

**SIDEWALK WAIVER REQUEST
STAFF REPORT****Date: November 1, 2012****NAME**

Thompson Properties, LLC

LOCATION5245 & 5255 Hamilton Boulevard
(South side of Hamilton Boulevard, 450'± East of Todd
Acres Road)**PRESENT ZONING**

I-1, Light Industrial

**ENGINEERING
COMMENTS**Due to the industrial zoning and the size of the existing
roadside drainage ditch it is recommended that this request
be approved.**TRAFFICENGINEERING
COMMENTS**

No Comment

**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 for the construction of
a sidewalk along Hamilton Boulevard. The applicant states that the site was fully developed
prior to being annexed; therefore, a sidewalk was not required. However, 10-feet of dedication
was required in 1997 as a condition of subdivision approval; therefore, claims of inadequate
space for the sidewalk is not an issue.

The sidewalk waiver site is located in an industrial area. While there are no sidewalks in the
area, this area was annexed in September 2007, and, as such, there have been no previous
Sidewalk Waiver requests to the Planning Commission in the immediate vicinity. There are
residential dwellings directly across Hamilton Boulevard from the site.

It should be noted that the Mobile City Council adopted a “complete streets” policy on May 31,
2011. The purpose of the complete streets policy is to support the design and construction of
streets to enable safe access to all users, including pedestrians, bicyclists, future transit riders,
motorists, commercial and emergency vehicles, and for people of all ages and abilities. A waiver
of the sidewalks, as requested, will limit accessibility for pedestrians, possibly future transit
riders and cyclists.

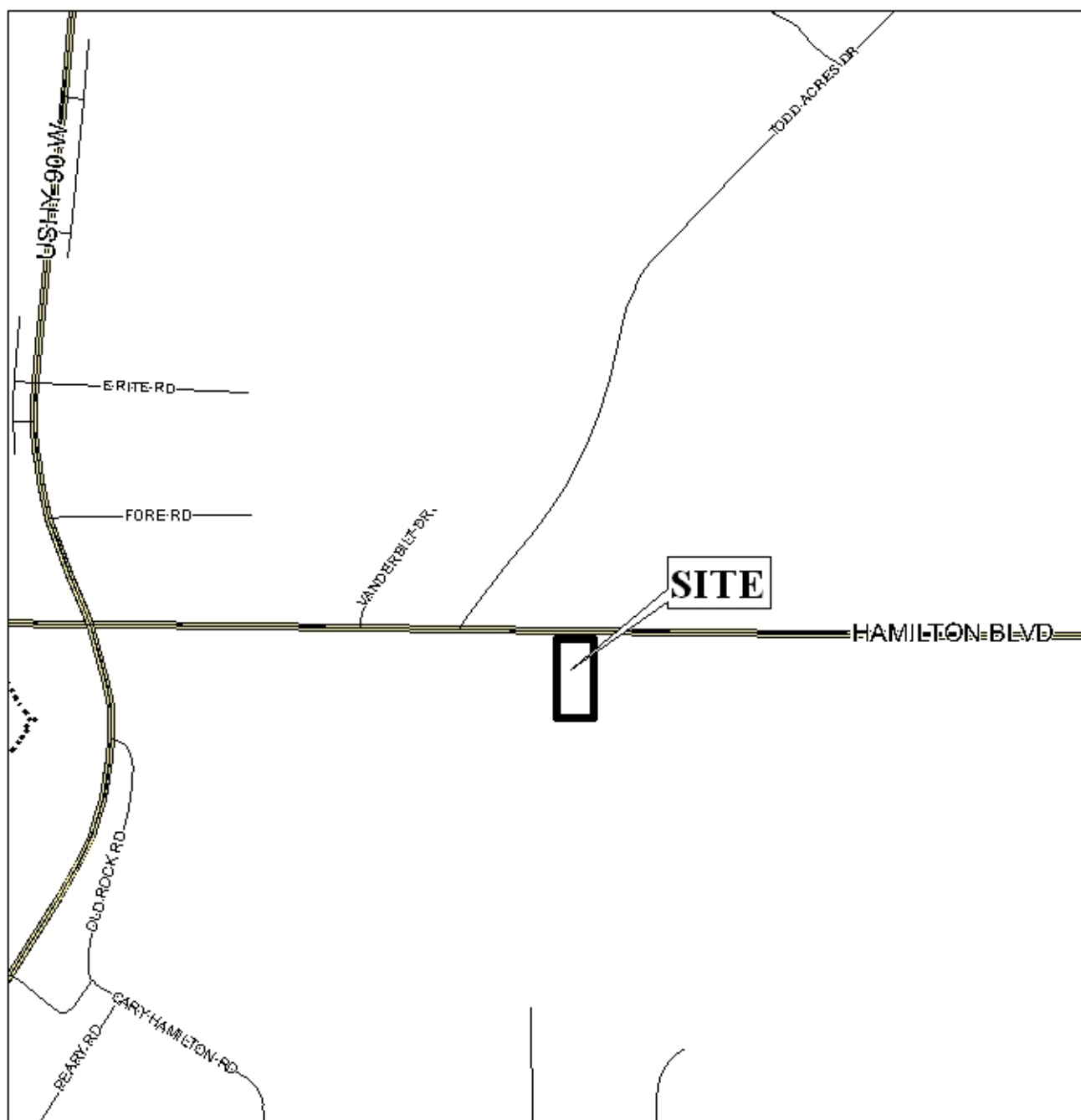
City of Mobile Engineering has commented due to the industrial zoning and the size of the
existing roadside drainage ditch it is recommended that this request be approved.

