

**REZONING,
PLANNED UNIT DEVELOPMENT,
PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: September 6, 2012**

<u>NAME</u>	The Salvation Army
<u>SUBDIVISION NAME</u>	Dauphin Street Subdivision, The Army's addition to
<u>LOCATION</u>	1009 & 1023 Dauphin Street (Southeast corner of Dauphin Street and Pine Street, extending to the North side of Caroline Avenue, 120'± East of Pine Street)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-1, Single-Family Residence District and B-2, Neighborhood Business District
<u>PROPOSED ZONING</u>	B-2, Neighborhood Business District
<u>AREA OF PROPERTY</u>	1 lot / 2.7 acres ±
<u>CONTEMPLATED USE</u>	Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District, Planned Unit Development approval amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, Zoning approval to rezone from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision, and Subdivision approval to create one legal lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Within three months of approvals.
<u>ENGINEERING COMMENTS</u>	The following comments should be addressed prior to acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).

- 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.
- 3) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 4) Any and all proposed development within the property lines will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- 5) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. By design, the existing driveway on Dauphin Street will become one-way; the curb-cut should be modified accordingly. The width of the existing driveway on Pine Street is not illustrated, but appears to only be adequate for one-way traffic. Signage within the parking lot will be required to direct exiting traffic to Pine Street. The minimum aisle width for one-way circulation is 14'; the 13' aisle as illustrated is not acceptable.

Revised for the October 4th meeting: The western driveway on Dauphin Street has two conflict points that are of concern. The direction of the one-way aisles require a crossing movement to occur between vehicles entering and exiting the site from this driveway. Also the first two parking spaces require backing into the right-of-way at the driveway to exit the spaces. By reversing the aisle directions, both conflicts can be eliminated.

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).

Preservation status is to be given to the 45" and 48" Live Oak Trees located on the North side of Army's Addition to Dauphin Street. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT
COMMENTS

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow a parking lot expansion for an emergency shelter in a B-2, Neighborhood Business District, Planned Unit Development approval amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, Zoning approval to rezone from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to eliminate split zoning in a proposed commercial subdivision, and Subdivision approval to create one legal lot. Emergency Shelters require Planning Approval when located in B-2 districts.

The applicant, The Salvation Army, proposes to demolish an existing commercial structure located at the corner of Dauphin Street and South Pine Street and expand an existing parking lot to encompass the former building location.

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.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

Planning Approval and PUD approval are site plan specific, thus the plan must be accurate at time of submittal, and any changes to the site plan must be approved by the Planning Commission.

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.

As stated in Section 64-9. of the Zoning Ordinance, the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows,

the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

The entire site appears to be depicted as a mix of commercial and residential uses on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use Component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The site was the subject of a Zoning, Planned Unit Development and Subdivision request at the April 1, 2004 meeting of the Planning Commission. At that time, the applicant wished to demolish the building at the corner of South Pine Street and Dauphin Street so that a new two story building could be built. The requests were denied by the Planning Commission.

The applicant's request for rezoning is based upon the need to eliminate a split-zoning condition that will be caused by the Subdivision application – creating one legal lot for the overall site. As such, the rezoning request appears to have an adequate basis, however, staff would like to point out that an “emergency shelter” can operate with Planning Approval in a B-1, Buffer Business District. A majority of the commercially-zoned properties on Dauphin Street between Broad and Ann Streets are zoned B-1, and it would perhaps make sense for the applicant to consider down-zoning their site in order to additionally mitigate possible future impacts to the numerous residences adjacent to the site.

The site fronts onto Dauphin Street, a proposed major street, and South Pine Street and Caroline Avenue, both minor streets. As a proposed major street, the right-of-way for Dauphin Street should be 100-feet, however, other recent subdivision applications along this segment of Dauphin Street have not been required to dedicate additional right-of-way due to the existing conditions in the area. South Pine Street has adequate right-of-way, however, a corner radius should be provided where South Pine Street and Dauphin Street intersect, to conform with Section V.D.6. of the Subdivision Regulations.

