

**SIDEWALK WAIVER REQUEST
STAFF REPORT**

Date: September 11, 2017

<u>NAME</u>	CFA LLC.
<u>LOCATION</u>	5345 Willis Road (West side of Willis Road, 100'± South of Interstate 10).
<u>PRESENT ZONING</u>	I-1, Light Industrial District

**ENGINEERING
COMMENTS**

It appears that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be approved through the ROW Permit process.

**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 2015-116 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a waiver for the construction of a sidewalk along Willis Road.

The applicant has recently applied for a land disturbance and building permit to construct a 100' x 110' pre-engineered metal building. The applicant states that the surrounding properties do not have sidewalks and therefore a sidewalk should not be required at this site.

The applicant states:

“The surrounding area of the site consist entirely of industrial businesses with no use for sidewalks. The adjacent property (ThermoKing) is a recent build and was not required to install sidewalks.”

Willis Road is a minor street, without curb and gutter, with one travel lane in each direction. The right-of way width of Willis Road is 60' at the redevelopment site. There are currently no sidewalks along this section of Willis Road, or along any intersecting roads near this location.

It should be noted 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.

The site has been given a Light Industry land use designation, per the recently adopted Future Land Use Plan and Map. The Future Land Use Plan and Map complements and provides

additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

LI also includes areas that may be regarded as “industrial business”, where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the FLUM, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

This development site is adjacent to industrially developed properties. While the applicant may wish to forego the construction of a sidewalk, Engineering has iterated that there is sufficient room along the property’s frontage to accommodate the construction of a sidewalk.

A previous sidewalk waiver was denied for 5215 Willis Road (around the corner from the site) by the Planning Commission at its June 5, 2014 meeting. There is an active building permit at that location and, according to aerial images, a sidewalk has been installed.

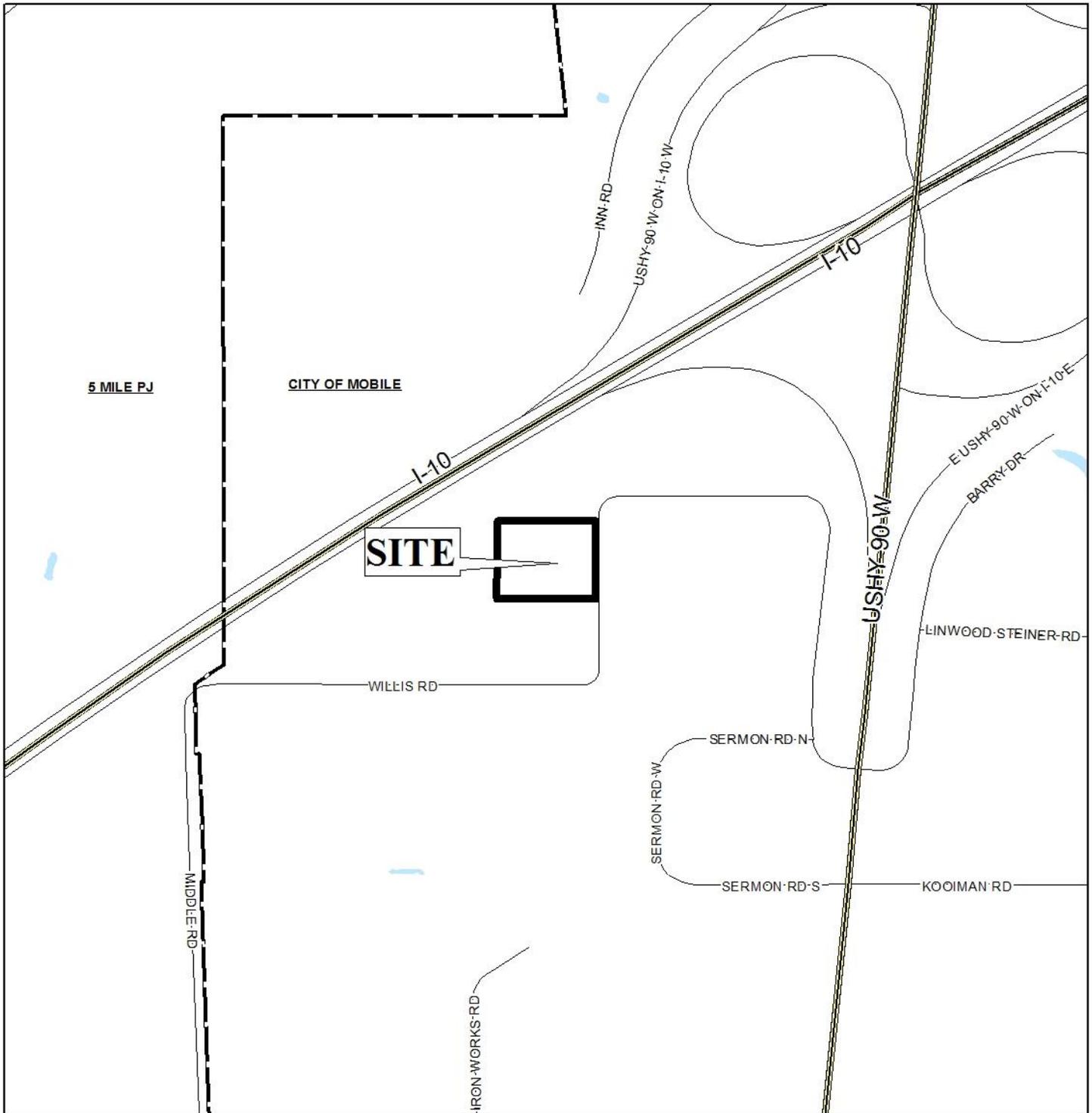
The applicant referenced the adjacent property, Thermo King, located at 5340 Willis Road. At that time, the applicant presented concerns regarding drainage issues on the site. Based on the applicant’s comments, the Engineering department recommended approval. The Planning Commission approved a sidewalk waiver for 5340 Willis Road on April 4, 2013.

