

**PLANNED UNIT DEVELOPMENT
& ZONING AMENDMENT
STAFF REPORT****April 1, 2021****NAME**

St. John's Deliverance Temple

LOCATION2621 Ralston Road
(South side of Ralston Road, 240'± West of South Florida Street).**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

R-1, Single-Family Residential District and B-2, Neighborhood Business District

PROPOSED ZONING

B-2, Neighborhood Business District

AREA OF PROPERTY

0.7± Acres

CONTEMPLATED USE

Planned Unit Development approval to allow multiple buildings on a single building site, and Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

TIME SCHEDULE

None given.

**ENGINEERING
COMMENTS****Planned Unit Development:**
PUD drawing dated 2-24-21.

Retain NOTES #1 - #6, as shown on the MOBILE CITY

Rezoning:

No comments.

TRAFFIC ENGINEERING**COMMENTS**

No parking plan provided to review, other than notating it being all offsite.

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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planned Unit Development approval to allow multiple buildings on a single building site, and Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

The site has been given a Low Density Residential (LDR) 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 to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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.

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 subject site was last before the Planning Commission at its October 20, 1994 meeting as part of a 2-lot Subdivision which was approved and recorded in the Mobile County Probate Court. The subject lot was erroneously approved as a split-zoned lot, with the majority of the lot being zoned B-2, Neighborhood Business District, and the remainder being zoned R-1, Single-Family Residential. The applicant is proposing to build a new structure on the site which requires Planned Unit Development approval, so the applicant is also seeking to correct the split-zoning issue, and requests that the site be entirely B-2.

In regards to the rezoning request, the applicant provided the following statement:

THE PURPOSE OF THIS APPLICATION IS TO CORRECT AN ERROR THAT WAS CREATED IN 1994 WHEN THE SUBDIVISION PLAT OF "GOFORTH MEDIA" WAS APPROVED AND RECORDED – LOT 1 CONTAINED TWO ZONING CLASSIFICATIONS, R-1 AND B-2. THIS PROPOSAL IS TO CHANGE THE R-1 PORTION TO B-2 ZONING, THUS MAKING ALL OF LOT 1 A B-2 ZONING CLASSIFICATION.

The subject site is occupied by an existing church, which is allowed by-right in a B-2 district, and requires Planning Approval in an R-1 district. The property is bounded to the South by property zoned R-3, Multiple Family Residential and developed as apartments; to the East by property zoned B-2 and developed as condominiums; to the West by property zoned R-1 and developed as single-family dwellings; and to the North by property zoned R-1 and developed as single-family dwellings as well as property zoned B-2 and developed commercially.

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.

In pursuit of these purposes, the objectives to be met by a PUD are as follows: a) to encourage innovative and diversified design in building form and site development; b) flexibility, to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations; c) 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 re-development; d) to preserve and protect as urban amenities the natural features and characteristics of land; e) to encourage the provision of common open space through efficient site design; and, f) to encourage optimum use of available public utilities, streets and community facilities.

PUD approval is site-plan specific, thus any changes to the site plan will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

In regards to the PUD, the applicant provided the following statement:

THIS APPLICATION IS REQUIRED TO ALLOW THE PROPOSED MULTI-PURPOSE BUILDING TO BE A FREESTANDING BUILDING ON THE SAME LOT AS THE MAIN CHURCH BUILDING.

The subject site previously had an attached gym where the new multi-purpose addition is currently proposed. The gym was removed from the site, with permits, in 2019. In addition to the current applications before the Planning Commission, the applicant has an application on the Board of Zoning Adjustment's April 5, 2021 agenda to request increased site coverage, reduced building setbacks, a waiver of residential buffer requirements, and off-site parking variances.

The proposed multi-purpose building is depicted as 3,000± square feet, and is located on the Western portion of the site. The addition is proposed to be 15.5'± from the front property line, which while within the 25' minimum building setback, is further setback than existing portions of the church, which was initially built around 1970. Additionally, while the addition will result in excessive site coverage, it is a similar site coverage to what the site had prior to the demolition of the gym.