It should be noted that the Planning Commission has taken the position that lack of sidewalks in an area or the zoning classification of the property are not grounds for the granting of a sidewalk waiver.

RECOMMENDATION

Based upon the preceding, this application for waiver of the construction of the sidewalk along Hamilton Boulevard is recommended for approval.

LOCATOR MAP



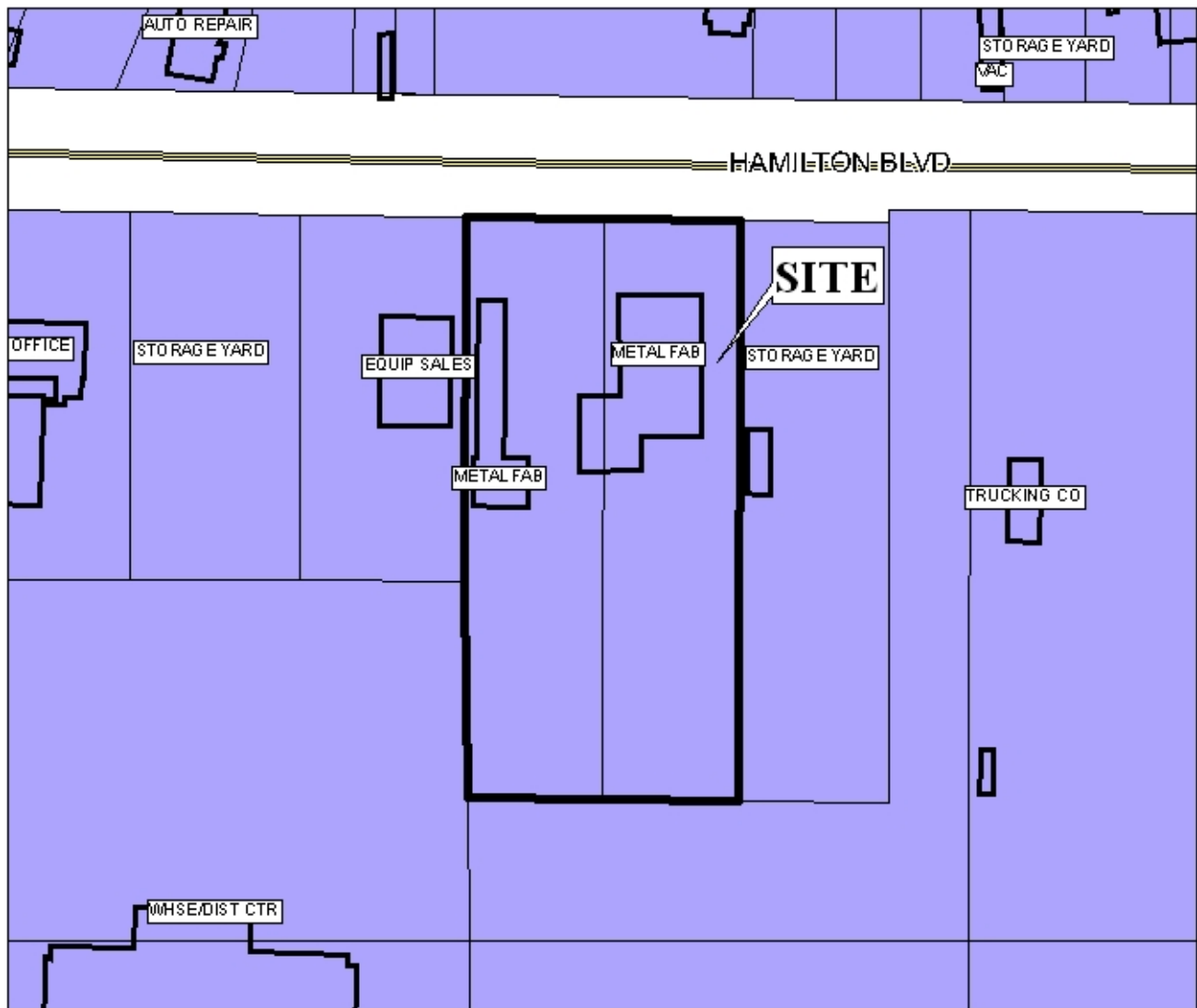
APPLICATION NUMBER 21 DATE November 1, 2012

