

**PLANNED UNIT DEVELOPMENT  
STAFF REPORT****Date: July 21, 2022**

<b><u>DEVELOPMENT NAME</u></b>	Rightway Christian Center Church
<b><u>LOCATION</u></b>	2500 North University Boulevard (East side of North University Boulevard, 645'± North of Mickey Drive)
<b><u>PRESENT ZONING</u></b>	B-1, Buffer Business District
<b><u>CITY COUNCIL DISTRICT</u></b>	District 1
<b><u>AREA OF PROPERTY</u></b>	1 Lots / 122± Acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to allow multiple buildings on a single building site.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediately.
<b><u>ENGINEERING COMMENTS</u></b>	<p>ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:</p> <p>A. 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).</p> <p>B. 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.</p> <p>C. 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.</p> <p>D. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.</p>

- E. 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.
- F. 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.
- G. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

Site is limited to driveways as shown on the approved PUD plan with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 Planned Unit Development Approval to allow multiple buildings on a single building site.

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

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

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

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

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Planned Unit Development (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.

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

The applicant states the following in their narrative:

*Right Way Christian Center is proposed for use as an extensive Christian Center for church activities and facilities. The facilities include a church sanctuary building, a fitness center, athletic fields, a Christian School, a Bible College, and other related use areas.*

*The site has areas within the Eight-Mile Creek watershed which include wetlands and flood plain. No work is proposed in these areas. All construction work will require best management practices and will be closely monitored for compliances.*

*The adjacent properties on the West, South and East are wooded areas with a portion of the property to the East and North being owned by the City of Mobile. The property immediately North and adjacent to the site on North University Blvd. is owned by Northside Bible Church, Inc. which is compatible with the intended use of this property.*

*As shown on the artist's rendering of the proposed facilities, the architecture, landscaping, etc. is very attractive and will enhance the development of the area. There is a need for sites for churches and related Christian schools and colleges in the area.*

*The Phase 1 facilities include one large sanctuary worship building approximately 58,483 SF and includes indoor worship seating capacity of 884. Project includes on-site parking for approximately 221 spaces with required handicapped spaces. One (1) outdoor amphitheater located directly behind church building that includes outdoor seating for 300. One (1) 2,400 SF Maintenance Building is located near the southeast corner of the Sanctuary Building. Master retention pond is provided along the east side of property for the Phase 1 Project, which also has been designed for future expansion.*

*Proposed project shows a future fitness center building and basketball courts and outdoor turf area located along north side of the future parking area.*

*Construction for Phase 1 is expected to begin in June 2022 and will take approximately 18 months for completion. The remaining proposed facilities would be scheduled to be permitted within the period of 2023 to 2026.*

The site was originally the subject of Subdivision, Planned Unit Development, Planning Approval, and Rezoning requests, at the June 18, 2020 Planning Commission meeting. In regard to the 2020 requests; the Subdivision approval was to create four (4) legal lots of record; the Planned Unit Development approval allowed for multiple buildings on a single building site; the Planning Approval allowed for a school in a B-1, Buffer Business District; and the Rezoning request rezoned the subject site from R-1, Single-Family Residential to B-1. The Commission approved the Subdivision, Planned Unit Development, and Planning Approval and recommended approval of the Rezoning request to City Council, which subsequently approved the B-1 zoning at its May 25, 2021 meeting.

Out of the four approvals from the June 18, 2020 meeting all were finalized except the Planned Unit Development request; which expired on June 18, 2021, hence this application.

The submitted site plan is a Master Plan for the church's phased development and indicates that the main sanctuary, playground, open-air amphitheater, maintenance building and associated parking will be developed in Phase I. A future phase or phases will include a life fitness center, school, and various associated athletic facilities. As the future phase or phases are planned for development, an amended PUD would be required for each phase. As well as a revised Planning Approval for the school. Parking provided for the initial phase is based upon a capacity of 884 seats within the 58,483 square-foot sanctuary facility and 300 seating capacity for the Outdoor Amphitheatre. This would require 296 parking spaces. The applicant's narrative indicates that 221 parking spaces will be provided and 231 are illustrated on the submitted Master Plan for Phase I. The number of proposed parking would not be compliant with the total amount required, and as such, Staff recommends the Commission hold over the application until such time that a revised Master Plan is submitted to staff illustrating compliance. It should also be noted that a photometric site plan will be required at the time of permitting, if approved.

