

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: June 3, 2021**

<b><u>DEVELOPMENT NAME</u></b>	Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3, Resubdivision of Lot 2A
<b><u>SUBDIVISION NAME</u></b>	Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3, Resubdivision of Lot 2A
<b><u>LOCATION</u></b>	6101 & 6301 Grelot Road and 1401 Hillcrest Road (Southeast corner of Grelot Road and Hillcrest Road).
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>AREA OF PROPERTY</u></b>	3 Lots / 22.5± Acres (Subdivision) 5 Lots / 35.8± Acres (Planned Unit Development)
<b><u>CONTEMPLATED USE</u></b>	Subdivision approval to create three legal lots of record from a single legal lot of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and multiple buildings on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Not provided
<b><u>ENGINEERING COMMENTS</u></b>	

**Subdivision: FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Show and label the POB.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Review and revise the written bearing and distance labels for LOT 2, LOT 3, and the northern property line of LOT 1. Distances should be accurate, not labeled as “+/-”.
- E. Provide the Surveyor’s and Owner’s (notarized) signatures.

- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. LOT 2 –NONE.
- G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- H. Add a note 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.
- I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

**Planned Unit Development:** ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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).
- 2. 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.
- 3. 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.

4. 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.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Two separate traffic impact studies were prepared for the additions to this site. The reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the self-storage facility should be relocated south of the shared access driveway as a condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

## **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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 Subdivision approval to create three legal lots of record from a single legal lot of record; and Planned Unit Development approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and multiple buildings on a single building site.

The site has been given Neighborhood Center - Suburban (NC) and Mixed Commercial Corridor (MCC) land use designations, 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.

Suburban Center: This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- NC should support a limited amount of commercial employment
- NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
- The residential density in NC designations –ranging from 4 to 10 dwelling units per acre — must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

- NC in **suburban** contexts: These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).

Mixed Commercial Corridor (MCC): This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile’s transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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.

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.

The proposed lot sizes are labeled in square feet and acres, and exceed the minimum size requirements of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

The site has frontages along Grelot Road and Hillcrest Road, both major streets on the Major Street Plan with compliant 100' rights-of-way, making no dedications necessary. There are also private service roads, both existing, internal to the development.

In regards to access management, a note stating Traffic Engineering comments should be placed on the Final Plat, if approved.

The preliminary plat indicates the 25' minimum building setback line for both street frontages. If approved, this should be retained on the Final Plat as well.

There are three (3) access easements, a 10' sewer easement, and a 7.5' drainage & utility easement on the site. If approved, a note should be placed on the Final Plat stating that no structures are to be erected in any easement without permission of the easement holder.

PUD 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.

It is very important to note that the PUD review is site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Furthermore, PUD approvals expire after one year if no permits are obtained.

The existing site consists of one lot with five buildings associated with a church, one lot with a recreation area and pavilion, and one lot with a drugstore. The applicant wishes to create two additional lots from the recreation lot; one to be developed as a self-storage facility, and the other to be developed as a car wash. No changes are proposed to the other lots at this time.

The proposed Lot 2 is illustrated with a 48,000 square foot building, which is approximately 51.8% site coverage; 50% is the maximum allowable site coverage in a B-2 zoning district, therefore the applicant will need to adjust the building size accordingly.

There are eight (8) parking spaces for the proposed self-storage facility on Lot 2. Self-storage facilities only require parking for office space, so as long as there is no more than 2,400 square feet of office space, this will comply. It should be noted that seven (7) of the parking spaces are on the North side of the private service road, while the self-storage facility is on the South side. The site plan should be revised to depict parking spaces on the same side of the road as the building, per Traffic Engineering comments, if approved.

The proposed car wash is shown to have 25 parking spaces; the Zoning Ordinance requires one parking space per washing stall plus one per vacuum island. The site plan submitted does not indicate which parking spaces are for vacuum islands, making it difficult for staff to determine if sufficient parking is available. Because there will be 25 spaces, a photometric site plan will be required at the time of permitting, for Lot 3.

Lot 2 is proposed to have curb side pickup for waste removal, while Lot 3 shows a dumpster on the lot line. If approved, a note should be added to the site plan addressing waste removal from Lot 2, and stating that all new dumpsters on site will comply with sanitary sewer connection and enclosure requirements.

As this is this initial development for both Lots 2 and 3, they will be required to be brought into full compliance with frontage and parking area tree planting and landscape area requirements. A note should be placed on the site plan stating this, if approved.

