

**SIDEWALK WAIVER
REQUEST STAFF REPORT**

Date: April 3, 2008

NAME

Gulf Distributing

LOCATION

Northeast corner of Moffett Road and the Illinois Central Gulf Railroad right-of-way.

PRESENT ZONING

I-1, Light Industry

**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 Moffett Road. The applicant states that since the site is directly adjacent to a railroad crossing, it would be dangerous to direct pedestrians toward railroad tracks that do not have any type of pedestrian crossing. The applicant also states that pedestrian traffic is not prevalent on Moffett Road due to the high volume of automotive traffic. Finally, according to the applicant there are no sidewalks present on either side of the property.

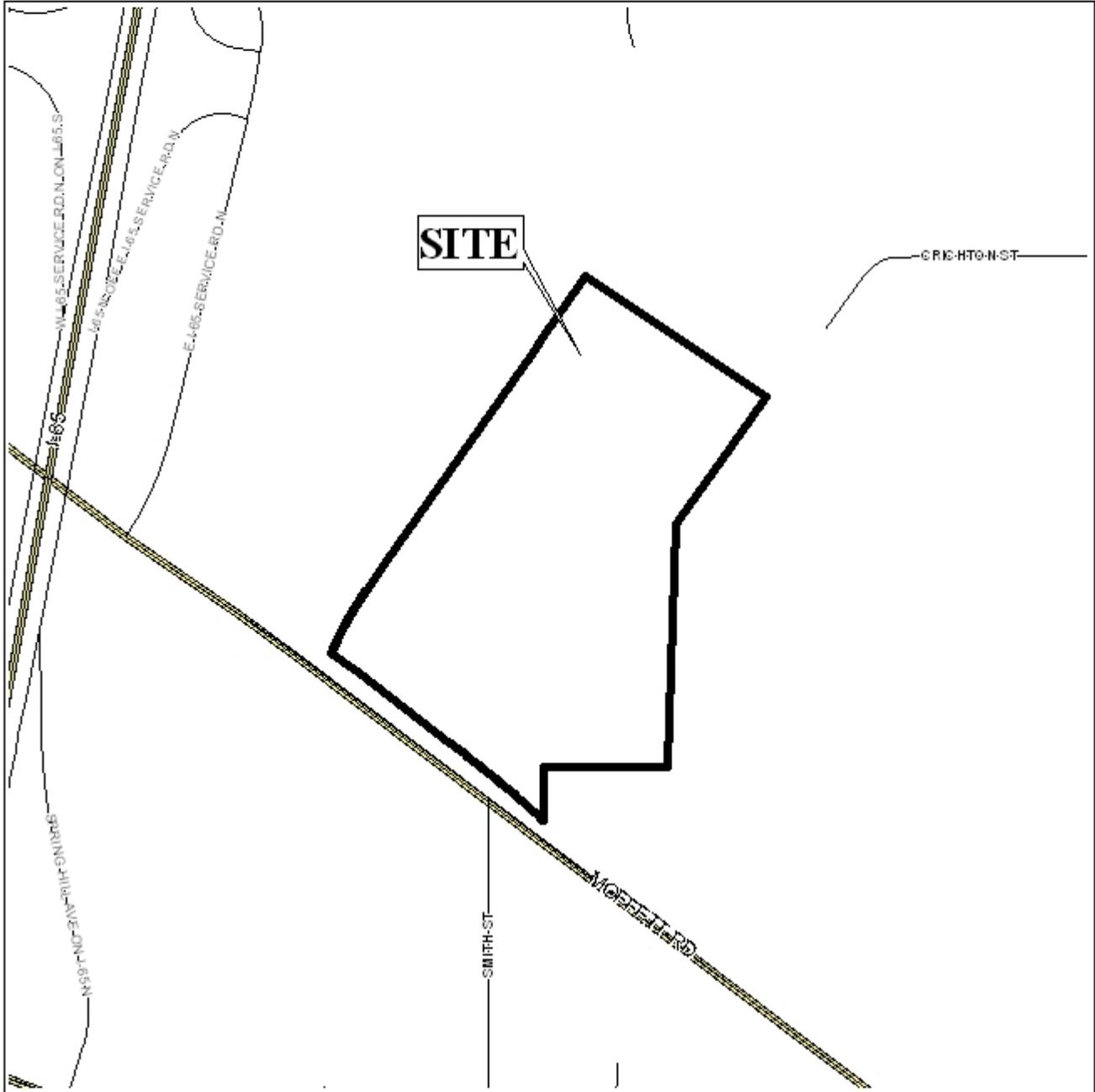
After review by staff, the City of Mobile GIS shows that there is currently a sidewalk located on the adjacent property to the East. The next closest sidewalk along Moffett Road is approximately 3/4 of a mile to the West. The property is located next to The Salvation Army retail store, which may at times produce pedestrian traffic. Aerial maps also show what appears to be a dirt path created by the adjacent property's trucks entering their parking lot across where the sidewalk in question would be located. The construction of sidewalks in this area would help to resolve this issue.

