

PLANNING APPROVAL STAFF REPORT**Date: October 4, 2007****NAME**

Nazaree Full Gospel Church

LOCATION

Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way)

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY1 Lot / 12.2 \pm Acres**CONTEMPLATED USE**

Planning Approval to allow a private school in a B-3, Community Business district.

**TIME SCHEDULE
FOR DEVELOPMENT**

No time frame provided.

ENGINEERING**COMMENTS**

Minimum finished floor elevation needs to be verified with City Engineering. If public water is conveyed on property, please provide drainage easement. Any drainage-way conveying public water cannot be relocated without approval by City Engineering. No fill allowed in special flood hazard area without flood study. Show limit of special flood hazard area on plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

Revised Traffic Engineering Comments: In addition to the above, a traffic impact study will be required. The study should specifically address the stacking associated with drop off traffic as well as the minimum number of parking spaces required with consideration for teacher and visitor parking.

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).

FIRE DEPARTMENT**COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system.

REMARKS

The applicant is requesting Planning Approval to allow a private school in a B-3, Community Business district. Planning Approval is required for schools in B-3 districts.

Nazaree Full Gospel Church intends to construct a 6 classroom school serving grades K-3 through K-5, with up to 24 students per classroom for a potential total of 144 students. A parking area containing 20 spaces is also proposed.

The church is located to the north of the site, across an unopened public right-of-way (an attempt to vacate the right-of-way during a previously approved subdivision application failed due to opposition from other property owners). The site plan indicates that no vehicular circulation is proposed between the school site and the sanctuary site, apparently due to the intervening unopened public right-of-way.

The site is bounded to the North by the unopened right-of-way and the existing church, to the East by Interstate 65, to the South by vacant land in an I-1, Light Industry district, and to the West by vacant land in an R-1, Single-Family Residential district.

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 plan or to the scope of operations for the school, as approved, by current or future applicants must be submitted for Planning Approval.

The site is located in an area identified as industrial on the General Land Use Plan. The site was recently rezoned from B-3 and I-1 to B-3. As the property to the South of the site is still zoned

for industrial use, it is possible that an undesirable, potentially harmful use could be located to the South of the school site.

Regarding the school use itself, Planning staff needs additional information regarding the proposal, specifically, the number of teaching stations: six classrooms are proposed, however, there are instances when multiple teaching stations are provided within one classroom. Parking requirements cannot be determined without teaching station information.

The site plan appears to depict a building that will be approximately 33,000 square feet in size. Due to the layout of the structure, it appears that there will be other uses besides classrooms on the site, however, no information is provided. More detailed information should be provided regarding other uses, such as gyms, cafeterias, etc., so that staff can understand the extent of the proposal. Furthermore, no information is provided as to the number of floors that will be provided in the structure. Staff also assumes that there will be an outdoor playground area, and that the area will be fenced: the site plan should depict the general location of the playground area and if fencing will be provided.

Staff anticipates that the vehicular circulation on the site will be problematic as it relates to the drop-off and pick-up of children. Only one sidewalk within the parking area is implied, however, additional sidewalks might be beneficial in the parking area due to the age of the children that will be walking in the parking area. Staff also anticipates that traffic cues may cause congestion that will back into the service road right-of-way. Also, the site plan does not depict the connection of the parking area to the service road – no curb radius is indicated.

The structure and the development of the site will have to comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. The City of Mobile Fire-Rescue Department has specifically stated the following regarding the application:

“Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system.”

Redesign of the site may be required to comply with Mobile Fire-Rescue comments. It is suggested that the applicant meet with Fire-Rescue prior to providing a revised site plan for Planning Approval.

Storm water detention may be required for the proposed development, however, no storm water detention facilities are depicted on the site plan. Furthermore, the site appears to be located within the 100-year floodplain associated with Three Mile Creek and its tributaries. Wetlands may also be present on the site. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities

Finally, the site plan does not depict compliance with the tree and landscaping requirements of the Zoning Ordinance, however, full compliance will be required. No sidewalk is depicted along the Interstate 65 service road, however, a sidewalk will be required unless an application is made for a sidewalk waiver.