## **RECOMMENDATION**

**Subdivision:** Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) retention of the 25' minimum building setback along all public rights-of-way;
- 3) compliance with Engineering comments: (*FINAL PLAT COMMENTS* (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the POB. C. Provide and label the monument set or found at each subdivision corner. D. Review and revise the written bearing and distance labels for LOT 2, LOT 3, and the northern property line of LOT 1. Distances should be accurate, not labeled as "+/-". E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. LOT 2 –NONE. G. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. H. Add a note 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. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.)
- 4) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Two separate traffic impact studies were prepared for the additions to this site. The

*reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the self-storage facility should be relocated south of the shared access driveway as a condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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) *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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 6) *compliance with Fire 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.);*
- 7) *submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and*
- 8) *full compliance with all municipal codes and ordinances.*

**Planned Unit Development:** Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:

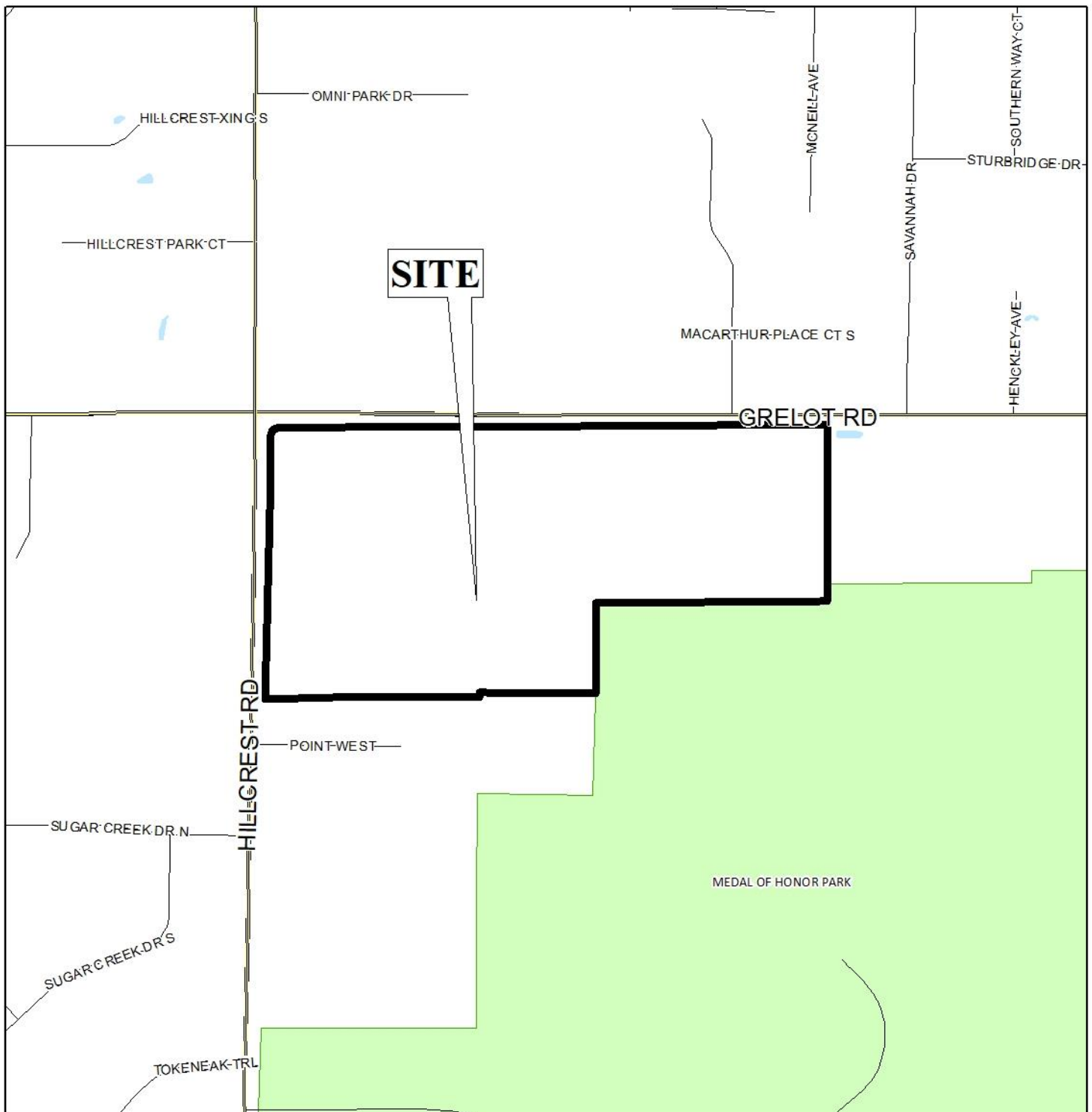
- a. *the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow the applicant to reconfigure the site so as to accommodate two new businesses, with access provided by private service roads;*
- b. *the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations), because it will allow increased shared access between sites;*
- c. *the proposal promotes the objective of Efficient land use (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 redevelopment), because it will allow new development in an existing commercial area;*
- d. *the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because the proposed development will not require any additional infrastructure.*

