

**SIDEWALK WAIVER REQUEST  
STAFF REPORT**

**Date: November 3, 2011**

**NAME**

Board of Water and Sewer Commissioners

**LOCATION**

Northwest corner of Moffett Road and Shelton Beach Road Extension extending to the East side of Woodley Road, 420'± North of Moffett Road, extending to the East terminus of Mercedes Road extending to the South side of Le Ruth Road, 440± North of Mercedes Road

**PRESENT ZONING**

R-1, Single Family Residential District

**ENGINEERING**

**COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

There does not appear to be sufficient room to construct a City standard sidewalk within the ROW.

**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 Shelton Beach Road, Mercedes Road, Le Ruth Road and a portion of Moffett Road.

The applicant is requesting that the sidewalks along all adjacent road frontages – Moffett, Shelton Beach, Woodley, Mercedes, and Le Ruth Roads – be waived. A primary concern is security, as the water treatment facility prepares potable water for public consumption: the Department of Homeland Security requires water facilities to be secure, and the applicant believes that encouraging pedestrian activity along the perimeter of the property may cause security problems. Secondary concerns are slope and right-of-way limitations (width, existing power poles, etc) along various segments of the abutting streets.

It should be pointed out that the Mobile City Council adopted a “complete streets” policy on May 31, 2011. The purpose of the complete streets policy is to support the design and construction of streets to enable safe access to all users, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and for people of all ages and abilities. A waiver of the sidewalk, as requested, will limit accessibility for pedestrians, transit riders and cyclists.

Moffett Road is a seven lane major street, with a traffic volume in 2010 of over 32,000 vehicles per day on average. Shelton Beach Road is a minor two and three lane street, with only 3400 vehicles per day on average, however, a new apartment complex and a proposed MAWSS fleet maintenance facility on Shelton Beach Road will increase both vehicular and pedestrian traffic. All of the other abutting streets are minor neighborhood streets. There are no existing sidewalks on any of the abutting streets, nor within 400 feet of the site, with the exception of a segment along Moffett Road, in between the two frontages of the MAWSS property along Moffett Road.

The Wave Transit System's Outbound Route 4 passes by the site along Moffett Road, prior to turning onto Westbound Overlook Road, thus pedestrians may seek access to/from any adjacent bus stops.

A shopping center containing a grocery store is located to the East across Shelton Beach Road from the site, while other commercial areas are located South, across Moffett Road from the site. Residential areas are located to the West and the North of the site.

It would appear that sidewalks could be constructed along Moffett Road, and Shelton Beach Road, however, in some cases a relocation of the existing security fencing may be necessary in order to provide adequate room for a sidewalk. Due to the heavy traffic volume along Moffett, this link would be of most critical need: a sidewalk along Shelton Beach would be desirable, due to increasing traffic volumes associated with the new apartments and the proposed MAWSS fleet maintenance facility. Sidewalks along the other adjacent, minor residential streets, would be desirable, but less of a safety necessity in comparison to Moffett and Shelton Beach Roads.

The Engineering Department's comment is that there is insufficient room to construct a City standard sidewalk within the right-of-way.

## **RECOMMENDATION**

Based upon the preceding, this application is recommended as follows:

**Denial:** Moffett Road and Shelton Beach Road – a sidewalk may be possible with an easement and relocation of an existing fence.

**Approval:** Woodley Road, Mercedes Road and Le Ruth Roads – a sidewalk is not required.

### ***Revised for the December 1<sup>st</sup> meeting:***

*The application was heldover from the November 3<sup>rd</sup> meeting to allow the applicant to review the feasibility of providing a sidewalk along Moffett ad Shelton Beach Roads, as recommended by Planning staff.*