RECOMMENDATION

Planning Approval: Based upon the preceding, this request is recommended for Holdover until the November 1st meeting, with revisions due by October 15th, so that the following items can be addressed:

- 1) provision of additional information regarding the use of the building, including a preliminary floor plan indicating classroom areas and other uses;
- 2) provision of additional information regarding the number of teaching stations, if different than the number of classrooms;
- 3) revision of the site plan to show the parking area connecting to the service road, with the appropriate radius for the connection;
- 4) provision of information regarding the drop-off and pick-up procedure, specifically explaining if it will be drop-off or park and walk-in with the children;
- 5) revision of the site plan to depict the general location of any outdoor play areas and any fencing that will be provided;
- 6) consultation with the Mobile Fire-Rescue Department to determine if the building layout and site plan meet the requirements of the 2003 International Fire Code, as adopted by the City of Mobile, and revision of the site plan if necessary to comply with the comments (*All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate. Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system.*);
- 7) compliance with Engineering comments (*Minimum finished floor elevation needs to be verified with City Engineering. If public water is conveyed on property, please provide drainage easement. Any drainage-way conveying public water cannot be relocated without approval by City Engineering. No fill allowed in special flood hazard area without flood study. Show limit of special flood hazard area on plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)
- 8) depiction of the general location of any on-site storm water detention;
- 9) revision of the legal description on the site plan to reflect the recorded plat;
- 10) revision of the site plan to clearly depict the building location;

- 11) revision of the site plan to depict a sidewalk along the service road, or submittal of an application for a sidewalk waiver; and
- 12) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance.

Revised for the November 1st meeting:

A revised site plan, written information regarding the proposed scope of operations, and a request for a sidewalk waiver were provided by the applicant. The sidewalk waiver request will be heard at the November 15, 2007 meeting of the Planning Commission, as the application deadline was missed for the November 1st meeting.

The revised information includes an expansion in the number of classrooms, students and teaching stations proposed for the site, yet it appears that the building size is not being changed. The original application proposed 6 classrooms and up to 144 students. The revised information states that there will be 11 teaching stations, 10 classrooms, and a maximum of 220 students. The revised site plan includes a floor plan of the one-story building showing 10 proposed classrooms, a gymnasium, media room, administrative offices, dining facility and kitchen. A 20-space parking lot with drop-off circulation route, dumpster location, and playground with fence are also depicted on the site plan. Trees and landscaping are not depicted on the site plan, however a note on the plan states that a landscape plan that complies with the requirements of the Zoning Ordinance will be submitted for review as part of the building permit procedure. Another note on the plan states that the site will be built in compliance with the 2003 International Fire Code, including appendices B through D, as adopted by the City of Mobile. Storm water detention facilities are not depicted on the site plan, but may be required by the Engineering Department.

Regarding the operation of the facility, various services will be provided between 6:00 AM and 6:00 PM, however, school operations will occur from 7:30 AM to 3:00 PM. Services provided before and after normal school hours will be for before and after school care services. The school will only serve students in grades K-3 through K-5.

Traffic along the service road will be increased due to the school, and it is possible that traffic along the service road will be slowed or stopped due to turning movements into and out of the school. Staff also believes that there may not be adequate stacking or parking area for parents dropping off or picking up children, however, the number of parking spaces being provided does comply with the minimum requirements of the Zoning Ordinance.

Due to the increase in the proposed number of classrooms and students over the original application, Traffic Engineering has revised their comments to include a requirement for a traffic impact study. The study should be completed and accepted by Traffic Engineering prior to the issuance of permits for building or parking lot construction. Changes to the site plan may be required to accommodate recommendations in the traffic impact study, and if the changes are a significant deviation from the site plan approved for the Planning Approval, a new application for Planning Approval will be required. If revisions to the site plan are required by the traffic

impact study, a revised copy of the site plan should be submitted to the Planning Section of Urban Development prior to the obtaining of permits for building or parking lot construction.

The school should be limited to the site plan and scope of operations, as revised. Minor revisions to the site plan may be required during the building permitting process, however, the operations of the school should be limited to a maximum of 220 students and 11 teaching stations, as proposed. Any significant changes to the site plan or scope of operations anticipated by the applicant will require a new application for Planning Approval.

