

**SIDEWALK WAIVER
REQUEST STAFF REPORT****Date: April 17, 2008****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).

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 criteria.

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.

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.

LOCATOR MAP



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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.

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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

SIDEWALK CROSS SECTION DETAIL



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