*No additional information has been received.*

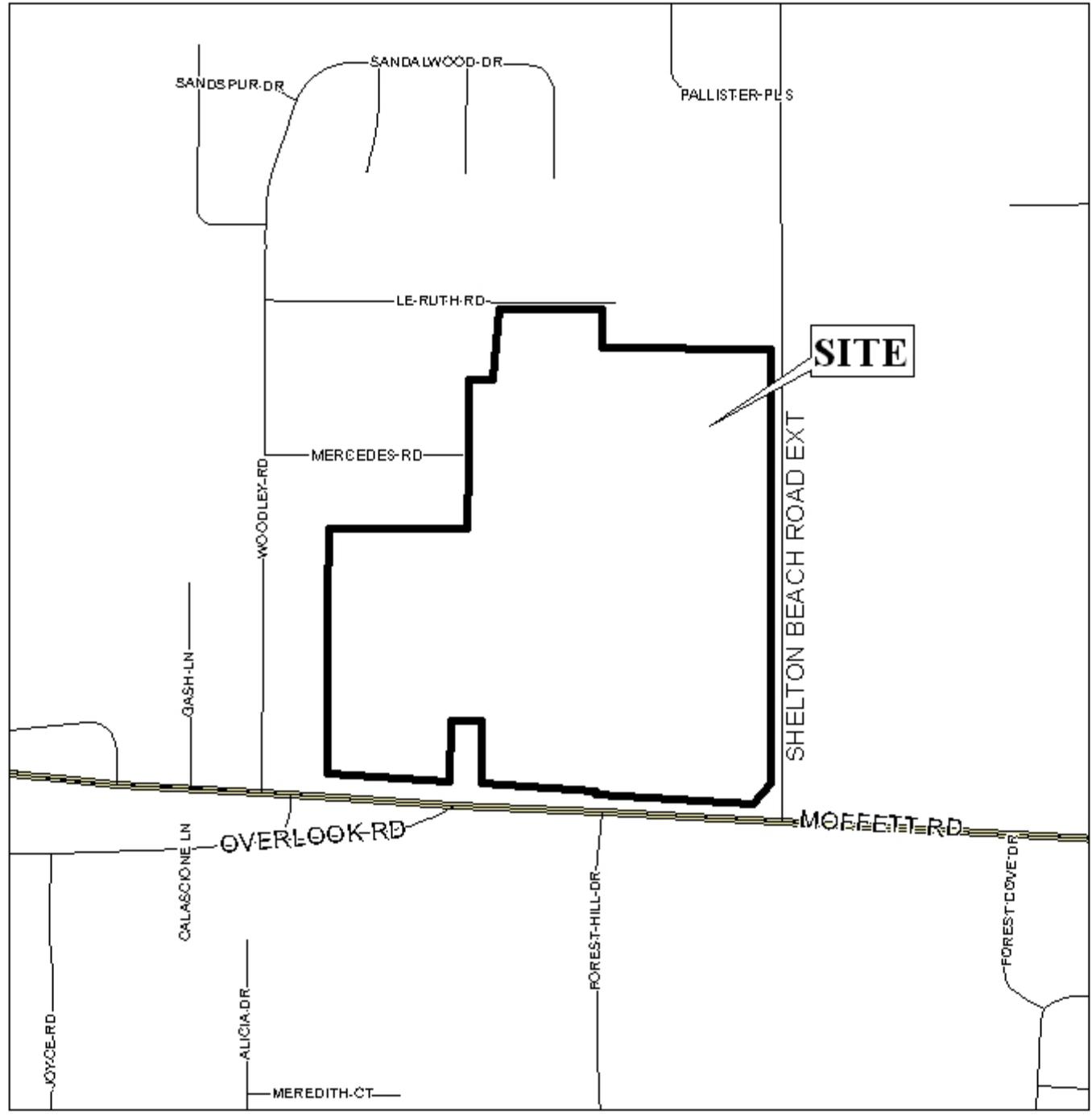