The approval should be subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;
- 2) depiction of the 25' minimum building setback along all public rights-of-way;
- 3) revision of the structure on Lot 2 to have 50% or less site coverage;
- 4) placement of a note on the site plan stating how waster will be removed from both Lot 2 and 3;
- 5) placement of a note stating that all new dumpsters will comply with sanitary sewer connection and enclosure requirements;
- 6) revision of the site plan to clearly indicate vacuum islands for the car wash;
- 7) revision of the site plan to show all parking spaces for the self-storage facility to be located on the South of the Service Road;
- 8) compliance with Engineering comments: (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting 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). 2. 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. 3. 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. 4. 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. 5. 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. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 9) placement of a note on the Final Plat stating the following Traffic Engineering comments: (*Two separate traffic impact studies were prepared for the additions to this site. The reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the self-storage facility should be relocated south of the shared access driveway as a condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform*

- to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 11) *compliance with Fire 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.);*
- 12) *submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and*
- 13) *full compliance with all municipal codes and ordinances.*

# LOCATOR MAP



APPLICATION NUMBER 4 DATE June 3, 2021

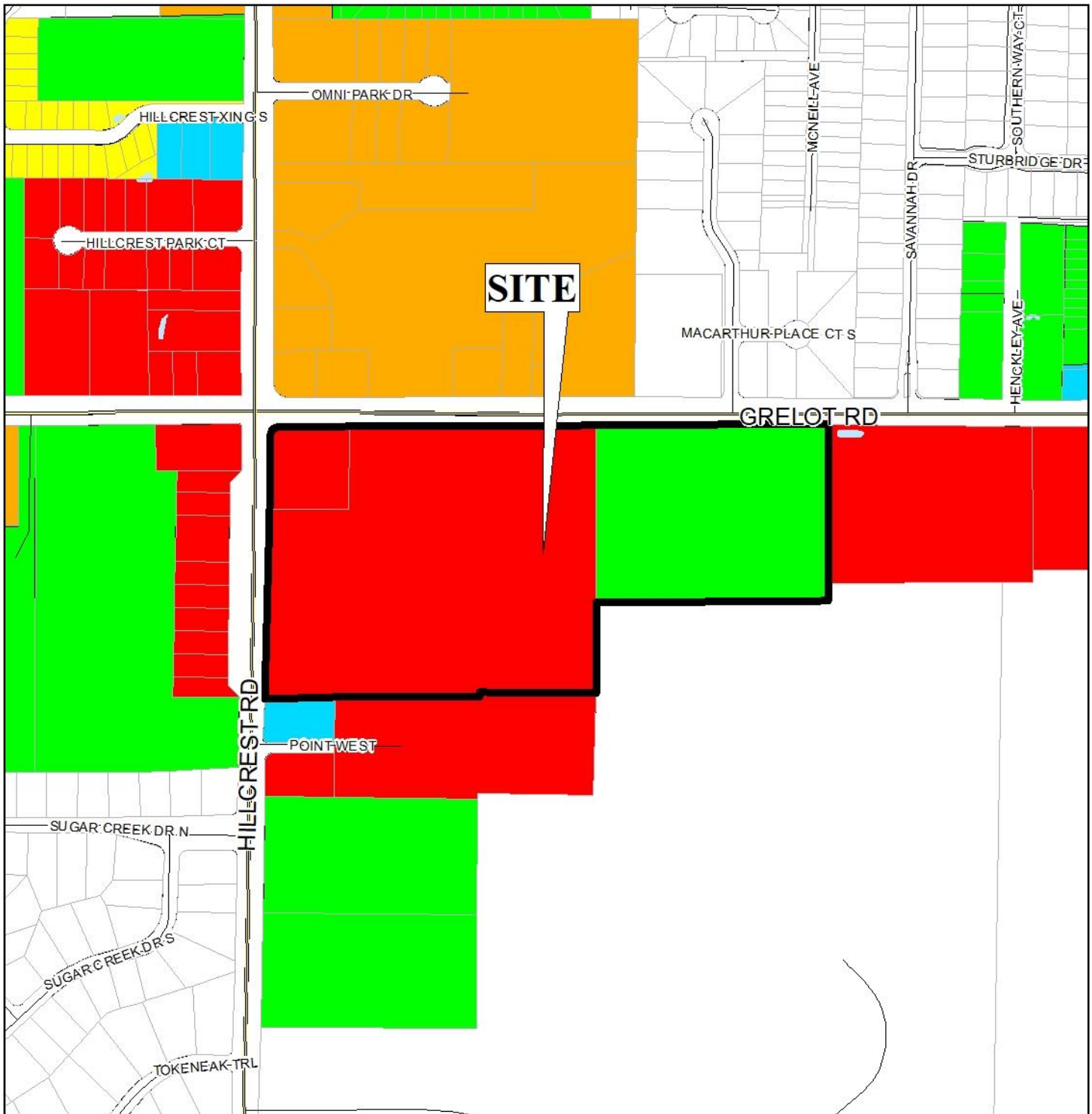
APPLICANT Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3, Resubdivision of Lot 2 A