The site plan does not indicate a sidewalk to be provided within the North University Boulevard right-of-way. Therefore, the site plan should be revised to indicate a compliant City-standard sidewalk within the right-of-way along the lot frontage. Also, not shown on the site plan is a compliant dumpster, nor is there a note on the site plan stating that no dumpster will be utilized. Therefore, the site plan should be revised to either indicate compliance with Section 64-4.D.9. of the Zoning Ordinance, or a note should be required on the site plan stating that no dumpster will be utilized and refuse collection will be via curbside service or private can collection service.

The site plan does not depict a compliant 25-foot building setback along North University Boulevard. As such, the site plan should be revised to illustrate the minimum building setback along all frontages.

No landscaping or tree planting calculations are provided on the site plan. Therefore, the site plan should be revised to provide the landscaping calculations for the church site. With regard to tree plantings, no tree planting schedule is provided on the site plan. Therefore, the site plan should be revised to illustrate full compliance with tree plantings. As the City is looking closely at the spacing of tree plantings to provide a more favorable growth space, the applicant should coordinate with staff on the location of required trees using the Right Tree Right Place criteria.

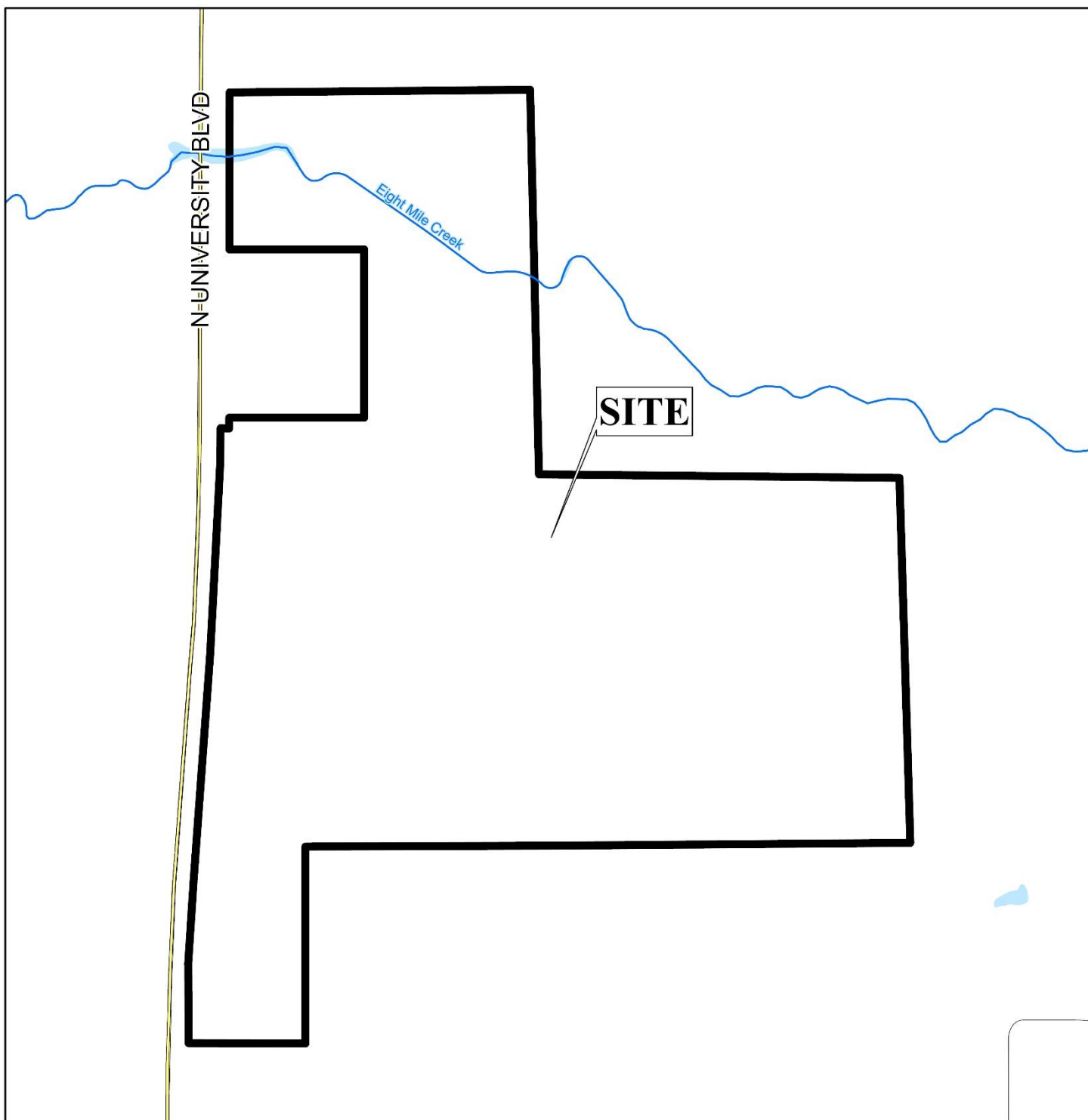
No signage is depicted on the site plan, and no information regarding signage was provided to staff for review. All proposed signage for the site requires separate reviews by, and permits from, the Planning and Zoning Department, and all signage shall comply with Section 64-11.8(2) of the Zoning Ordinance. Illuminated signage also requires its design and construction to be completed by a licensed and bonded sign contractor, along with additional Electrical Permits from the Permitting Department.