In addition to showing dedication for the corner radius of Dauphin Street and South Pine Street, the site plans should be revised to show all existing trees (with size and species) and landscape areas, including landscape area calculations. The proposed parking lot at the corner of Dauphin Street and South Pine Street does include some trees and landscape area, but it does not appear to comply with the requirements of the Zoning Ordinance, thus the site plan must be revised to depict full compliance.

As for the Planning Approval aspect, the application did not include any information regarding the existing size of the emergency shelter or the scope of services provided at the shelter. The

Planning Commission recently heard cases relating to the Waterfront Rescue Mission, for its existing site on State Street in DeTonti Square, and its proposed site on Congress Street: these applications required a full disclosure of the scope of services and number of beds provided by the shelter, and such information should also be required for the Salvation Army site. Therefore, a revised narrative for the Planning Approval application will be needed, detailing the number of beds, the scope of operations, the hours of operation, and the uses by square feet within the existing building that will remain on the site. Part of this request is due to the fact that area residents have expressed a concern that the Salvation Army is undertaking activities that may not fall under the “emergency shelter” umbrella. Additionally, adequate information should be provided to justify the need for additional parking at the site: as it stands, there is no information included with the application to justify any need for additional parking.

Since the site abuts residential uses, site lighting is of concern. No information regarding the existing or proposed lighting is provided, however, all lighting must comply with the requirements of the Zoning Ordinance. Information should be submitted to allow staff to verify that all existing and proposed lighting of the site will comply with the requirements of Sections 64-4. and 64-6. of the Zoning Ordinance.

Finally, the proposed parking lot appears to have a 25-foot wide curb-cut to Dauphin Street and an 11-foot curb-cut to South Pine Street. The proposed parking layout appears to be a combination of one-way and two-way circulation. It is recommended that the sub-standard curb-cut to South Pine Street be closed, and the parking lot be redesigned to provide two way access, parking and circulation only via the Dauphin Street curb-cut.

RECOMMENDATION

Rezoning: The request is recommended for Holdover until the October 4, 2012 meeting, so that the following revisions can be made by September 14th:

- 1) Amendment of the application to rezone the entire property to B-1, Buffer Business, including the submission of a revised legal description to include the entire site as part of the rezoning request; and
- 2) Revision of the site plan to reflect revisions required as part of the Planning Approval, Planned Unit Development and Subdivision applications.

Planning Approval: The request is recommended for Holdover until the October 4, 2012 meeting, so that the following revisions can be made by September 14th:

- 1) Provision of a narrative describing the scope and nature of all activities undertaken in the shelter, including the number of beds, the hours of operation, services provided, etc;
- 2) Provision of a narrative justifying the addition of more parking to the site, given the scope of services and activities at the site;
- 3) Provision of a narrative listing how much of the building, in square feet, is dedicated to sleeping quarters, office use, storage, feeding area, kitchens, etc;
- 4) Revision of the site plan to reflect dedication of a corner radius at South Pine Street;

- 5) Revision of the site plan to eliminate the sub-standard curb-cut to South Pine Street and redesign of the proposed parking lot to reflect full compliance with the tree and landscaping requirements of the Zoning Ordinance, and to provide compliant two-way access and circulation via the existing Dauphin Street curb-cut;
- 6) Revision of the site plan to depict all existing trees (size and species) as well as landscape area and calculations for the site;
- 7) Revision of the site plan to include adequate information to verify that the site and parking lot lighting complies with Sections 64-4. and 64-6. of the Zoning Ordinance;
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. By design, the existing driveway on Dauphin Street will become one-way; the curb-cut should be modified accordingly. The width of the existing driveway on Pine Street is not illustrated, but appears to only be adequate for one-way traffic. Signage within the parking lot will be required to direct exiting traffic to Pine Street. The minimum aisle width for one-way circulation is 14'; the 13' aisle as illustrated is not acceptable.*);
- 9) Compliance with Engineering comments (*1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2) A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4) Any and all proposed development within the property lines will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 5) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.*); and
- 10) Compliance with 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). Preservation status is to be given to the 45" and 48" Live Oak Trees located on the North side of Army's Addition to Dauphin Street. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*).

