

**SUBDIVISION,
PLANNED UNIT DEVELOPMENT, &
PLANNING APPROVAL STAFF REPORT****Date: January 17, 2019**

<u>NAME</u>	Corinthian Missionary Baptist Church Subdivision
<u>SUBDIVISION NAME</u>	Corinthian Missionary Baptist Church Subdivision
<u>LOCATION</u>	451, 453, 457, and 459 Weinacker Avenue (Southeast corner of Weinacker Avenue and Virginia Street, extending to the North and South sides of Elliott Street, extending to the Northeast corner of Weinacker Avenue and Buck Street).
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District
<u>AREA OF PROPERTY</u>	2 Lot / 1.6± Acres
<u>PRESENT ZONING</u>	Subdivision approval to create two legal lots of record from thirteen (13) legal lots of record; Planned Unit Development Approval to allow shared parking between two building sites; and, Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, to include a new fellowship hall.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Not Provided
<u>ENGINEERING COMMENTS</u>	

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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest and southwest corners of LOT A to the City of Mobile, and list the amount of dedicated acreage.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.

- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating 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.
- G. 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.
- H. 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.
- I. Add a note to the plat stating that all 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.
- J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

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 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.

Planning Approval:

- 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 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

Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.

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 Subdivision approval to create two legal lots of record from thirteen (13) legal lots of record; Planned Unit Development Approval to allow shared parking between two building sites; and, Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, to include a new fellowship hall.

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 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential 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 church had Planning Approval and a Variance in 1989 to allow a new sanctuary and office building within the front setback on the currently proposed Lot B, and associated parking on a

portion of the currently proposed Lot A. The Planning Approval was granted with the following conditions:

1. Provision of the minimum 63 parking spaces;
2. Provision of a 24-foot width for all two-way drives; and,
3. Compliance with all other applicable municipal codes and ordinances

No permits were obtained, thus both of these approvals are no longer valid.

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 provided in square feet and acres, and exceed the minimum standards. As such, if approved, this information should be retained on the Final Plat.

The lots front Weinacker Avenue, Elliott Street, and Buck Street, all minor streets. Weinacker Avenue and Elliott Street have curb and gutters, and compliant 50' rights-of-way, making no dedication necessary. Buck Street does not have curb and gutters, therefore a 60' right-of-way would typically be required. The site also fronts Virginia Street, a major street, which should have an 80' right-of-way per the Major Street Plan, and has an existing right-of-way width of 50'. Therefore, if approved, the Final Plat should be revised to depict an increased setback in lieu of dedication to provide 30' to the centerline of Buck Street and dedication to provide 40' to the centerline of Virginia Street. Furthermore, dedication of the corner radii of: Weinacker Avenue and Virginia Street, Weinacker Avenue and Elliott Street, and Weinacker Avenue and Buck Street per Section V.D.6. of the Subdivision Regulations should be required.

The 25' minimum building setback is depicted along all frontage for the proposed Lot A. The proposed Lot B depicts a 25' setback along Elliott Street, a 5' setback along Weinacker Avenue, and a 10' setback along Buck Street. The applicant is requesting reduced setbacks to accommodate the existing structure, however, the existing structure is considered non-conforming, and as such is allowed to remain in the required setbacks. If approved, the Final Plat should be revised to depict a 25' minimum building setback along all frontages, with the exception of Buck Street, which should have a 30' setback.

The proposed Lot A has two (2) existing curb cuts each to Virginia Street and Elliott Street, with three (3) existing curb cuts to Weinacker Avenue. The proposed site plan depicts no curb cuts to Weinacker Avenue, and one (1) curb cut each to Virginia Street and Elliott Street. The proposed Lot B has one (1) existing curb cut each to Elliott Street and Buck Street, and proposes to maintain those existing curb cuts. Per Traffic Engineering, each lot should be limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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.

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. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore any future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required. Furthermore, PUD approvals expire after one year if no permits are obtained.