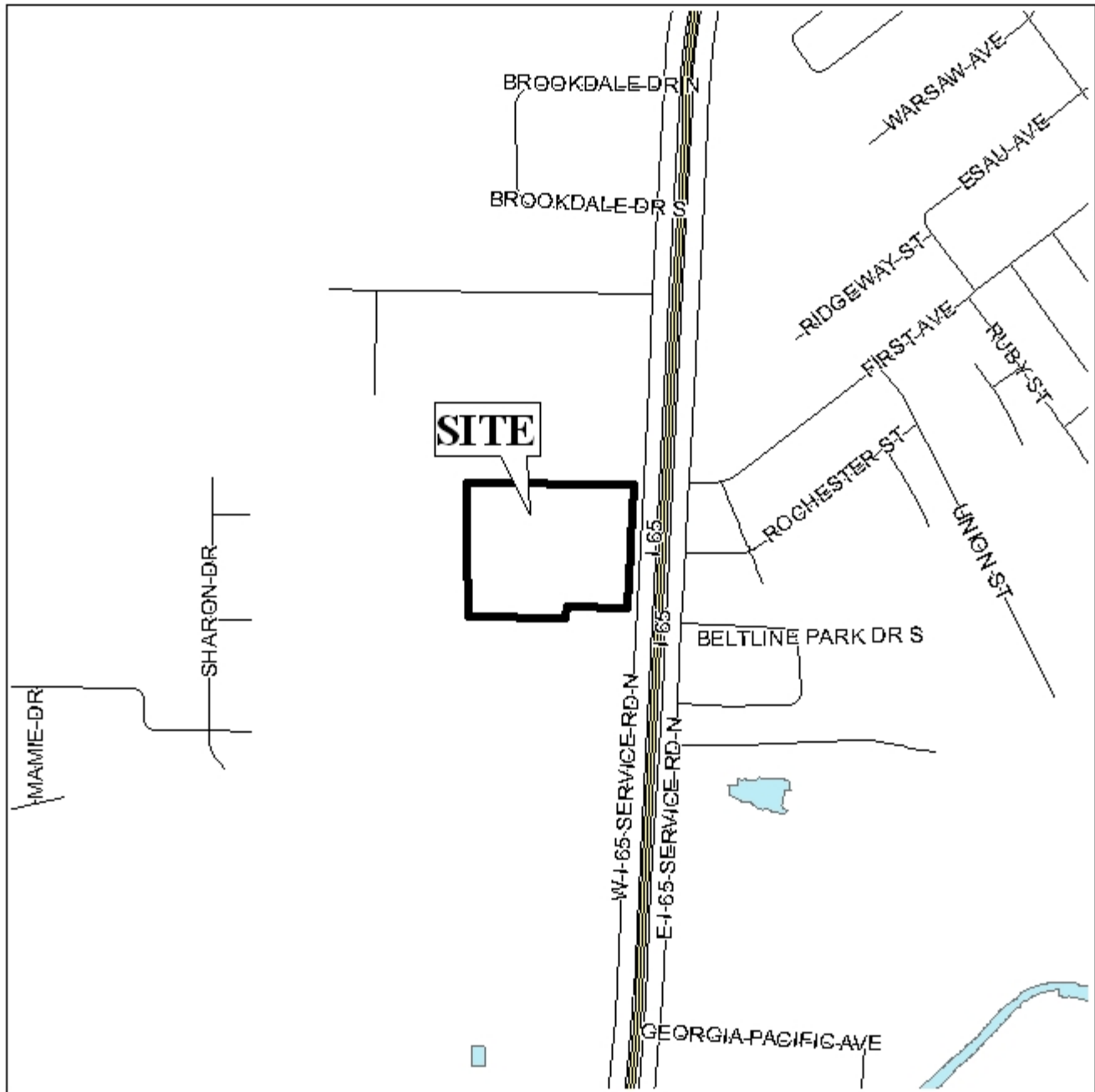
Based upon the preceding, the revised application is recommended for Approval, subject to the following conditions:

- 1) Changes to the scope of operations that increase the number of students beyond 220 students, the number of teaching stations beyond 11 stations, the hours of operation beyond 6:00 AM to 6:00 PM, or that result in significant changes to the size and location of buildings and parking will require a new application for Planning Approval;*
- 2) Full compliance with Engineering comments (Minimum finished floor elevation needs to be verified with City Engineering. If public water is conveyed on property, please provide drainage easement. Any drainage-way conveying public water cannot be relocated without approval by City Engineering. No fill allowed in special flood hazard area without flood study. Show limit of special flood hazard area on plat. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit);*
- 3) Full compliance with the revised Traffic Engineering comments (Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. A traffic impact study will be required. The study should specifically address the stacking associated with drop off traffic as well as the minimum number of parking spaces required with consideration for teacher and visitor parking.) The study should be completed and accepted by Traffic Engineering prior to the issuance of permits for building or parking lot construction. Changes to the site plan may be required to accommodate recommendations in the traffic impact study, and if the changes are a significant deviation from the site plan approved for the Planning Approval, a new application for Planning Approval will be required. If revisions to the site plan are required by the traffic impact study, a revised copy of the site plan should be submitted to the Planning Section of Urban Development prior to the obtaining of permits for building or parking lot construction.;*
- 4) Full 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).);*
- 5) Full compliance with Fire-Rescue comments (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as*

appropriate. Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system);