The applicant does not specifically state the purpose of the new structure. The site plan provided does describe it as a "fellowship hall", with a parking ratio of one parking space per 300 square feet (the parking ratio used for office/retail uses), resulting in ten (10) parking spaces being required. Typically, parking ratio for churches is calculated at a rate of one (1) parking space per four (4) seats in the sanctuary. The church has 253 seats, thus requiring 64 parking spaces. The site plan states that 215 parking spaces are available for use at the commercial development across the street, but no site plan was provided of that development, and no letter of authorization of that property owner to use the parking was submitted with the application. The applicant states that

there should not be much, if any, overlap in hours of operation for the commercial development (Monday-Friday, 8:30-4:30) and the subject site (afternoons, early evenings, and weekends). In order for the Planning Commission or the Board of Zoning Adjustment to consider authorizing the applicant's use of off-site parking, authorization of that property's owner as well as a site plan depicting all parking spaces must be submitted for review.

It should be noted that the proposed addition to the property will not result in the property being required to comply with tree planting/landscaping requirements at this time.

The site plan notes that curbside garbage pickup will be utilized. If approved, the site plan should retain this note.

RECOMMENDATION

Planned Unit Development: Staff recommends the application be Heldover to the May 6, 2021 meeting, with revisions due by April 16th to address the following:

- 1) Authorization of the property owner of the off-site parking proposed to be used; and
- 2) Submittal of site plan depicting off-site parking.

Rezoning: Staff recommends the application be Heldover to the May 6, 2021 meeting, with revisions due by April 16th to address the following:

- 1) Authorization of the property owner of the off-site parking proposed to be used; and
- 2) Submittal of site plan depicting off-site parking.

Revised for the May 3, 2021 meeting:

This application was heldover so that the applicant could provide authorization of the property owner for the off-site parking proposed to be utilized, as well as provide a site plan depicting the off-site parking. No additional information was submitted; therefore, it is recommended that the applicant withdraw the request at this time, and re-submit when they are able to provide all necessary information.

RECOMMENDATION: ***Staff recommends the application be Withdrawn.***

LOCATOR MAP



APPLICATION NUMBER 2 DATE May 6, 2021
 APPLICANT St. John's Deliverance Temple
 REQUEST Planned Unit Development, Rezoning from R-1 to B-2



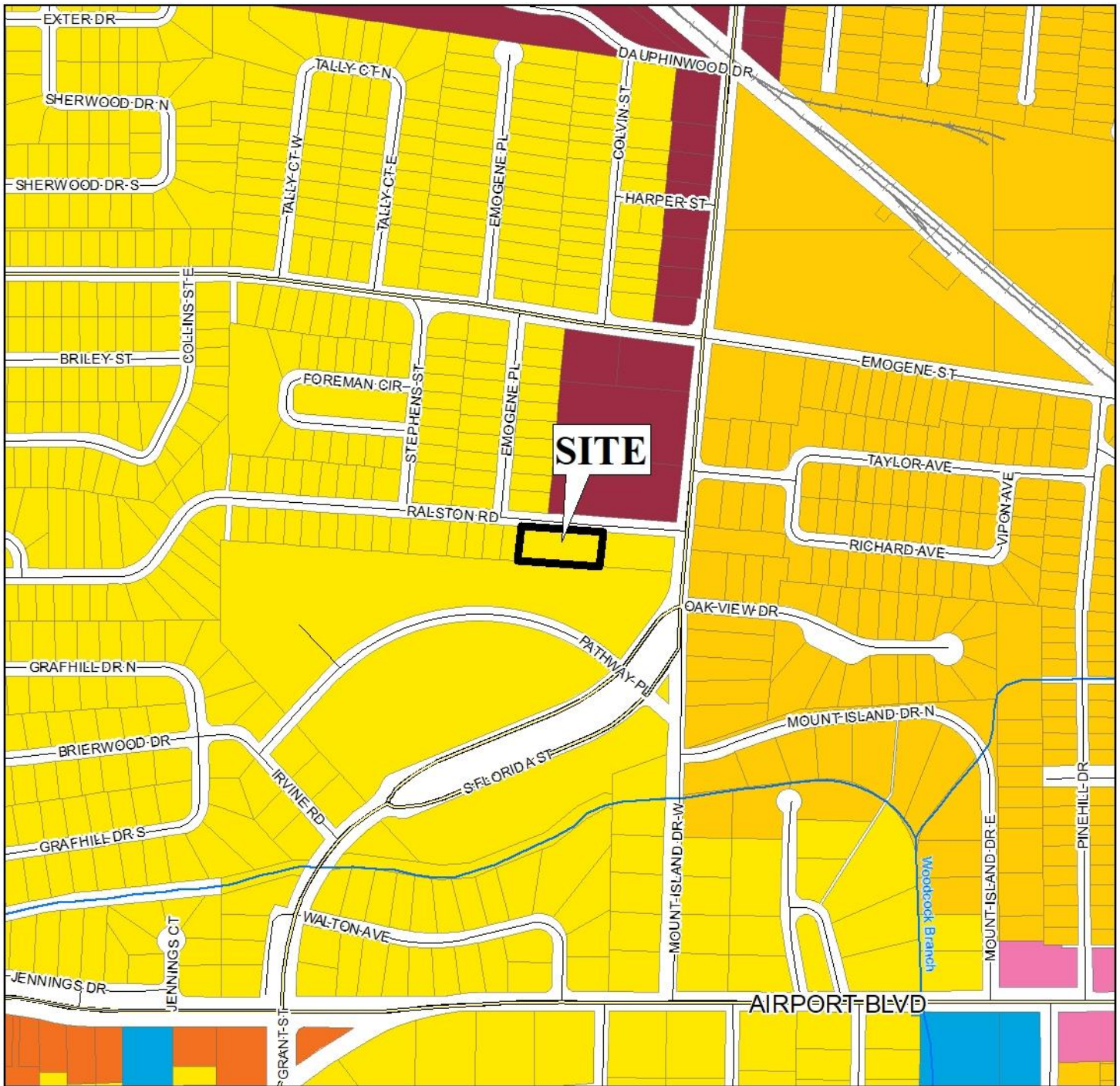
LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE May 6, 2021
 APPLICANT St. John's Deliverance Temple
 REQUEST Planned Unit Development, Rezoning from R-1 to B-2



