

SIDEWALK WAIVER REQUEST STAFF REPORT**Date: December 6, 2007****NAME**

Mobile Rosin Oil Company, Inc.

LOCATION2469 Bragdon Avenue
(South of Bragdon Avenue at its West terminus)**PRESENT ZONING**

I-1, Light Industrial

ENGINEERING**COMMENTS**

Based on typical section information provided by the engineer, due to the existing drainage ditch and utilities, 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

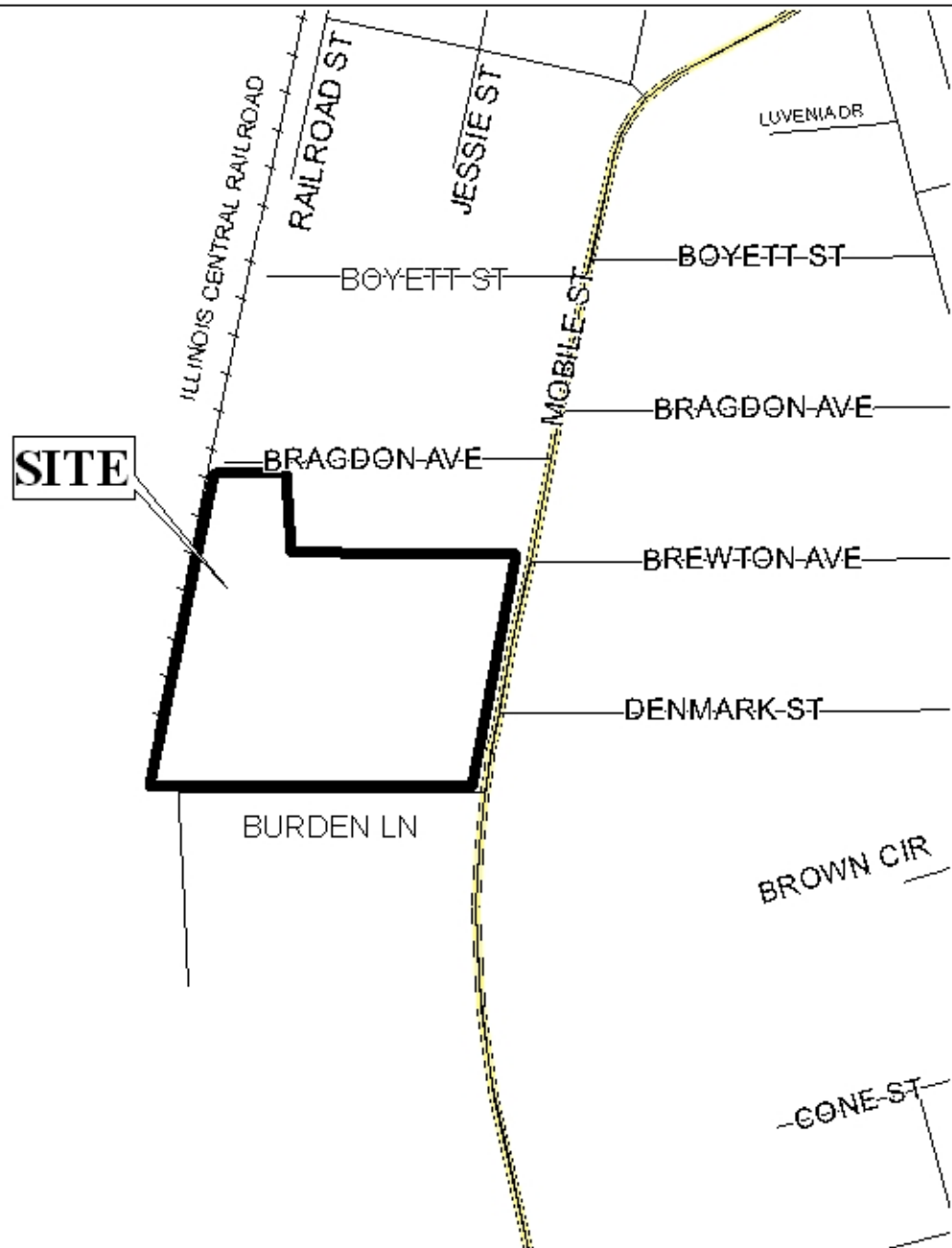
The applicant is requesting a waiver of the sidewalk construction requirements along Bragdon Avenue. The applicant is requesting a sidewalk waiver because of the existing topography and structures along Bragdon Avenue which include a storm water ditch, power poles, trees and an existing fence. The applicant states that the site is located on a dead end street next to railroad tracks with little or no foot traffic.