REQUEST Subdivision, Planned Unit Development



NTS

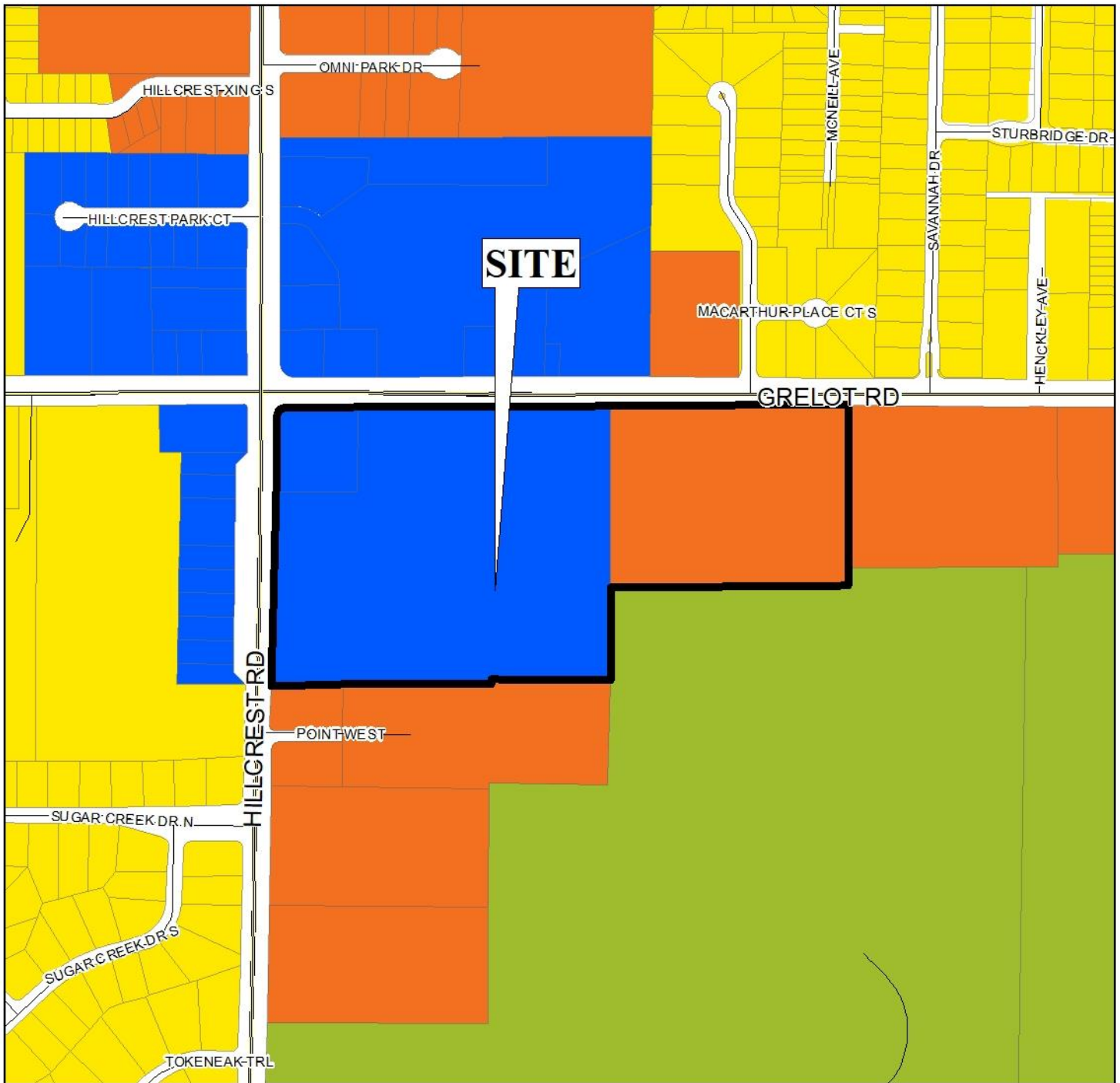
# LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE June 3, 2021  
 APPLICANT Christ United Methodist Church Subdivision, Resubdivision  
of Lots 2 and 3, Resubdivision of Lot 2 A  
 REQUEST Subdivision, Planned Unit Development



# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE June 3, 2021

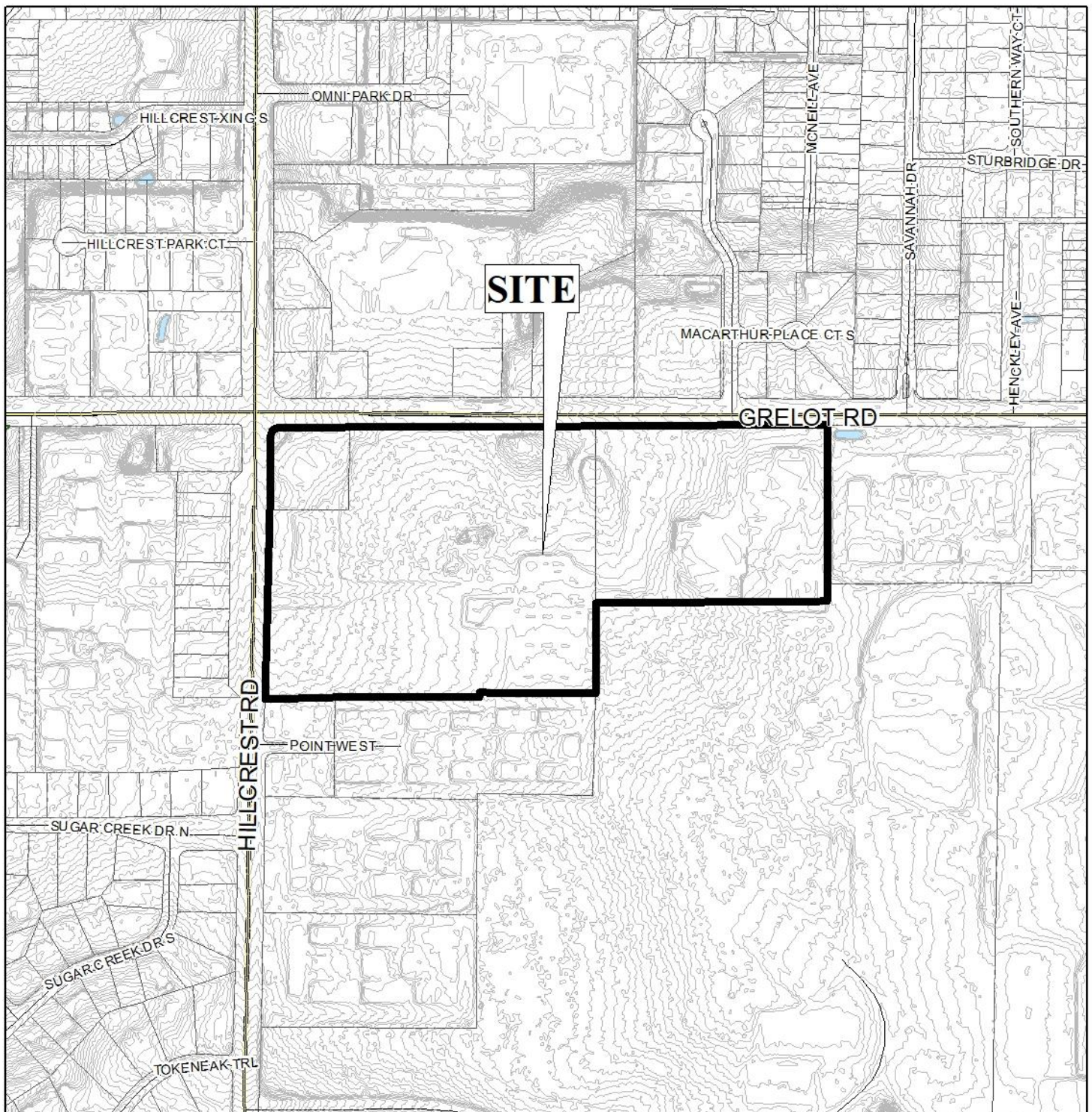
Christ United Methodist Church Subdivision, Resubdivision  
 APPLICANT of Lots 2 and 3, Resubdivision of Lot 2A