The applicant states the following:

THE PLANNING STAFF REQUIRED THE INCLUSION OF THE PROPERTY WHERE THE SANCTUARY IS LOCATED. THIS REQUIRED A PUD APPLICATION AND REVISIONS TO THE SUBDIVISION AND PLANNING APPROVAL APPLICATIONS.

LOT "A": THE CHURCH LOCATED AT 451 WEINACKER AVENUE IS PROPOSING TO CONSTRUCT A FELLOWSHIP HALL ON THEIR PROPERTY BOUND BY VIRGINIA STREET, WEINACKER AVENUE, AND ELLIOTT STREET. IN CONJUNCTION WITH THE BUILDING, THEY ARE PROPOSING TO CONSTRUCT ASPHALT DRIVES AND PARKING SPACES TO ACCOMMODATE 54 VEHICLES. THE CHURCH IS CURRENTLY USING THIS AREA AS PARKING FOR THEIR SERVICES THEREFORE THIS PROPOSED USE WILL NOT INCREASE TRAFFIC CONGESTION AND WITH THE REDUCTION OF DRIVE TURNOUTS, THE FLOW OF TRAFFIC INTO AND EXITING THE PROPERTY WILL BE MORE ORDERLY. THE CHURCH HAS BEEN A PART OF THIS NEIGHBORHOOD FOR MANY YEARS AND THIS PROPOSAL SHOULD NOT AFFECT THIS AREA.

A PLANNING APPROVAL IS SUBMITTED TO ALLOW A CHURCH BUILDING TO BE LOCATED IN AN R-1 ZONING DISTRICT.

A SUBDIVISION APPLICATION IS SUBMITTED TO COMBINE THE EXISTING 8 LOTS INTO A SINGLE LOT TO ALLOW THIS CONSTRUCTION. THIS IS LOT A ON THE PROPOSED SUBDIVISION PLAT.

LOT "B": LOT B WILL CONSIST OF 5 EXISTING LOTS IN THE BLOCK BOUND BY ELLIOTT STREET, WEINACKER AVENUE, AND BUCK STREET. WE ARE REQUESTING REDUCED BUILDING SETBACKS ON LOT B TO MISS THE EXISTING BUILDINGS. THE REQUEST IS FOR A 5' SETBACK ON WEINACKER AVENUE AND A 10' SETBACK ON BUCK STREET.

THE PLANNED UNIT DEVELOPMENT SHOWS THE EXISTING SANCTUARY BUILDING AND 2 EXISTING DRIVES ON LOT B. THERE ARE EXISTING SIDEWALKS ON THE 3 STREET FRONTAGES AND THE SITE HAS MORE THAN 3 TIMES THE TOTAL LANDSCAPE REQUIREMENT. NO REVISIONS OR ADDITIONS ARE PLANNED FOR THE STRUCTURE LOCATED ON LOT B.

The site plan depicts the new 5,713± square foot fellowship hall on the proposed Lot A, that meets all required setbacks. The existing church on the proposed Lot B is proposed to remain in its current configuration. No mention is made of the number of seats in the church, which is the metric used in the Zoning Ordinance to determine the number of required parking spaces for a church. However, given that the previous Planning Approval required the site to have a minimum of 63 spaces, without any updated information, staff can only presume that at least that number would be required to be provided today, given that there have been no major changes to the church building since 1989. The site plan as submitted illustrates 54 parking spaces; therefore it appears that there may be a deficit of 9 parking spaces. It should be noted that the Planning Commission does have the ability to allow the church expansion despite the apparent shortage of parking spaces, if it feels that the development would not negatively impact the surrounding area. It should also be noted that due to the proposed parking lot consisting of more than 25 spaces, a photometric plan will be required at the time of permitting.

It should be noted that both lots abut R-1, Single-Family Residential properties to the East. The site plan submitted depicts a 6' high privacy fence along that property line (being reduced to 3' within the front setback) for proposed Lot A, but not Lot B. If approved, a matching privacy fence should be depicted along the East property line of proposed Lot B.