Planned Unit Development: The request is recommended for Holdover until the October 4, 2012 meeting, so that the following revisions can be made by September 14th:

- 1) Revision of the site plan to reflect dedication of a corner radius at South Pine Street;
- 2) Revision of the site plan to eliminate the sub-standard curb-cut to South Pine Street and redesign of the proposed parking lot to reflect full compliance with the tree and

landscaping requirements of the Zoning Ordinance, and to provide compliant two-way access and circulation via the existing Dauphin Street curb-cut;

- 3) Revision of the site plan to depict all existing trees (size and species) as well as landscape area and calculations for the site;
- 4) Revision of the site plan to include adequate information to verify that the site and parking lot lighting complies with Sections 64-4. and 64-6. of the Zoning Ordinance;
- 5) Compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. By design, the existing driveway on Dauphin Street will become one-way; the curb-cut should be modified accordingly. The width of the existing driveway on Pine Street is not illustrated, but appears to only be adequate for one-way traffic. Signage within the parking lot will be required to direct exiting traffic to Pine Street. The minimum aisle width for one-way circulation is 14'; the 13' aisle as illustrated is not acceptable.*);
- 6) Compliance with Engineering comments (1) *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2) *A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.* 3) *Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).* 4) *Any and all proposed development within the property lines will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.* 5) *A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.); and*
- 7) Compliance with 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). Preservation status is to be given to the 45" and 48" Live Oak Trees located on the North side of Army's Addition to Dauphin Street. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*).

Subdivision: The request is recommended for Holdover until the October 4, 2012 meeting, so that the following revisions can be made by September 14th:

- 1) Revision of the site plan to reflect dedication of a corner radius at South Pine Street; and
- 2) Revision of the proposed lot area in square feet to reflect dedication.

Revised for the October 4th meeting:

A revised site plan and narrative were provided by the applicant.

The site plan reflects the addition of trees along frontage areas, with associated calculations. The tree calculations appear to indicate that the existing trees counted for credit can possibly eliminate the need to plant any trees on the site: instead the applicant should be aware that they may be required to plant 13 trees along the Dauphin Street frontage, 4 trees along the Pine Street frontage, and 3 trees along the Caroline Avenue frontage. Existing trees in the frontage area can be counted on a one for one credit basis for a frontage tree, while existing trees in the right-of-way, if their canopies are large, can reduce the frontage length if canopies are accurately depicted on the site plan (no canopies are depicted).

The proposed parking area still has circulation issues, and also depicts an expanded curb-cut onto Pine Street to allow two way traffic. The proposed circulation at the Dauphin Street entry/exit will create crossing traffic conflict on the site, thus it is strongly recommended that the flow of traffic be reversed, and that the angled parking direction be reversed as well to eliminate the crossing traffic conflict. Also, it is recommended that access to Pine Street be eliminated in order to protect the prevailing residential uses that front Pine Street.

The revised narrative states that the center's services include counseling for men during the day and evening, to "prepare them to re-enter society and return to gainful employment." Counseling in and of itself is a service that can occur in a B-2 district. However, when staff met with representatives of the Salvation Army on September 17th, it became apparent that there may be activities occurring on the site that do not fall under the umbrella of an "emergency shelter" nor under other uses allowed within a B-2 district. Thus staff verbally requested additional, more detailed information about the full scope of uses and services provided by the Salvation Army at the Dauphin Street location. Otherwise, the narrative states that the center can typically house an average of 110 men.

The narrative includes a statement of intent regarding the proposed parking area, but again does not justify why additional parking is necessary for the facility.

