

**PLANNING APPROVAL &
PUD STAFF REPORT****Date: August 5, 2004****APPLICANT**

Fulton Road Baptist Church

DEVELOPMENT NAME

Fulton Road Baptist Church

LOCATION1800 Dauphin Island Parkway
(West side of Dauphin Island Parkway, extending from
Magnolia Lane to Nicholas Lane)**CITY COUNCIL
DISTRICT**

District 4

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

4.16± Acres

CONTEMPLATED USEConstruction of a Multi-Purpose Building at an Existing
Church, with multiple buildings on a single-building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

**ENGINEERING
COMMENTS**Must comply with all stormwater and flood control
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING
COMMENTS**Driveway number, sizes, location and design to be
approved by Traffic Engineering and conform to AASHTO standards.**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 (City
Code Chapters 57 and 64 and State Act 61-929).

REMARKS

The applicant is proposing the construction of a 105' x 127', two-story multi-purpose building at an existing church. The zoning ordinance allows the location and/or expansion of churches and/or schools in residential districts with Planning Approval. Additionally, Planned Unit Development Approval is required when there are to be multiple buildings on a single building site. The site is zoned R-1, Single-Family Residential, and the proposed building will be the fourth structure on the site; hence these applications.

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.

Expansions of existing church facilities are typically of little impact when located in the interior of the site. The proposed multi-purpose building is not located in the interior of the site, but is to be located within 15' of the Nicholas Lane property line, and seven feet from the West and North property lines (both of which abut single-family dwellings). While a residential structure would be allowed at eight feet from the West and North property lines, it would not run the entire length/depth of the property; and therefore, would not have the same impact as the proposed building.

PUD approval may modify setbacks and allow structures closer to property lines than is normally allowed when the proposal is compatible with the neighboring properties, and provides adequate protection to those properties. The location of such a large, two-story structure in such close proximity to these residences and the minor residential street would not only be imposing, but would also be incompatible.

The church obtained a variance in 1983 to allow the construction of a portico nine feet from the Nicholas Lane property line. While the portico does encroach into the required setback, it is open, single-story, and approximately 185' from the West property line; thus, any impact on the adjacent residence would be negligible.

However, Nicholas Lane and Magnolia Lane both have substandard rights-of-ways. Nicholas Lane, which has an existing right-of-way of 30', will require a dedication of 10' to provide the minimum standard 25' from centerline. This dedication will place part of the portico in the new right-of-way, and create a 5' side street setback from the proposed building.

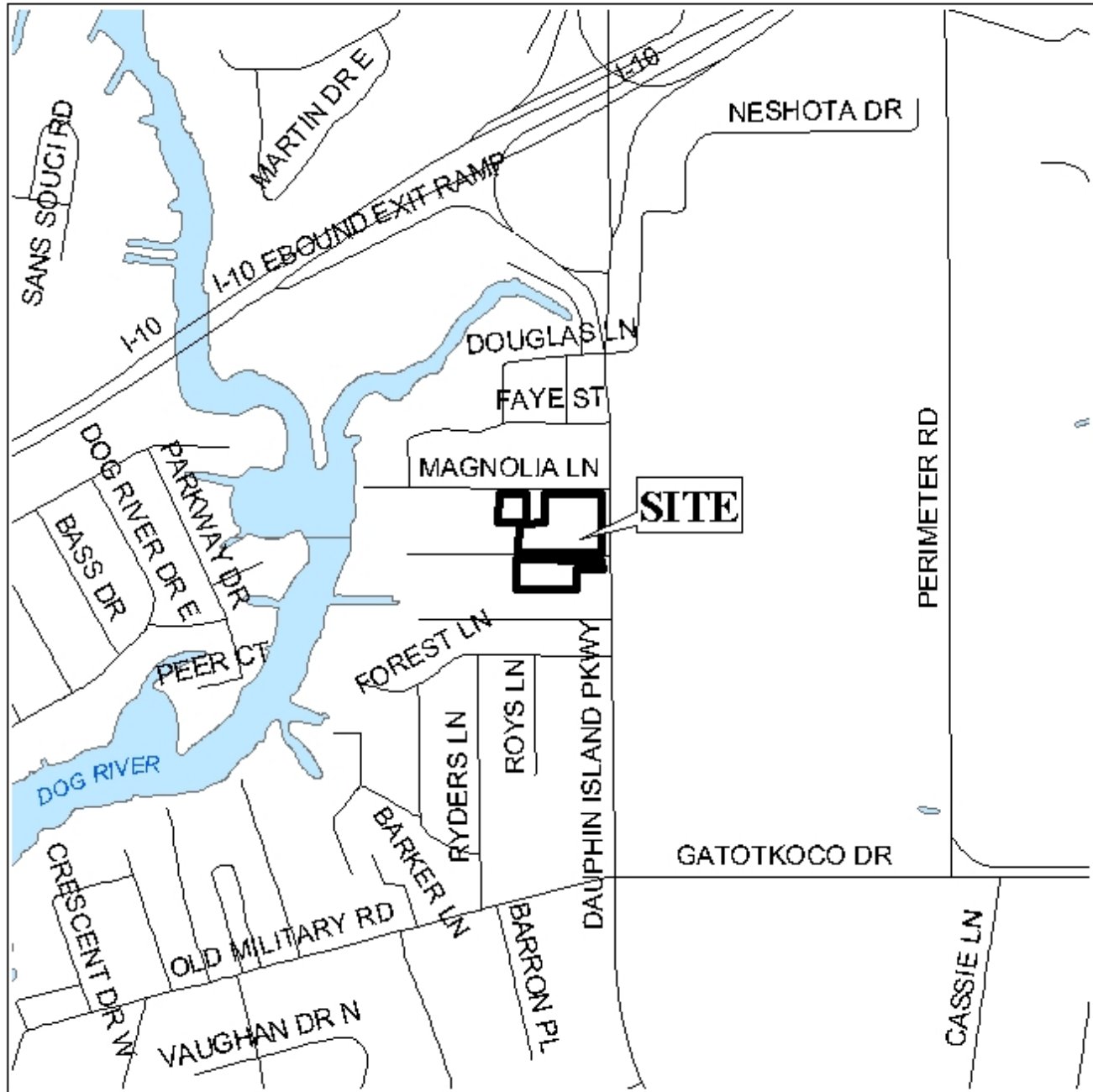
Magnolia Lane has an existing 40' right-of-way, and would require a five-foot dedication. This dedication would have no impact on the proposed building and little impact on existing buildings.

