

**SIDEWALK WAIVER REQUEST  
STAFF REPORT****Date: March 6, 2008****NAME**

University of South Alabama (M. Wayne Davis, Agent)

**LOCATION**

North side of Center Street, 85'+ West of Lambert Street, extending to the West side of Lambert Street, 150'+ North of Center Street.

**PRESENT ZONING**

B-1, Buffer Business District

**ENGINEERING****COMMENTS**

Based on information provided by applicant, City standard sidewalk not constructible at this location due to existing tree roots from 48" diameter live oak tree.

**URBAN FORESTRY****COMMENTS**

Installing a sidewalk on city right of way next to the Live Oak Tree will cause a negative impact to the root system. Urban Forestry recommends waiving the construction of the sidewalk near the tree.

**REMARKS**

The applicant is requesting a waiver for the construction of a sidewalk along Lambert Street.

The sidewalk waiver site is adjacent to a site that will be developed with a 4,000 square foot structure on a commercial site. The applicant states that the required sidewalk is not buildable due to an existing 48-inch Live Oak in the right-of-way, where a sidewalk would normally be constructed.

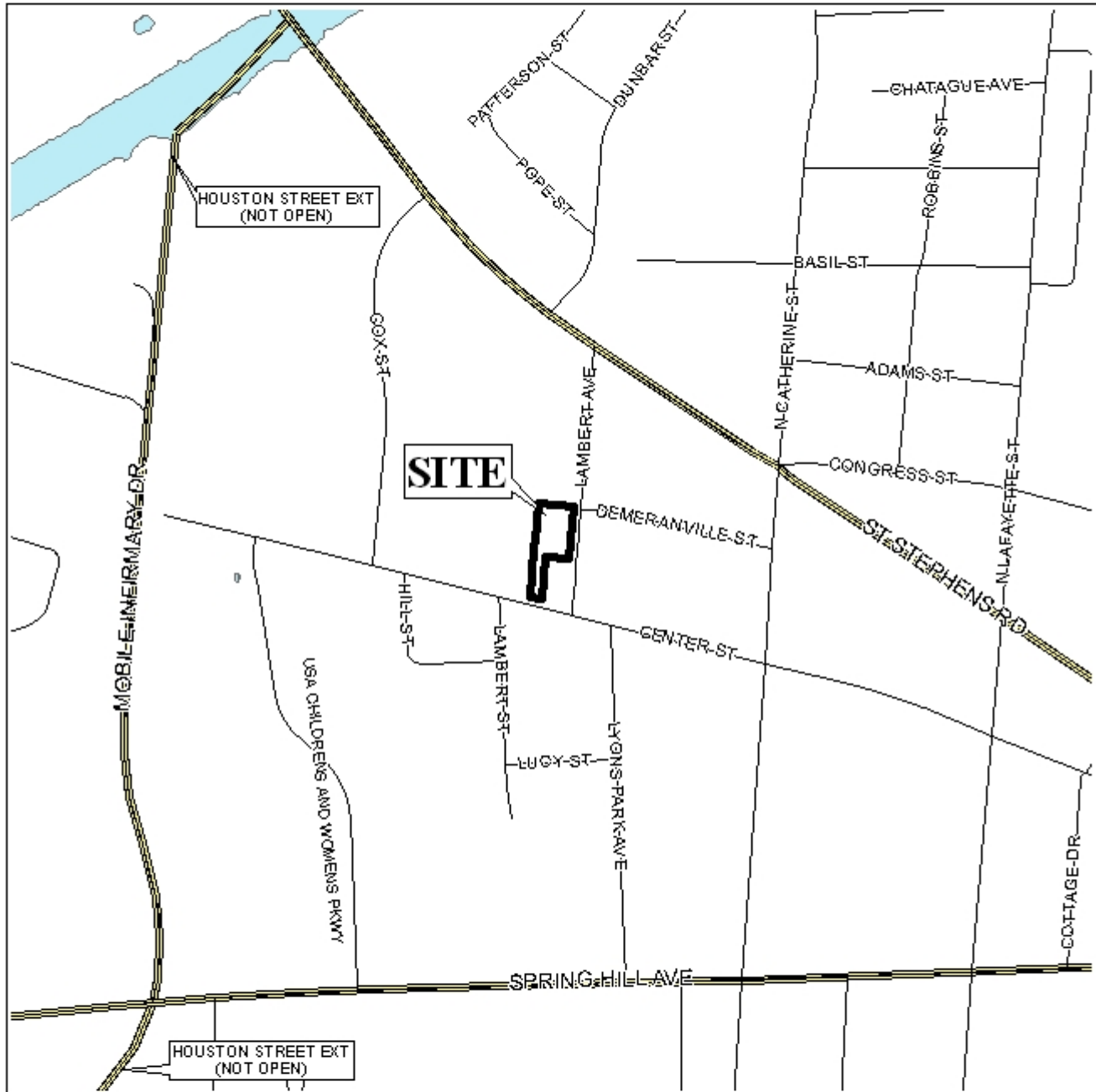
Lambert Street, a minor street, has a two lane cross-section at this location. A sidewalk exists along the East side of Lambert Street, approximately 65 feet Northeast from the site North to St. Stephens Road, but not Southeast of the site towards Center Street. There are no sidewalks on the West side of Lambert Street. Lyons Park is approximately 300 feet to the Southeast of the site, on Center Street.

