

**PLANNING APPROVAL
STAFF REPORT****Date: April 2, 2020****NAME**

Ashland Place United Methodist Church

LOCATION5, 7, and 15 Wisteria Avenue and 2203 & 2315 Old Shell Road
(Southwest corner of Wisteria Avenue and Old Shell Road).**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

4.12± Acre

CONTEMPLATED USE

Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church to include a columbarium area in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**

1. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
3. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
4. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.

5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

No comment.

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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

REMARKS

The applicant is requesting Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church to include a columbarium area in an R-1, Single-Family Residential District. Planning Approval is required to construct a church or religious facility within an R-1, Single-Family Residential District.

The site has been given a Mixed Density Residential (MxDR) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map 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, where applicable, the zoning classification.

The applicant states:

Amending previously approved Planning Approval dated October 8, 2010 to allow for a 12'x12' columbarium area.

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/floor plan or to the scope of operations for the restaurant that will increase the occupant load beyond what is approved, by current or future applicants must be submitted for Planning Approval review.

The applicant, Ashland Place United Methodist Church, proposes to expand their existing facilities through the addition of a 144± square foot columbarium. This Planning Approval application is intended to amend applications previously approved by the Planning Commission at its October 7, 2010 meeting. The applicant is changing the approved site plan by modifying an existing courtyard area to serve as a columbarium.

The Planning Commission has approved four (4) previous Planning Approval requests to expand the church facilities dating back as early as 2006, and as recent as 2010. On December 7, 2006 the Commission approved a Planning Approval request to allow expanded parking and construction of multiple building additions for a church in an R-1, Single-Family District. On July 10, 2008 the Commission approved a parking and green space expansion. On April 2, 2009 a Planning Approval request was approved to allow the construction of an administrative office and other improvements to the facilities. Most recently, at the October 7, 2010 meeting the Planning Commission approved a request to amend a previous Planning Approval to modify the property boundaries of the complex.

The addition of a columbarium to the site will not increase the number of required parking spaces; therefore, no changes will be required to provide additional parking.

It appears that the plans depict general compliance with the overall minimum requirements of the Zoning Ordinance. A columbarium, similar to a cemetery, is an accessory use often associated with churches, and is not an uncommon request. It should be noted that due to the nature of a

columbarium, it takes up considerably less room than a traditional cemetery and does not have many of the concerns associated with cemeteries (i.e. large pieces of land, additional traffic, etc.).

