

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: March 6, 2014**

<u>NAME</u>	Sweet Pilgrim Baptist Church Subdivision
<u>SUBDIVISION NAME</u>	Sweet Pilgrim Baptist Church Subdivision
<u>LOCATION</u>	359 St. Charles Avenue (North side of St. Charles Avenue, 435'± West of Dr. Martin Luther King Drive).
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-1, Single-Family Residence District
<u>AREA OF PROPERTY</u>	1 Lot / 2.1± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to allow a church in an R-1, Single-Family Residential District, and Subdivision approval to create one legal lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None provided

ENGINEERING**COMMENTS**

The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - # 71) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount of historical credit with City Engineering Department staff prior to the submittal of the Land Disturbance Permit application. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Show and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic

Engineering signatures. B. Remove the County Engineer's signature block from the Plat. The County Engineer is no longer signing Subdivision Plats located within the municipal limits of the City of Mobile.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. As illustrated, the parking area with the handicap spaces is a total of 90'. The same parking count can be maintained in the same space, providing 9' spaces and 8' or 5' aisles for accessibility.

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).

The application does not show the existing Live Oak trees on the site. Urban Forestry is recommending holding the application over and having a revised site plan showing how the proposed development will impact the existing Live Oak trees.

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 granted for all 60" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 60" and larger are effected.

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 allow a church in an R-1, Single-Family Residential district, and Subdivision approval to create one legal lot of record. Churches require Planning Approval when located in R-1 districts.

The applicant proposes to construct a new 292-seat church. The site previously had a church on it; however, the church had to be torn down due to extensive damage sustained as a result of the December 25, 2012 tornadoes.

The site fronts onto St. Charles Street, a minor street with curb and gutter. As a minor street with curb and gutter, the right-of-way should be 50'. The preliminary plat submitted illustrates the current right-of-way as being 40'. Therefore, dedication should be made to provide 25' from the centerline.

The submitted site plan illustrates three existing residential curb cuts, which are labeled as, "to be removed". As a means of access management, the site should be limited to two curb cuts to St. Charles Avenue. A note stating this should be placed on the site plan, if approved.

Section 64-6.A.6. of the Zoning Ordinance requires 73 parking spaces; the site plan illustrates 79 parking spaces on the site. It should be noted that after required dedication, one or two parking spaces may have to be removed to allow for the curb cut, however the site will still exceed the minimum number of required parking spaces. It should also be noted that parking spaces that do not have curbing present should have bumper stops provided. Because there are more than 25 parking spaces on the site, a note should be placed on the site plan stating that parking lot lighting will be provided in compliance with Section 64-6.A.3.C. of the Zoning Ordinance. Section 64-6.A.3.C. of the Zoning Ordinance also requires the submittal of a photometric site plan of the parking areas when applying for building permits.

The site plan illustrates a dumpster which meets setback, and is noted as being screened on three sides as required; however, the note should be revised to state that the screen will be a privacy fence or wall at least as high as the dumpster per Section 64-4.D.9. of the Zoning Ordinance.

A 6' high privacy fence is illustrated along the side and rear property line to serve as a residential buffer; however, the site plan should be revised to indicate that the fence will come down to 3' high within the 25' front setback.

It is very important to note that the Planning Approval review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PA review. Additionally, if the number of seats for the church or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The proposed site plan illustrates full compliance with landscaping and tree planting requirements; however, as Urban Forestry has noted, there is no notation showing the size and location of existing Live Oak trees.

Regarding the Subdivision, the proposed lot size is labeled in square feet and acres, and exceeds the minimum requirements of Section V.D.2. of the Subdivision Regulations. If approved this information should be retained on the Final Plat.

The 25' minimum building setback line is illustrated on the preliminary plat, and should be retained on the Final Plat, if approved.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

RECOMMENDATION

Planning Approval: The request is recommended for Holdover until the April 3, 2014 meeting, so that the following revisions can be made and submitted by March 20, 2014:

- 1) dedication to provide 25' from the centerline of St. Charles Avenue;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) revision of the site plan to illustrate the location and size of existing live oak trees on the site, per Urban Forestry comments;
- 4) revision of the site plan to note the height and material of the dumpster screening;
- 5) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 6) placement of a note limiting the site to two curb cuts to St. Charles Avenue;
- 7) placement of a note on the site plan state that parking lot lighting will be provided in compliance with Section 64-6.A.3.C. of the Zoning Ordinance;
- 8) depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development, with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;
- 9) illustration of bumper stops where curbing is not provided; and
- 10) full compliance with all other municipal codes and ordinances.