Finally, a copy of the revised PUD site plan should be submitted to, and approved by, the Planning and Zoning Department prior to any requests for Building or Land Disturbance permits.

### **RECOMMENDATION**

Staff recommends Commission hold over the application until such time that a revised Master Plan is submitted to staff illustrating compliance.

# LOCATOR MAP



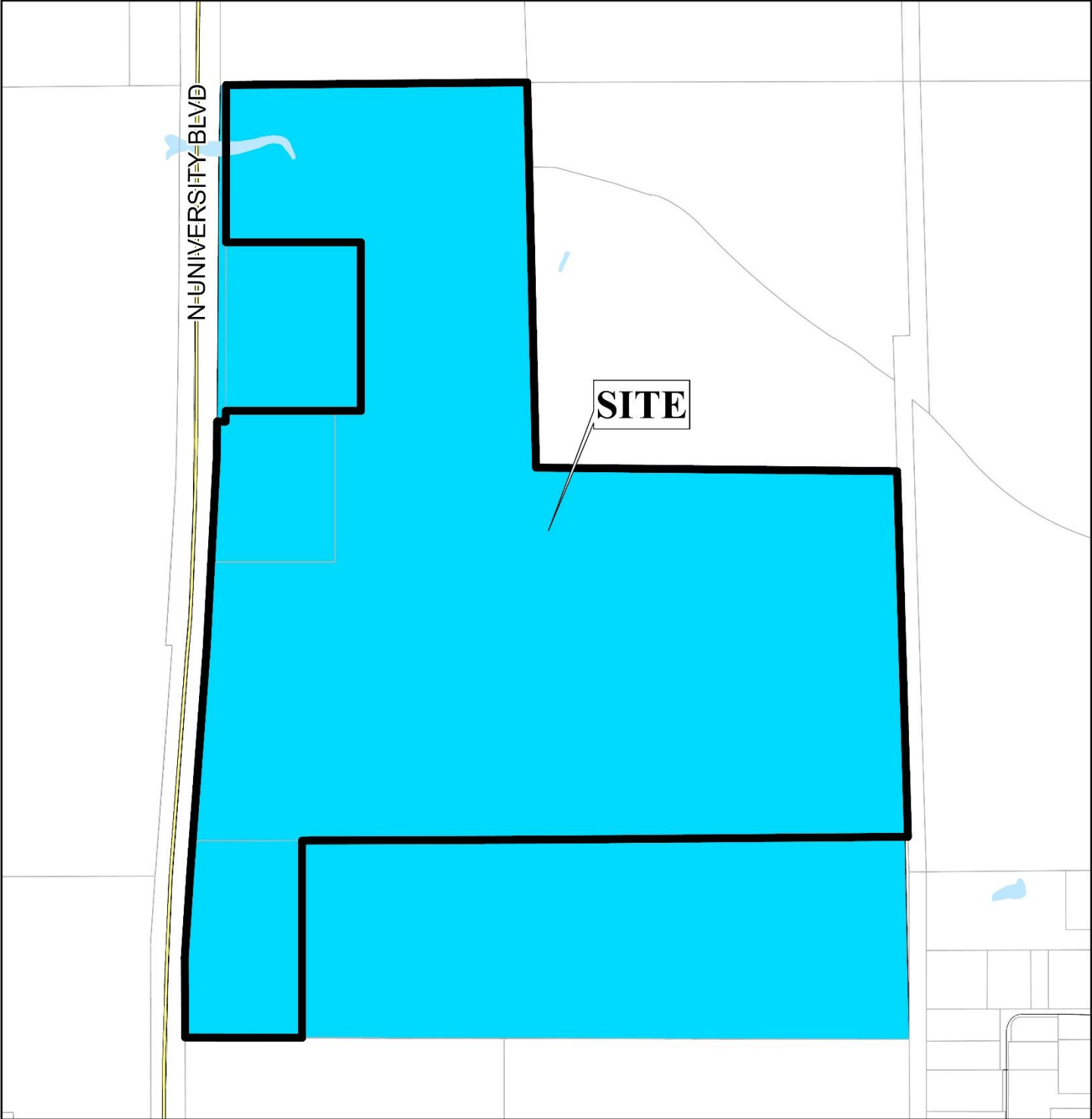
APPLICATION NUMBER 4 DATE July 21, 2022

APPLICANT Rightway Christian Center Church

REQUEST Planned Unit Development



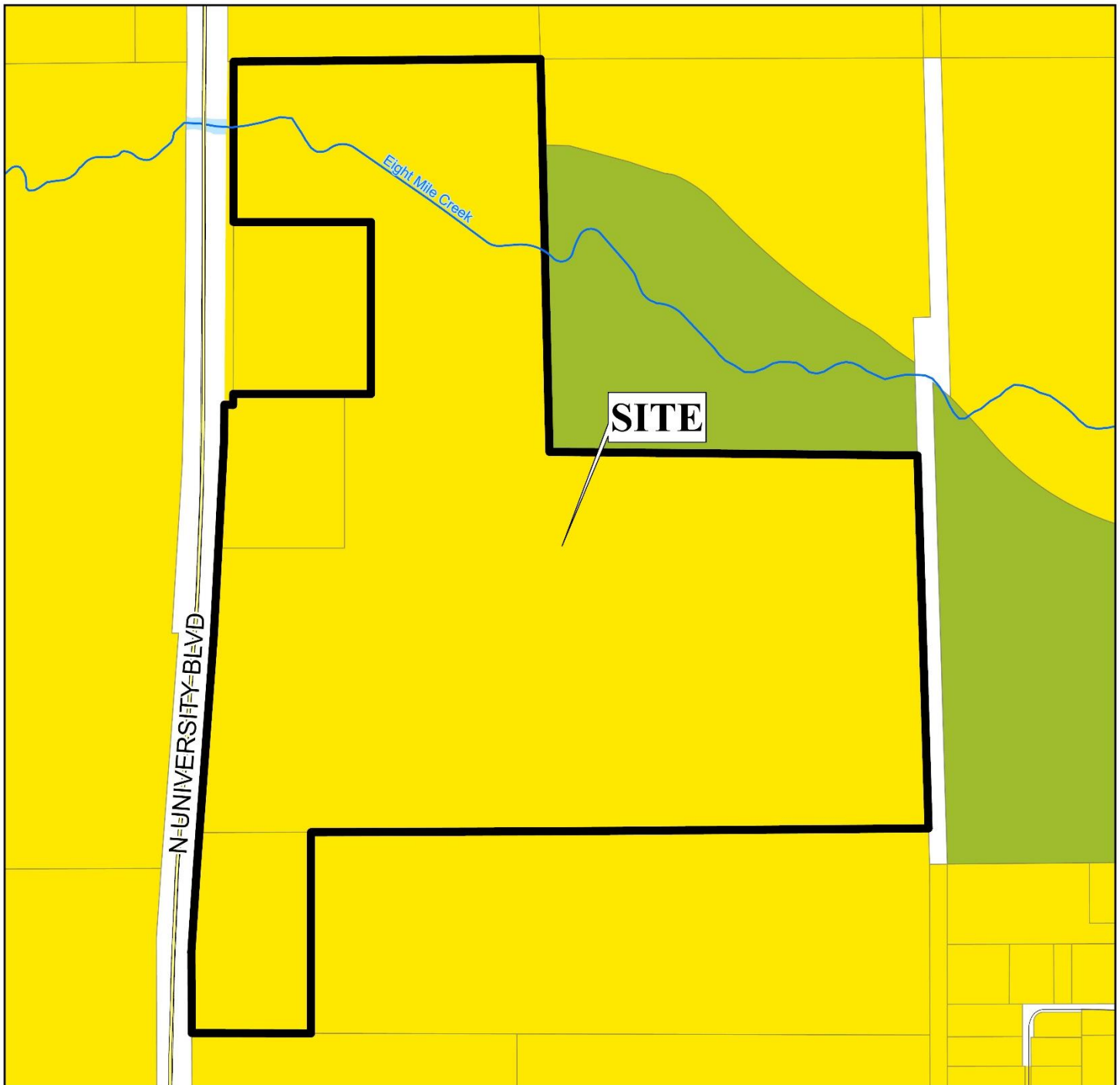
LOCATOR ZONING MAP



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REQUEST Planned Unit Development



# FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE July 21, 2022

APPLICANT Rightway Christian Center Church

REQUEST Planned Unit Development

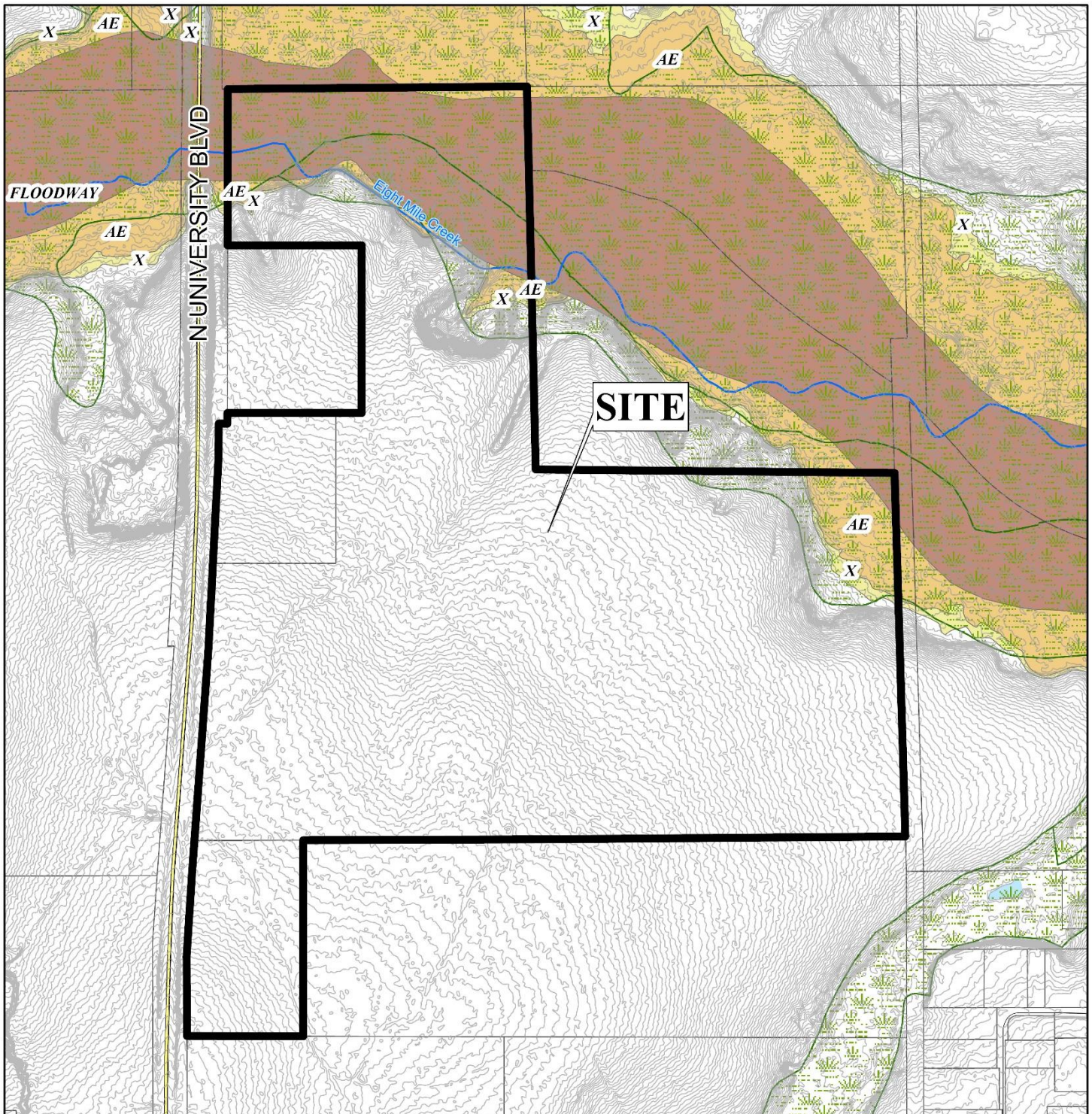
Layer2

Downtown	Traditional Corridor	Heavy Industry
District Center	Mixed Commercial Corridor	Institutional
Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Neighborhood Center - Suburban	Light Industry	Water Dependent





# ENVIRONMENTAL LOCATOR MAP



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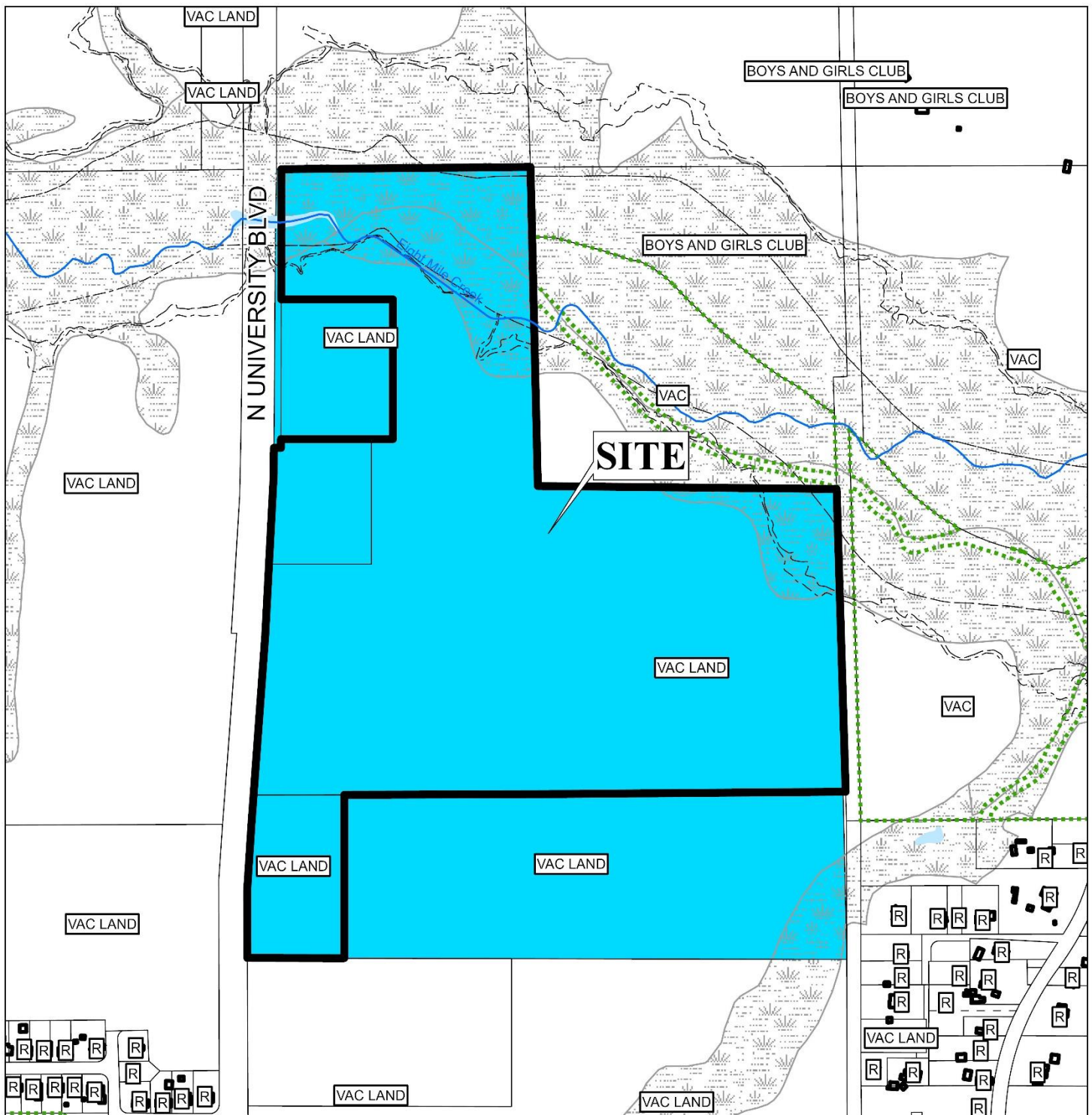
REQUEST Planned Unit Development



