

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: June 21, 2007**

<u>DEVELOPMENT NAME</u>	St. Dominic Church
<u>SUBDIVISION NAME</u>	St. Dominic Church Subdivision
<u>LOCATION</u>	4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court (North side of Burma Road, between Santa Maria Court and St. Dominic Place)
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1 lot/ 12.0± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church, and Subdivision approval to create one lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Provide drainage easement for any public water conveyed through the site. Detention is required for any impervious area constructed post-1984, in excess of 4000 square feet. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Deny access to Santa Maria Court.

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).

Full compliance with the landscaping and tree requirements of the Zoning Ordinance must be coordinated with Urban Forestry.

FIRE DEPARTMENT**COMMENTS**

No comments.

REMARKS

The applicant is seeking Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District, and Subdivision approval to create one lot. The Zoning Ordinance requires Planning Approval for the location and/or expansion of a church in residential districts. The site is located in Council District 4, and the applicant states that the site is served by public water and sanitary sewer facilities.

The applicant states the Phase I parking area modifications, which will include: 1) Revise the parking area as indicated on the attached proposed campus master plan; 2) Eliminate the parallel parking along Burma Road; 3) provide new lighting for the revised parking area; 4) provide new landscaping for the revised parking area; and 5) allow for lawn sprinkler system rough-in within the Phase I area. The Subdivision will consolidate three legal lots of record into one legal lot of record.

The site is bounded to the North, West, and East by residences in an R-1, Single-Family Residential district.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. It is very important to note that the Planning Approval review is site plan specific; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The plat illustrates the proposed 12.0+ acre, 1-lot subdivision, which is located on the North side of Burma Road, between Santa Maria Court and St. Dominic Place. The purpose of the subdivision is to create one legal lot of record from two existing legal lots of record and a metes and bounds parcel. All streets are minor streets with adequate rights-of-way.

It should be pointed out that there seems to be a discrepancy with the total area of the proposed subdivision and the right-of-way width of Burma Road along the initial St. Dominic campus site

(R023301021000072.). Data from the County parcel information indicate that the total area of the proposed subdivision is approximately 13.03 acres not the 12.03 acres as indicated on the subdivision application.

The site has received numerous approvals (Planning Approvals) for building additions in the past 20 years; however, Master Plan (PUD) approvals have never been submitted. The (PUD) master plan approval is required due to the multiple buildings on a single building site. Additionally Planned Unit Developments are intended to encourage the unified development of land that is suitable in size, location and character for the uses of the proposed buildings. There are several objectives of Planned Unit Development (PUD) approval, such as: 1) to incorporate creative design to encourage innovative and diversified design in building form and site development; 2) to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under the district regulations; 3) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment; 4) to preserve and protect as urban amenities the natural features and characteristics of the land; 5) to encourage the provision of common open space through efficient site design; and 6) to encourage optimum use of available public utilities, streets and common facilities.

Staff is not able to determine if the proposed additional parking spaces illustrated are required spaces and if the additional parking will impact the traffic circulation for the campus or for the area where the proposed parking ties into the existing facilities. It should also be pointed out that the proposed parking will further reduce the front landscaping requirement and may impact existing trees within the area of the proposed parking. It should also be noted that the existing parking along Burma Road is illustrated within the right-of-way and sidewalks are not illustrated within this area. It should be indicated that sidewalks would be required for any redevelopment to the site.

As with approvals, detailed accounting of school enrollment and provision of necessary parking should be required, in conjunction with an overall campus master plan. The applicant submitted an existing campus layout and a half scale proposed campus master plan. As with any Planned Unit Development (PUD) approvals the master plan is just a preliminary plan, to allow staff to review the overall plan and possibly suggest improvements or changes to the plan to satisfy the objectives of the Planned Unit Development (PUD).

Also, it appears that various church-related programs are being untaken in a former single-family residence now owned by the church, but without the appropriate Planning Approval.

Compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance should be required for the site; however, being redeveloped. The applicant should consult with Urban Forestry regarding the tree and landscaping requirements.

RECOMMENDATION

Subdivision: Based upon the preceding, this request is recommended for Holdover until the July 19th meeting to allow the applicant to provide by June 25th: 1) to correct the area intended in

the proposed subdivision; and 2) the submission of information on the discrepancy of the applicant's survey and the County parcel data in regards to the right-of-way along Burma Road.

Planning Approval: Based upon the preceding, this request is recommended for Holdover until the July 19th meeting to allow the applicant to provide by June 25th: 1) the submission of a Planned Unit Development (PUD) master plan of the overall campus; 2) the revision of the Planning Approval site plan to reflect the change in parking spaces and reduction of landscaping with plan detail regarding the connection of the proposed parking facility with existing parking facilities so that staff can determine if existing parking and circulation facilities will be impacted; 3) the illustration of sidewalks or the submission of a sidewalk waiver; 4) provision of information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all existing parking spaces available to ensure compliance with the parking requirements; and 5) a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance.

Revised for the July 19th, 2007 meeting:

The application was heldover from the June 21st meeting to allow the applicant to submit a revised preliminary plat and site plan addressing several concerns pertaining to incorrect data and discrepancy of the applicant's survey and the County parcel data in regards to the right-of-way along Burma Road. The applicant was also required to submit a Planned Unit Development (PUD) master plan of the overall campus, to revise the Planning Approval site plan to reflect the change in parking spaces and reduction of landscaping with plan detail regarding the connection of the proposed parking facility with existing parking facilities so that staff can determine if existing parking and circulation facilities will be impacted, the illustration of sidewalks or the submission of a sidewalk waiver, to provide information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all existing parking spaces available to ensure compliance with the parking requirements; and submit a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance.

The applicant failed to submit the Planned Unit Development (PUD) application, revised preliminary plat and site plan

RECOMMENDATION

Planning Approval: *is recommended for denial, due to the failure to submit the following information: 1) the submission of a Planned Unit Development (PUD) master plan of the overall campus; 2) the revision of the Planning Approval site plan to reflect the change in parking spaces and reduction of landscaping with plan detail regarding the connection of the proposed parking facility with existing parking facilities so that staff can determine if existing parking and circulation facilities will be impacted; 3) the illustration of sidewalks or the submission of a sidewalk waiver; 4) provision of information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all existing parking spaces available to ensure compliance with the parking requirements; and 5) a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance.*

Subdivision: *The Subdivision request is recommended for Denial based upon the failure to submit documentation: 1) to correct the area intended in the proposed subdivision; and 2) the submission of information on the discrepancy of the applicant's survey and the County parcel data in regards to the right-of-way along Burma Road.*

Revised for the August 16th, 2007 meeting:

The application was heldover from the July 19th meeting to allow the applicant to submit a revised preliminary plat and site plan addressing several concerns pertaining to incorrect data and discrepancy of the applicant's survey and the County parcel data in regards to the right-of-way along Burma Road. The applicant was also required to submit a Planned Unit Development (PUD) master plan of the overall campus, to revise the Planning Approval site plan to reflect the change in parking spaces and reduction of landscaping with plan detail regarding the connection of the proposed parking facility with existing parking facilities so that staff can determine if existing parking and circulation facilities will be impacted, the illustration of sidewalks or the submission of a sidewalk waiver, to provide information with regard to enrollment, broken down by elementary school level, middle school level and high school level, as well as a count of all existing parking spaces available to ensure compliance with the parking requirements; and submit a revised site plan depicting compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance.

