

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: March 5, 2020****DEVELOPMENT NAME**

Corinthian Missionary Baptist Church Subdivision

LOCATION

451, 453, 457, and 459 Weinacker Avenue
(Southeast corner of Weinacker Avenue and Virginia Street, extending to the North and South sides of Elliott Street, extending to the Northeast corner of Weinacker Avenue and Buck Street).

**CITY COUNCIL
DISTRICT**

District 2

AREA OF PROPERTY

2 Lots / 1.6± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow shared parking between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

REMARKS

The applicant is requesting a one-year extension of approval for a Planned Unit Development to allow shared parking between two building sites. The initial PUD application was approved at the January 17, 2019 meeting of the Planning Commission.

The applicant states that they are:

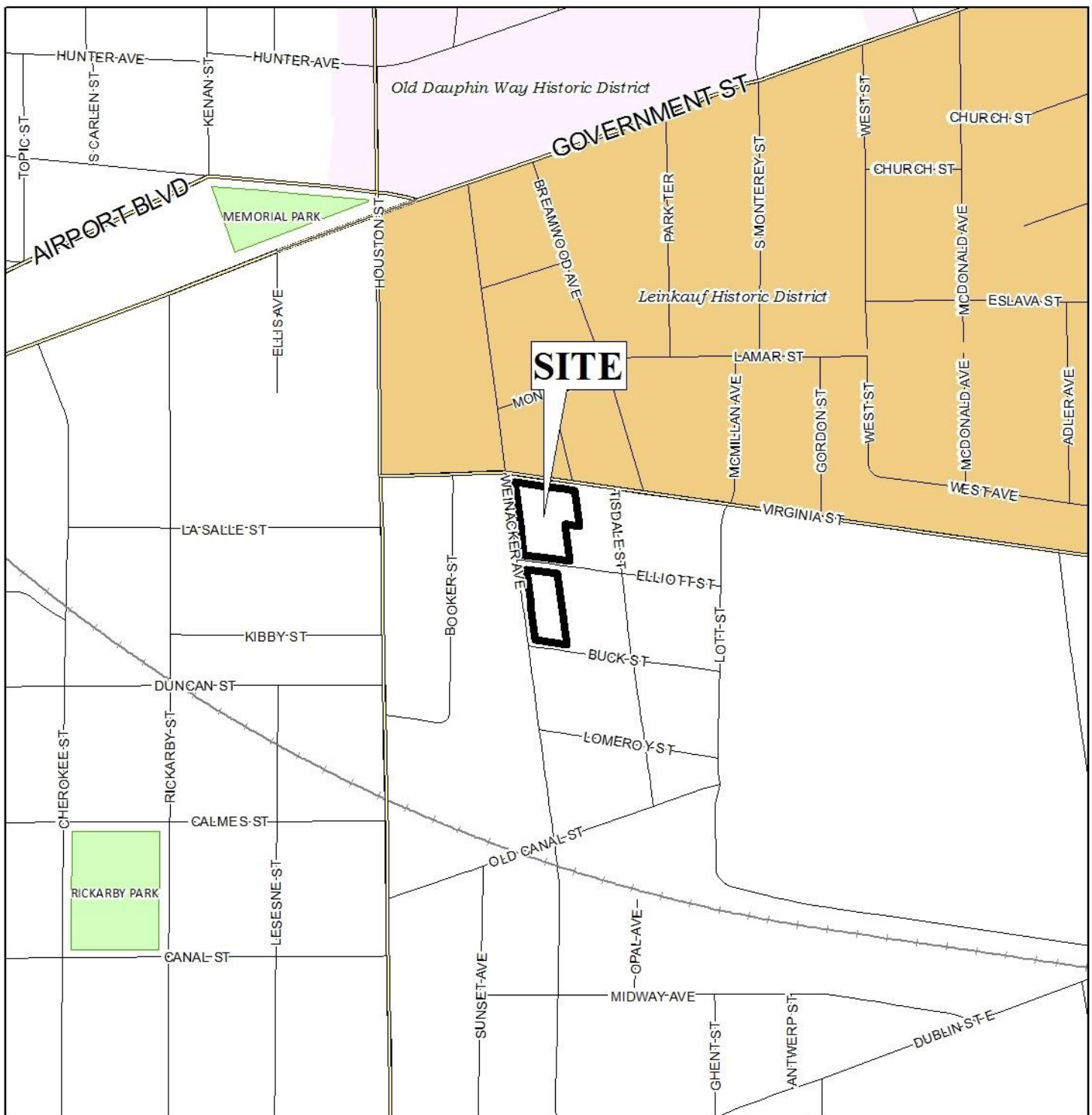
Currently in the permitting process and need an extension to complete the process.