APPLICANT Thompson Properties, LLC

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and industrial land use.

APPLICATION NUMBER 21 DATE November 1, 2012

APPLICANT Thompson Properties, LLC

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

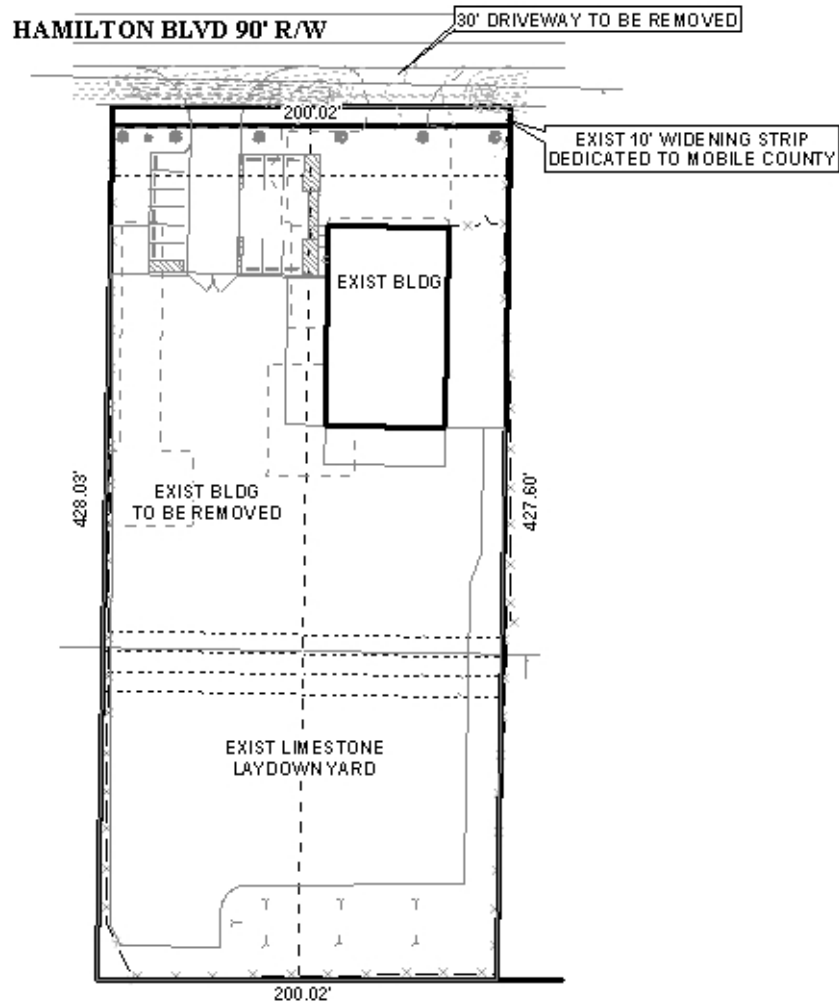


The site is surrounded by commercial and industrial land use.

APPLICATION NUMBER 21 DATE November 1, 2012
APPLICANT Thompson Properties, LLC
REQUEST Sidewalk Waiver



SITE PLAN



The site plan illustrates the existing development.

APPLICATION NUMBER 21 DATE November 1, 2012

APPLICANT Thompson Properties, LLC

REQUEST Sidewalk Waiver

