



Gulf Landings Logistics Center MPD

Schedule of Deviations & Justification

REVISED JUNE 2024

Changes from Z-21-009 shown in ~~strike-through~~/underline format.

Deviations 1 through 18 - No Changes.

Deviation 19 seeks relief from LDC Sections 10-256(b)(2)c.3 and LDC Section 10-296(e)(2)h.5, Table 15, which requires sidewalks on both sides of internal streets for all new nonresidential development, including suburban local streets in commercial development; including suburban local streets in commercial development with 6 foot wide pedestrian facilities; to allow for no sidewalk along the side of the street adjacent to Interstate 75 and a 5 foot pedestrian facility on the East side of the internal roadway.

Justification: The Applicant is requesting an administrative deviation to remove the requirement for a sidewalk on the west side of the internal road abutting I-75. A 5-foot-wide sidewalk will be required along the eastern side of the internal roadway segment. All other internal roads within the development shall provide sidewalks along both sides of the roads.

The placement of a sidewalk abutting I-75 would provide no benefit to pedestrians. There are no uses, structures, or points of interest to encourage pedestrians to use the sidewalk to the west of the road. Pedestrians would be adjacent to the high speed noise of I-75 traffic and sidewalk would just serve to add additional impervious area to the development for a sidewalk which would have minimal to no use.

Additionally, the property to the south is already developed and contains no sidewalk along the western side of the roadway that connects the site, thereby creating a dead end for pedestrians.

The removal of the requirement to place a sidewalk along the side of the west side of the road abutting I-75 would serve to protect public health, safety and welfare by removing the need to cross the street once the pedestrian reaches a dead-end sidewalk, and will also reduce on-site impervious areas allowing for more green space.