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE May 6, 2021

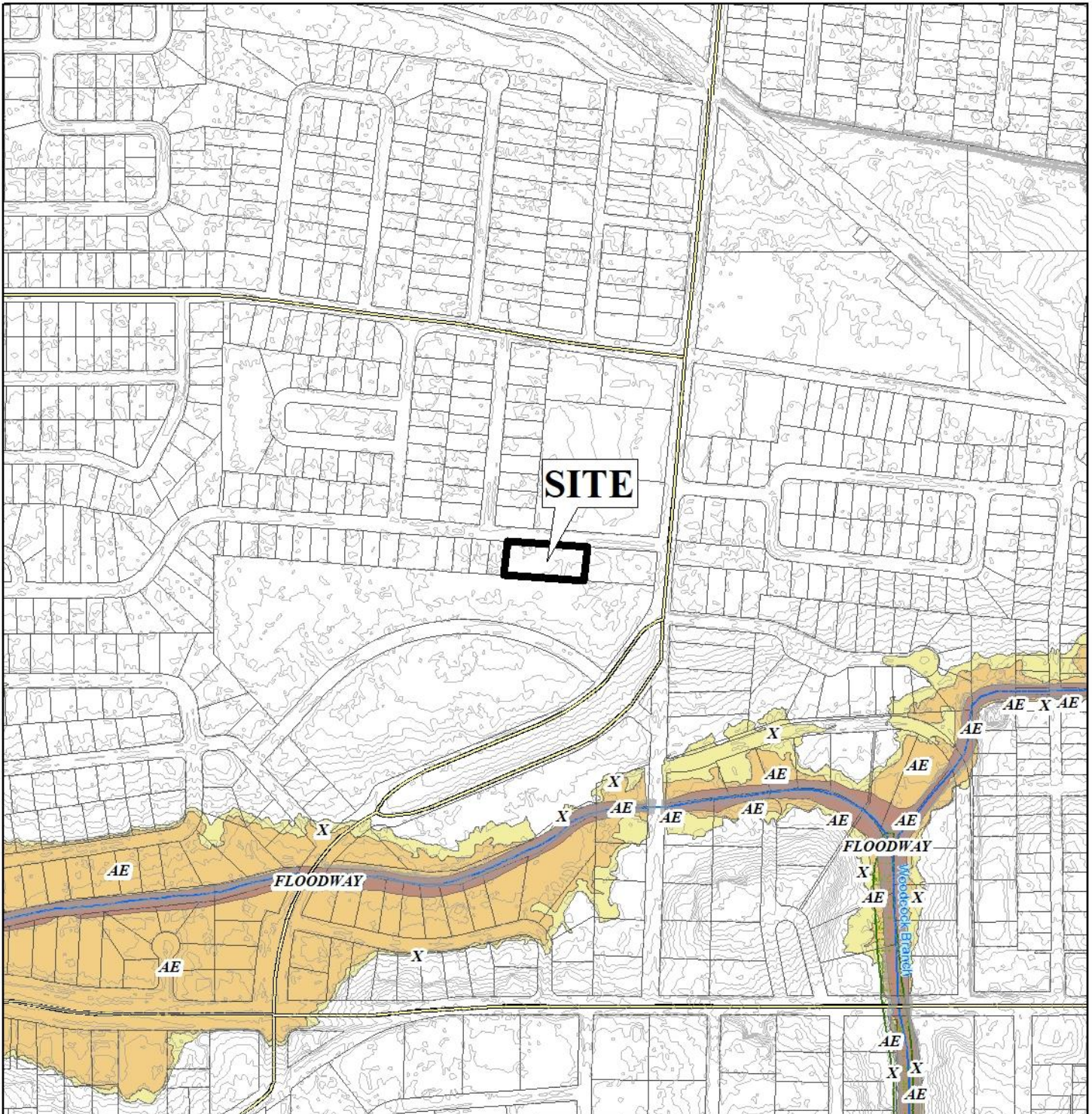
APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2