A sidewalk at 5345 Willis Road would provide better connectivity to adjacent properties. The applicant has not presented any special conditions that would necessitate a sidewalk waiver at this location. Furthermore, although the area is largely developed industrially and pedestrian traffic may not be abundant; as sites are developed in the future, sidewalks will likely be required. Denial of the waiver request may be appropriate.

RECOMMENDATION

Based upon the preceding, this application for waiver of the sidewalk at 5345 Willis Road is recommended for denial.

LOCATOR MAP



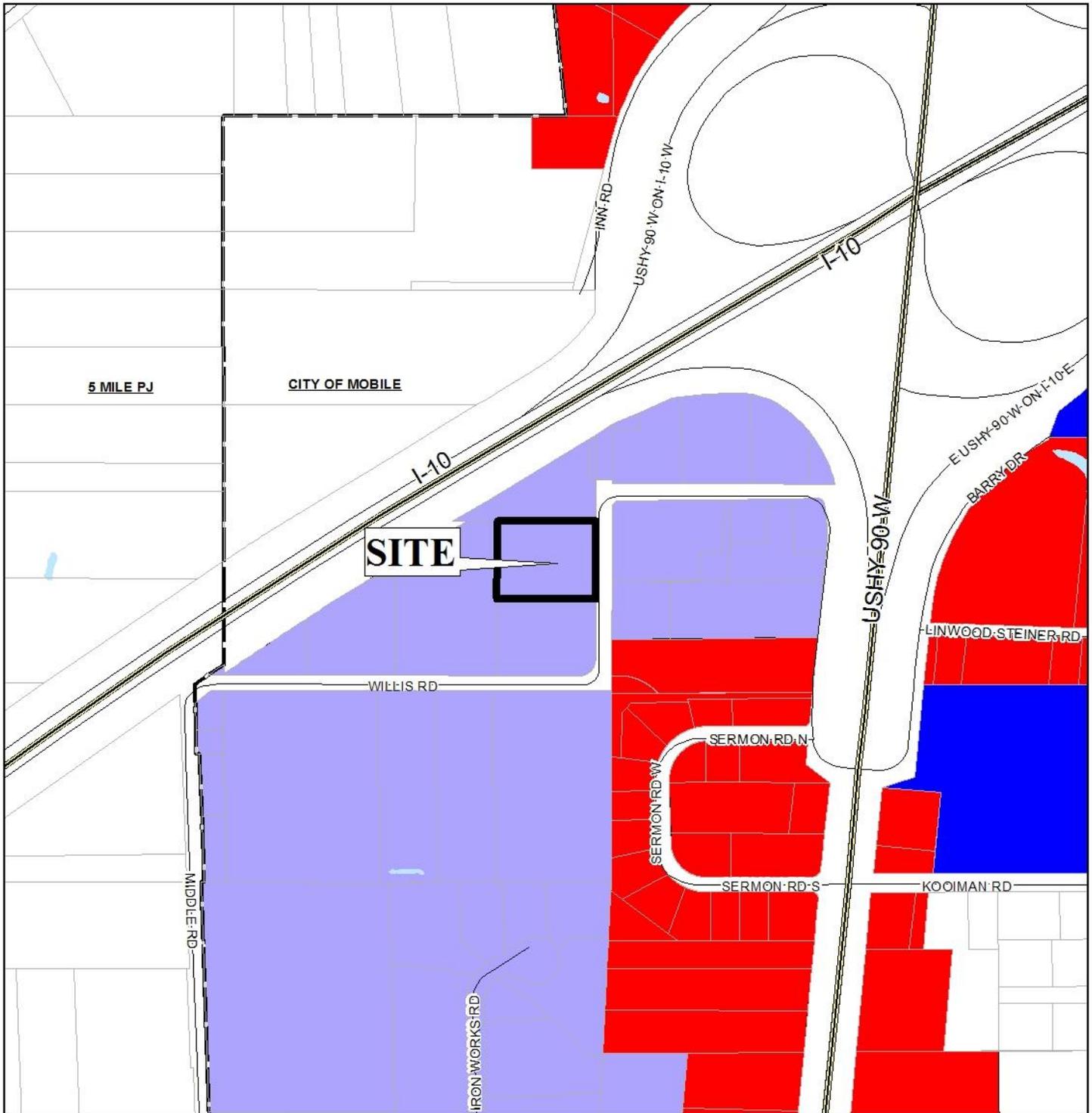
APPLICATION NUMBER 5 DATE August 17, 2017