As this is a new development proposed for Lot A, it will be required to come into full compliance with tree planting and landscape area regulations. As submitted, the site plan does appear to comply. It should be noted that Lot B does not comply with tree planting and landscape area requirements, but as no changes are being made to the building footprint at this time compliance should not be required. Any new trees proposed for the site should have specific tree species' called out on the landscape plan submitted at the time of permitting, so that staff can ensure they are not planted at such a spacing as they will not be able to thrive.

A dumpster is depicted on the lot with the proposed fellowship hall, including a note that it will be enclosed by a 6' high privacy fence and will have a sanitary sewer connection as required by the Zoning Ordinance. If approved, this should remain on the site plan.

RECOMMENDATION

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

- 1) dedication to provide 40' to the centerline of Virginia Street;
- 2) dedication of the corner radii of Weinacker Avenue and Virginia Street per Section V.D.6. of the Subdivision Regulations;

- 3) dedication of the corner radii of Weinacker Avenue and Elliott Street per Section V.D.6. of the Subdivision Regulations;
- 4) dedication of the corner radii of Weinacker Avenue and Buck Street per Section V.D.6. of the Subdivision Regulations;
- 5) retention of the lot sizes in square feet and acre, adjusted for dedication;
- 6) depiction of an increased setback along Buck Street to provide 30' to the centerline of Buck Street (30' setback);
- 7) depiction of the 25' minimum building setback line along all other street frontages;
- 8) 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northwest and southwest corners of LOT A to the City of Mobile, and list the amount of dedicated acreage. C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating 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. G. 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. H. 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. I. Add a note to the plat stating that all 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. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);
- 9) placement of a note on the plat stating the following Traffic Engineering comments: (Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.);

- 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 (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.*.);
- 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)); and,*
- 12) provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of the Final Plat.

Planned Unit Development: Staff recommends the following Findings of Fact for Approval of 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 allows for an existing church to expand while redeveloping a site that has been vacant;
- 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 the applicant is expanding onto an adjacent site and providing a paved parking area for the church, where there is not one currently;
- 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 the site is within a developed area;
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), because the project does not eliminate any existing urban amenities or natural features, and the existing urban fabric is retained;
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design), because the project is within an existing developed area; and
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because no new public infrastructure must be constructed to meet the applicant's needs.

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

- 1) dedication to provide 30' to the centerline of Buck Street and 40' to the centerline of Virginia Street;
- 2) dedication of the corner radii of Weinacker Avenue and Virginia Street per Section V.D.6. of the Subdivision Regulations;
- 3) dedication of the corner radii of Weinacker Avenue and Elliott Street per Section V.D.6. of the Subdivision Regulations;

- 4) dedication of the corner radii of Weinacker Avenue and Buck Street per Section V.D.6. of the Subdivision Regulations;
- 5) retention of the lot sizes in square feet and acre, adjusted for dedication;
- 6) depiction of the 25' minimum building setback line along all street frontages;
- 7) retention of the dumpster connected to sanitary sewer with a compliant enclosure;
- 8) revision of the site plan to include the number of seats in the church;
- 9) revision of the site plan to depict a compliant residential buffer where Lot B abuts residential property;
- 10) Lot A must fully comply with tree planting and landscape area requirements;
- 11) placement of a note on the site plan stating that any future changes to the site plan will require a new Planned Unit Development and Planning Approval;
- 12) 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 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.);*
- 13) placement of a note on the site plan stating the following Traffic Engineering comments: *(Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.);*
- 14) 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 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.)); and

- 15) *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)).*
- 16) *provision of two revised PUD site plans to the Planning & Zoning office prior to the signing of the Final Plat.*

Planning Approval: Staff recommends the following Findings of Fact for 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 the church has operated at the site since at least 1972;*
- b. *the proposal will not cause undue traffic congestion or create a traffic hazard, because the church is expanding onto a site that church members are currently using to park on without the site being improved; and*
- c. *the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it is an expansion of an existing business that has operated at this location for more than 47 years.*