RECOMMENDATION

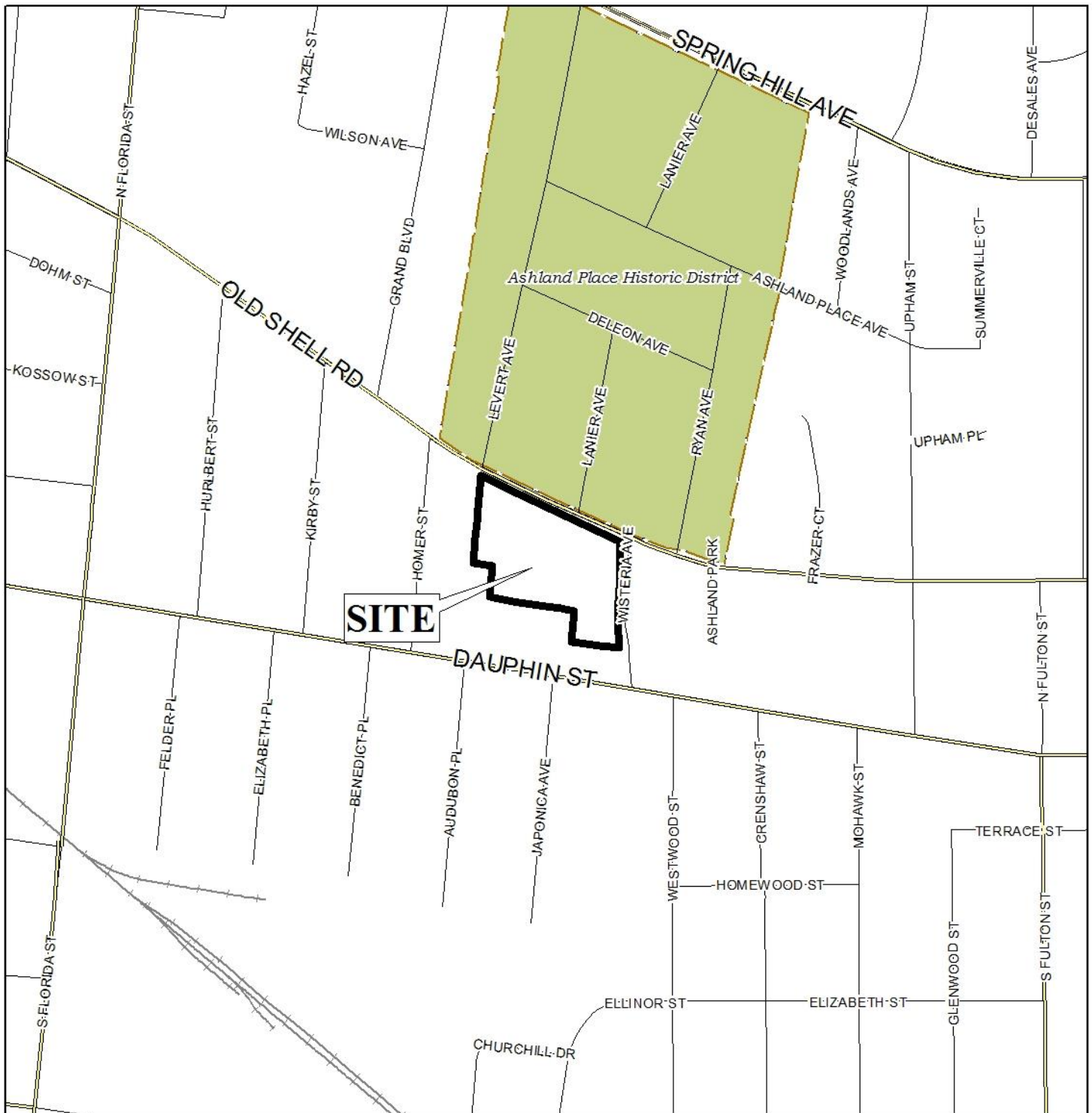
Planning Approval: Based upon the preceding, staff recommends to the Planning Commission the following findings of facts for Approval of the Planning Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the fact that no new structure is proposed in which persons will live or work;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the facility would have no negative impact on the current and allowed uses within the area.

The Approval is subject to the following conditions:

- 1) Full compliance with all other municipal codes and ordinances.