Neighbors have expressed high levels of concern about the facility, its clientele, and the possibility for future expansion. Neighbors apparently find the increased foot traffic apparently generated either directly or indirectly by the facility brings people into the neighborhood that might not otherwise come to the area, and that these individuals become a nuisance due to panhandling, trespassing, littering and other less than desirable activities in what is primarily a residential neighborhood. These concerns are not only regarding people receiving services from the Salvation Army, but also those that are turned away due to no available beds, or evidence of a drug or alcohol induced state (which are not allowed to stay in the facility overnight). The neighbors are also concerned that people with active legal / incarceration or probationary

issues are residing or being treated / counseled at the facility, again bringing people into the neighborhood that might not otherwise be there were it not for the Salvation Army facility.

RECOMMENDATION

Rezoning: The request is recommended for Holdover until the November 1, 2012 meeting, so that additional information and site plan modifications can be provided regarding the Planning Approval and Planned Unit Development applications.

Planning Approval: The request is recommended for Holdover until the November 1, 2012 meeting, so that the following revisions can be made by October 15th:

- 1) Expansion of the narrative to include a comprehensive scope of activities and services provided to the men at the facility, including descriptions of any parole, probation or judicially-based counseling or overnight housing provided at the facility;
- 2) Justification of the need for additional parking on the site;
- 3) Revision of the site plan to reverse the flow of traffic for the proposed parking facility to eliminate crossing conflicts on the site, and to eliminate access to Pine Street, and compliance with Traffic Engineering revised comments (*The western driveway on Dauphin Street has two conflict points that are of concern. The direction of the one-way aisles require a crossing movement to occur between vehicles entering and exiting the site from this driveway. Also the first two parking spaces require backing into the right-of-way at the driveway to exit the spaces. By reversing the aisle directions, both conflicts can be eliminated*); and
- 4) Revision of the site plan to depict 13 frontage trees along Dauphin Street, 4 along Pine Street, and 3 along Caroline Avenue, and/or depiction of tree canopies of existing street trees if they reduce applicable frontage area (thus reducing the need for new frontage trees).

Planned Unit Development: The request is recommended for Holdover until the November 1, 2012 meeting, so that the following revisions can be made by October 15th:

- 1) Revision of the site plan to reverse the flow of traffic for the proposed parking facility to eliminate crossing conflicts on the site, and to eliminate access to Pine Street, and compliance with Traffic Engineering revised comments (*The western driveway on Dauphin Street has two conflict points that are of concern. The direction of the one-way aisles require a crossing movement to occur between vehicles entering and exiting the site from this driveway. Also the first two parking spaces require backing into the right-of-way at the driveway to exit the spaces. By reversing the aisle directions, both conflicts can be eliminated*); and
- 2) Revision of the site plan to depict 13 frontage trees along Dauphin Street, 4 along Pine Street, and 3 along Caroline Avenue, and/or depiction of tree canopies of existing street trees if they reduce applicable frontage area (thus reducing the need for new frontage trees).

Subdivision: The request is recommended for Holdover until the November 1, 2012 meeting, so that additional information and site plan modifications can be provided regarding the Planning Approval and Planned Unit Development applications.

Revised for the November 1st meeting:

A revised narrative and site plan were submitted by the applicant.

The applicant now proposes that the corner property be rezoned from B-2 and R-1 to B-1, with the main portion of the site to remain B-2. The proposed change in zoning will necessitate a revised Subdivision application to create two lots: one lot will be for the corner property, while the other lot will contain the main building.

It should be pointed out that the revised site plan does not reflect the revised narrative, as it still depicts the creation of one overall lot, with the entire property to be zoned B-2.

Regarding the proposed use of the corner property, the applicant states that:

“...there is no need for additional parking...However, it is our belief that making the corner parcel a parking lot will be a lot safer for the neighborhood as opposed to building a park. A park covered with grass and benches, along with the necessary fencing and landscaping, would provide a haven for homeless people to hang out and spend the night, whereas that will not happen with a parking lot.”