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 December 6, 2007

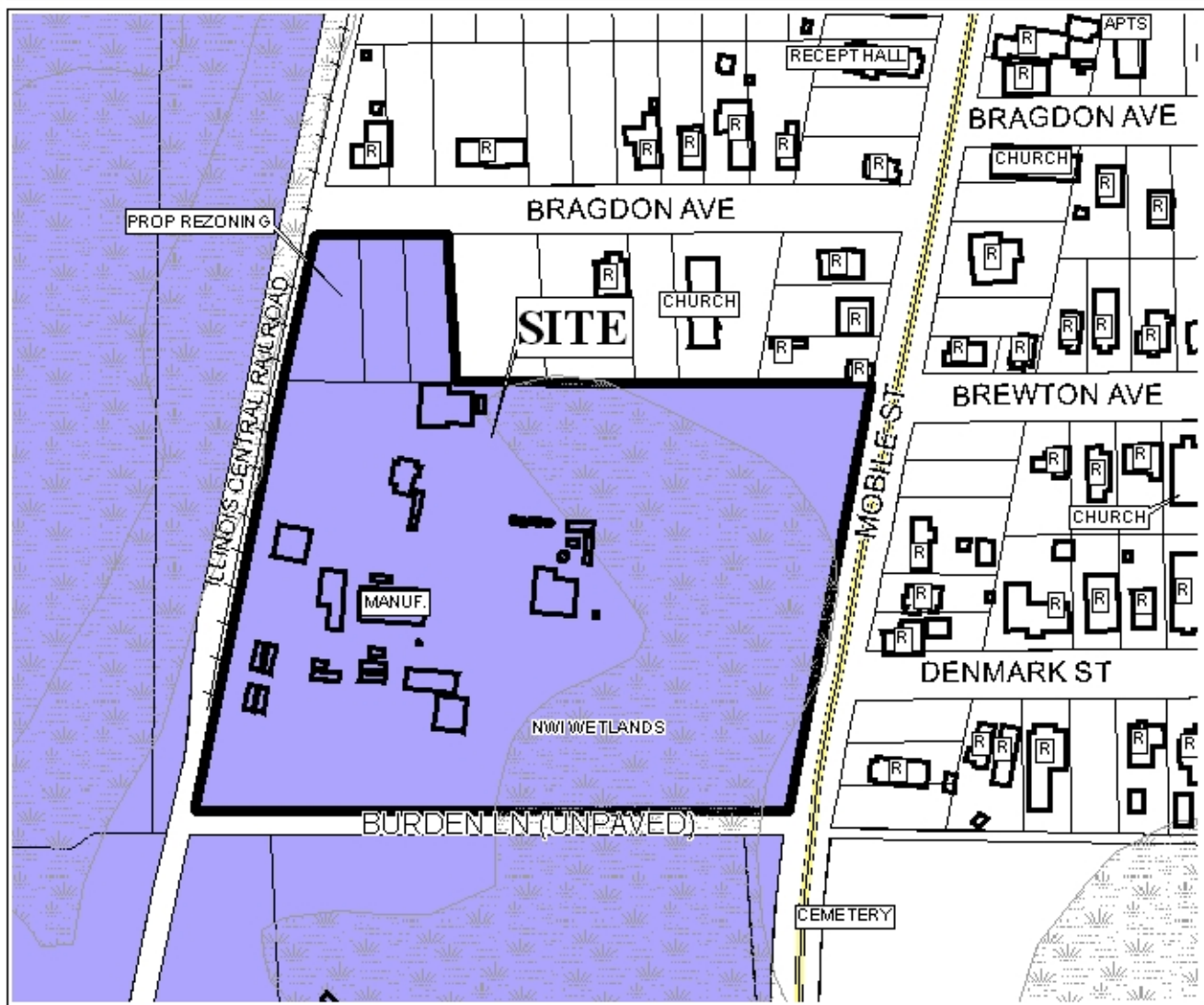
APPLICANT Mobile Rosin Oil Company

REQUEST Sidewalk Waiver



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential land use is located to the north and east of the site. Churches are located to the north and east of the site. A cemetery is located to the southeast of the site.