REQUEST Subdivision, Planned Unit Development

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 4 DATE June 3, 2021

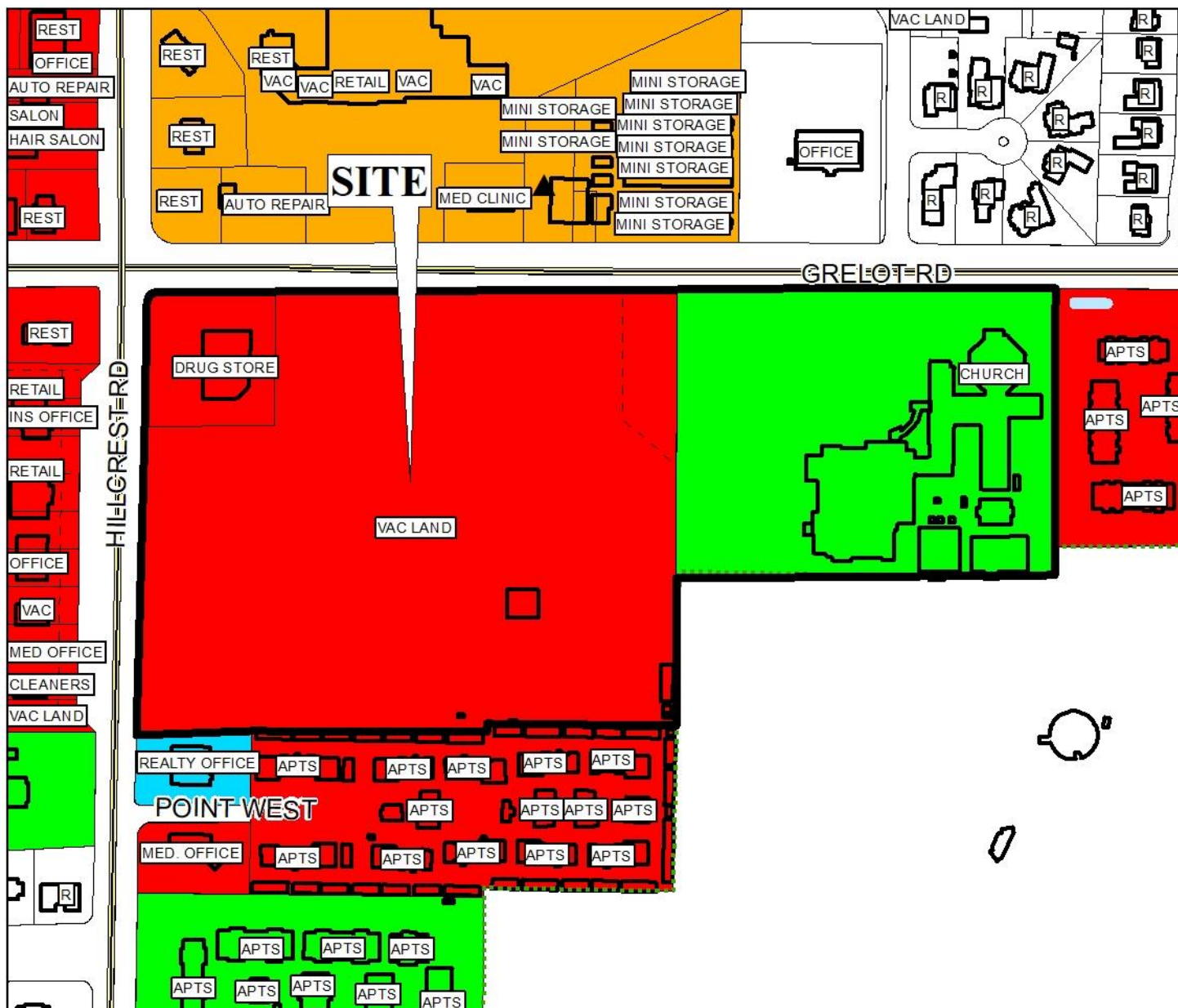
APPLICANT Christ United Methodist Church Subdivision, Resubdivision  
of Lots 2 and 3, Resubdivision of Lot 2 A

REQUEST Subdivision, Planned Unit Development



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the east, and commercial units to the west.

APPLICATION NUMBER 4 DATE June 3, 2021

Christ United Methodist Church Subdivision, Resubdivision  
APPLICANT of Lots 2 and 3, Resubdivision of Lot 2A

REQUEST Subdivision, Planned Unit Development

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 residential units to the east, and commercial units to the west.