There is no requirement that if the corner building is demolished, that the site become a “park.” Instead, the site at minimum would require soil stabilization, typically grass. Frontage trees may also be required depending upon how the development of the site is undertaken.

Regarding the services provided by the Salvation Army, the narrative lists the following:

- 1) Emergency Shelter Program – capacity up to 80 men, typically housing 28 men.
- 2) Dauphin Way Lodge
 - a. Crisis Residential Program – a 14 day residential stabilization program for men including counseling, service strategy planning and family education;
 - b. Residential Rehabilitation – a 3 to 6 month residential program for men seeking drug recovery and community reestablishment;
 - c. Intensive Outpatient Program – substance abuse treatment for men and women for up to 3 months;
 - d. Federal Transitional Housing – probation-based housing for 14 or more days to allow participants to prepare for transition into the community.
- 3) Project Able – Job placement and job mentoring program for homeless men, with on-site residential services for up to 12 men
- 4) Corps Rehabilitation Service Center – a work therapy program for men suffering from various forms of addiction.

It would appear that the Federal Transitional Housing is a use that is of concern in a B-2 district, as the residents involved with that program are on probation, and their stay at the site is based upon their probation.

The revised site plan depicts a revised parking layout that eliminates the cross-access conflict, and eliminates the curb-cut onto South Pine Street. As previously stated in the applicant's narrative, there is no need for the additional parking, it is just believed to be less of a maintenance and safety issue over a landscaped area as it relates to the homeless over-nighting on the property.

Neighbors of the Salvation Army have continued to send letters and emails of opposition regarding the rezoning of the corner, and some of the activities that occur on the overall site. Neighbors apparently fear that the rezoning of the corner area to a commercial designation will set the stage for future applications for construction other than the proposed parking lot. Any future construction other than what has been proposed will require new Planned Unit Development and new Planning Approval applications to the Planning Commission.

Due to the lack of need for the additional parking, staff recommends that the corner building area, approximately 6,400 square feet, be reverted to a lawn: the site should not be used for additional parking. As such, approvals for Subdivision, Planned Unit Development, Planning Approval and Zoning are not required as the building can be demolished and the site stabilized with grass without any approvals from the Planning Commission. A resubmittal to the Architectural Review Board will be required, however, as the plan they approved included a parking lot.