APPLICATION NUMBER 31 DATE December 6, 2007 N

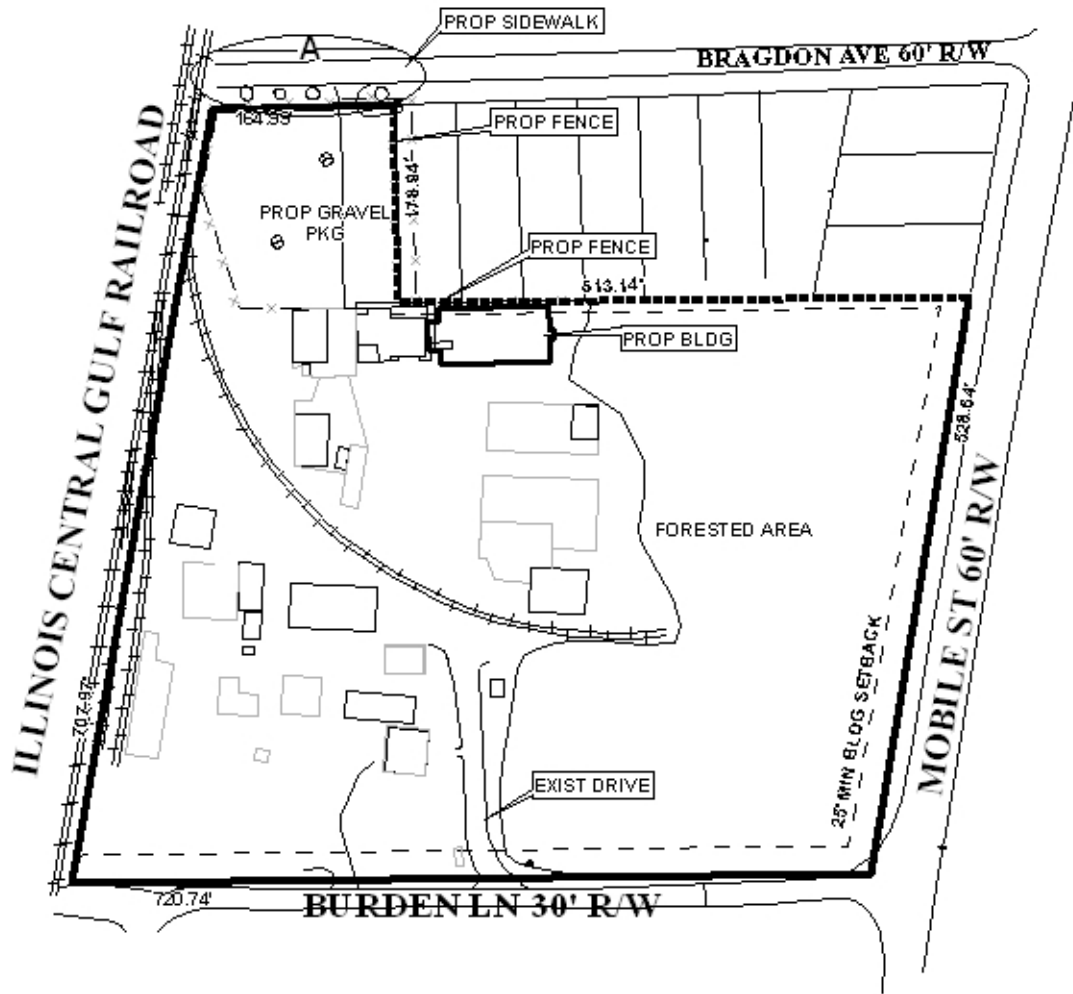
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REQUEST Sidewalk Waiver