APPLICANT CFA, LLC

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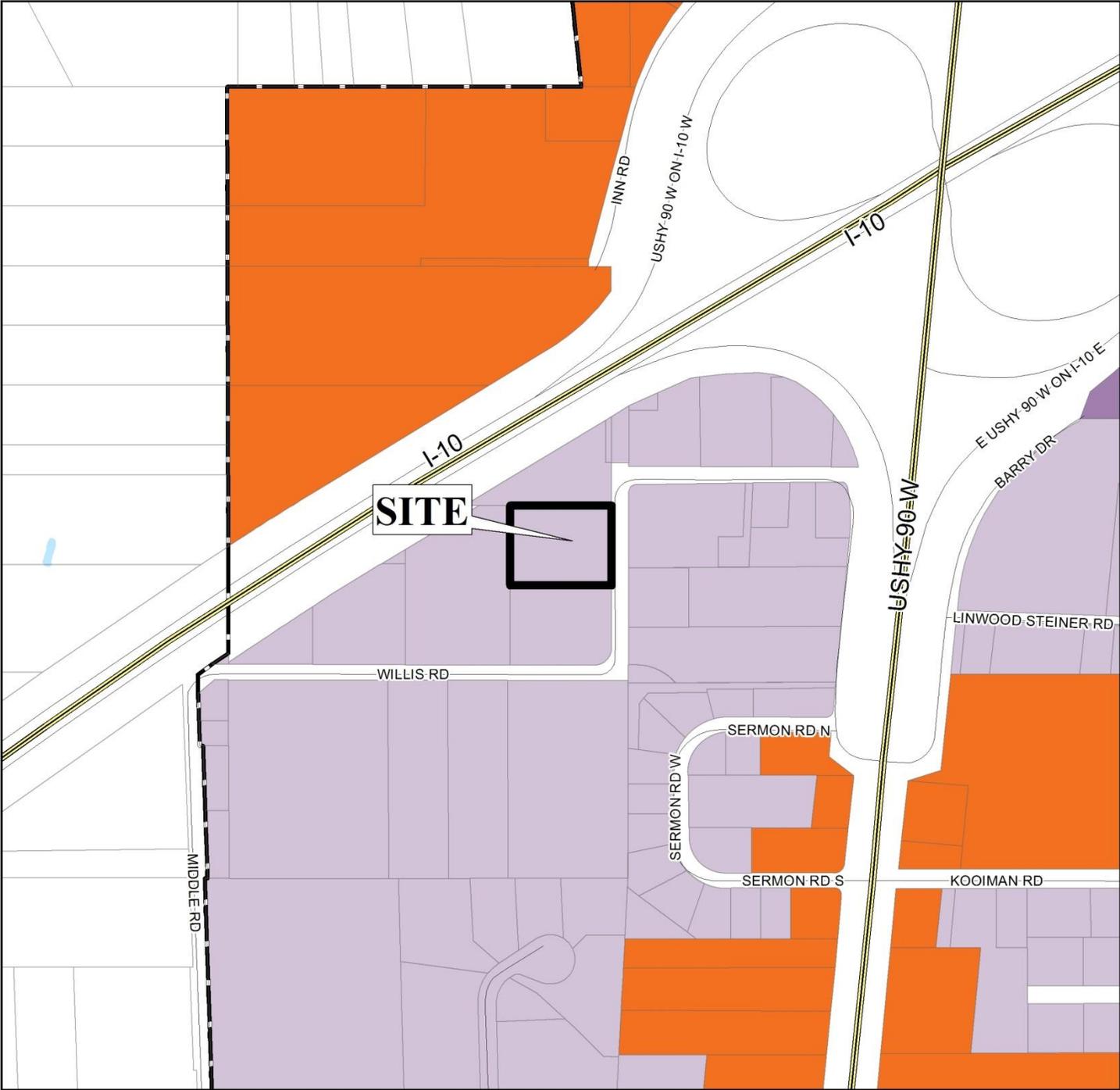
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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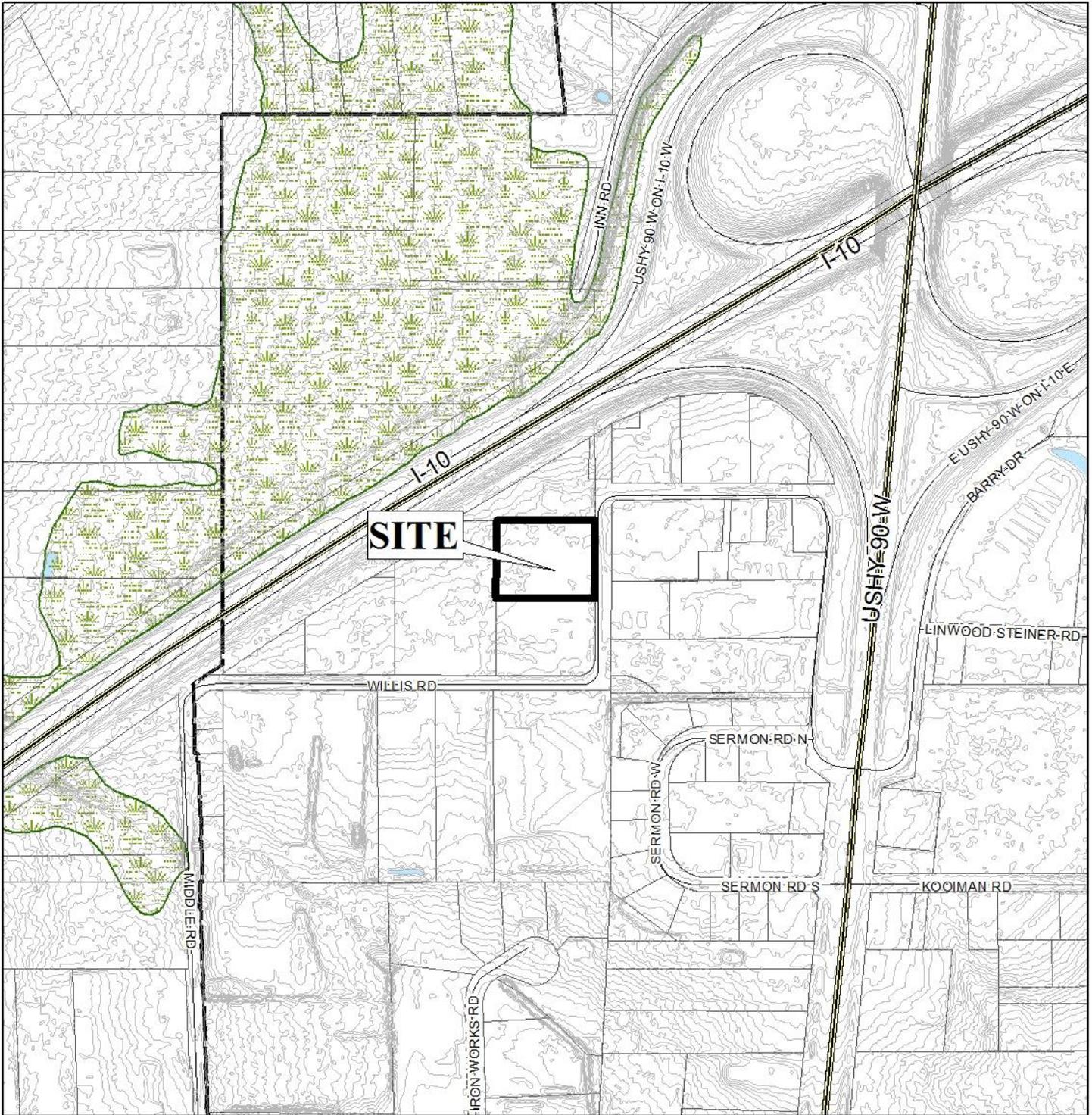
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|---------------------------|----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center- Traditional | Downtown Waterfront | Water Dependent |
| Mixed Density Residential | Traditional Corridor | Light Industry | Parks & Open Space |
| Downtown | Neighborhood Center- Suburban | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