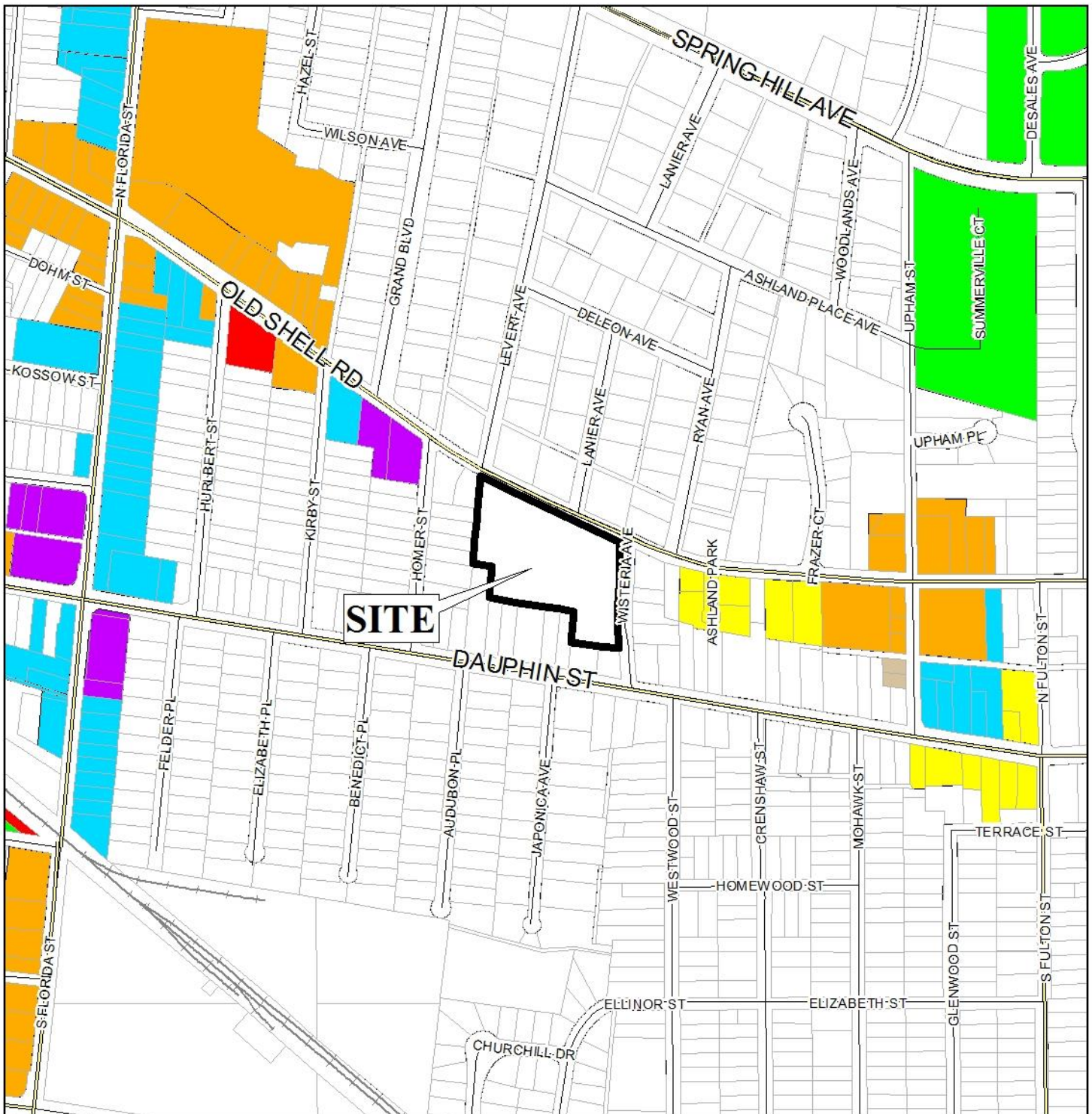
LOCATOR MAP



APPLICATION NUMBER 2 DATE April 2, 2020
 APPLICANT Ashland Place United Methodist Church
 REQUEST Planning Approval