- 6) Approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities; and*
- 7) Full compliance with all other municipal codes and ordinances, including the tree and landscaping requirements of the Zoning Ordinance.*

LOCATOR MAP



APPLICATION NUMBER 2 DATE November 1, 2007

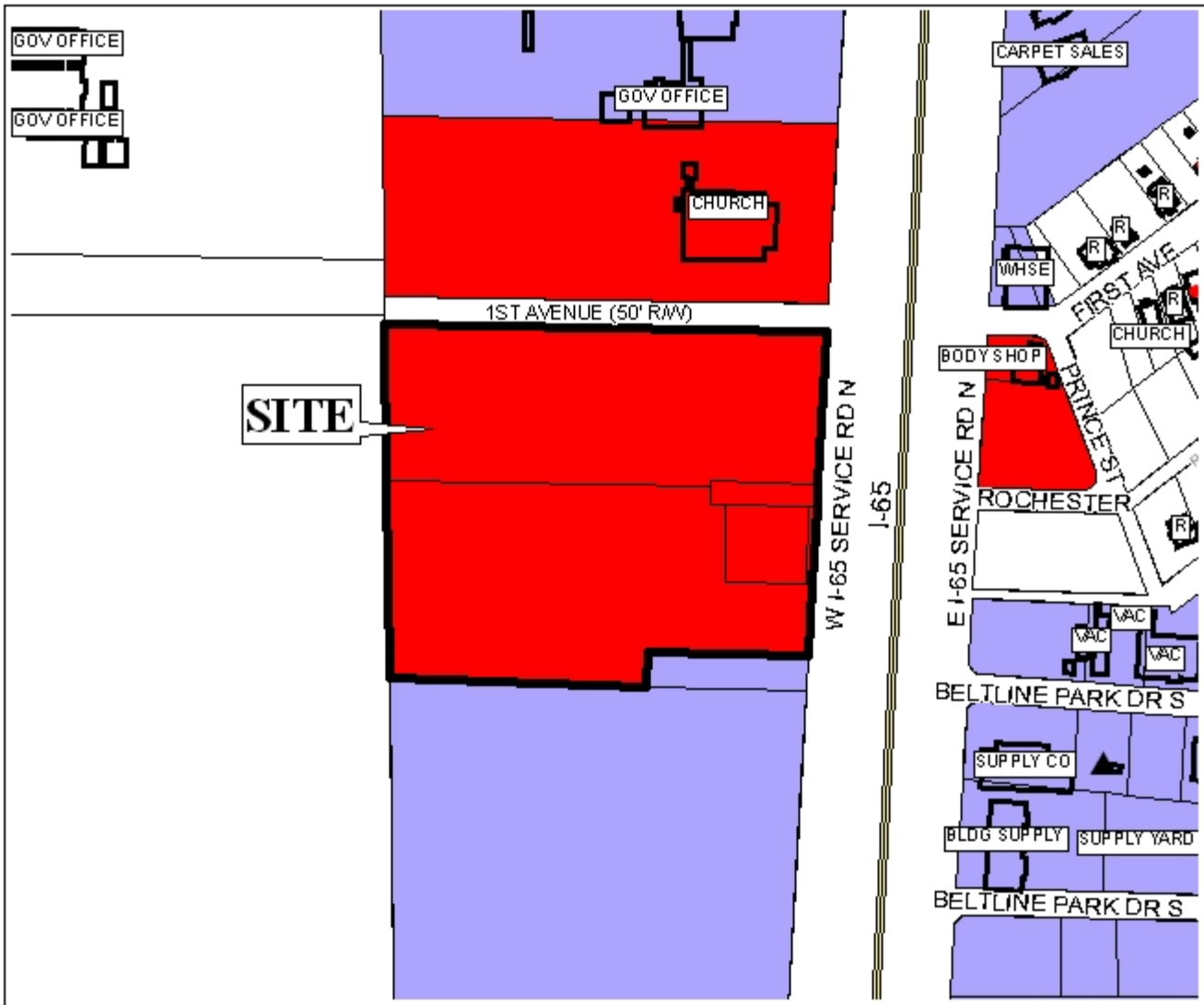
APPLICANT Nazaree Full Gospel Church

REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















This site is surrounded by miscellaneous land use.