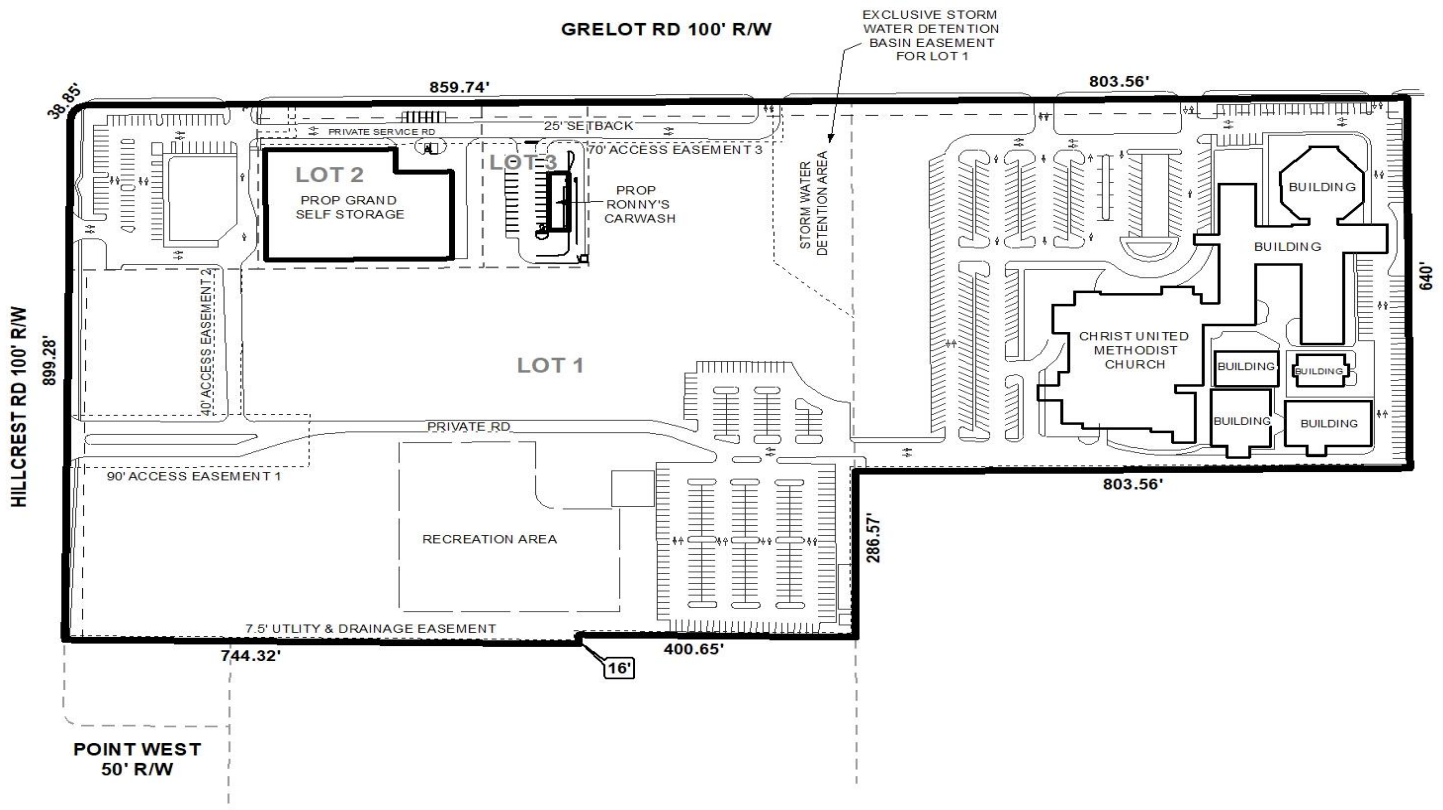
APPLICATION NUMBER 4 DATE June 3, 2021

APPLICANT Christ United Methodist Church Subdivision, Resubdivision  
of Lots 2 and 3, Resubdivision of Lot 2A

REQUEST Subdivision, Planned Unit Development



# SITE PLAN



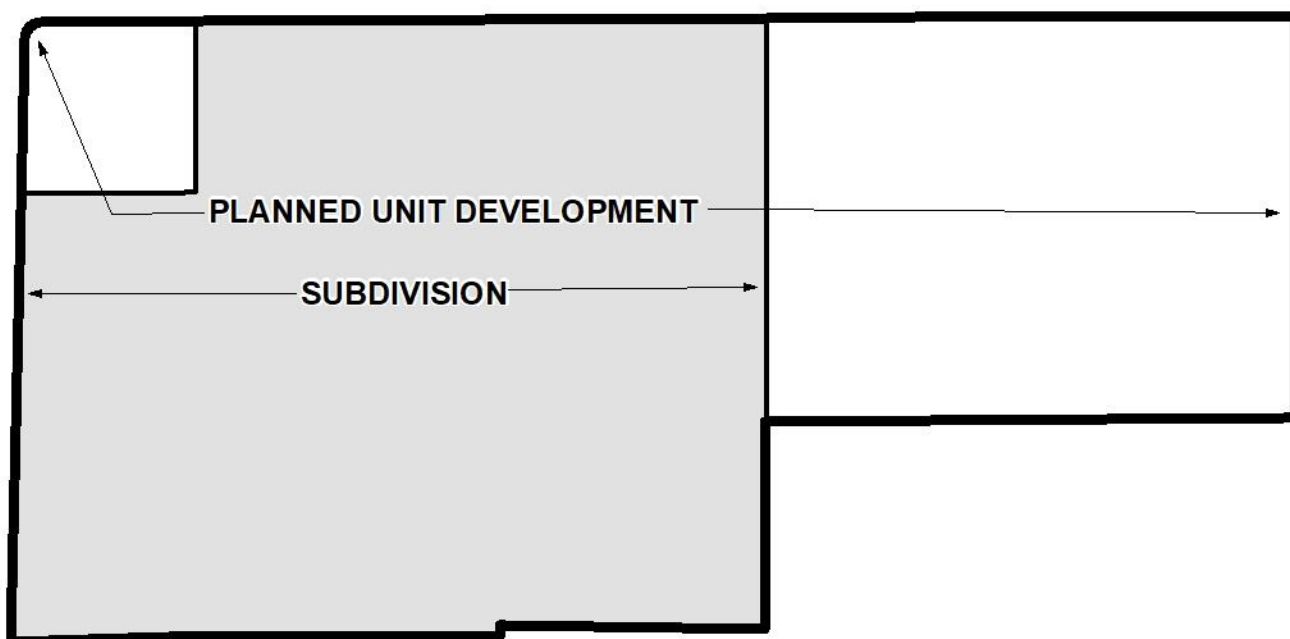
The site plan illustrates the existing church, proposed carwash, proposed storage building, parking, easements, and setback.