RECOMMENDATION

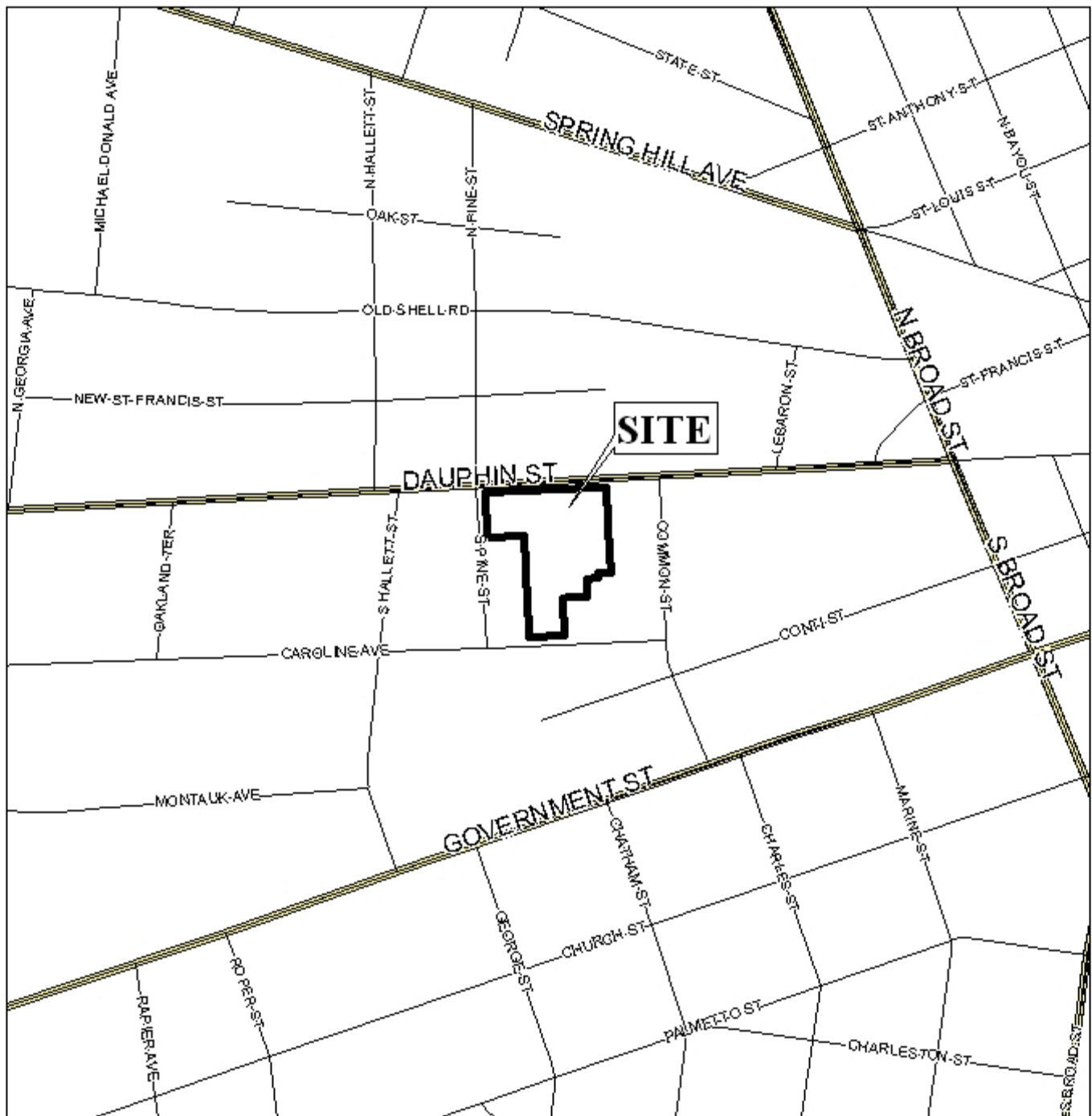
Rezoning: The request is recommended for withdrawal, as the building can be demolished and the site stabilized with grass without any approvals from the Planning Commission.

Planning Approval: The request is recommended for withdrawal, as the building can be demolished and the site stabilized with grass without any approvals from the Planning Commission.

Planned Unit Development: The request is recommended for withdrawal, as the building can be demolished and the site stabilized with grass without any approvals from the Planning Commission.

Subdivision: The request is recommended for withdrawal, as the building can be demolished and the site stabilized with grass without any approvals from the Planning Commission.

LOCATOR MAP



APPLICATION NUMBER 2, 3, 4 & 5 DATE November 1, 2012

APPLICANT The Salvation Army

REQUEST Subdivision, PUD, Planning Approval, Rezoning from R-1 and B-2 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residences and offices are located to the east and west of the site.

APPLICATION NUMBER 2, 3, 4 & 5 DATE November 1, 2012

APPLICANT The Salvation Army

REQUEST Subdivision, PUD, Planning Approval, Rezoning from R-1 and B-2 to B-2

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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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residences and offices are located to the east and west of the site.