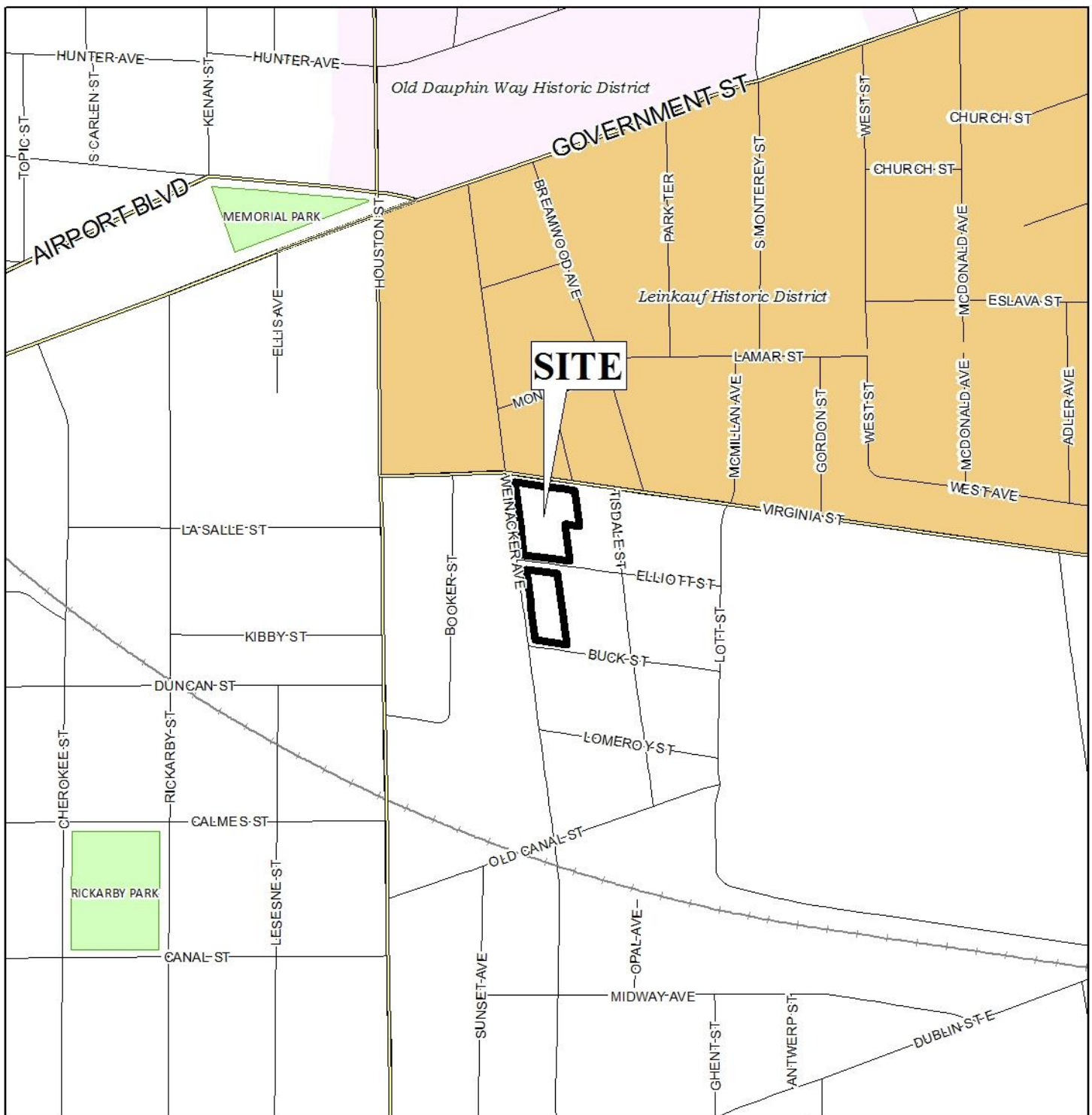
Recommended for Approval, subject to the following conditions:

- 1) *compliance with Engineering comments: (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 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.);

- 2) placement of a note on the site plan stating the following Traffic Engineering comments: *(Each lot is limited to two curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Site driveways may need to be slightly adjusted to allow for the maximum radii, taking into account proximity to property line and drainage structures.);*
- 3) 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 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.);*
- 4) 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)); and,*
- 5) full compliance with all municipal codes and ordinances.