Another issue is that the site consists of multiple lots of record and portions of others. It is standard procedure for such properties to be resubdivided into a single lot of record in conjunction with other applications, such as Planning Approval or Planned Unit Development Approval.

RECOMMENDATION

Based on the preceding, it is recommended that this application be heldover until September 16 to allow the applicant to submit a Subdivision Application and a revised site plan that addresses the building location with regard to proximity to adjacent residences, general compatibility of scale, and dedication of right-of-way.

LOCATOR MAP



APPLICATION NUMBER 4, 5 DATE August 5, 2004
APPLICANT Fulton Road Baptist Church
REQUEST Planning Approval and Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential dwellings are to the West of the site and a cemetery is to the East.
Mixed land use is to the North and South.

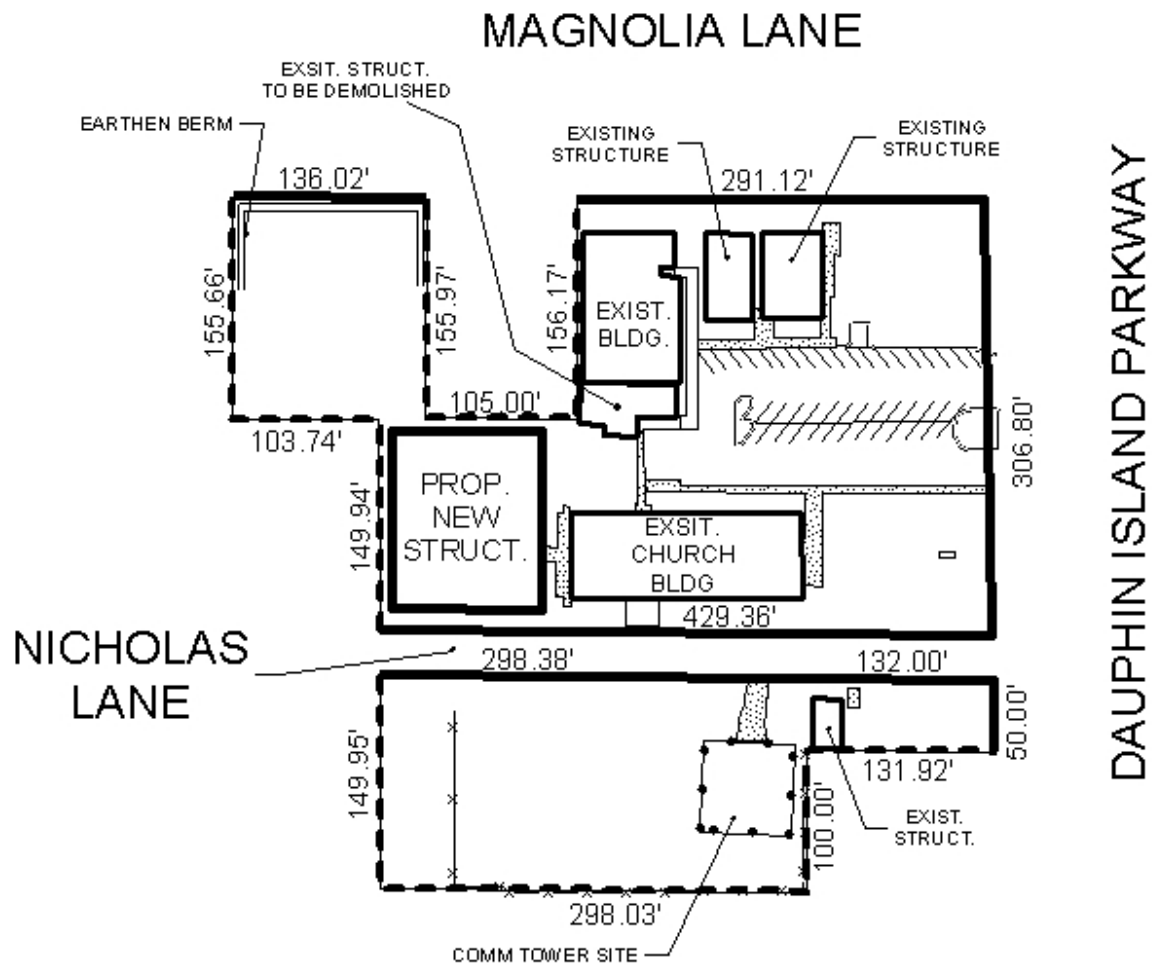
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site is located on the West side of Dauphin Island Parkway, extending from Magnolia Lane to Nicholas Lane. The plan illustrates the existing and proposed structures and parking.

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