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	



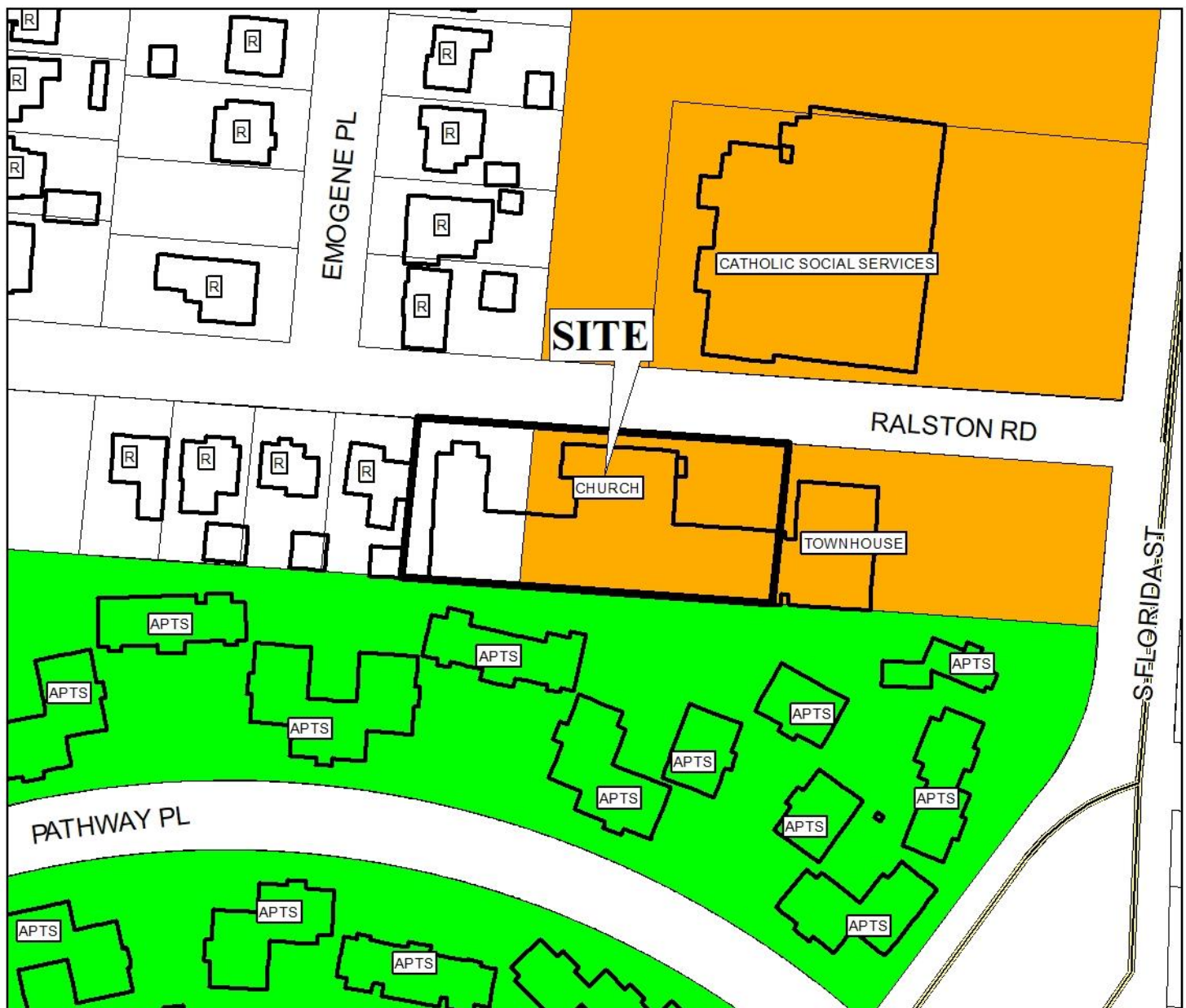
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE May 6, 2021
APPLICANT St. John's Deliverance Temple
REQUEST Planned Unit Development, Rezoning from R-1 to B-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by apartments, single family residential units, and commercial units.

