

## **MAJOR STREET PLAN AMENDMENT STAFF REPORT**

**Date: May 7, 2015**

### **MAJOR STREET NAME**

Crosstown Loop 3  
(Houston Street Extension)

### **PROPOSED AMENDMENT**

Remove Houston Street Extension (from Dauphin Street, passing between Gladys Avenue and Kenneth Street/Louiselle Street (now named Mobile Infirmary Boulevard), then West of Old Shell Road Elementary School, East of the Mobile Infirmary Hospital, and extending to Three Mile Creek Parkway (which has been removed from the Major Street Plan) – 100 feet and the roadway divided.

### **CITY COUNCIL DISTRICT**

District 2

### **INITIATED BY**

Request by Infirmary Medical Center (IMC)

### **JUSTIFICATION**

Upon review of the initial request by IMC, which was to remove Houston Street Extension from Dauphin Street to Spring Hill Avenue, staff determined that should any portion North of Dauphin Street be considered for removal or amendment, the entire portion North of Dauphin Street should be reviewed. It would be illogical to consider removal of a middle segment of a major street and have both ends remain on the plan.

There are several points that illustrate the improbability that Houston Street Extension will ever be constructed. The first point, and possibly the most obvious, is that the proposed route runs directly through the middle of two blocks of residences in the Old Dauphin Way Historic District. This would necessitate the removal of at least four residences, two fronting on Dauphin Street, and would render another 8-10 uninhabitable and the properties undesirable for residential purposes due to their depth, and having street frontage on both the front and rear of the properties, one of which would front the major street.

Another point is that a portion of the proposed major street would be on privately owned property (IMC), and would create access issues for the Mobile Infirmary Emergency Room and the Professional Office Building across Infirmary Drive; and would run through the University of South Alabama OBGYN building complex and may impact the University of South Alabama Children's and Women's Hospital.

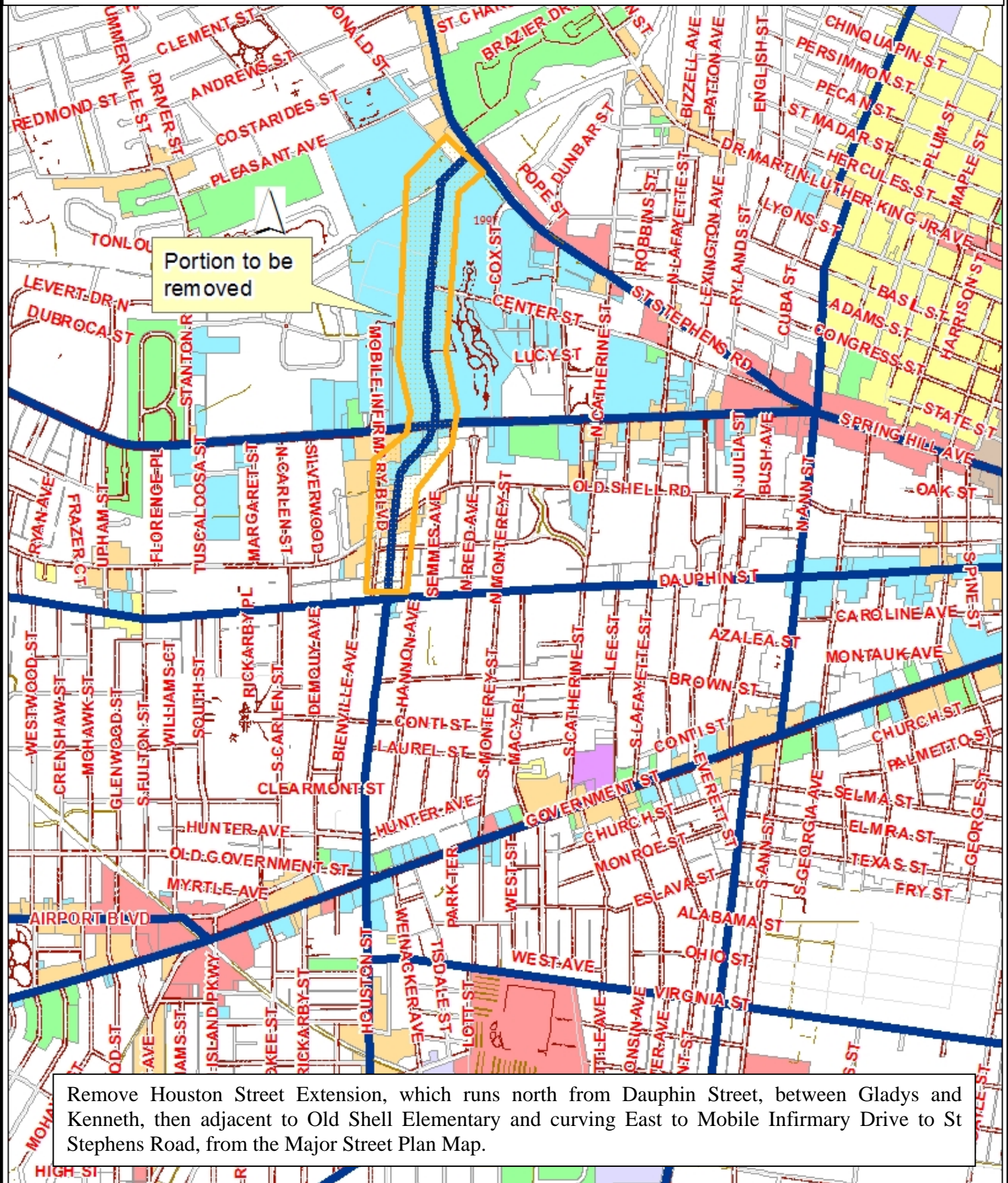
The final point is that the proposed major street is not on the MATS 2035 Plan. The city is required to have all MATS streets on the Major Street Plan, and may illustrate other streets as major streets if they so choose. However, generally funding for any major street improvements is sought for and/or directed to those streets that are on the MATS Plan; those not on the Mats Plan would have to be funded by the city.

## Other Business

### **RECOMMENDATION**

Based on the preceding, it is recommended that Houston Street Extension (from Dauphin Street, passing between Gladys Avenue and Kenneth Street/Louiselle Street (now named Mobile Infirmary Boulevard), then West of Old Shell Road Elementary School, East of the Mobile Infirmary Hospital, and extending to Three Mile Creek Parkway) be removed from the Major Street Plan map and text.

# Major Street Plan Amendment





## Other Business

### Major Street Plan Amendment

