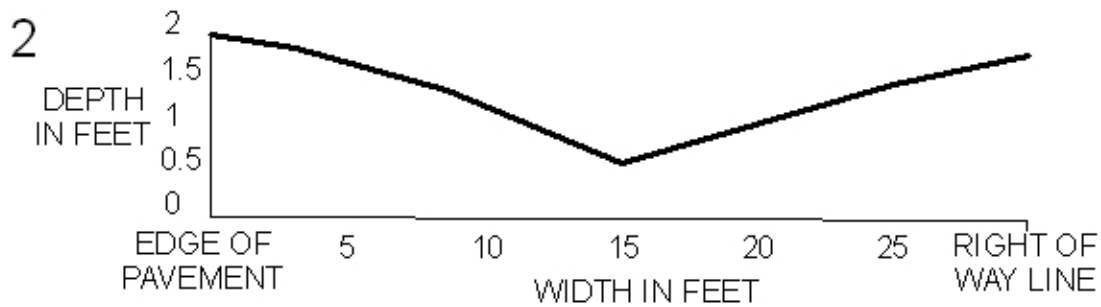
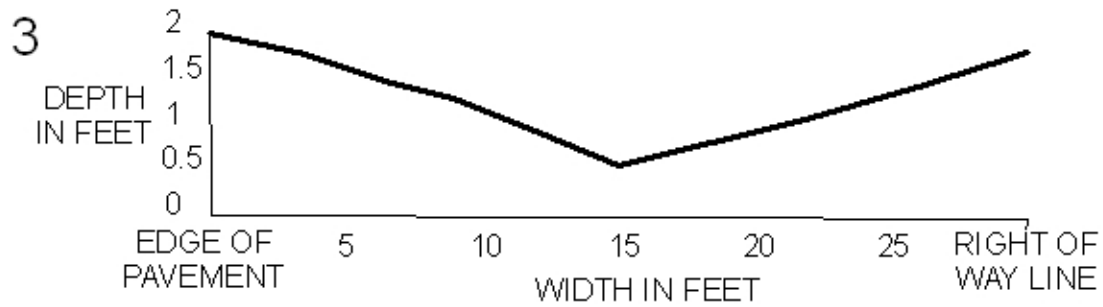
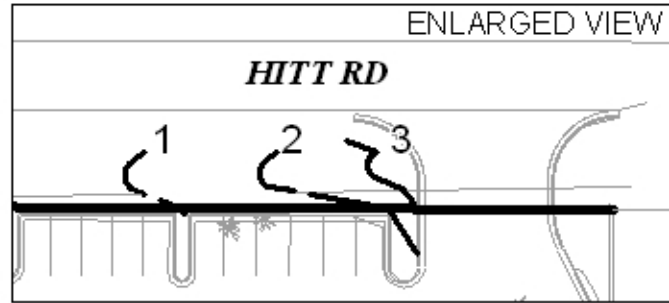


The site plan illustrates the existing utilities, drainage structures, and proposed improvements

APPLICATION NUMBER 18 DATE August 7, 2008
APPLICANT BancorpSouth
REQUEST Sidewalk Waiver

N
NTS

DETAIL SITE PLAN



APPLICATION NUMBER 18 DATE August 7, 2008

APPLICANT BancorpSouth

REQUEST Sidewalk Waiver

