

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

Clear Channel Radio

LOCATION

100'± West of Telegraph Road, 1,000'± South of Three Mile Creek.

PRESENT ZONING

I-2, Heavy Industry

**ENGINEERING
COMMENTS**

Based on the information provided by the applicant, it does not appear that City standard sidewalk is constructible at this location.

**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 Telegraph Road. The applicant states that the site is saw grass marsh both North and South of the small frontage and, therefore, there is no pedestrian traffic in this area and a sidewalk would be useless.

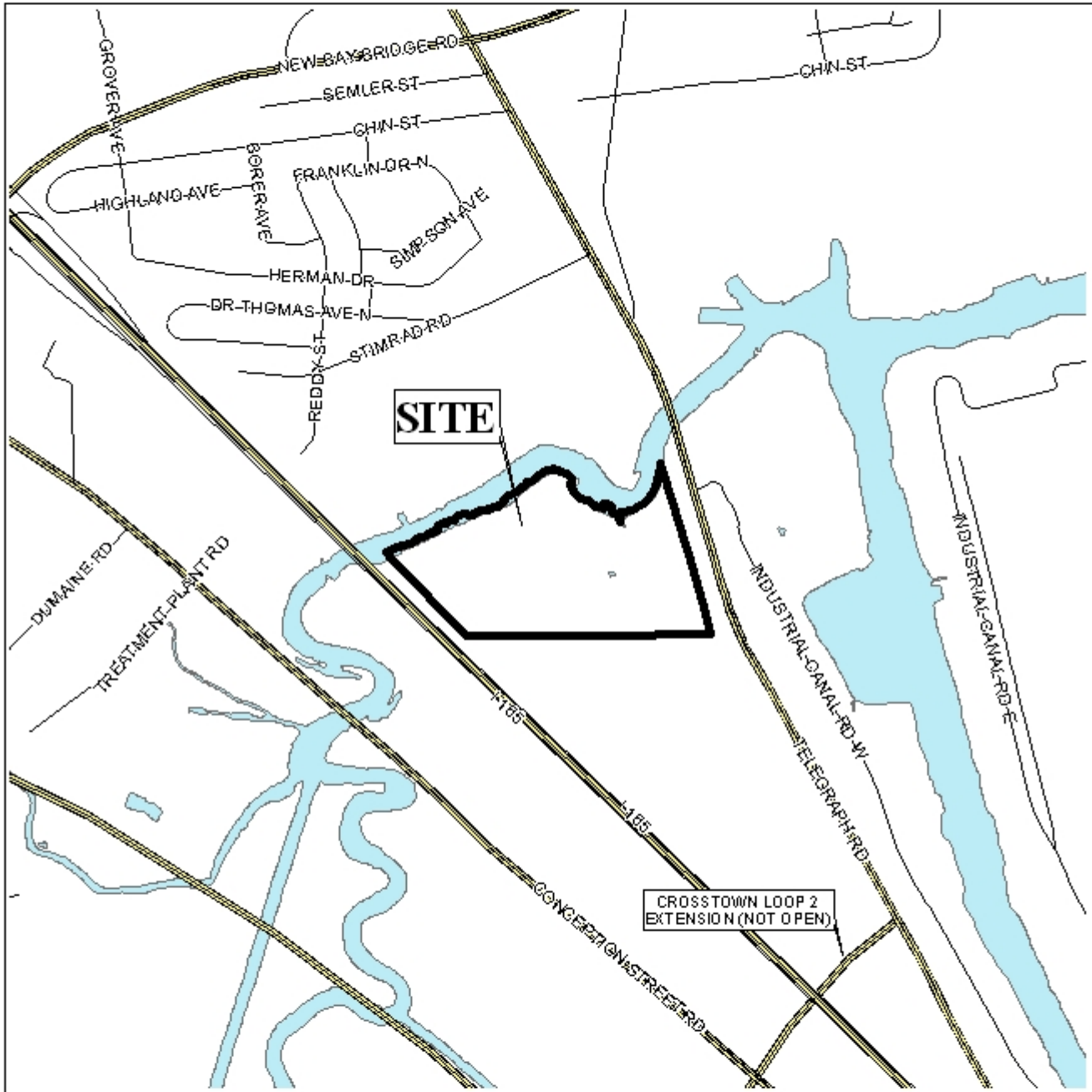
City of Mobile GIS shows that the nearest sidewalk to this site is approximately 185' from the site, along the East side of Telegraph Road, adjacent to the railroad yard. The next closest sidewalk along Telegraph Road is approximately ½ mile to the North. The closest residential use that has access to Telegraph Road is along Bay Bridge Road Cutoff, approximately 6/10 mile to the North. Further, the site is situated on Telegraph Road, which is a proposed major street, and a primary link between the industrial and warehousing sites on the North side of the Downtown area and New Bay Bridge Road to the Cochrane-Africatown Bridge. Indeed, the site is entirely surrounded by I-2 use and zoning, by railroads, and Interstate 165 to the West.