While there is residential development near the site, it appears that much of the property immediately adjacent to the site is owned by public institutions such as the Mobile Area Water and Sewer Service, the University of South Alabama, the City of Mobile, or the Mobile County Board of Health. It would appear that a portion of the sidewalk is not buildable due to the existing tree, however, the sidewalk should be provided along Lambert Street where possible.

**RECOMMENDATION**

Based upon the preceding, this application for waiver of the sidewalk along Lambert Street is recommended only for the section where construction is not practicable due to the 48-inch Live Oak, to be coordinated with Urban Forestry.

# LOCATOR MAP



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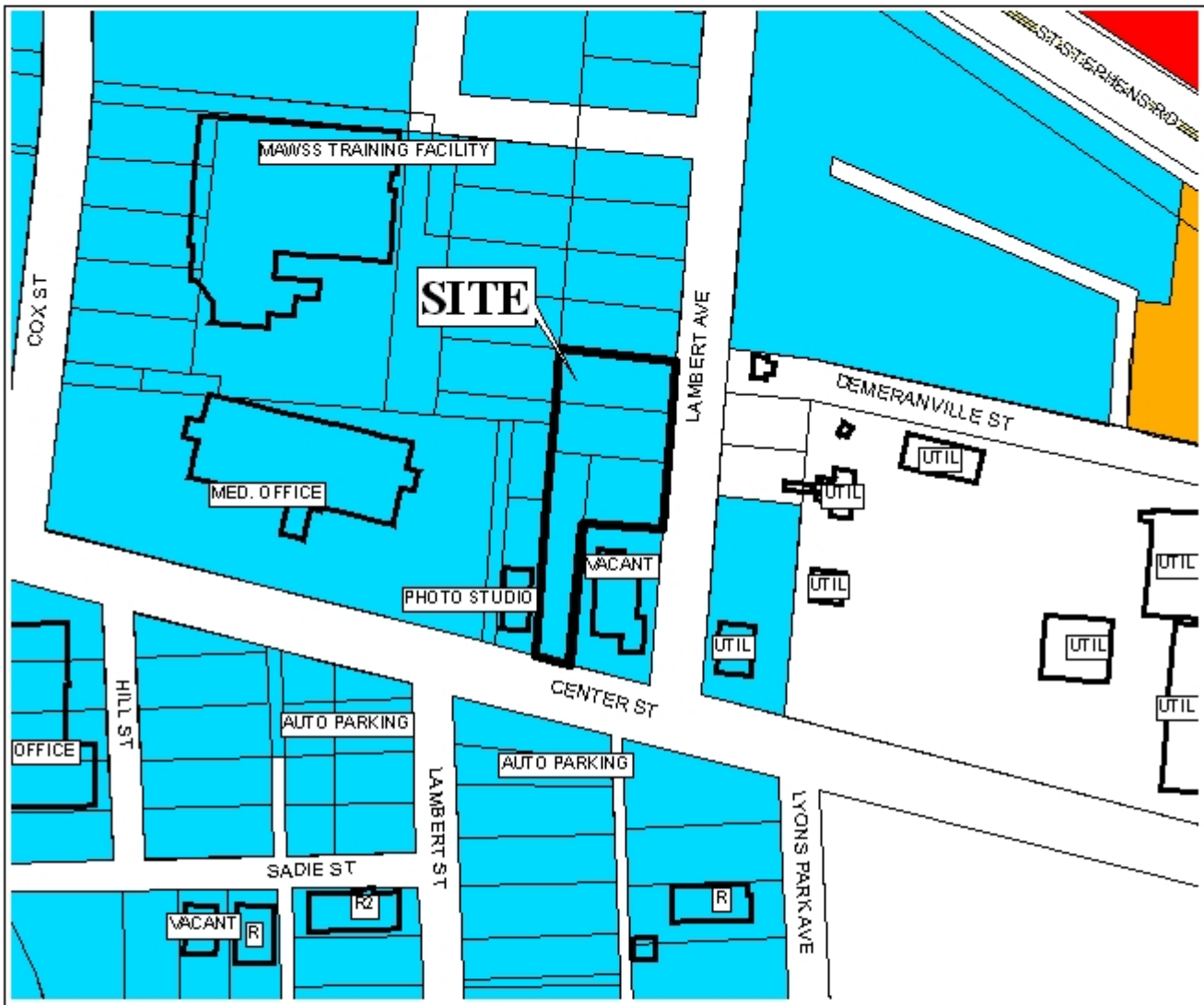
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business landuse.

