

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

D & B Development, LLC (David Ball, Agent)

LOCATION1551 East I-65 Service Road South
(East side of East I-65 Service Road South, 2/10 mile±
North of I-65 Commerce Drive)**PRESENT ZONING**

B-3, Community Business

COUNCIL DISTRICT

District 5

ENGINEERING**COMMENTS**

Based on typical section information provided by the engineer, due to the existing drainage ditch, it is impossible to construct a City-standard sidewalk 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 East I-65 Service Road South. The applicant is requesting a sidewalk waiver because of the existing topography along East I-65 Service Road South which includes a storm water ditch. The applicant states that due to the location of the existing drainage ditch along the site and there are no sidewalks located in the immediate vicinity of the development, no sidewalk should be required.

Comments from City Engineering indicate that construction to City of Mobile standards is not possible, and therefore approval of the waiver would be appropriate.

RECOMMENDATION

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

LOCATOR MAP



APPLICATION NUMBER 31 DATE March 6, 2008

APPLICANT D & B Development, LLC (David Ball, Agent)

REQUEST Sidewalk Waiver



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial land use

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



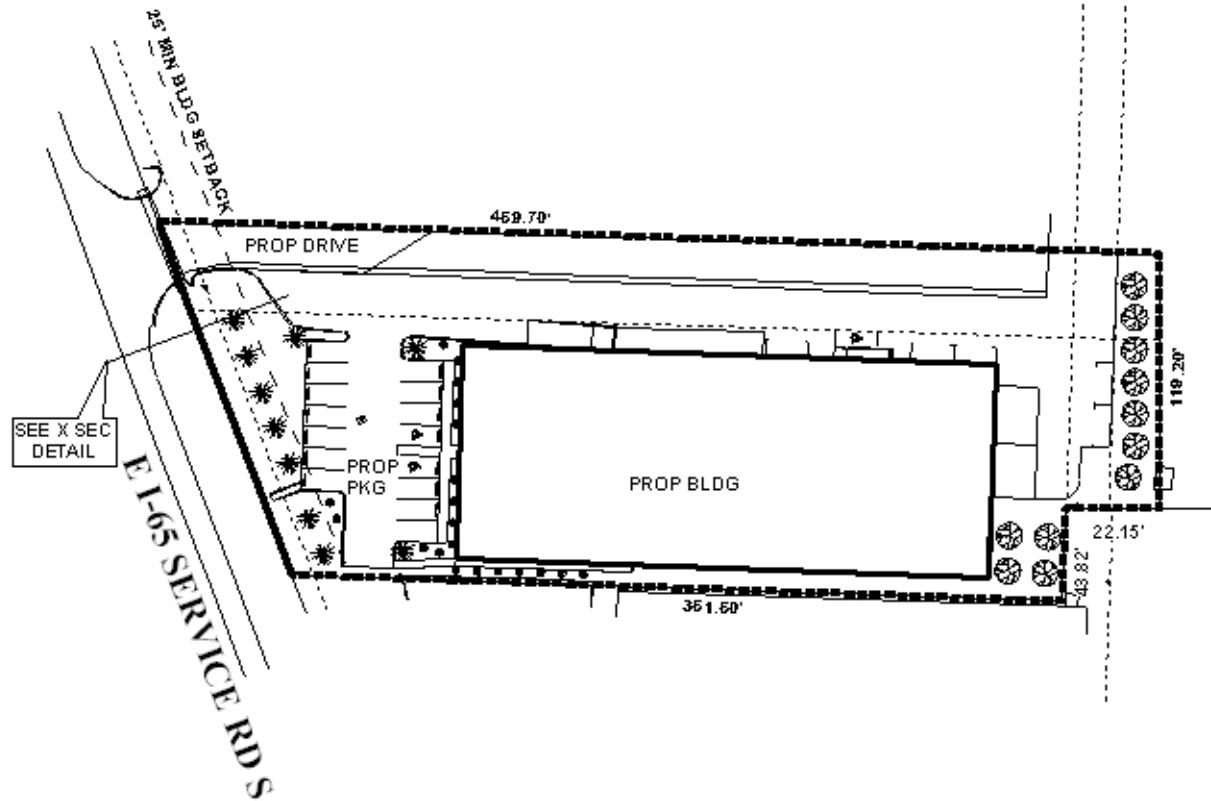
The site is surrounded by commercial land use

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SITE PLAN



The site plan illustrates the proposed development

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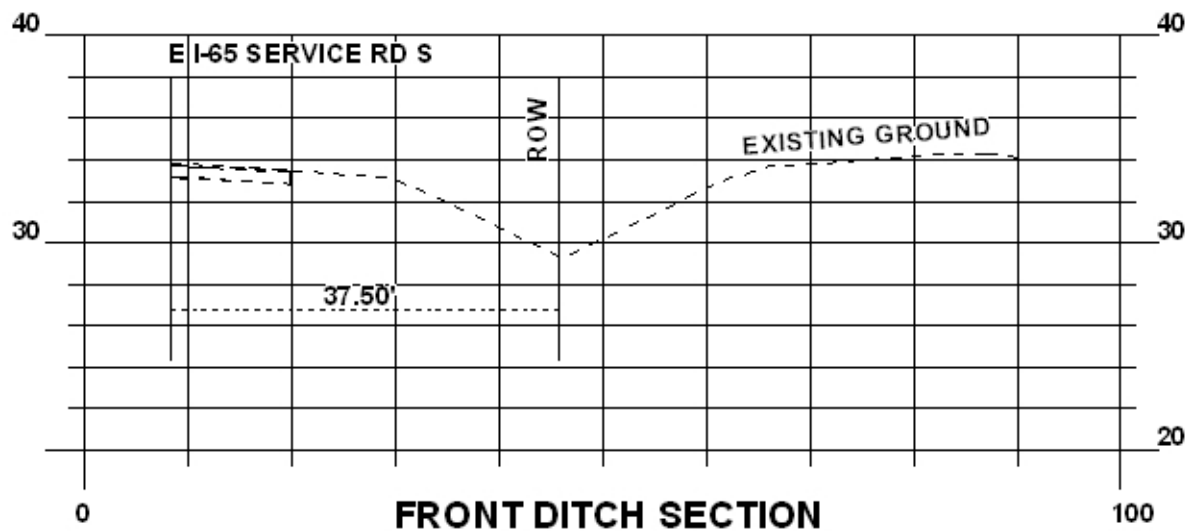
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SIDEWALK CROSS SECTION DETAIL



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