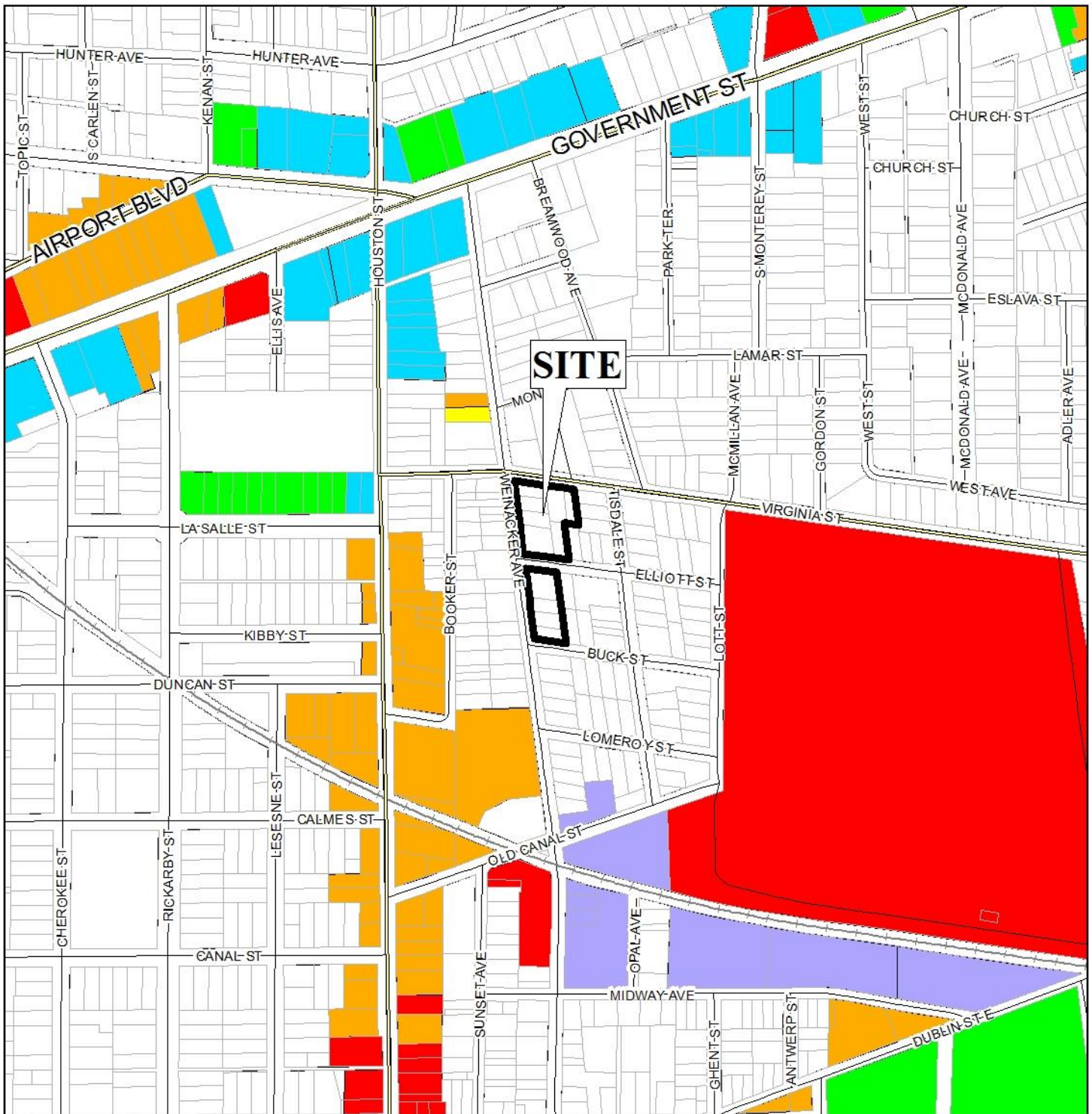
LOCATOR MAP



APPLICATION NUMBER 4 DATE January 17, 2019
 APPLICANT Corinthian Missionary Baptist Church Subdivision
 REQUEST Subdivision, Planned Unit Development, Planning Approval