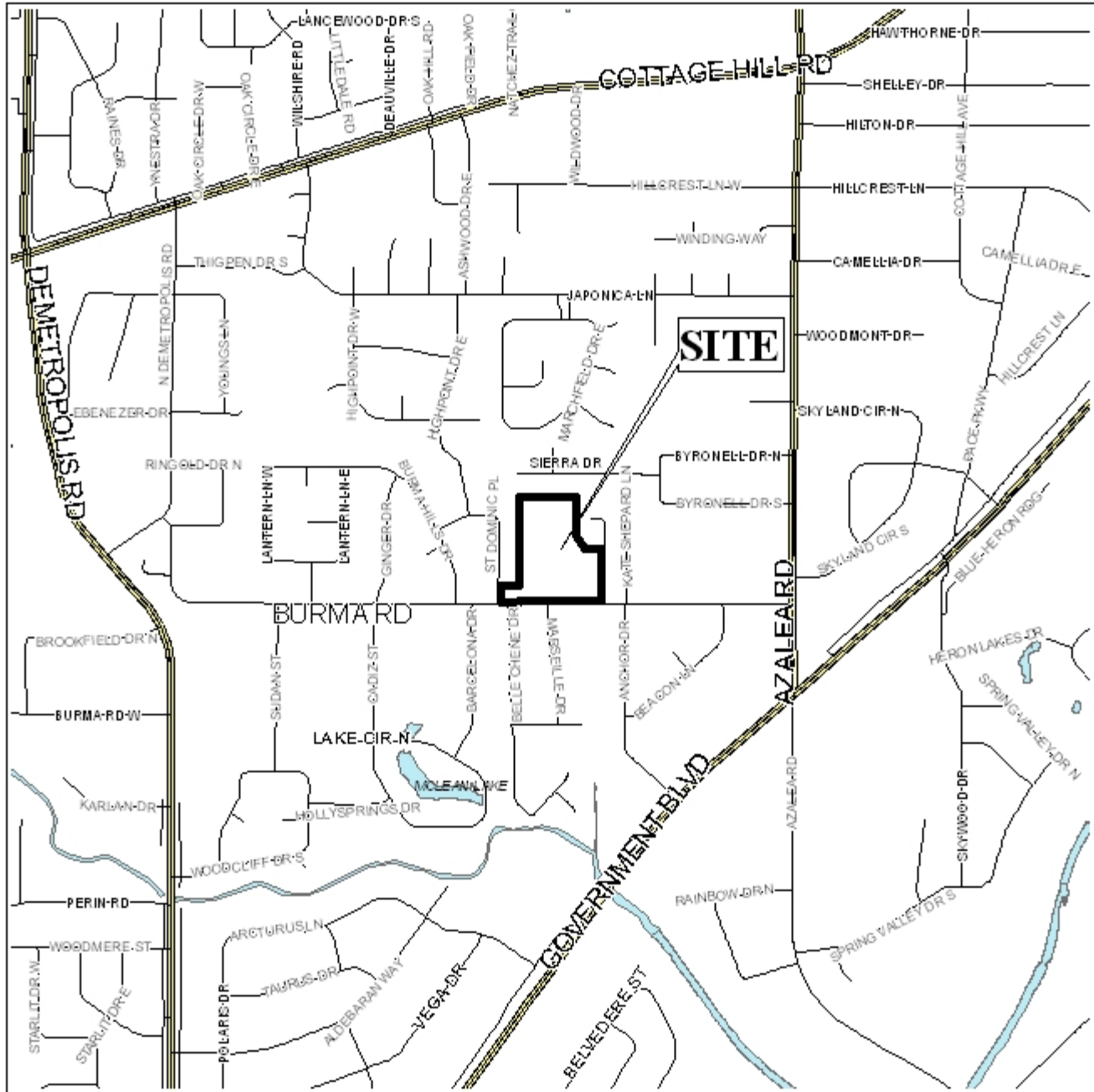
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LOCATOR MAP



