

**SIDEWALK WAIVER REQUEST STAFF REPORT****Date: August 7, 2003****NAME**

Mobile County Health Department

**LOCATION**248 Cox Street  
(Southeast corner of Cox Street and St. Stephens Road)**PRESENT ZONING**

B-1, Buffer Business

**ENGINEERING****COMMENTS**

Recommend waiver for Cox Street and St Stephens Road. The slope along St. Stephens Road is too steep to allow the placement of a sidewalk. The location of numerous trees along Cox Street prevents the installation of a sidewalk.

**URBAN FORESTRY****COMMENTS**

Recommend waiver of the sidewalk on Cox Street due to limitations of distance between curb and root flare. Under most conditions trees and sidewalks can co-exist, but retrofitting sidewalks in this instance can cause severe damage to the trees.

**REMARKS**

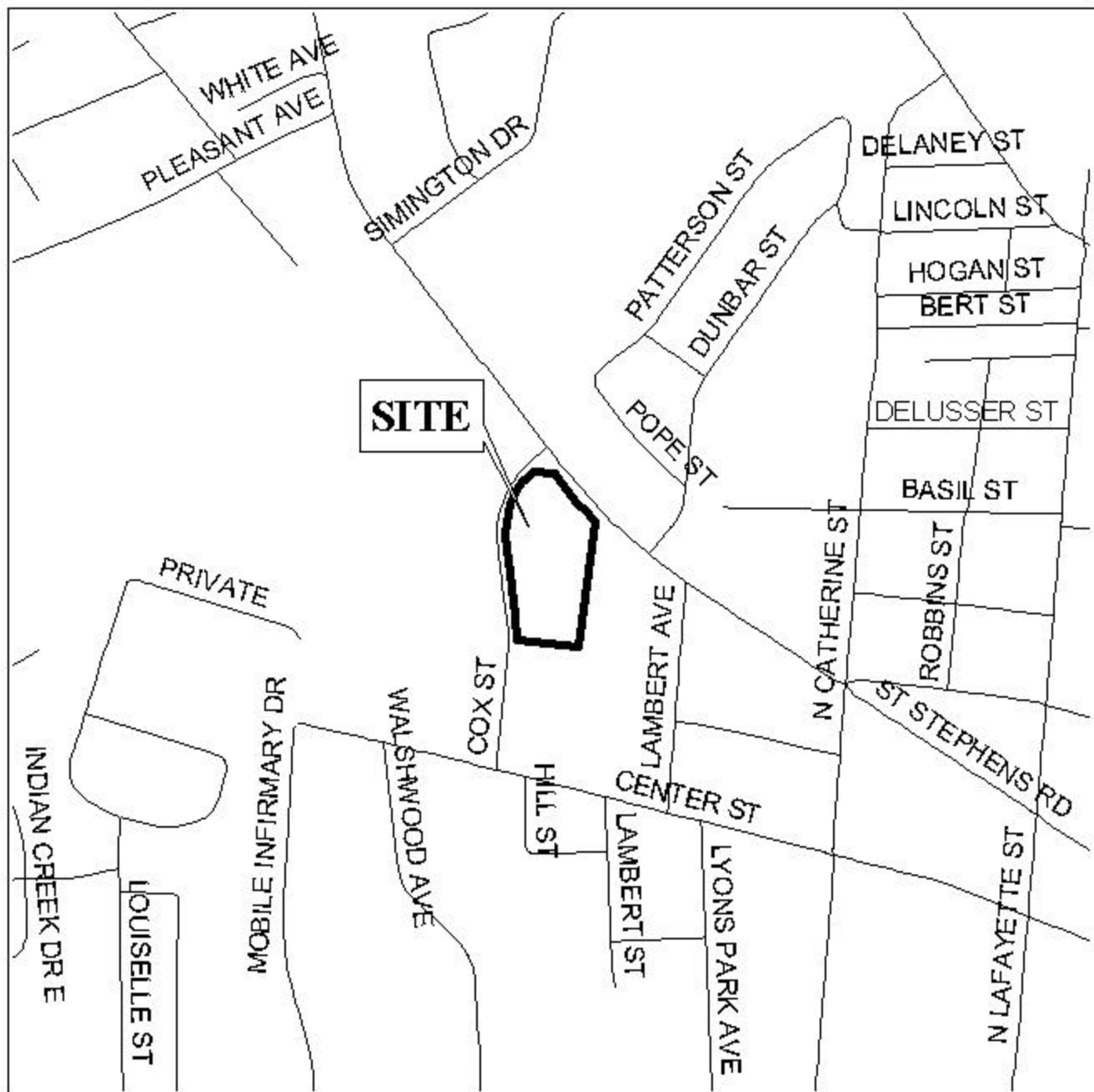
The applicant is requesting that the sidewalk requirements along St. Stephens Road and Cox Street be waived. The applicant states that Cox Street does not have an appreciable amount of pedestrian traffic, and the location where a sidewalk would normally be constructed would be partially blocked by several well-established oak trees. The applicant also states that a severe drop off and embankments along St. Stephens Road would make construction of a sidewalk difficult and extremely costly.