The initial applications for construction of a new fellowship hall and corresponding site improvements were submitted to the city Permitting department on December 18, 2019. However, it was determined by Build Mobile staff that various revisions to the submitted plans were needed which would require a second submittal and review process. Due to the submittal timeline it was impossible for the applicant to receive permits before the previously approved PUD expired on January 17, 2020.

There have been no changes in conditions in the surrounding area that would affect the PUD as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

RECOMMENDATION Based upon the preceding, it is recommended that the request for a one-year extension of the Planned Unit Development be approved, and the applicant should be advised that any future extensions will be unlikely.

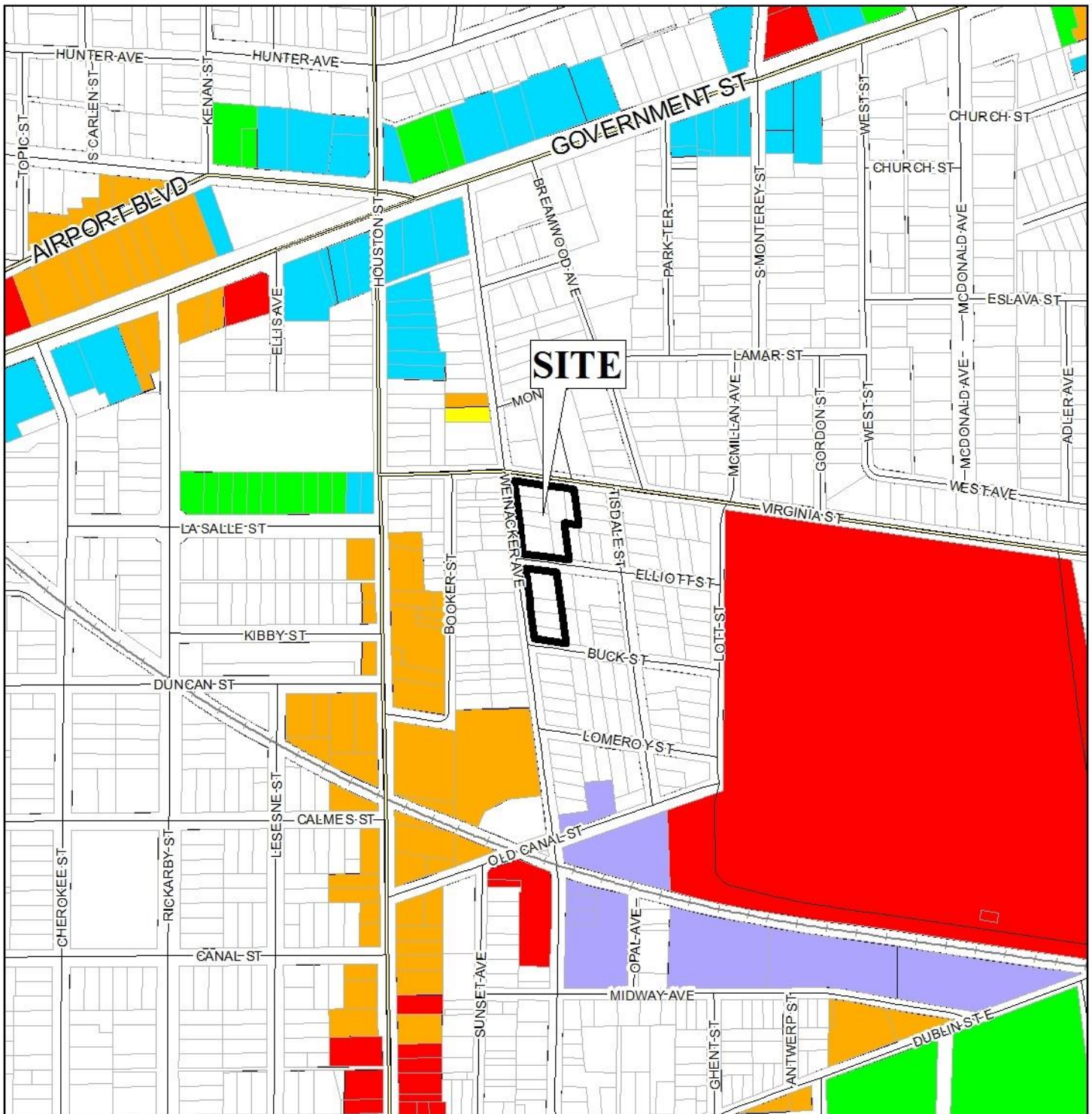
LOCATOR MAP



APPLICATION NUMBER 1 DATE March 5, 2020
 APPLICANT Corinthian Missionary Baptist Church Subdivision
 REQUEST Subdivision, Planned Unit Development, Planning Approval