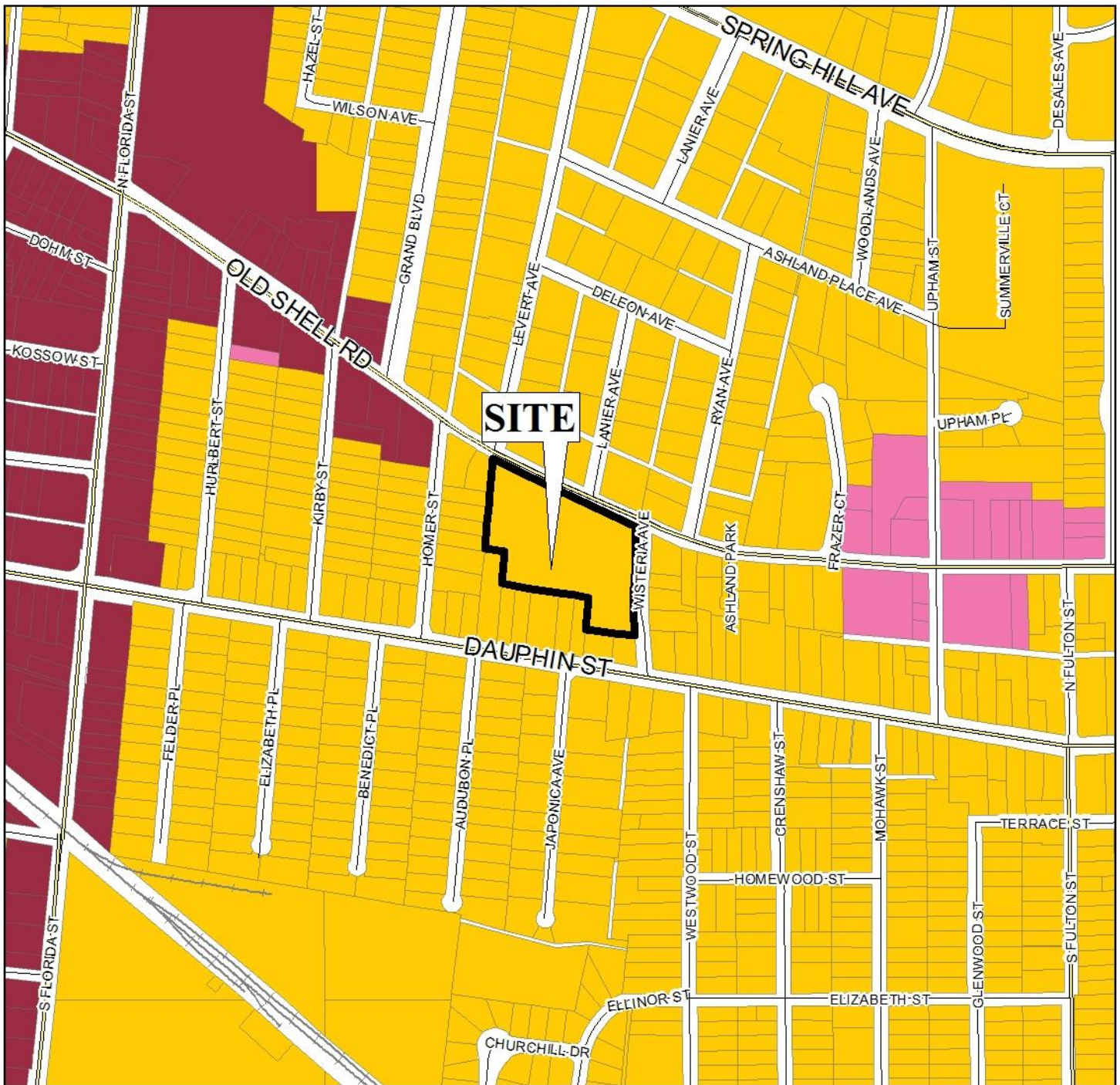
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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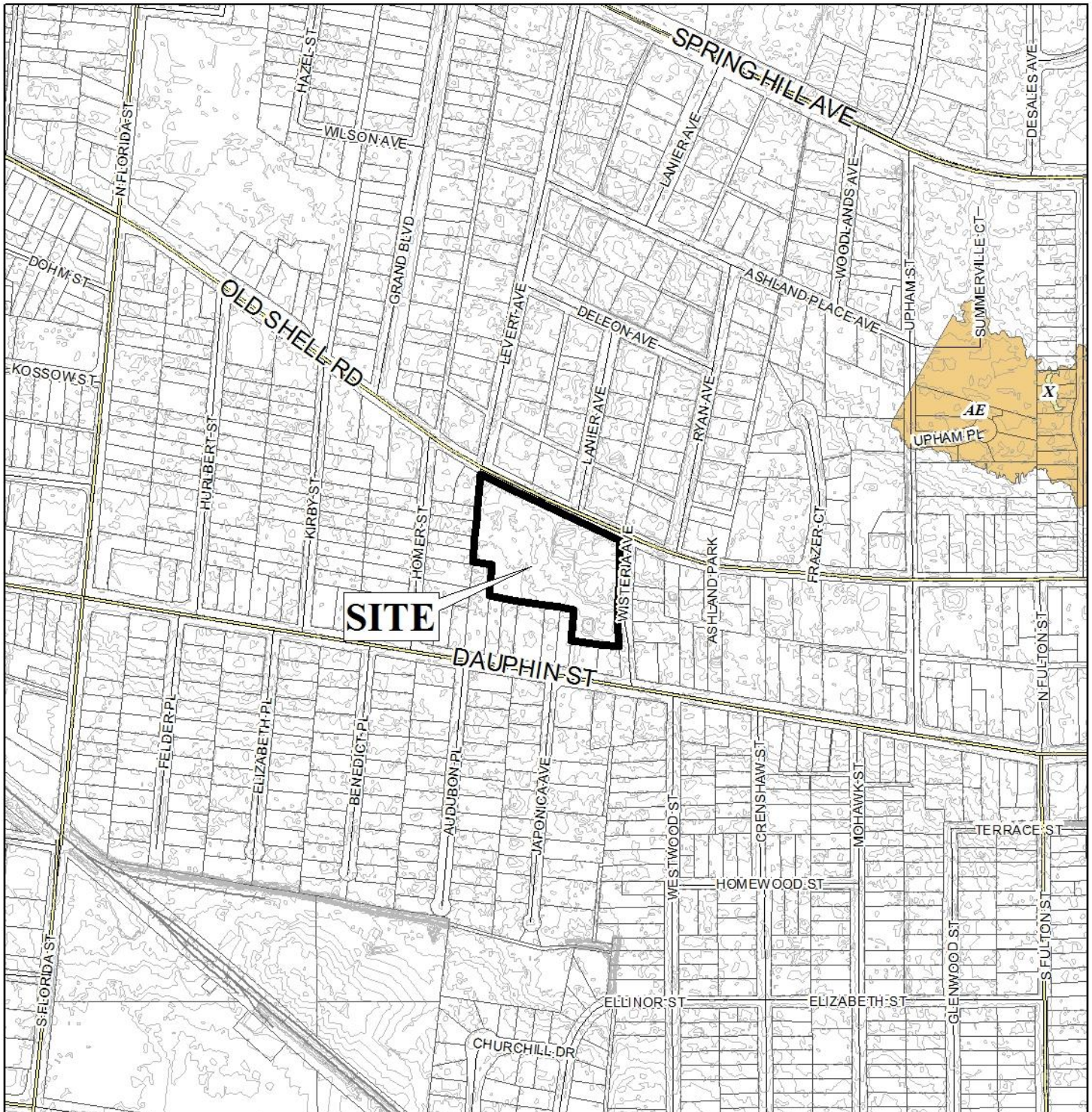
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REQUEST Planning Approval