APPLICATION NUMBER 2 DATE May 6, 2021

APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2

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



The site is surrounded by apartments, single family residential units, and commercial units.

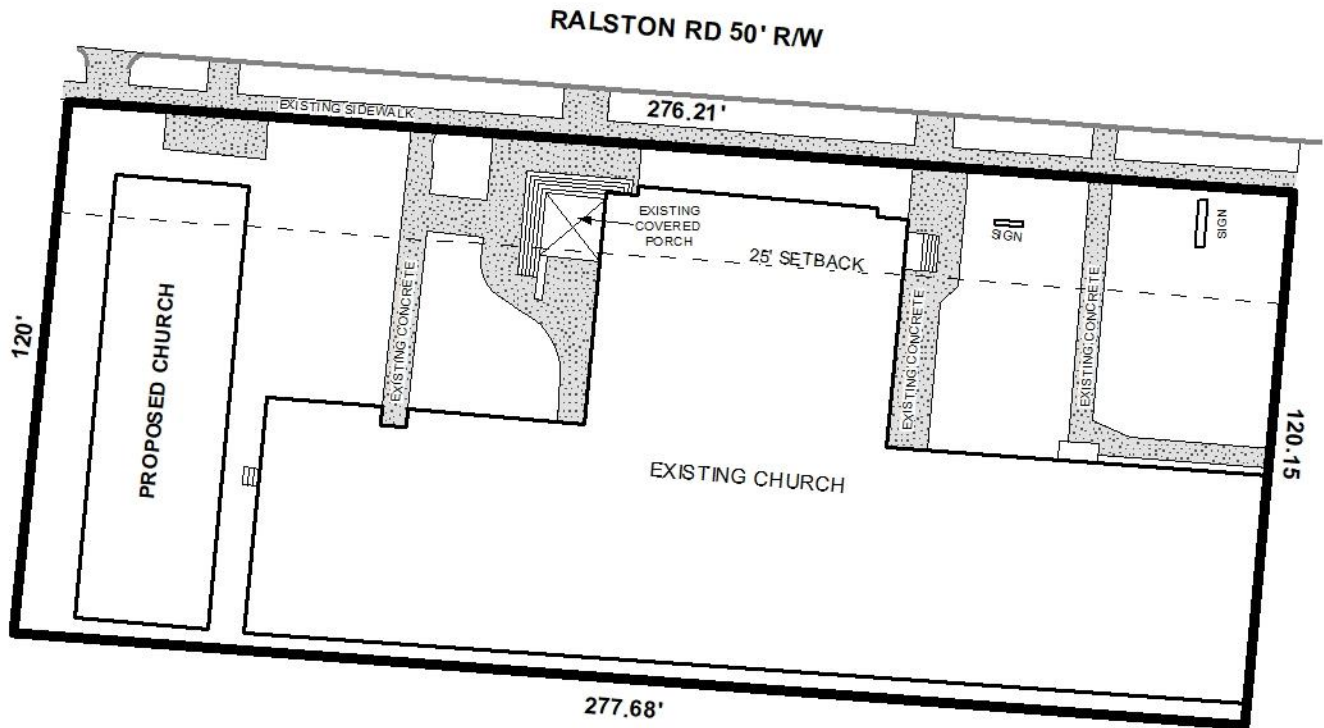
APPLICATION NUMBER 2 DATE May 6, 2021

APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2



SITE PLAN