The topo and cross-section submitted by the applicant, as well as the Engineering and Urban Forestry Comments above, support the applicant's statements.

**RECOMMENDATION**

Based on the preceding, it is recommended that the sidewalk waivers be approved.

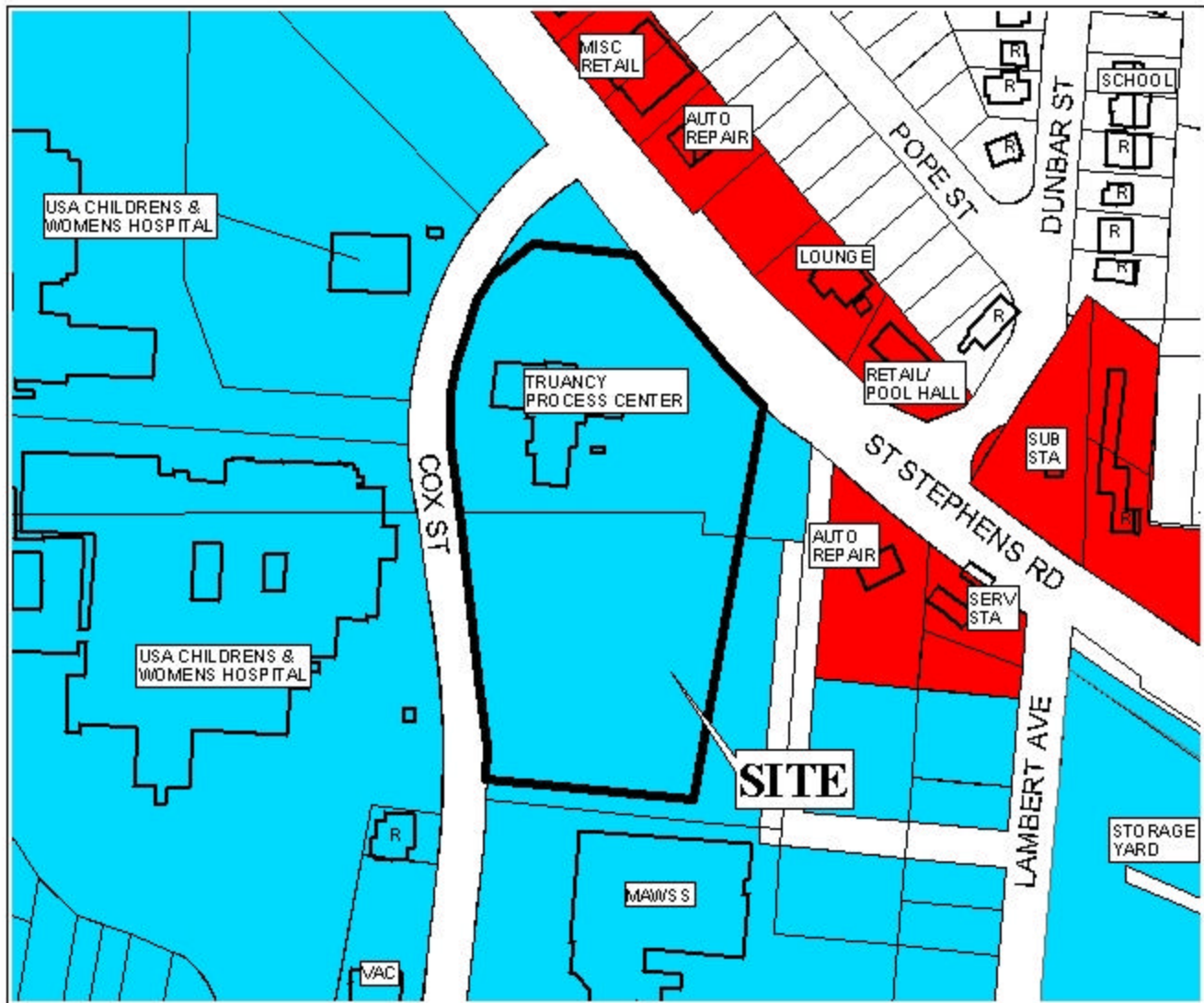
## LOCATOR MAP



APPLICATION NUMBER 20 DATE August 7, 2003  
APPLICANT Mobile County Health Department  
REQUEST Sidewalk Waiver



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are automobile repair, and lounge; to the East is automobile repair. Located to the South of the site is an office; to the West is a hospital.

APPLICATION NUMBER 20 DATE August 7, 2003

APPLICANT Mobile County Health Department

REQUEST Sidewalk Waiver

LEGEND



NTS