NTS

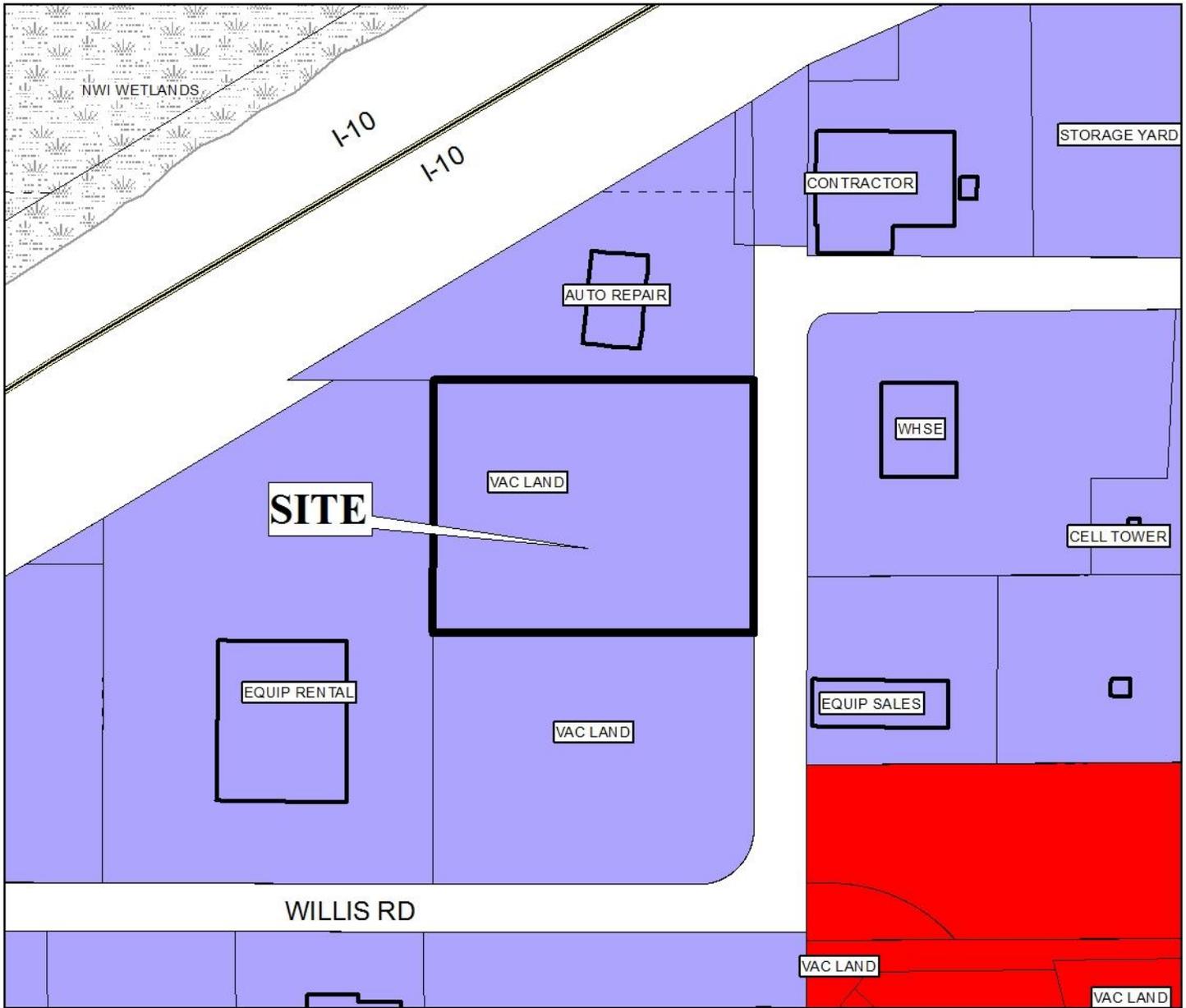
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and industrial units.