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	



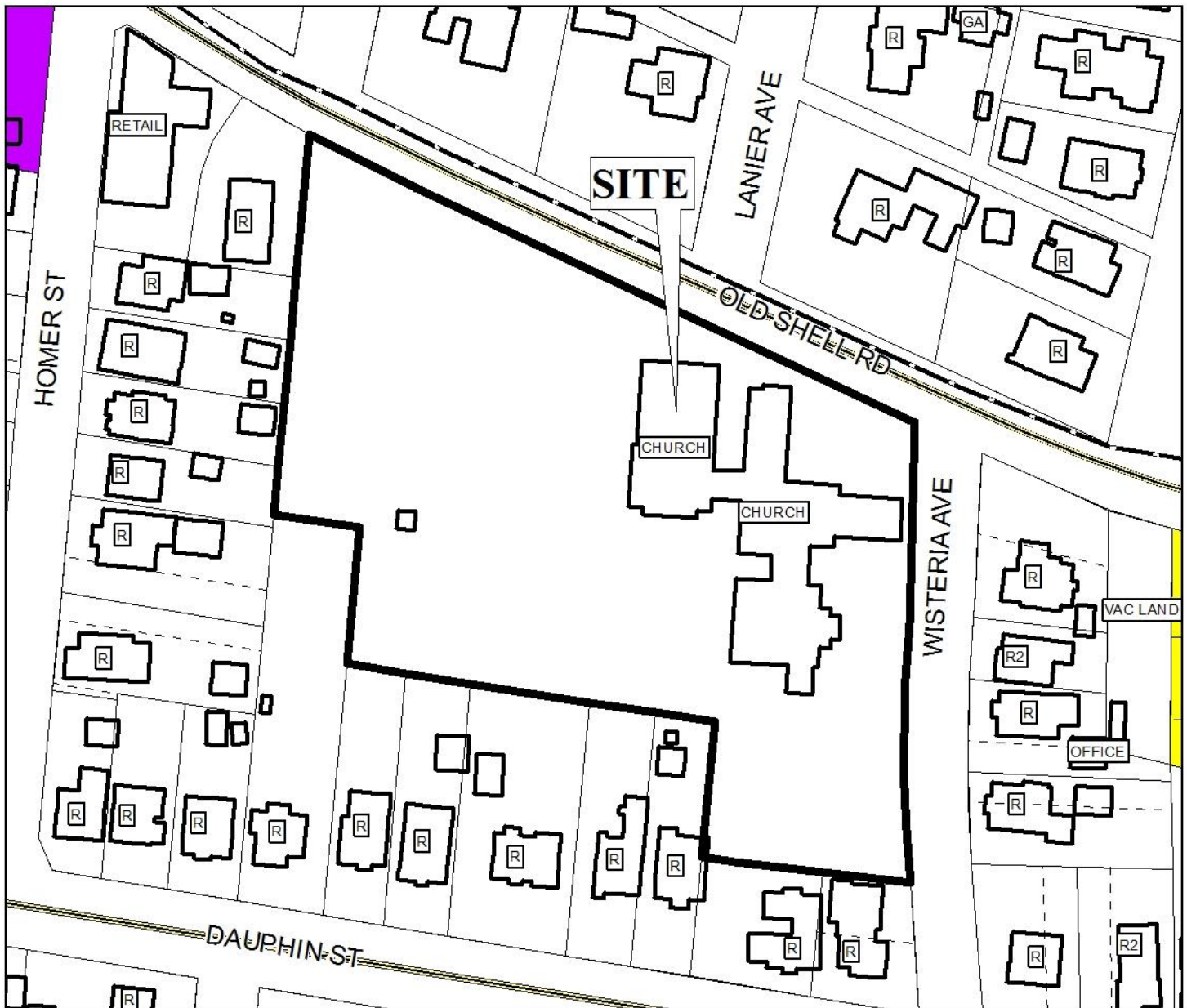
ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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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