It should also be noted that the Commission has rarely allowed the absence of sidewalks or a low volume of pedestrian traffic 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
waiver request be denied.

Based on the preceding, it is recommended that this sidewalk

LOCATOR MAP



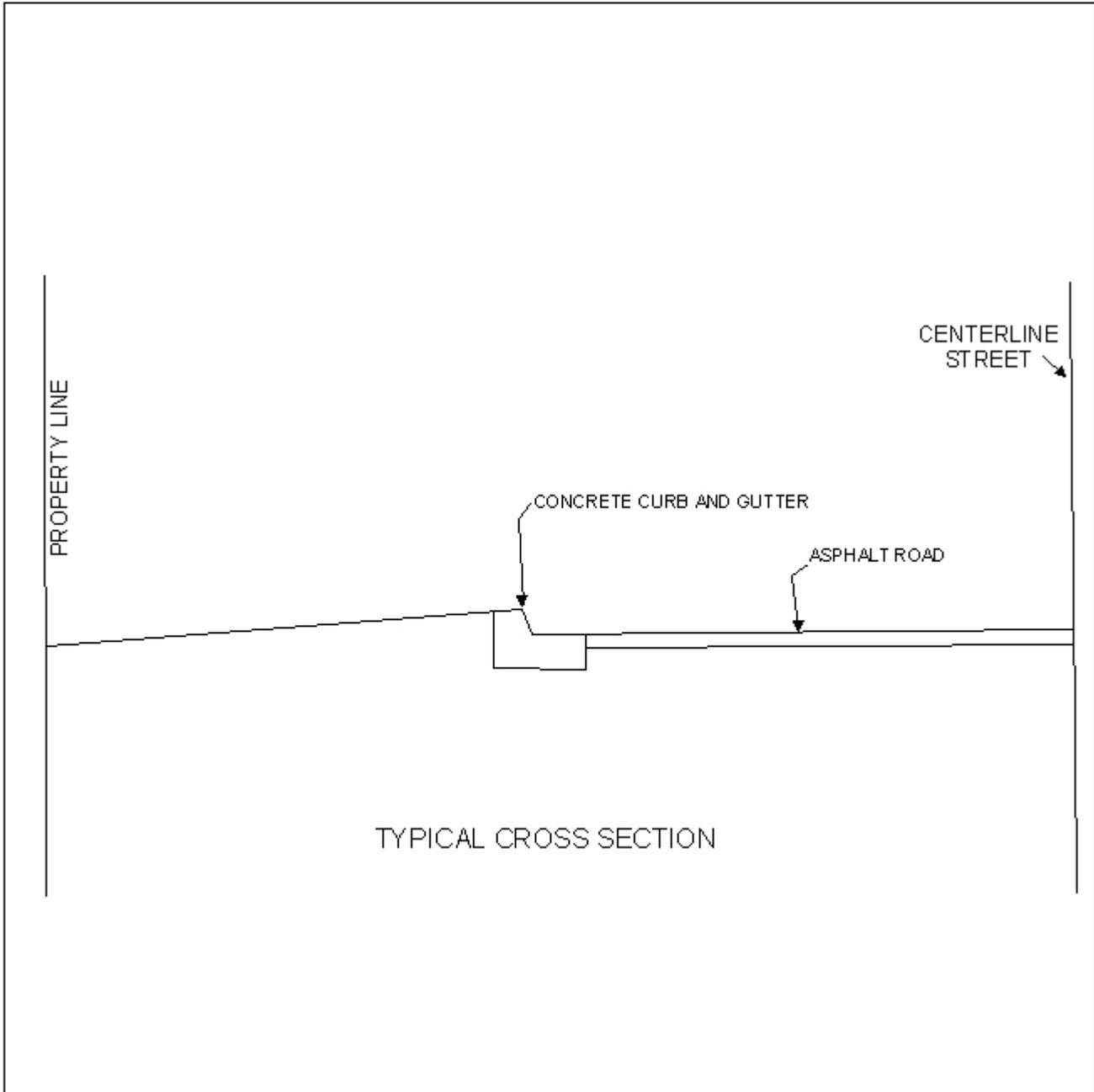
APPLICATION NUMBER 20 DATE April 3, 2008

APPLICANT Gulf Distributing (Cummings Architecture, Agent)

REQUEST Sidewalk Waiver



SIDEWALK CROSS SECTION



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