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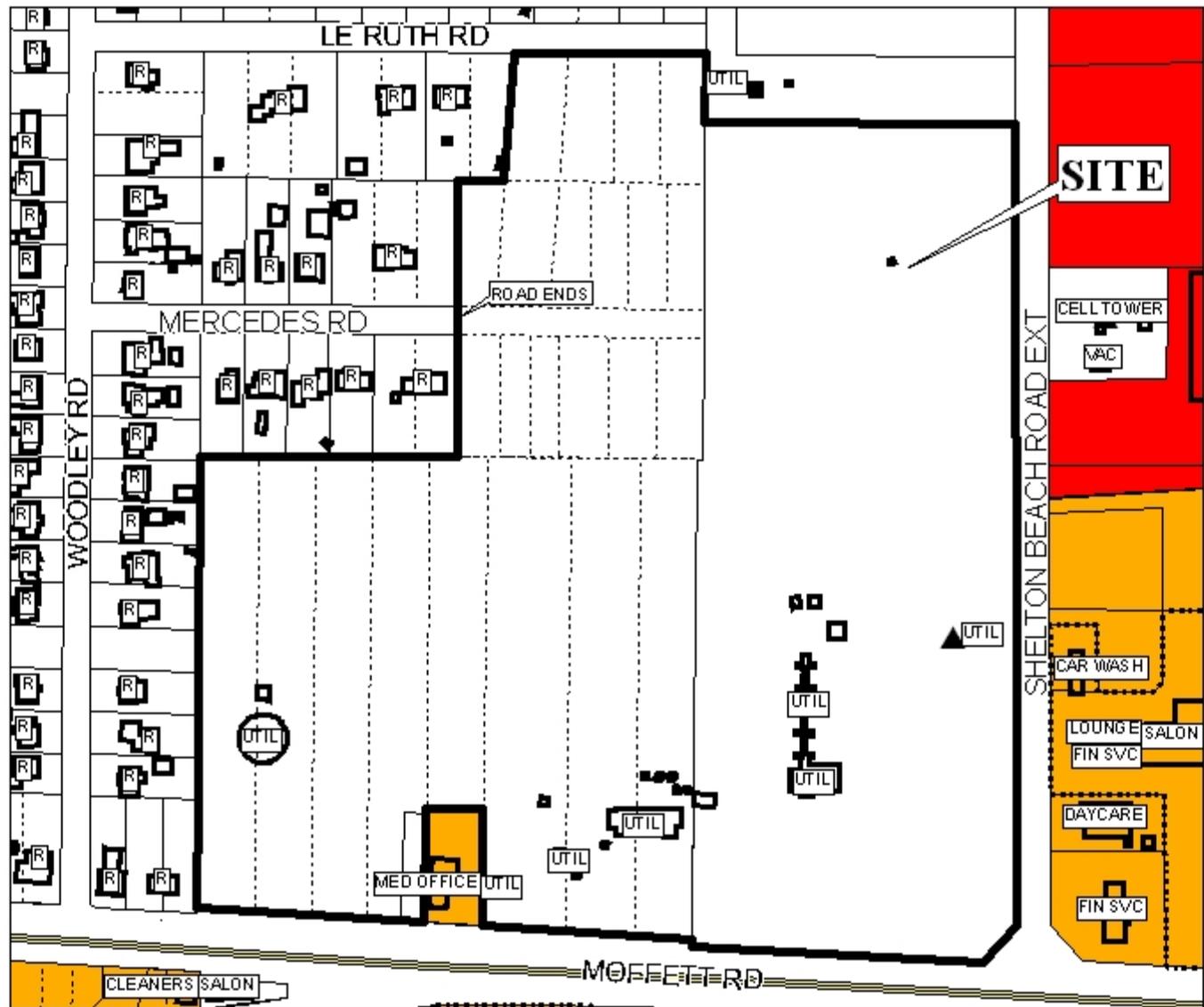
# LOCATOR MAP