Mobile County Revenue Commission

The site is surrounded by single family residential units.

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SITE PLAN



The site plan illustrates the existing buildings, parking, setbacks, and proposed area of work.

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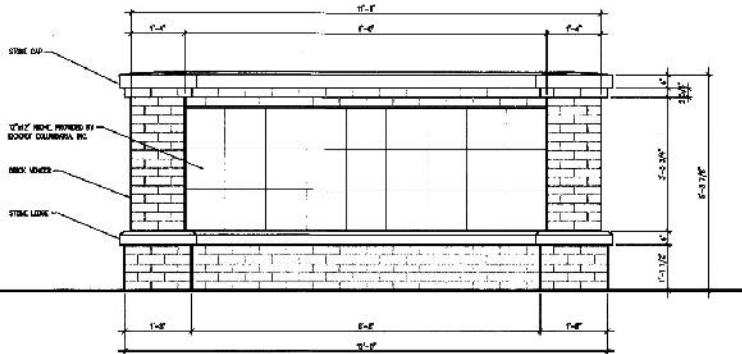
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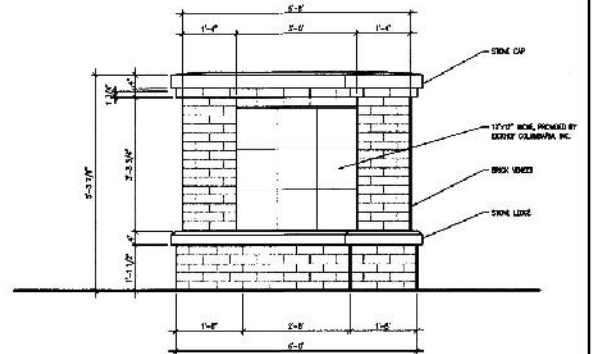


NTS

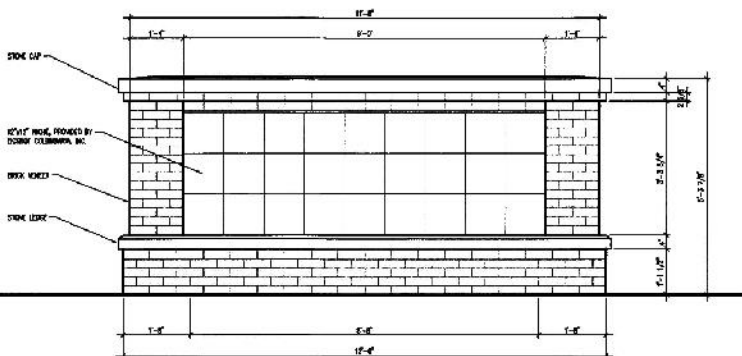
DETAIL SITE PLAN



1 COLUMBARIUM ELEVATION
3/4" = 1'-0"



2 COLUMBARIUM ELEVATION
3/4" = 1'-0"



3 COLUMBARIUM ELEVATION
3/4" = 1'-0"

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