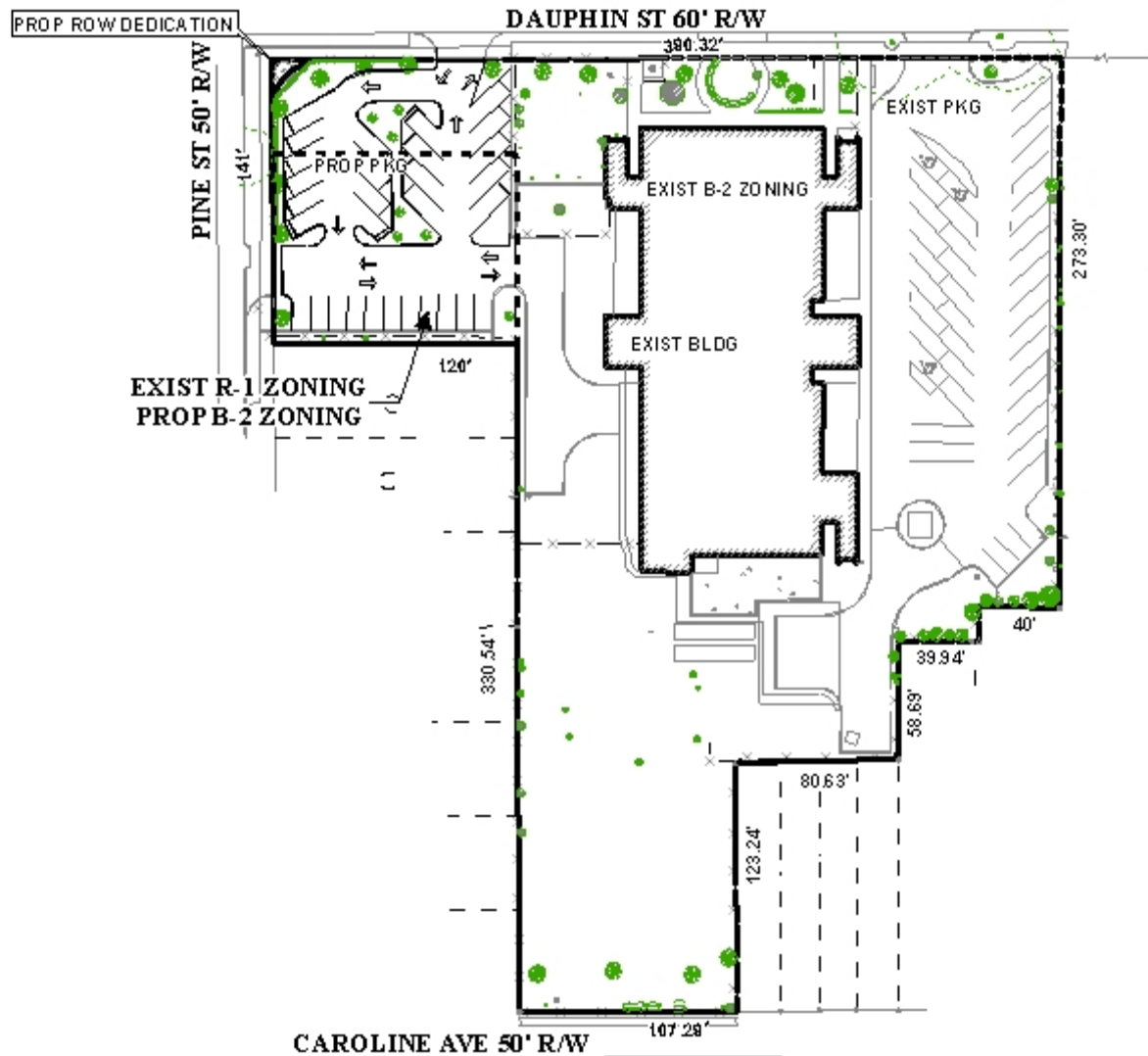
APPLICATION NUMBER 2, 3, 4 & 5 DATE November 1, 2012

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REQUEST Subdivision, PUD, Planning Approval, Rezoning from R-1 and B-2 to B-2

N
NTS

SITE PLAN



The site plan illustrates the existing development, proposed parking area, and proposed zoning.

APPLICATION NUMBER 2, 3, 4 & 5 DATE November 1, 2012

APPLICANT The Salvation Army

REQUEST Subdivision, PUD, Planning Approval, Rezoning from R-1 and B-2 to B-2

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NTS