APPLICATION NUMBER 2 DATE December 1, 2011  
APPLICANT Board of Water and Sewer Commissioners  
REQUEST Sidewalk Waiver



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west of the site.  
Commercial land use is located to the east and south of the site.

APPLICATION NUMBER 2 DATE December 1, 2011

APPLICANT Board of Water and Sewer Commissioners

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



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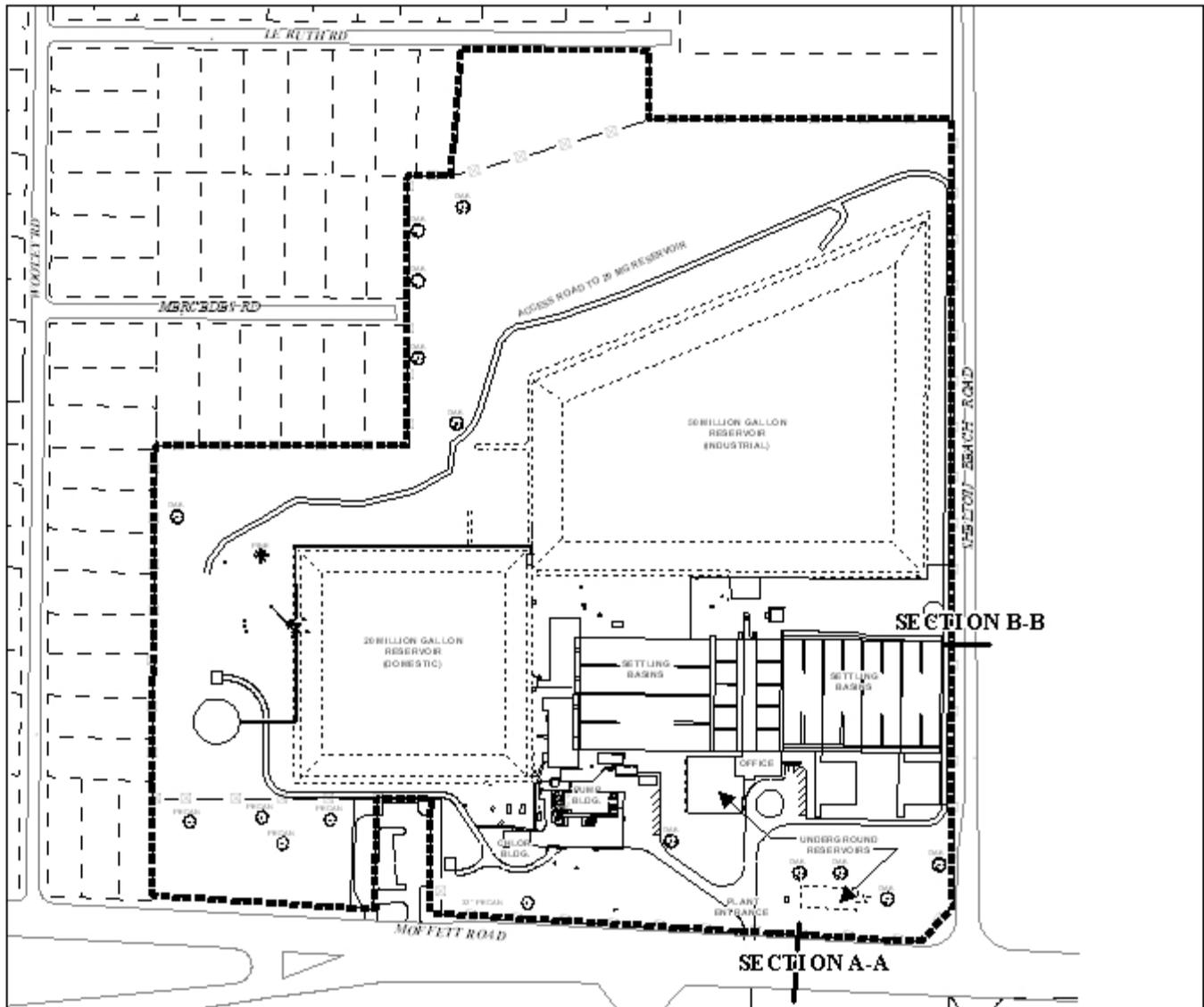


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# SITE PLAN

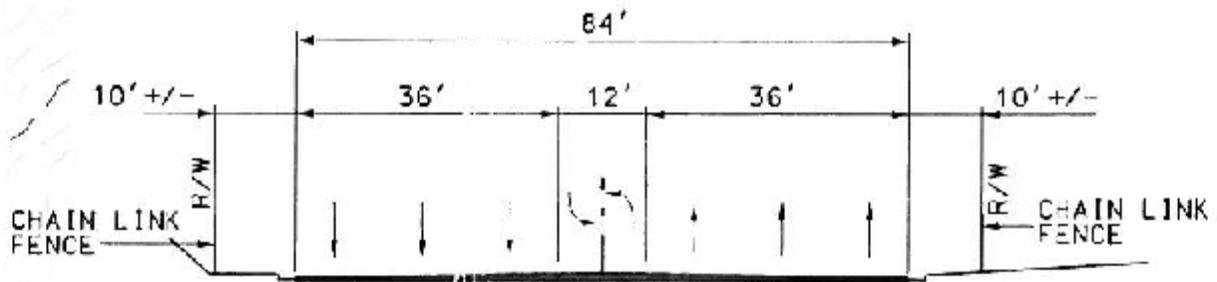
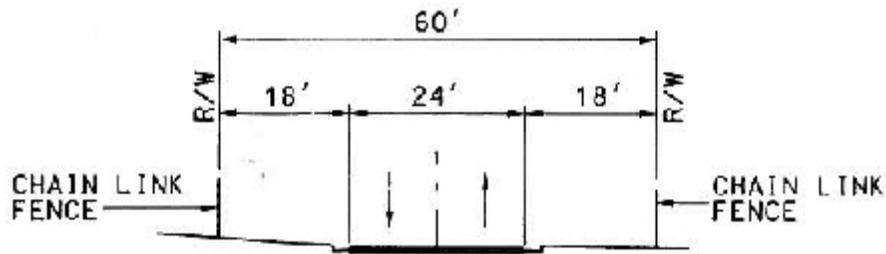


The site plan illustrates the existing water treatment facility.

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# SIDEWALK CROSS SECTION DETAIL



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