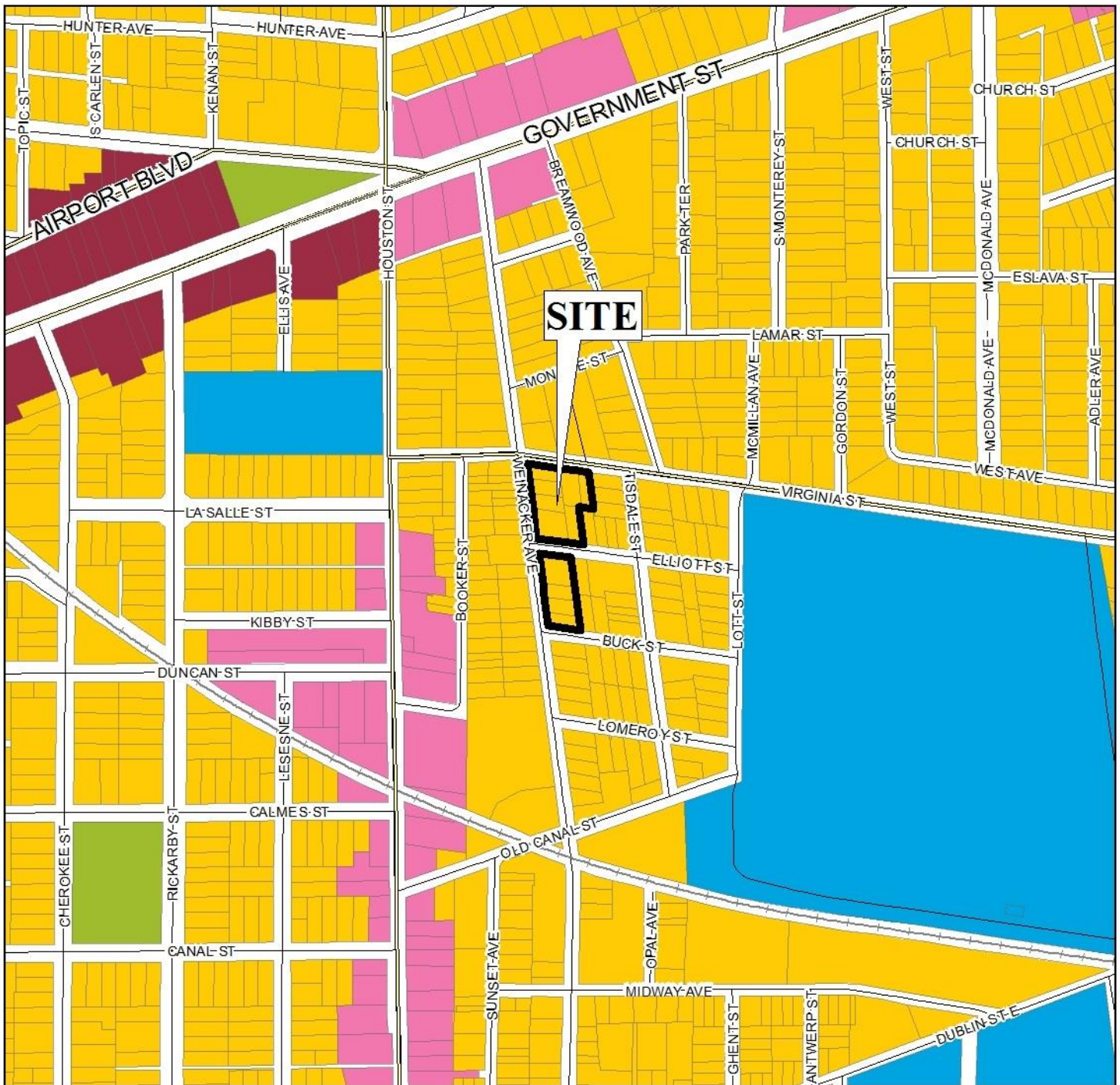
LOCATOR ZONING MAP



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FLUM LOCATOR MAP

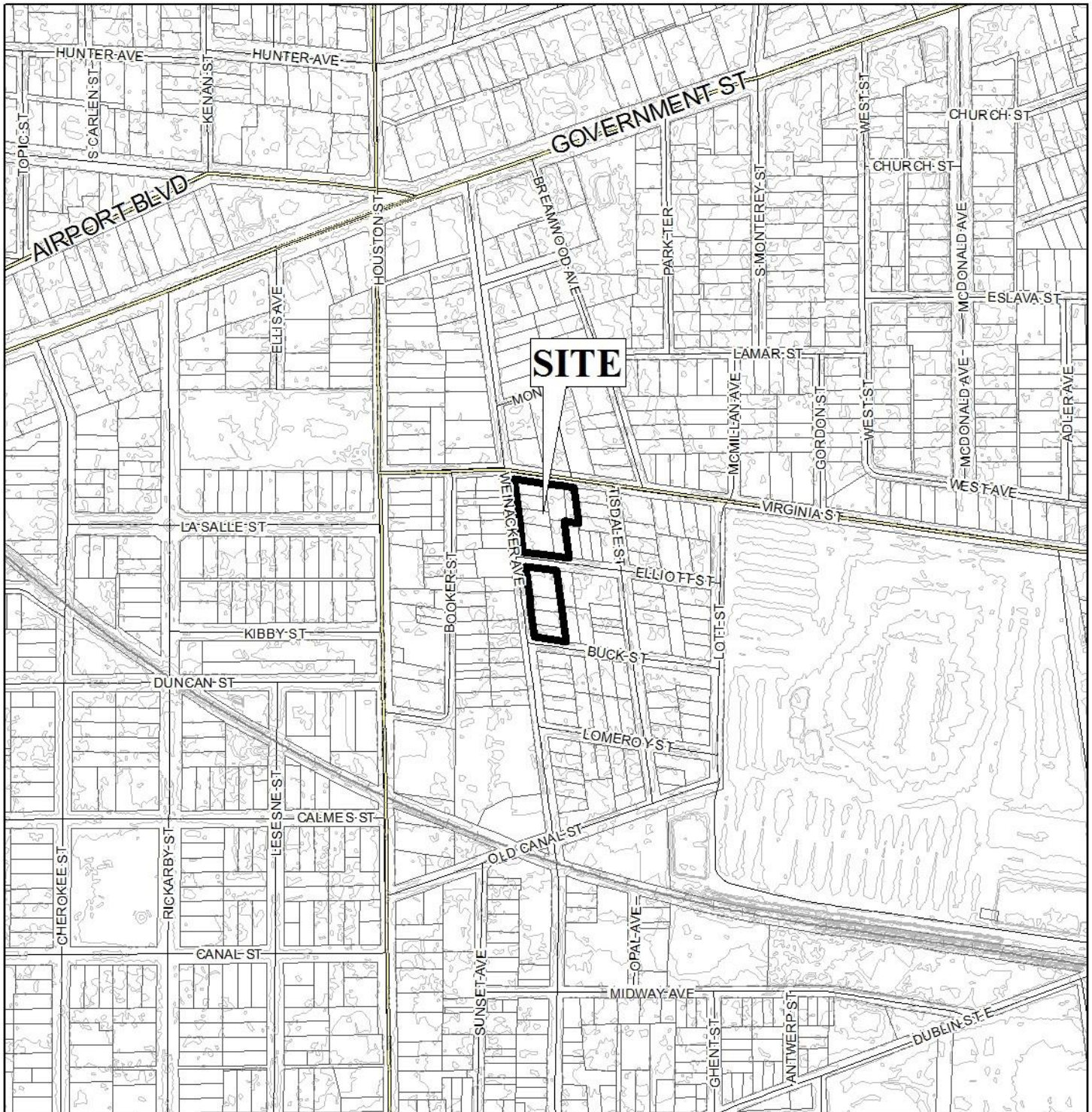


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



























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The map shows a grid of streets with various land use designations and building