NTS



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



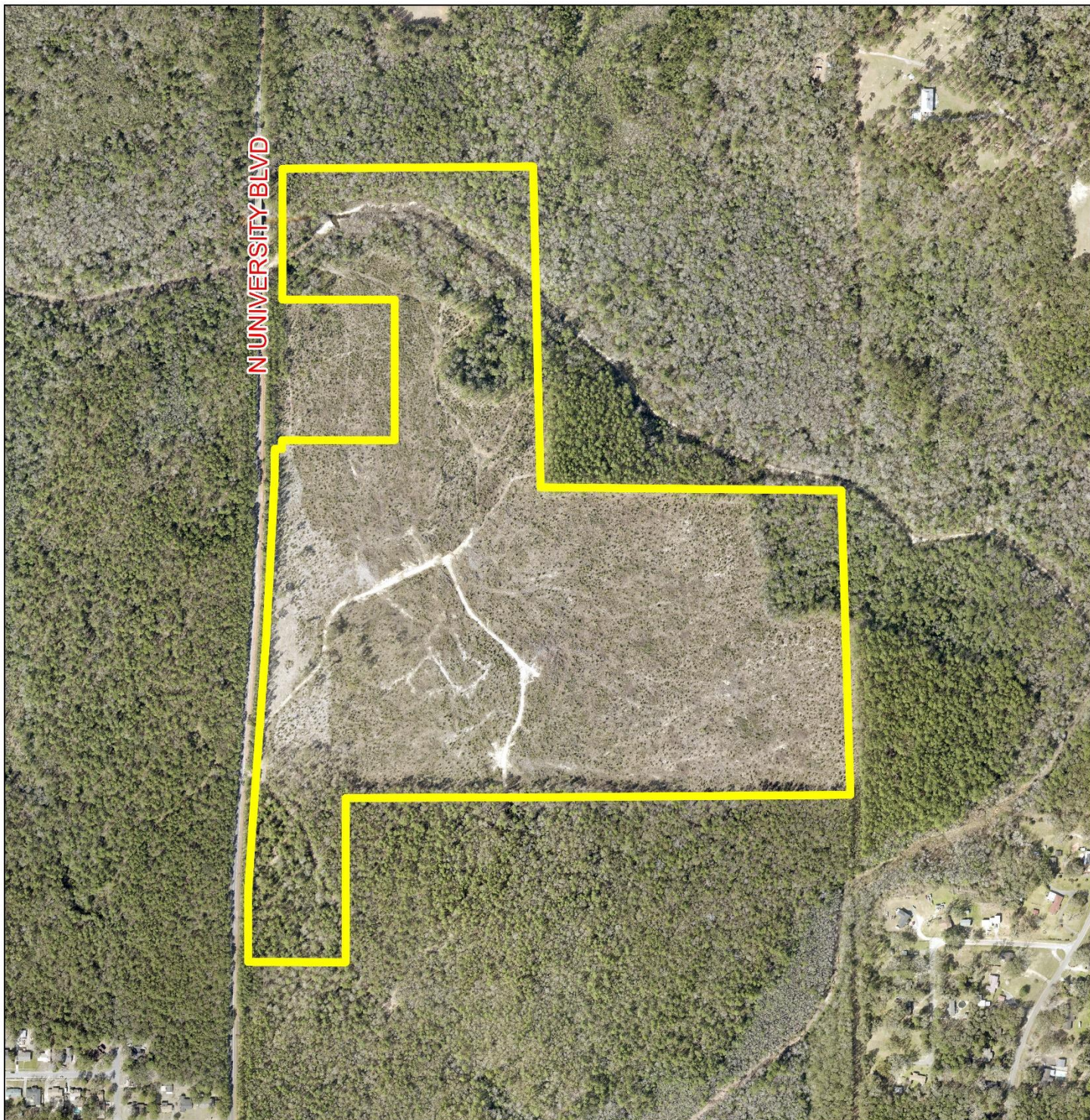
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





# PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

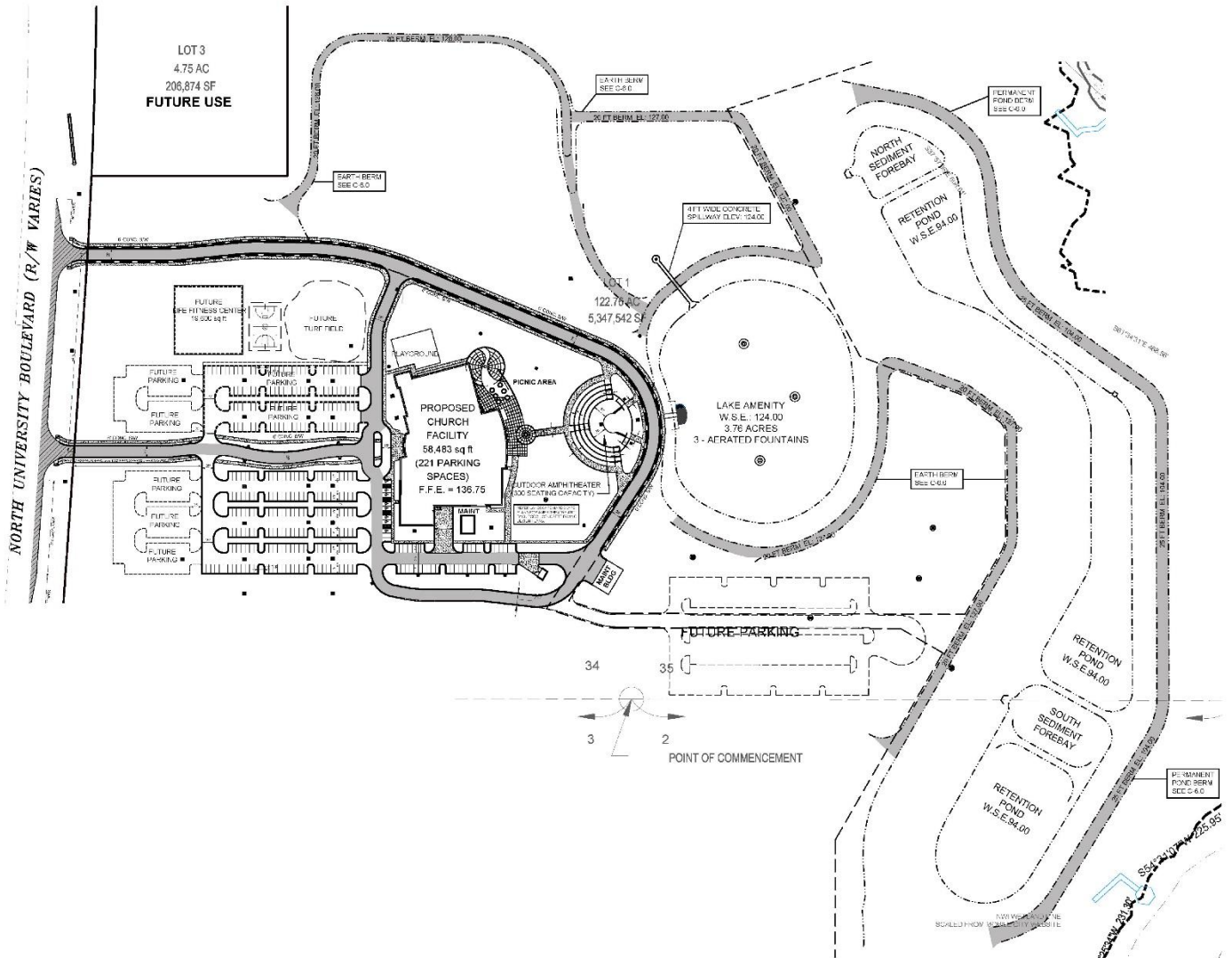


APPLICATION NUMBER 4 DATE July 21, 2022





# SITE PLAN



This site illustrates the proposed buildings and parking.

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# DETAIL SITE PLAN



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APPLICANT Rightway Christian Center Church

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