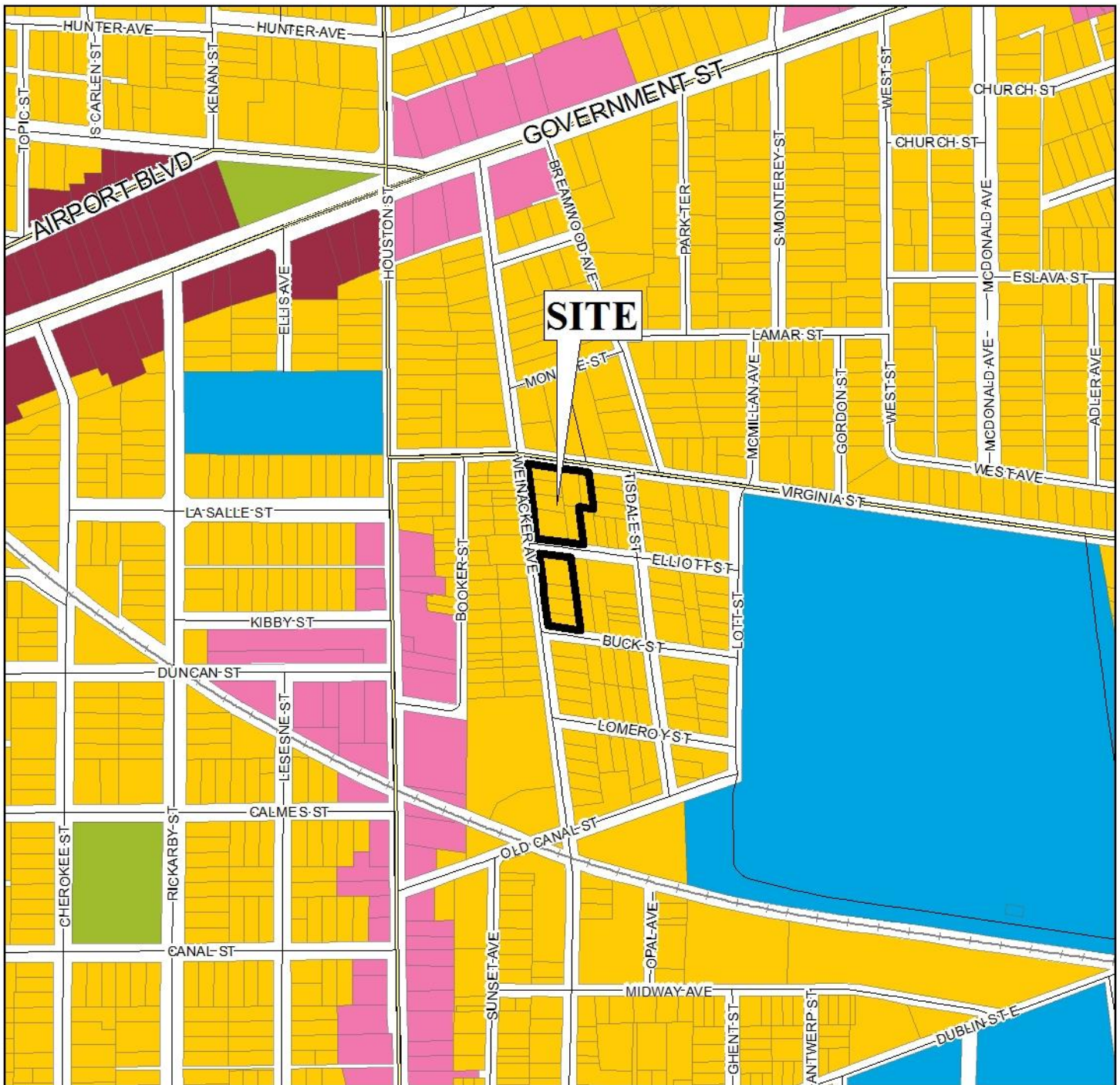
LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE January 17, 2019
APPLICANT Corinthian Missionary Baptist Church Subdivision
REQUEST Subdivision, Planned Unit Development, Planning Approval