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	NTS
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SITE PLAN



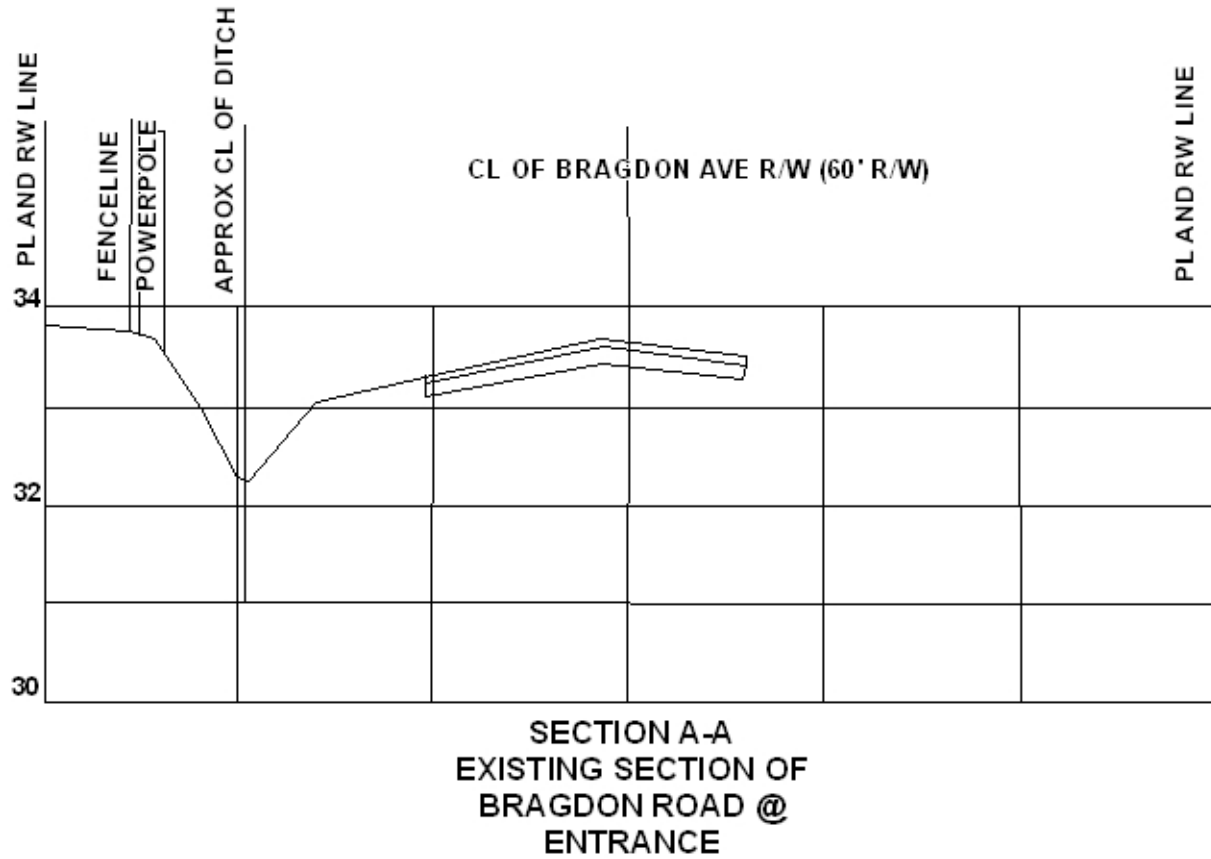
The site plan illustrates the proposed building, landscaping, proposed drive, proposed parking, and existing drive

APPLICATION NUMBER 31 DATE December 6, 2007
 APPLICANT Mobile Rosin Oil Company
 REQUEST Sidewalk Waiver



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DETAIL SITE PLAN



APPLICATION NUMBER 31 DATE December 6, 2007
 APPLICANT Mobile Rosin Oil Company
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