Subdivision: The request is recommended for Holdover until the April 3, 2014 meeting, so that the following revisions can be made and submitted by March 20, 2014:

- 1) dedication to provide 25' from the centerline of St. Charles Avenue;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) retention of the lot size in square feet and acres;
- 4) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 5) placement of a note limiting the site to two curb cuts to St. Charles Avenue;
- 6) compliance with 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.*);
- 7) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the*

SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - # 71) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount of historical credit with City Engineering Department staff prior to the submittal of the Land Disturbance Permit application. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Show and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);

- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

Revised for the April 3rd meeting:

The application was heldover from the March 6, 2014 meeting to allow the applicant time to submit additional documentation.

The applicant revised the preliminary plat to illustrate dedication of 25' from the centerline of St. Charles Avenue as requested, however there is no note stating that the area is dedicated to the City of Mobile. If approved, a note stating that portion of the site is dedicated to the City of Mobile with the recording of the Final Plat.

The revised site plan illustrates the size and location of all existing live oak trees on the site, as requested, as well as eight (8) new frontage trees, thereby illustrating full compliance with tree planting and landscaping requirements.

A note has been added to the site plan stating that the dumpster will be screened by a 6' high wooden privacy fence, as requested.

The parking layout has been altered on the revised site plan, and still provides three (3) parking spaces over the required minimum. It should be noted however, that five (5) of the six (6) handicap accessible parking spaces are only 8' wide. Section 64-6.A.2. of the Zoning Ordinance requires that all parking spaces be a minimum of 9' wide, therefore the site plan should be revised to illustrate this, if approved.

The revised site plan includes notes regarding curb cuts, parking lot lighting, and the residential buffer as requested.

While there is curbing and bumper stops provided for some parking spaces, they are not provided for all parking spaces as required by Section 64-6.A.3.b. of the Zoning Ordinance. If approved, the site plan should be revised to illustrate curbing and bumper stops as required.

RECOMMENDATION

Planning Approval: The request is recommended for Approval, subject to the following conditions:

- 1) placement of a note labeling the dedication to provide 25' from the centerline of St. Charles Avenue;
- 2) retention of the 25-foot minimum building setback line to reflect dedication;
- 3) retention of tree planting and landscaping information;
- 4) retention of the site plan to note the height and material of the dumpster screening;
- 5) compliance with Traffic Engineering comments (All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. As illustrated, the parking area with the handicap spaces is a total of 90'. The same parking count can be maintained in the same space, providing 9' spaces and 8' or 5' aisles for accessibility.);
- 6) compliance with 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.);
- 7) compliance with Engineering comments (The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. B. Remove the County Engineer's signature block from the Plat. The County Engineer is no longer signing Subdivision Plats located within the municipal limits of the City of Mobile.);
- 8) retention of the note limiting the site to two curb cuts to St. Charles Avenue;
- 9) retention of the note on the site plan state that parking lot lighting will be provided in compliance with Section 64-6.A.3.C. of the Zoning Ordinance;
- 10) retention of the 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development, with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;
- 11) revision of the site plan to illustrate all parking spaces to be a minimum of 9' wide;
- 12) illustration of bumper stops where curbing is not provided;
- 13) provision of two (2) revised site plans prior to the signing of the Final Plat; and
- 14) full compliance with all other municipal codes and ordinances.

Subdivision: The request is recommended for Approval, subject to the following conditions:

- 1) placement of a note labeling the dedication to provide 25' from the centerline of St. Charles Avenue;
- 2) retention of the 25-foot minimum building setback line to reflect dedication;
- 3) retention of the lot size in square feet and acres;
- 4) compliance with Traffic Engineering comments (All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. As illustrated, the parking area with the handicap spaces is a

total of 90'. The same parking count can be maintained in the same space, providing 9' spaces and 8' or 5' aisles for accessibility.);

- 5) retention of the note limiting the site to two curb cuts to St. Charles Avenue;*
- 6) compliance with 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.);*
- 7) compliance with Engineering comments (The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. B. Remove the County Engineer's signature block from the Plat. The County Engineer is no longer signing Subdivision Plats located within the municipal limits of the City of Mobile.);*
- 8) 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 granted for all 60" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 60" and larger are effected.);*
- 9) provision of two (2) revised Planning Approval site plans prior to the signing of the Final Plat, or any request for permits; and*
- 10) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*

LOCATOR MAP



APPLICATION NUMBER 2 & 3 DATE April 3, 2014

APPLICANT Sweet Pilgrim Baptist Church Subdivision

REQUEST Subdivision, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



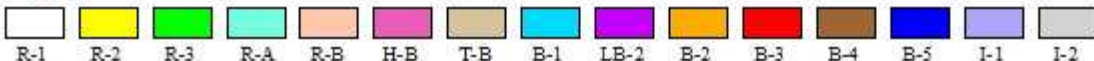
The site is surrounded by single family residential units.