footprints. Key streets include Leinhardt St, Virginia St, Tisdale St, Elliott St, Buck St, Weinacker Ave, Booker St, Lott St, and Union Hall. Land use designations include R, R2, R3, VAC, VAC LAND, OFFICE, AUTO SVC, JUNK YARD, CHURCH, TAX SVC, RETAIL, TOWING CO, SALON, and WHSE. A large area in the center is labeled 'SITE'.

The site is surrounded by residential units. Commercial units are located to the west.

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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

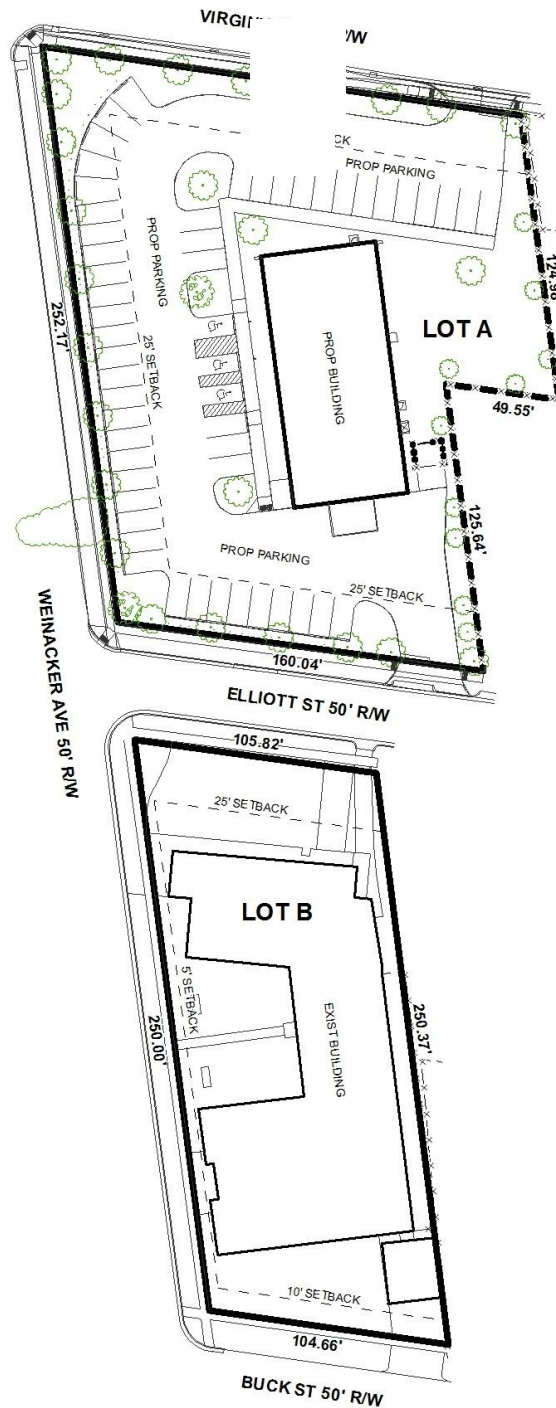


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SITE PLAN



The site plan illustrates the existing building, proposed building, proposed parking, and setbacks.

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