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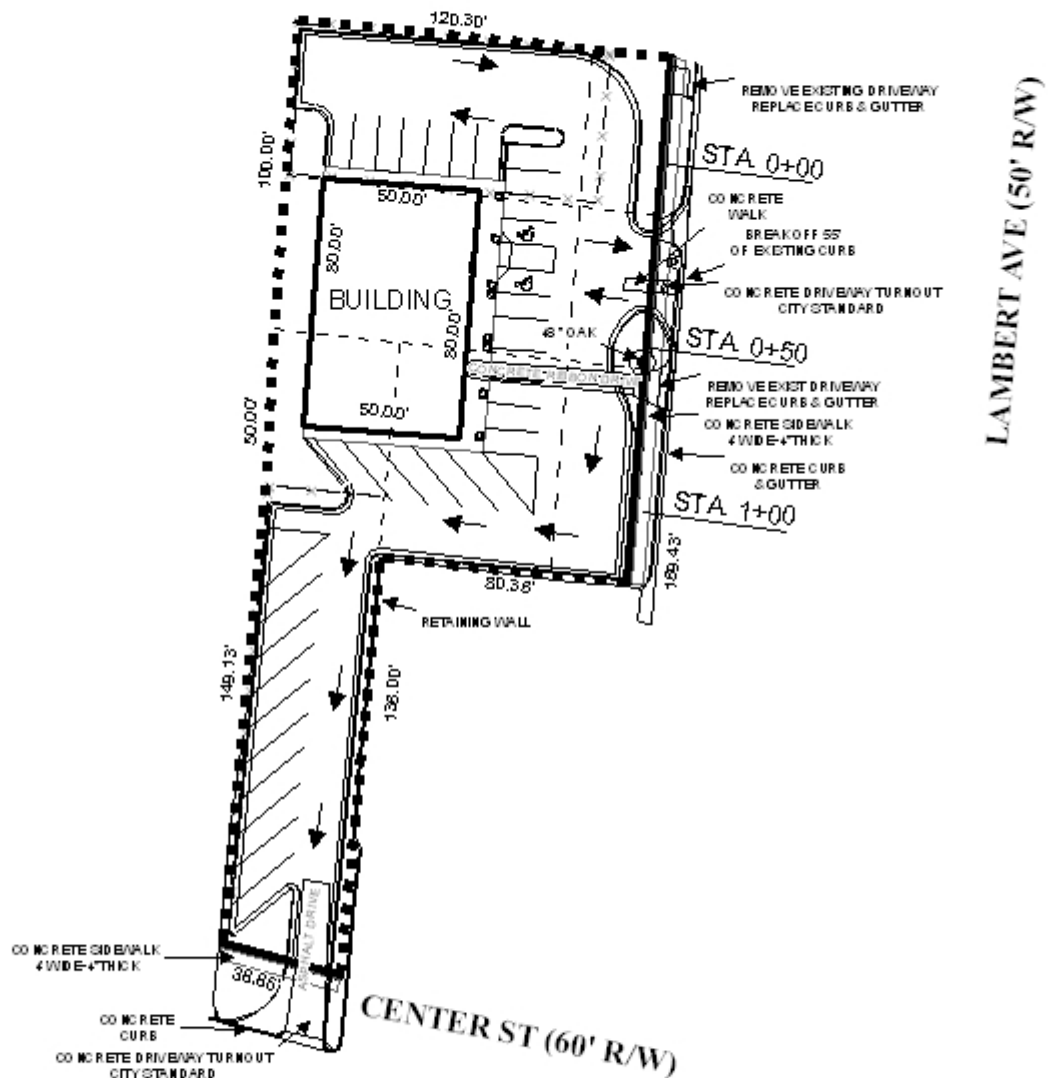
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LEGEND 

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
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# SITE PLAN



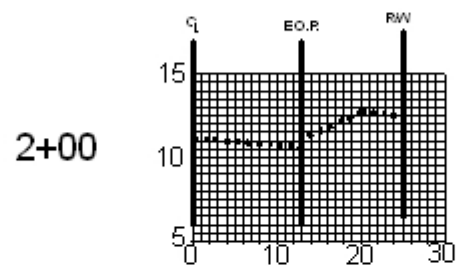
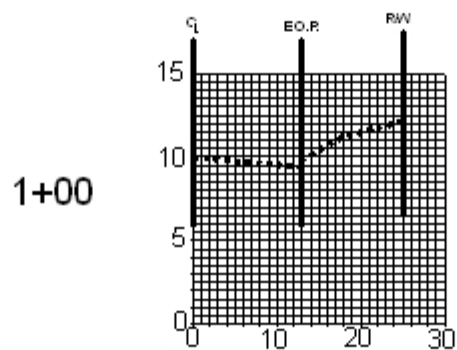
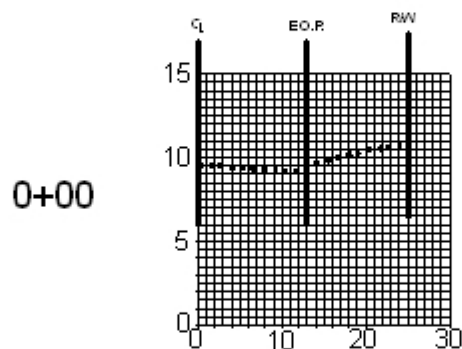
This site plan illustrates existing lot configuration.

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# DETAIL CROSS-SECTIONS FOR SIDEWALK



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