APPLICATION NUMBER 2 DATE November 1, 2007

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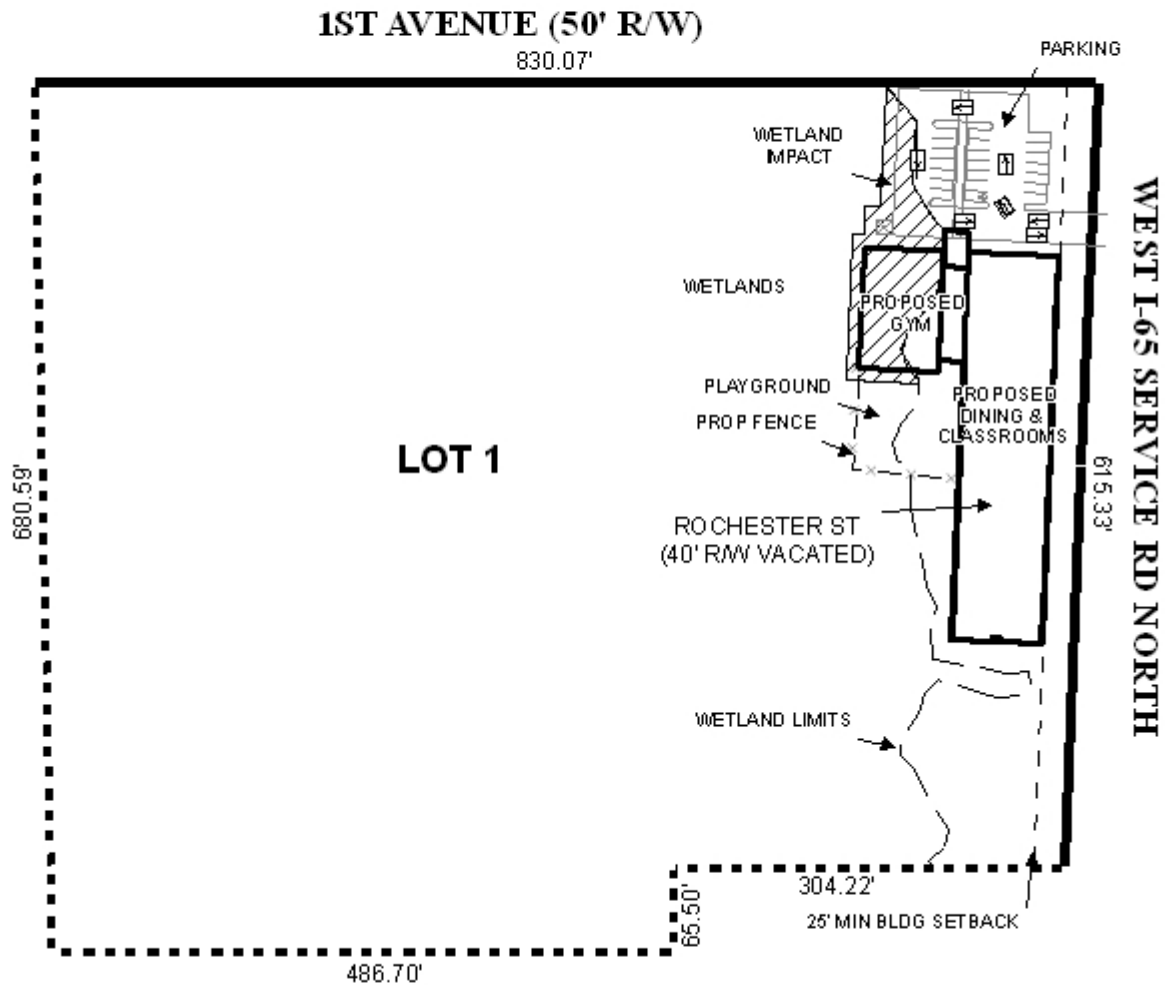
REQUEST Planning Approval

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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SITE PLAN



This site plan illustrates proposed structures and wetland limitations.

APPLICATION NUMBER 2 DATE November 1, 2007

APPLICANT Nazaree Full Gospel Church

REQUEST Planning Approval



NTS