APPLICATION NUMBER 4 & 5 DATE August 16, 2007

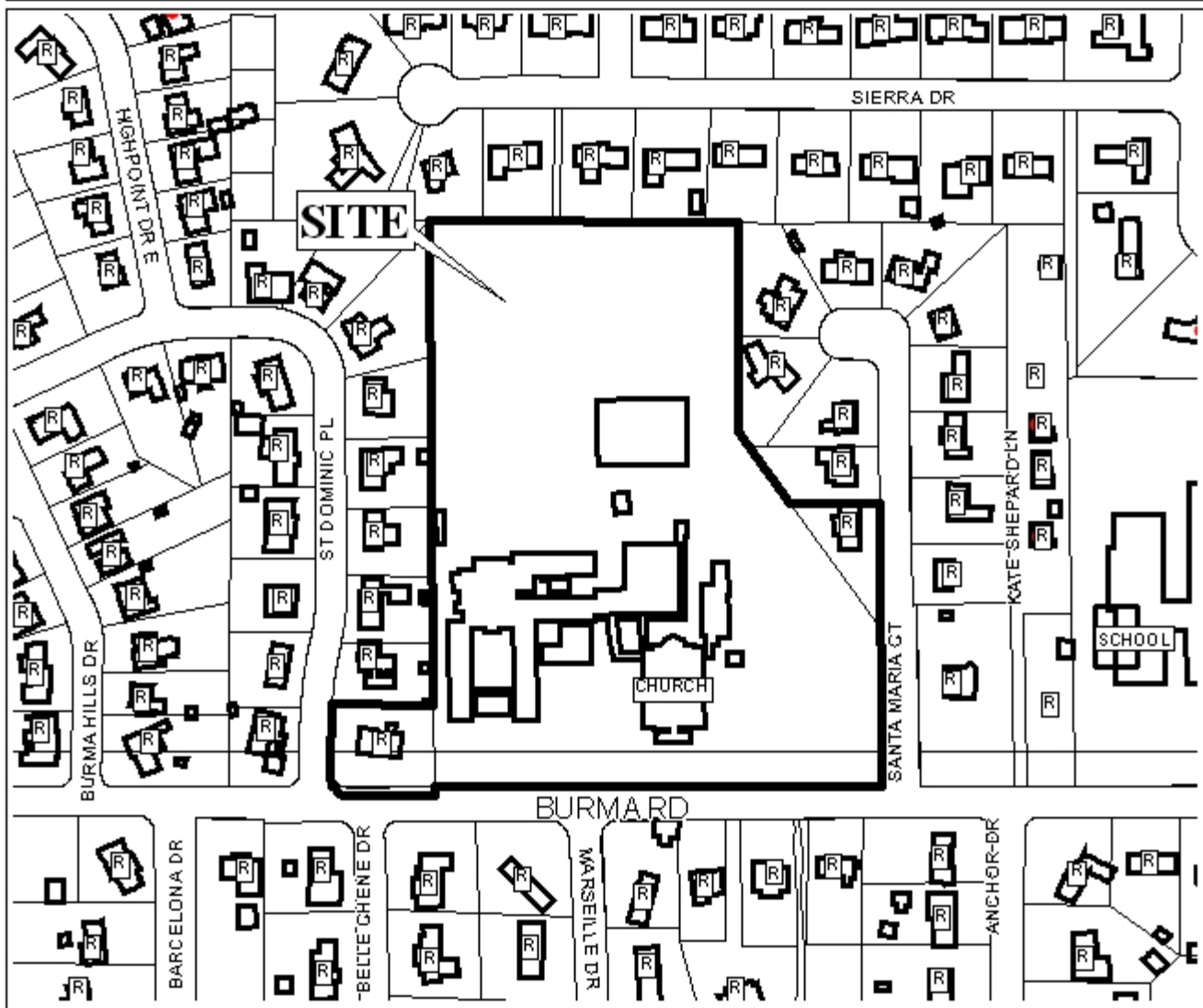
APPLICANT St. Dominic Church Subdivision

REQUEST Subdivision, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site contains a church and is surrounded by residential units.

APPLICATION NUMBER 4 & 5 DATE August 16, 2007

APPLICANT St. Dominic Church Subdivision

REQUEST Subdivision, Planning Approval

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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