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 not constructible at this location.

RECOMMENDATION

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

LOCATOR MAP



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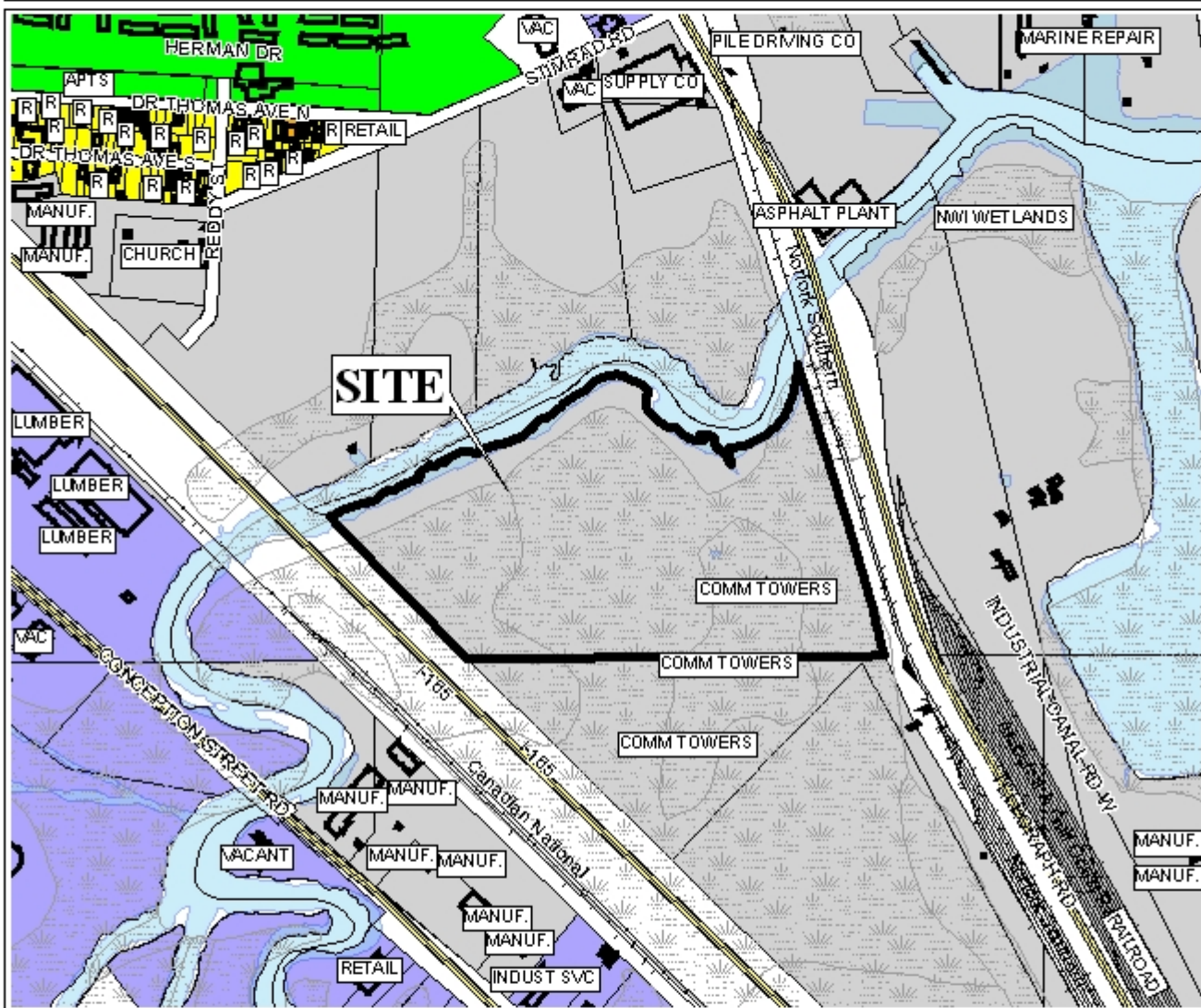
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous landuse.