FLUM LOCATOR MAP

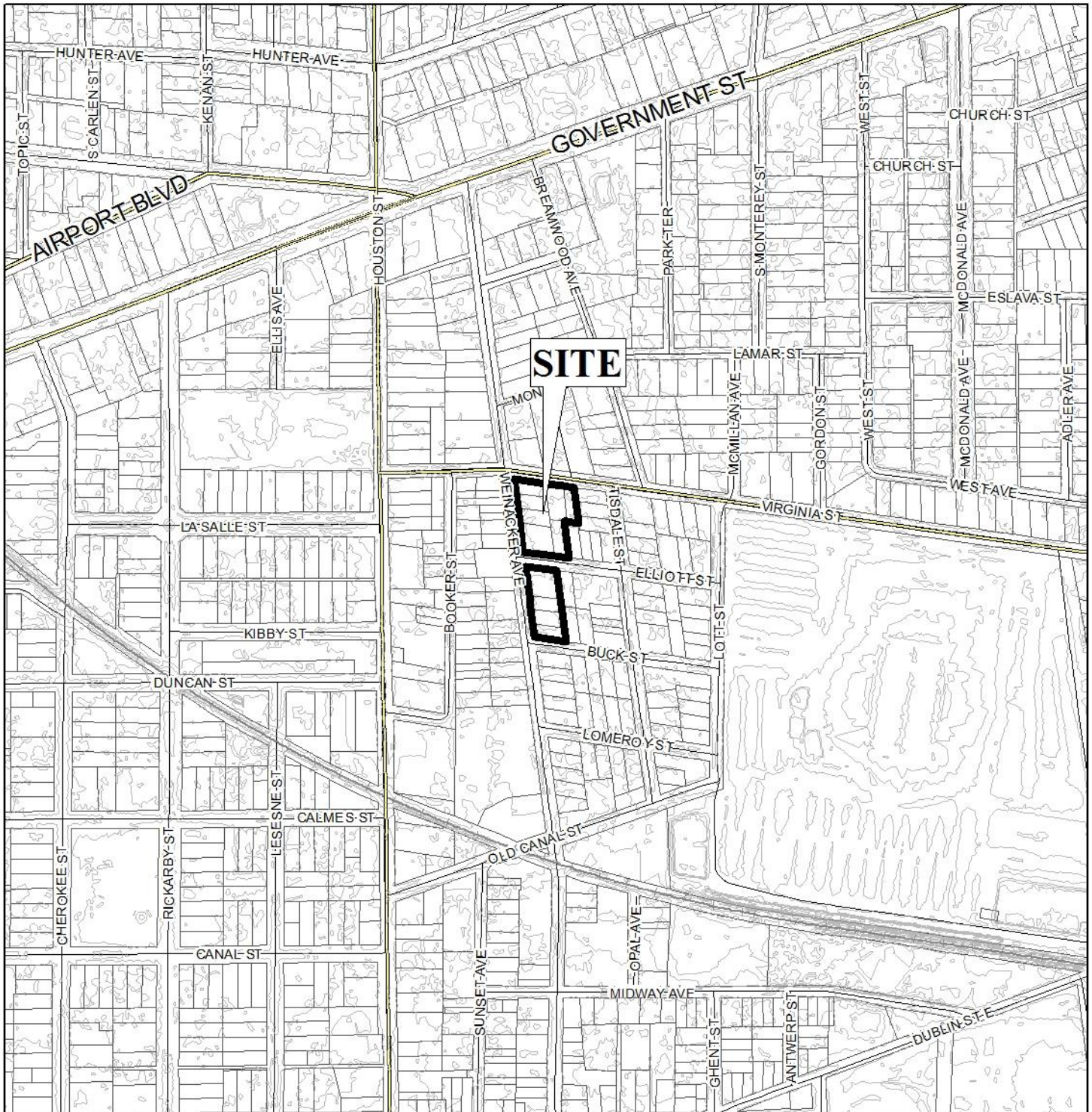


APPLICATION NUMBER 4 DATE January 17, 2019
 APPLICANT Corinthian Missionary Baptist Church Subdivision
 REQUEST Subdivision, Planned Unit Development, Planning Approval

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



APPLICATION NUMBER 4 DATE January 17, 2019
APPLICANT Corinthian Missionary Baptist Church Subdivision
REQUEST Subdivision, Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units are located to the west.