APPLICATION NUMBER 4 DATE June 3, 2021  
 APPLICANT Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3, Resubdivision of Lot 2A  
 REQUEST Subdivision, Planned Unit Development



NTS

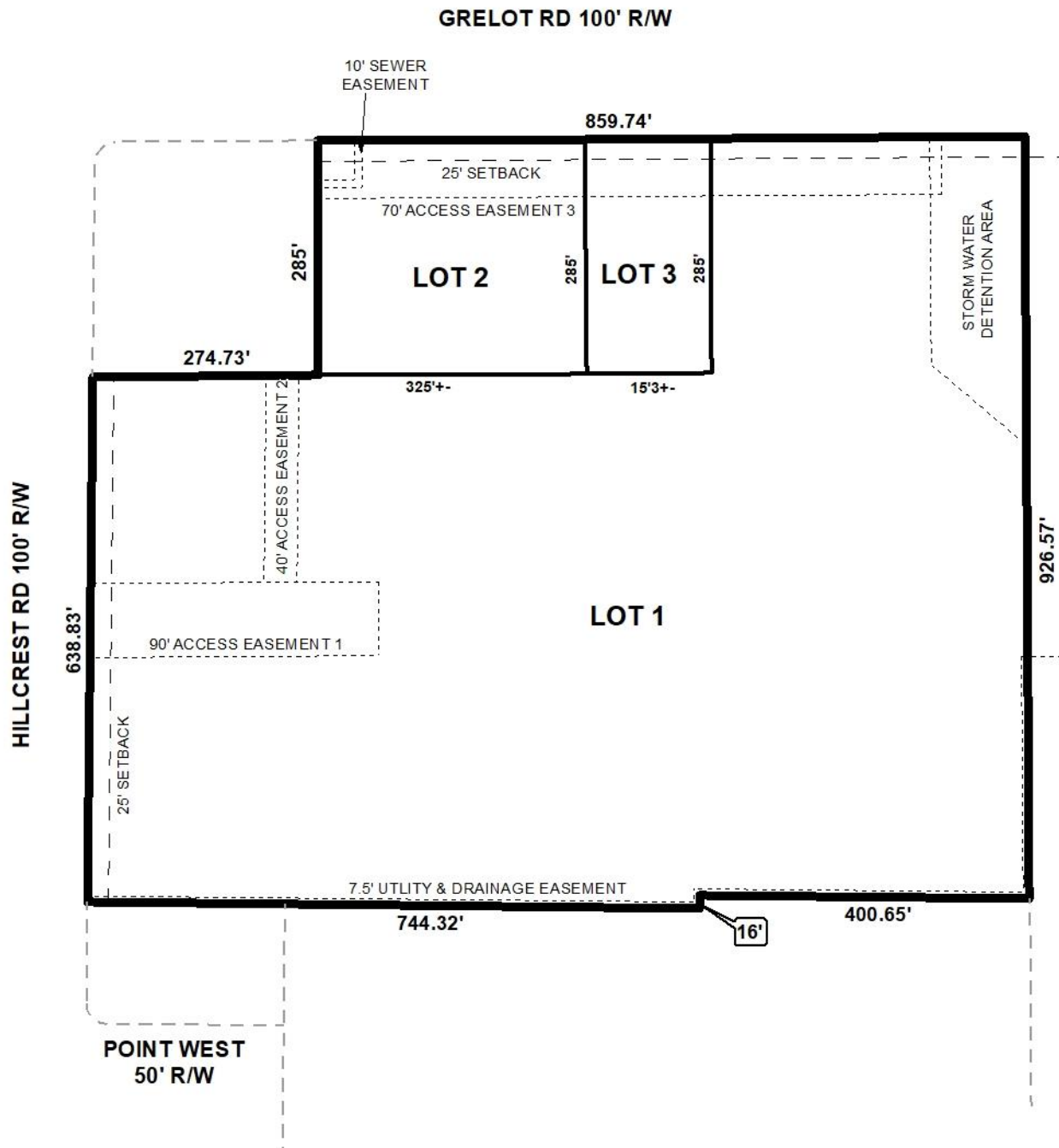
# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE June 3, 2021  
APPLICANT Christ United Methodist Church Subdivision, Resubdivision  
of Lots 2 and 3, Resubdivision of Lot 2A  
REQUEST Subdivision, Planned Unit Development



# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE June 3, 2021  
APPLICANT Christ United Methodist Church Subdivision, Resubdivision  
REQUEST of Lots 2 and 3, Resubdivision of Lot 2 A  
Subdivision, Planned Unit Development