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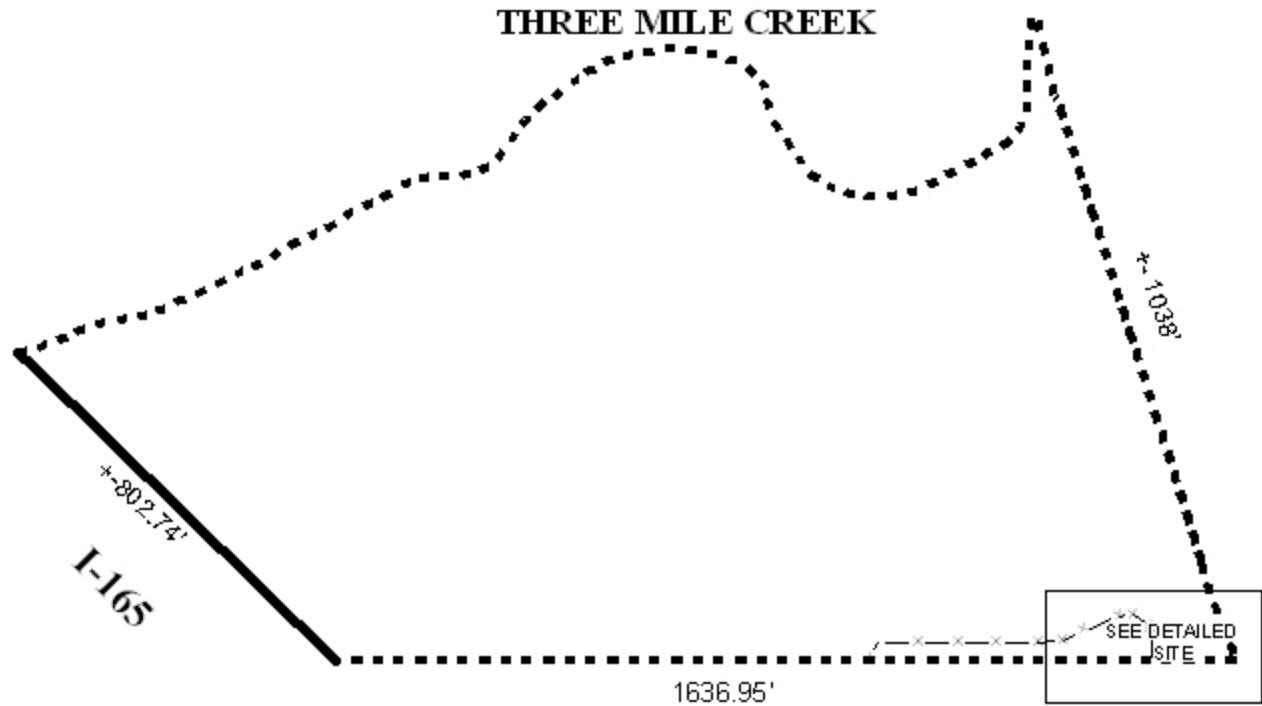
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LEGEND R-1 R-2 R-3 R-4 R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



SITE PLAN



This site plan illustrates lot configuration. See detailed sidewalk plan.

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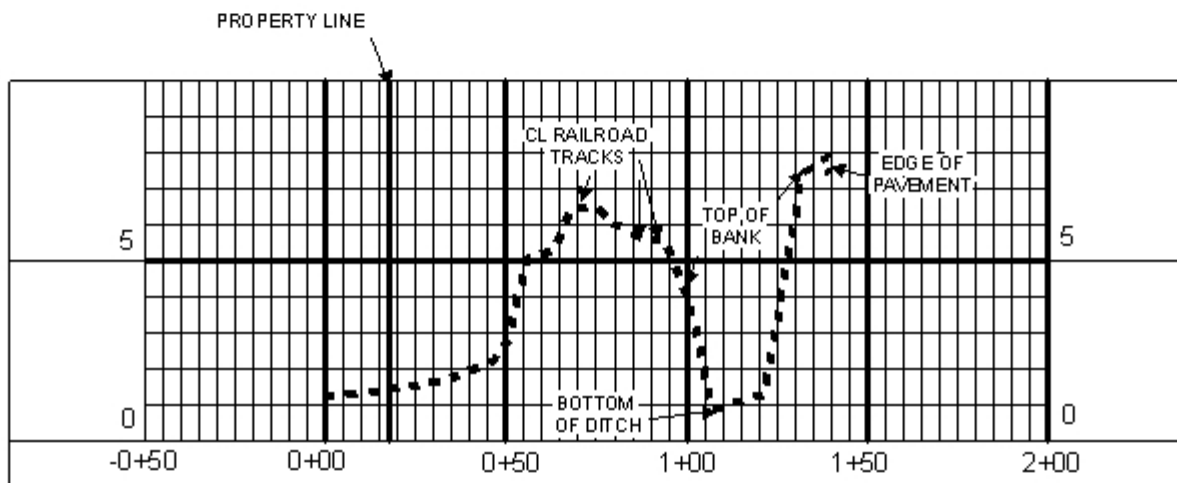
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DETAIL SITE PLAN



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