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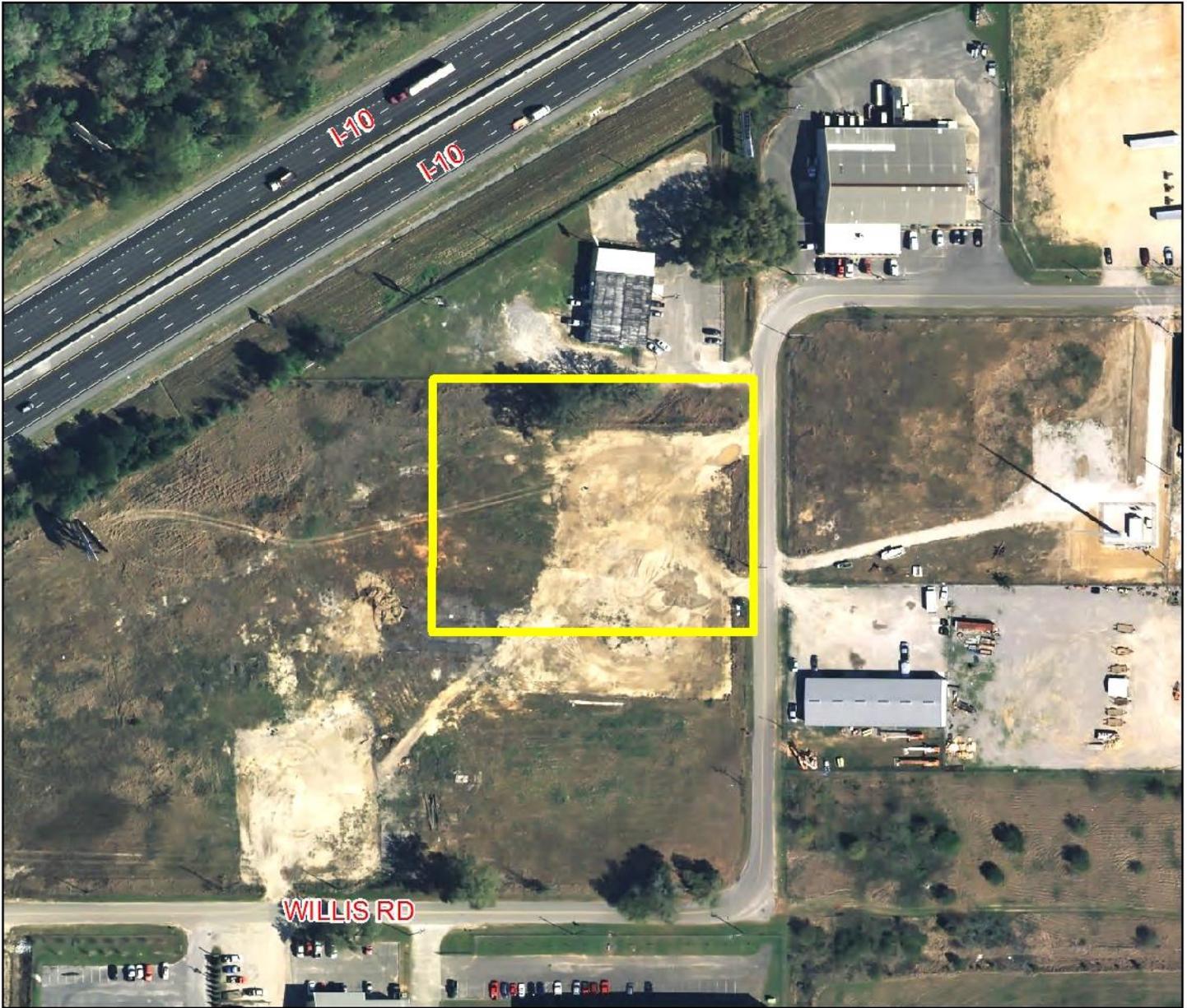
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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