APPLICATION NUMBER 4 DATE January 17, 2019
 APPLICANT Corinthian Missionary Baptist Church Subdivision
 REQUEST Subdivision, Planned Unit Development, Planning Approval

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

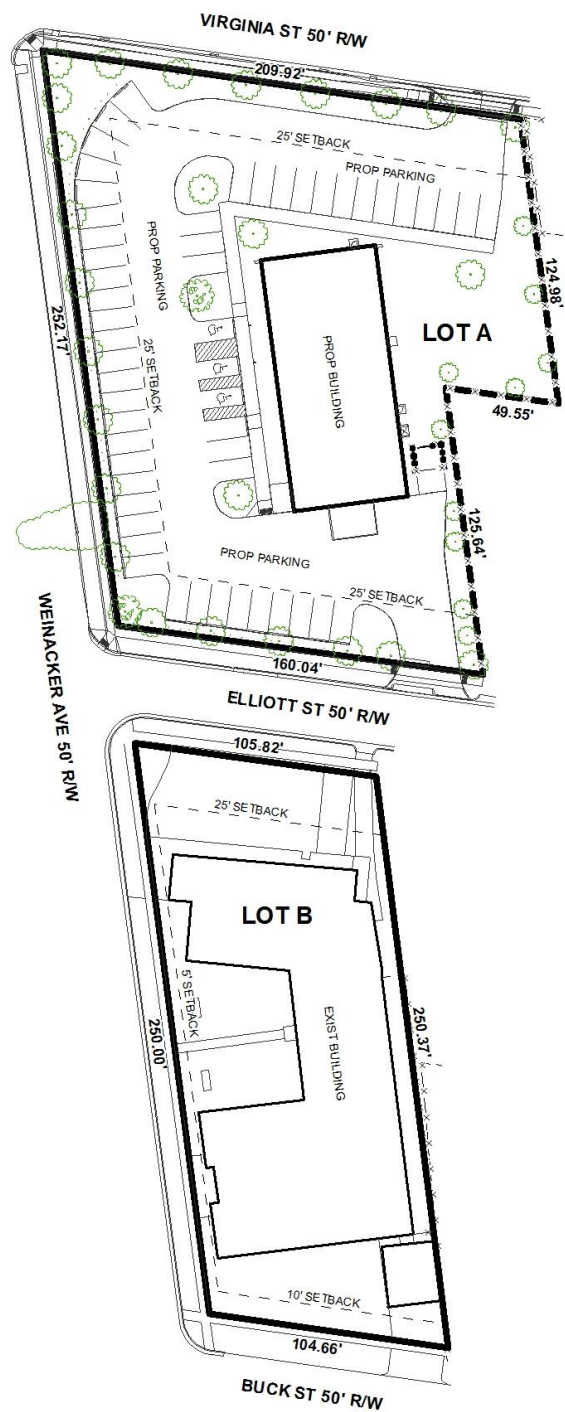


The site is surrounded by residential units. Commercial units are located to the west.

APPLICATION NUMBER 4 DATE January 17, 2019
 APPLICANT Corinthian Missionary Baptist Church Subdivision
 REQUEST Subdivision, Planned Unit Development, Planning Approval



SITE PLAN



The site plan illustrates the existing building, proposed building, proposed parking, and setbacks.

APPLICATION NUMBER 4 DATE January 17, 2019
APPLICANT Corinthian Missionary Baptist Church Subdivision
REQUEST Subdivision, Planned Unit Development, Planning Approval



