28 ZON2008-00895

SIDEWALK WAIVER REQUEST STAFF REPORT

NAME Rick Twilley

LOCATION East side of Schaub Avenue, 420± South of Airport

Boulevard, extending to the Northeast corner of Schaub Avenue and Howard Street (vacated public right-of-way).

Date: April 17, 2008

PRESENT ZONING R-1, Single-Family Residential

ENGINEERING

COMMENTS Due to the slope and utility conflicts, the City standard

sidewalk cannot be constructed 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 Schaub Avenue. The applicant states that currently there are no existing sidewalks along the East side of Schaub Avenue from Airport Boulevard South to Chandler Street and beyond. Additionally, according to the applicant, the grade from the right-of-way line to the street pavement is steep. Finally, the applicant stated that the utilities that are in the path of a city standard sidewalk location include: fire hydrants, water meters, water valve boxes and sanitary sewer cleanouts

After review by staff, the City of Mobile GIS shows that the closest sidewalk to the location is on the West side of Schaub Avenue, approximately 100 feet South. There are currently no sidewalks located on the East side of Schaub Avenue however, the property is located next to a restaurant, which may at times produce pedestrian traffic. It should be noted the property is located adjacent to a speed bump, which indicates there may be fast moving traffic in the area. This may create an unsafe environment for pedestrian traffic making the argument for sidewalks that much stronger.

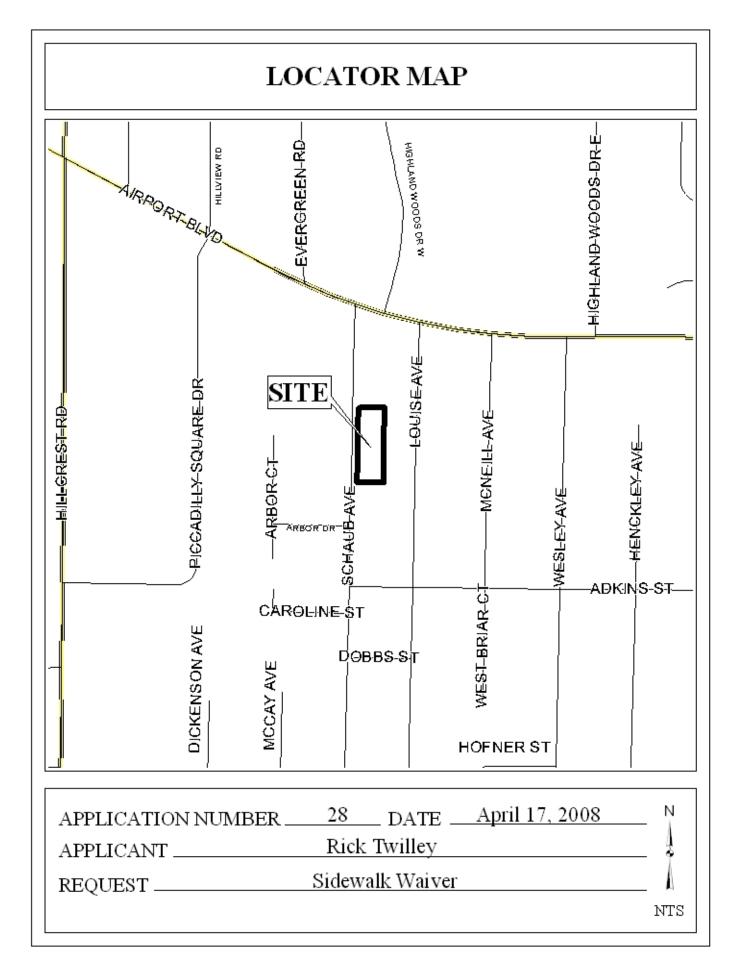
It should also be pointed out that the site is part of a 16-lot Planned Unit Development, where the applicant was granted 1) reduced lot sizes and widths, 2) reduced building setbacks, 3) increased site coverage. Due to the proposed higher density, additional pedestrian traffic can be anticipated. Construction of sidewalks would be in keeping with Smart Growth and sustainable community

The WAVE transit system has a bus route passing near the site along Airport Blvd. Additionally; there are sidewalks along Airport Blvd near the site.

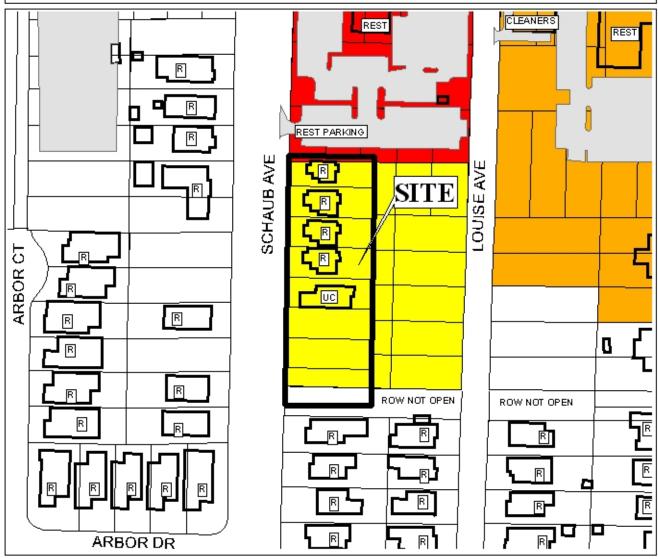
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It should also be noted that the Commission has rarely allowed the absence of sidewalks in an area as justification for waiving sidewalk requirements. Further, it has been the policy of the Commission to approve sidewalk waivers only in cases where 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.



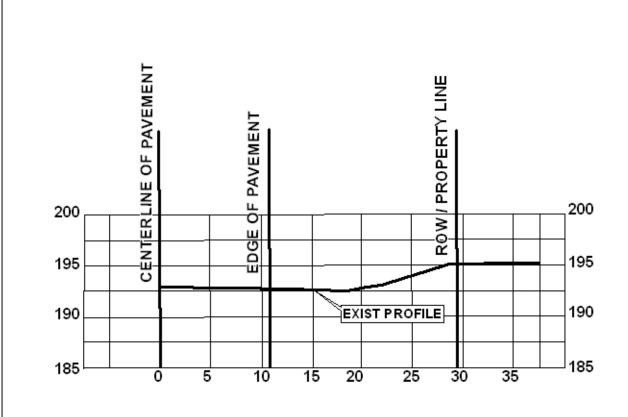
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west, south, and east of the site. Commercial land use is located to the north of the site.

APPLICATION NUMBER 28 DATE April 17, 2008					
APPLICANT_	Rick Twilley	Į.			
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 N	TS			

SIDEWALK CROSS SECTION DETAIL



APPLICATION NUMBER	28	_ DATE _	April 17, 2008	_ N
APPLICANT	Rick T	Willey		- 🖁
REQUEST	Sidewalk	Waiver		
				NTS

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