APPLICATION NUMBER 2 & 3 DATE April 3, 2014

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REQUEST Subdivision, Planning Approval

LEGEND



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

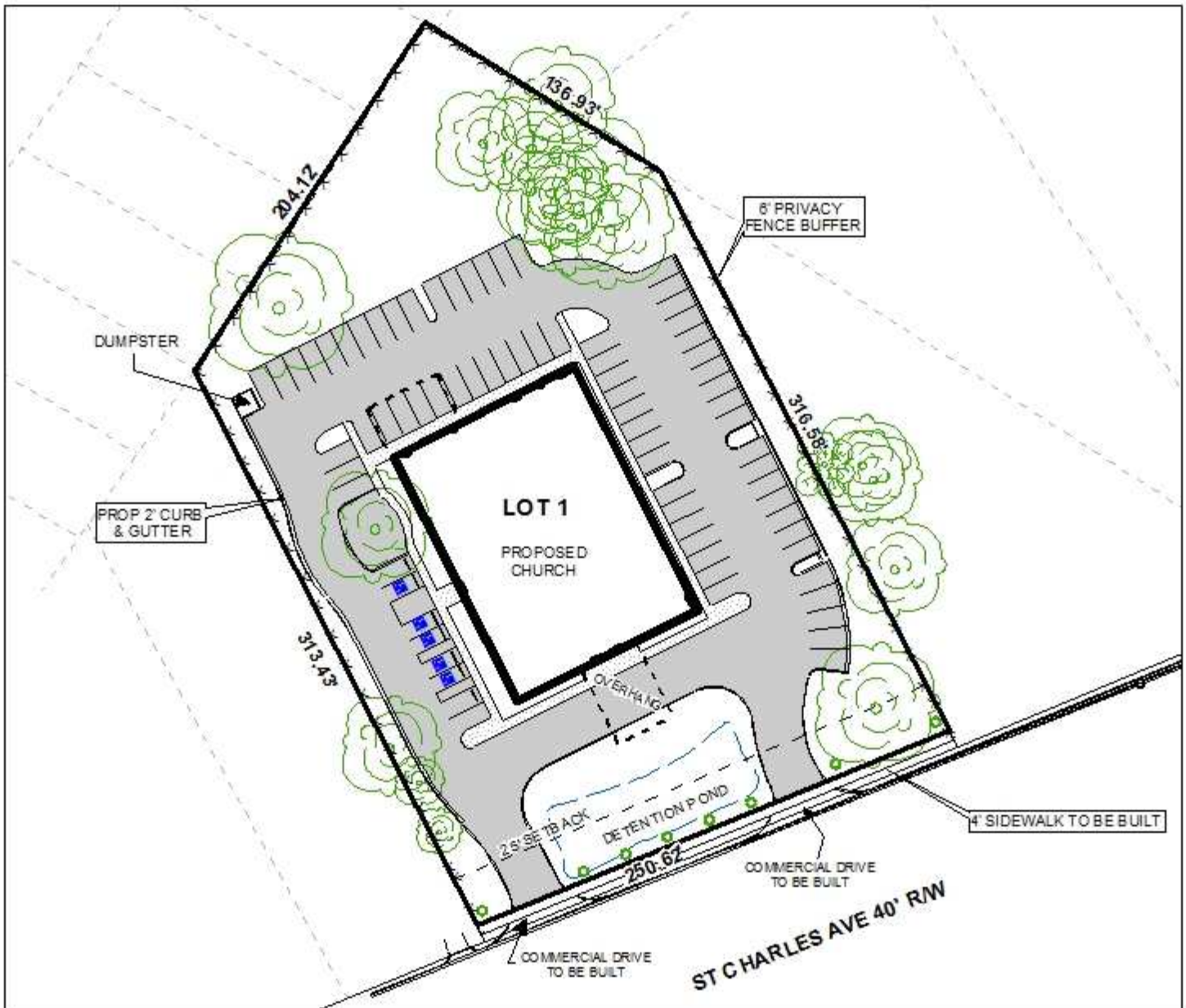
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SITE PLAN



The site plan illustrates the parking lots, proposed church, proposed drives, trees, and setback.

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REQUEST Subdivision, Planning Approval