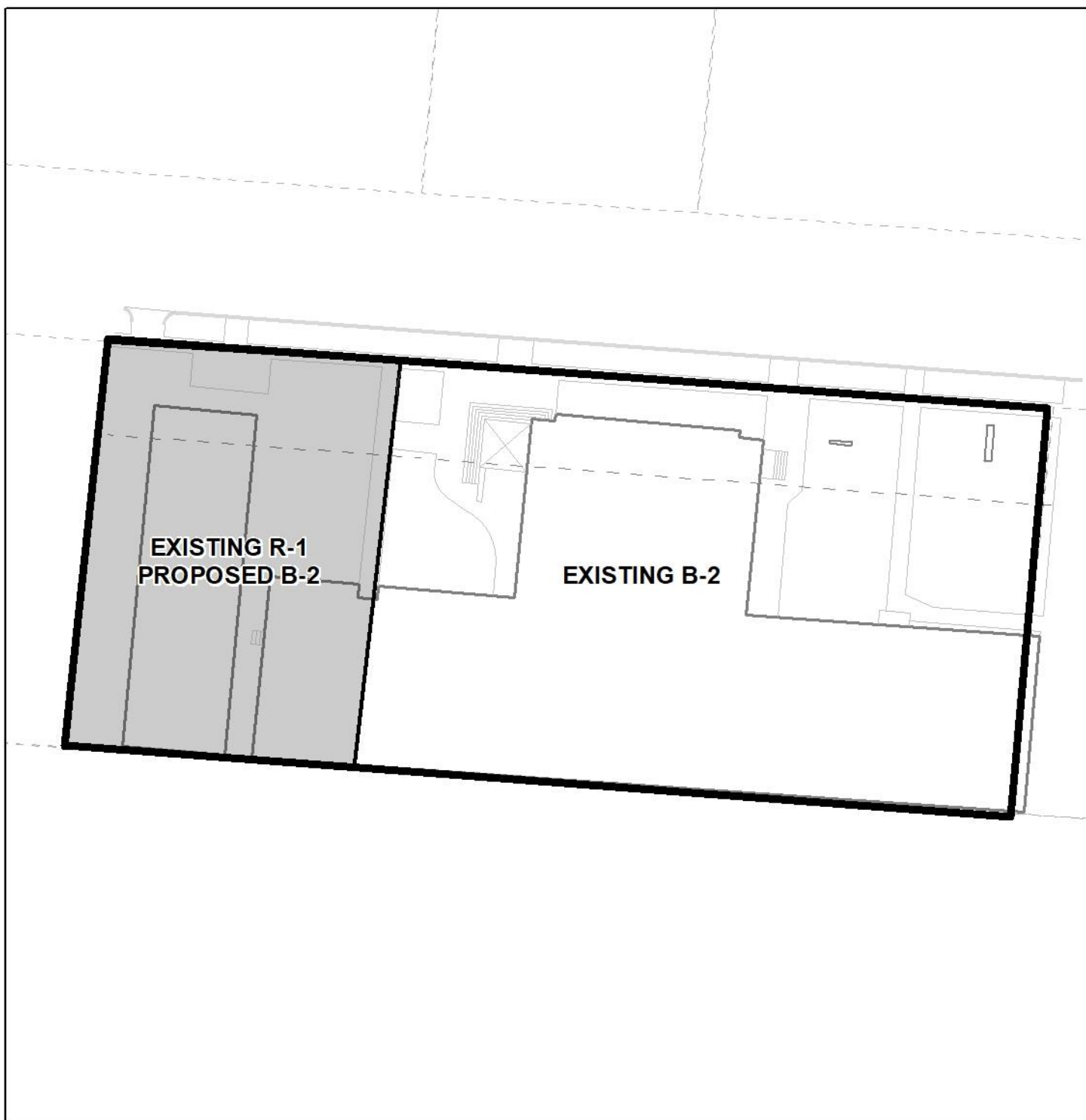


The site plan illustrates an existing building and setback, and a proposed building.

APPLICATION NUMBER 2 DATE May 6, 2021
 APPLICANT St. John's Deliverance Temple
 REQUEST Planned Unit Development, Rezoning from R-1 to B-2



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE May 6, 2021

APPLICANT St. John's Deliverance Temple

REQUEST Planned Unit Development, Rezoning from R-1 to B-2