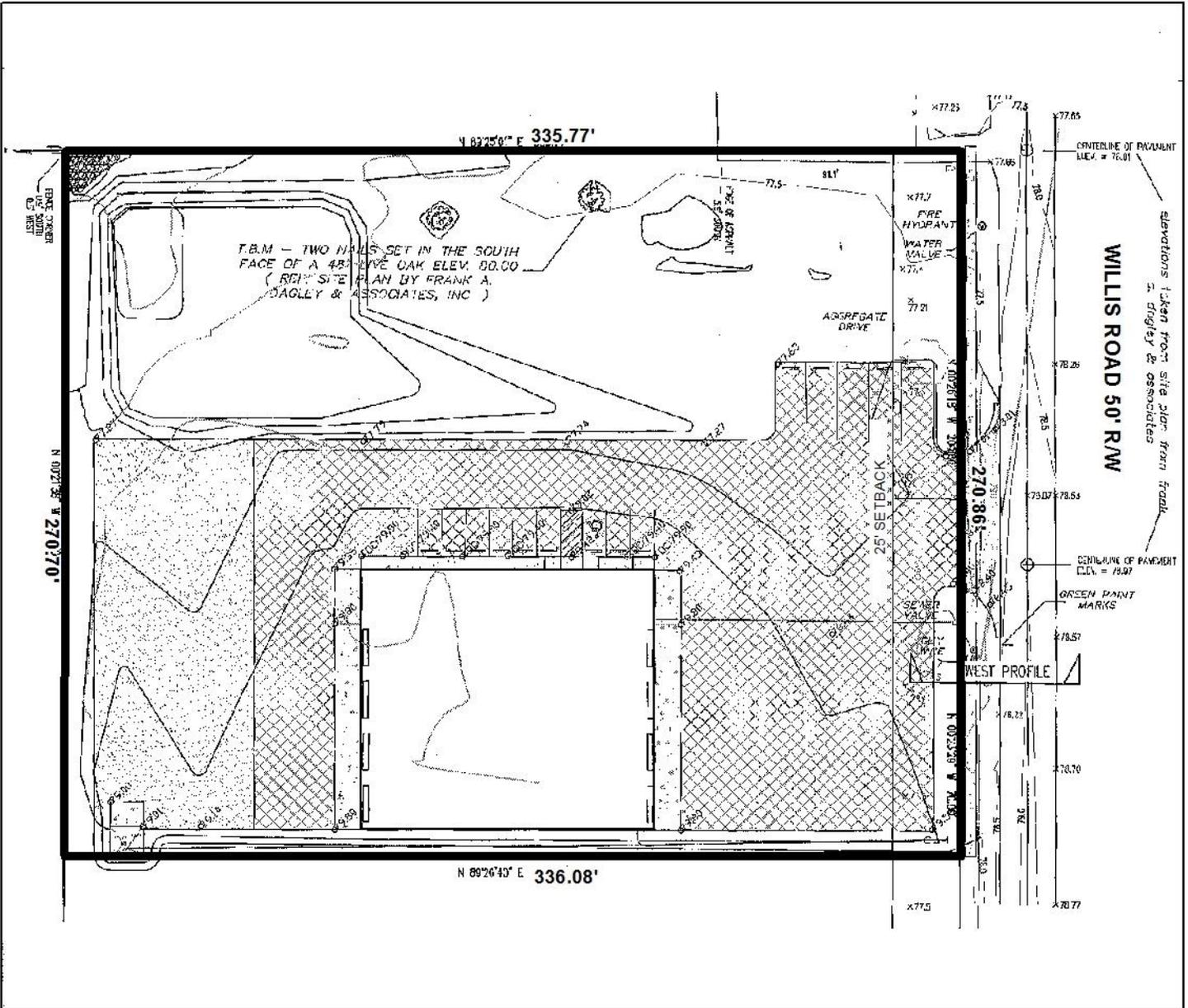


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SITE PLAN

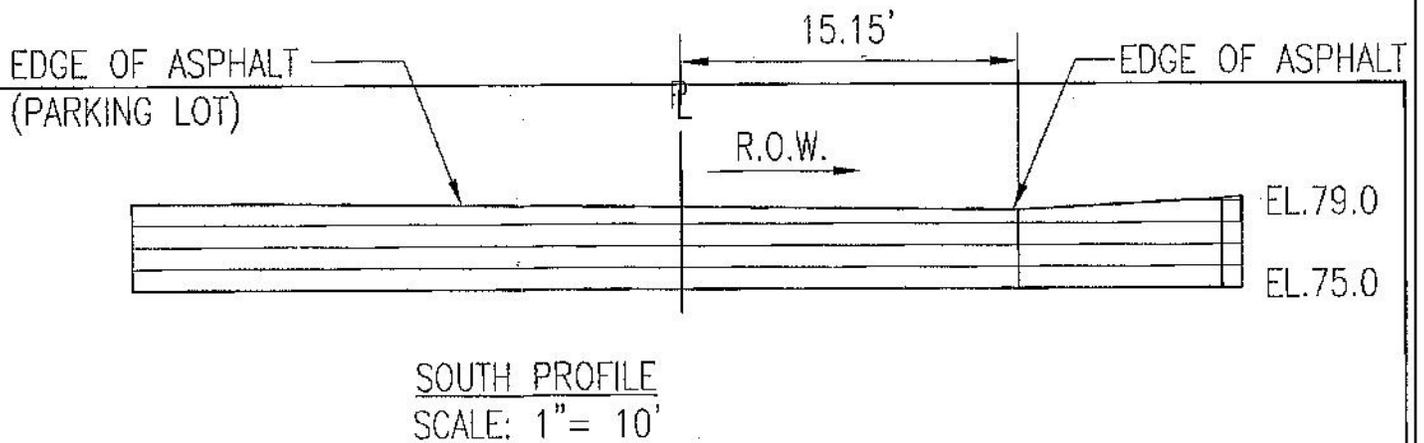


The site plan illustrates the proposed parking, setback, and sidewalk.

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DETAIL SITE PLAN



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